

**Nevada H.A.N.D., Inc.**  
**HOUSING AND NEIGHBORHOOD DEVELOPMENT**  
295 E. Warm Springs Road, Suite 101 • Las Vegas, NV 89119  
Office (702) 739-3345 Fax (702) 739-3305

December 8, 2006

City of Las Vegas  
Planning Department  
731 S. 4<sup>th</sup> Street  
Las Vegas, NV 89101

RE: Justification Letter  
Re-Zone  
Deer Springs Assisted Living  
Deer Springs and Decatur  
APN: 125-24-701-038 and 031

To Whom It May Concern:

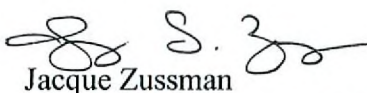
At the City Council meeting of June 7, 2006 a General Plan Amendment (GPA-12847) was approved for the above mentioned parcels to change the master plan from ML (Medium Low Density Residential) to M (Medium Density Residential) on 18.62 acres at the northwest corner of Rome Boulevard and Decatur Boulevard for a Senior Living use. With this in mind we are requesting a zone change for the north half of the above mentioned parcels for an Assisted Senior Living community known as Deer Spring Assisted Living from Residential Estates (R-E) to Residential Planned District allowing 25 units per acre (R-PD-25). This is a rezoning request only a Site Development Plan Review is being submitted for the specific development of the parcel.

Enclosed in the package, please find:

Site Development Review Application  
Patent that will serve as the Deed to the subject property  
Fee of \$1,000  
Statement of Financial Interest  
Site Plan

If you need any further assistance, please contact me at (702) 739-3345 ext. 243. Thank you.

Sincerely,

  
Jacquie Zussman

Real Estate Development Manager

**RECEIVED**  
DEC 08 2006

**SDR-18642**  
**01/25/07 PC**