

Project Number: 818-015-071

LARRY R. NELSON, P.E.
President

June 20, 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
Apn# 139-27-502-003
Approx. 5.0+/- acres**

Dear Staff:

On behalf of our client, Nevada Hand 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 150 affordable family apartment units with a density of 30.9 units/acre, this site will feature a recreational building and pool and an open space area for the enjoyment of the residents.

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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**SDR-28121
REVISED
07/24/08 PC**

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