

SDA INC.
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Real Estate: Construction
Development
Investment
Management

SDA

VIA FEDERAL EXPRESS

April 10, 2007

Ms. Margo Wheeler
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

**Re: Bridger Avenue Apartments, Site Development Plan – Re-submittal to SDR -
17745
Waiver request for Residential Adjacency Requirements – 100% Affordable
Housing**

Dear Ms. Wheeler:

After revising our plans taking into consideration your staff comments and the comments of the City Council we are resubmitting our request for a site development plan approval.

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

SITE DEVELOPMENT PLAN

We herein request the submitted Site Development Plan to be reviewed and approved. Said Plan illustrates the proposed development, depicting the building with the garage as well as egress and ingress points. Site plan features are indicated along with a landscape plan illustrating perimeter beautification.

The City is allowed to consider a waiver of the Residential Adjacency Standard requirements for Affordable Housing. This project is 100% affordable housing.

In response to your staff's comments, among other changes, we redesigned the location of our trash enclosure to be 50' from the north property line and 54' from the west property line.

The State of Nevada and the City of Las Vegas approved tax exempt bonds for this development. See the attachments dated 10.17.06 and 10.11.06. The state requires the recording of a 30 year affordable housing deed restriction when the bonds close. The recording of this deed restriction is a condition of this application.

**SDR-21236
05/24/07 PC**

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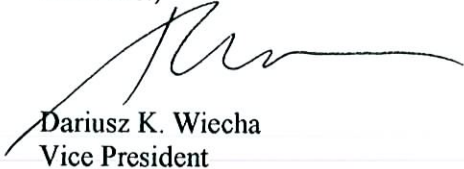
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This project fits the General Plan use. If approved, it will allow for construction of a 100% affordable housing complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,

SDA Inc.,



Dariusz K. Wiecha
Vice President

DKW/cs

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