

McKnight Senior Village II

JUSTIFICATION LETTER - Extension of Time Applications

RE: ZON-3672, SDR-13428, VAR-13429, VAR-13430, VAC-13433, WVR-13422, SUP-13431

Regarding all of the above application, they all received APPROVAL from City Council on August 16, 2006 for the development of McKnight Senior Village II, an extension to existing McKnight Senior Village, at 651 McKnight Street, Las Vegas, NV 89101.

ZON-3672 received approval for rezoning from R-E (Residential Estates) to R-3 (Medium Density Residential).

SDR-13428 received approval for a proposed 99 unit expansion to an existing 110-unit senior apartment development and a waiver of the perimeter landscape buffer requirements.

VAR-13429 received approval to allow a 10' perimeter wall where 8' is the maximum height allowed for senior apartment developments.

VAR-13430 received approval to allow residential adjacency setback of 15' where a 142' setback is the minimum required for a senior apartment development.

VAC-13433 received approval to vacate a portion of Poppy Lane between Effinger Lane and McKnight Street.

WVR-13432 received approval to allow a non-circular cul-de-sac on 8.98 acres to the west side of Effinger Lane, approximately 300' south of Harris Avenue.

SUP-13431 received approval for a proposed 4-story senior apartment development adjacent to the west side of Effinger Lane, approximately 300' south of Harris Avenue.

The reason for the extensions is that we are trying to secure our financing for the project, and as the project is an affordable senior housing development, we must participate in a once-a-year competitive process in order to obtain tax credits that allow construction to begin. The project has received unanimous approval from the jurisdiction, and McKnight Senior Village II will bring more much-needed affordable housing units to the Las Vegas Valley.

The project has received \$1,201,744 in HOME Funds from City of Las Vegas, and Clark County has donated HOME Funds in the amount \$398,889.

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