

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
General Plan Amendment
Balzar Senior Apartments
1818 Balzar Avenue
Las Vegas, NV 89106

Dear Planner:

We are requesting a General Plan Amendment to reflect Medium (M) 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.

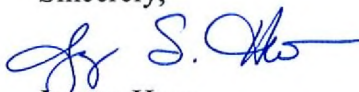
We feel this community will be a shining example for senior housing communities in the City of Las Vegas and will not detrimentally impact the health safety or welfare of the surrounding area.

Enclosed in the package, please find:

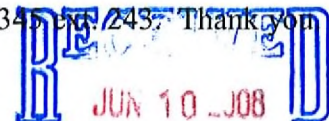
- General Plan Amendment Application
- Grant deed and legal description
- Fees of \$1,600
- Assessors Parcel Map
- Statement of Financial Interest
- Location maps

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

Sincerely,



Jacquie Haas
Real Estate Development Manager



GPA-28521
07/24/08 PC