

Project Number: 818-015-071

LARRY R. NELSON, P.E.
President

May 12, 2008

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

**Re: Justification letter for SKY VIEW PINES FAMILY APTS
Apn# 139-27-502-003
Approx. 5.0+/- acres**

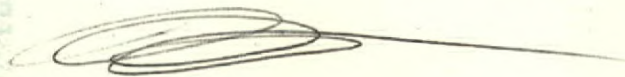
Dear Staff:

On behalf of our client, Nevada H.A.N.D. Inc., we are pleased to provide this justification letter to provide information on a Site Development Plan Review being submitted for consideration on the above referenced project.

We are asking for this request to develop 4.86 acres of property located on the south side of Owens west of Main Street and east of the Union Pacific Rail Road. This development would consist of 144 affordable family apartment units with a density of 29.8 units/acre, this site will feature a recreational building and pool along with an open space area for the enjoyment of the residents. This property is currently owned by the City of Las Vegas and an Exclusive Negotiating Agreement has been approved between the City of Las Vegas and Nevada H.A.N.D. Inc. to develop this property as affordable family apartments.

We feel that the development we are proposing is compatible with the surrounding area and will be an enhancement to the neighborhood. With this in mind, we would respectfully request your consideration of this Site Development Plan Review. If you have any questions or concerns, please contact this office at your convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.



Mark Bangan
Planning Manager

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