

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

May 30, 2008

City of Las Vegas
Planning Department
731 South 4th Street
Las Vegas, NV 89101

RE: Justification Letter
Re-zone
Balzar Senior Apartments
1818 Balzar Avenue
Las Vegas, NV 89106

Dear Planner:

We are requesting a zone change from Residential Mobile Home Park (R-MHP) to Medium Density Residential (R-3) density for our newest affordable senior housing development, Balzar Senior Apartments, located on the northeast corner of Balzar Avenue and Comstock Drive (APN: 139-21-102-008). This community encompasses 4.38 acres and will provide a total of 111 one and two-bedroom units in two phases of construction.

We feel this community will be a shining example for senior housing communities in the City of Las Vegas and will not detrimentally impact the health safety or welfare of the surrounding area.

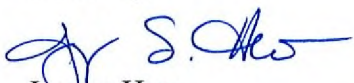
This is a rezoning request only. A Site Development Review is also being requested at this time, but as a separate application.

Enclosed in the package, please find:

- Re-Zoning Application
- Grant deed and legal description
- Fees of \$1,000
- Assessors Parcel Map
- Statement of Financial Interest
- Site Plans

If you have any questions, please feel free to contact me at (702) 739-3345 ext. 243. Thank you.

Sincerely,


Jaque Haas
Real Estate Development Manager

RECEIVED
JUN 10 2008

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07/24/08 PC