

COMMUNITY DEVELOPMENT PROGRAMS CENTER of NEVADA

August 16, 2007

City of Las Vegas Planning Department
731 S. Forth St.
Las Vegas, NV 89101
Attn: Peter Lowenstein

Re: Sarann Knight Apartments Justification Letter

Dear Mr. Lowenstein,

Please allow this letter to serve as justification for the Sarann Knight Family Apartments, our new project will be one single (4) story building with (82) 2 bedroom 2 bath family apartments with an enclosed courtyard of amenities which will include a pool, spa, kids play area, covered parking, elevators, laundry room, exercise room, community room, picnic tables, exterior storage and computer room.

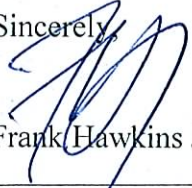
The current project located on the site is Emerald Breeze which is a dilapidated, blighted development that CDPCN LLC purchased in October 2005 with the intent of demolishing and creating a new mixed income community. Emerald Breeze was a 100 unit; 100% Section 8 development filled with residents who did not work, drug infested, crime ridden and a nightmare to the over all community. This development is currently boarded and waiting to be demolished.

The proposed development (Sarann Knight Family Apartments) will promote the general welfare and public health and safety by removing the current blight from the neighborhood, reducing the calls for service from Metro and the Fire Department to this site. It will also promote the economic development of the community, create hundreds of jobs during the construction and demolition of this twelve million dollar development, create 4 full time positions at completion and create roof top density to support and sustain the new Edmond Town Center Commercial development and future redevelopment of the area.

CDPCN is requesting a zone change to R-5 and a designation change to H.

We look forward to your approval on the new Sarann Knight Apartments.

Sincerely,


Frank Hawkins Jr.

ZON-24787
SDR-24788
11/08/07 PC

2009 Alta Drive
Las Vegas, Nevada 89106

(702) 873-8882 office
(702) 873-8942 fax

COMMUNITY DEVELOPMENT PROGRAMS CENTER of NEVADA

November 14, 2007

City of Las Vegas Planning Department
731 S. Forth St.
Las Vegas, NV 89101
Attn: Robert Summerfield

Re: Sarann Knight Apartments/Emerald Breeze Justification Letter

Dear Mr. Summerfield,

Please allow this letter to serve as justification for a Residential Adjacency Standard Waiver.

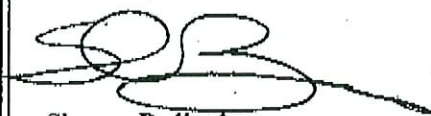
Emerald Breeze Apartments currently is a 100 unit apartment development. CDPCN is in the process of demolishing 68 of the 100 units to develop a new 4 story, 82 unit 2 bedroom/ 2 bath development.

Thirty two units of the 100 units (2 buildings) must remain because of the federal funding used to purchase the development. We are going to perform a interior gut rehab and exterior façade makeover per our neighborhood meeting with the community to bring the look of the two existing buildings in compliance with and the interior up to code and meet the energy efficiency requirements.

Due to the 3 to 1 proximity slope of the adjacent residences, we are requesting a waiver to 35 feet in height where 30 feet is the standard in order to rehab these existing buildings to create a cohesive development in the community.

If you have any questions, please don't hesitate to call me.

Sincerely,



Sharon Bullock
Project Manager

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SDR-24788
SUPPLEMENTAL
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