

# 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 4<sup>th</sup> Street  
Las Vegas, NV 89101

RE: Justification Letter  
Site Development Plan Review  
Balzar Senior Apartments  
1818 Balzar Avenue  
Las Vegas, NV 89106

Dear Planner:

We are pleased to announce a new Senior Housing development know as Balzar Senior Apartments, located on the northeast corner of Balzar Avenue and Comstock Drive. This community encompasses 4.38 acres and will provide a total of 111 one and two-bedroom units in two phases. Phase I will incorporate 65 one and two-bedroom units and Phase II will incorporate 46 one and two-bedroom units.

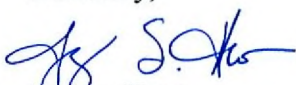
We feel this community will be a shining example for senior housing communities in the City of Las Vegas and will not detrimentally impact the health safety or welfare of the surrounding area.

Enclosed in the package, please find:

- Site Development Review Application
- Grant deed and legal description
- Fees of \$800
- Assessors Parcel Map
- Statement of Financial Interest
- Site plans
- Landscape plans
- Building elevations
- Floor plans

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

Sincerely,



Jacque Haas  
Real Estate Development Manager

**SDR-28524**  
**07/24/08 PC**