

JUSTIFICATION LETTER

RE: McKnight Senior Village II - Companion Variance for SDR-29912

Because the development is financed with Low Income Housing Tax Credits, only a portion of the units can be funded this year, requiring the remaining units to be funded at a later date. The Nevada Housing Division and the lenders have asked us to separate the phases of construction by 10' in width, thereby causing a portion of the building to encroach on the front setback by 5'.

At this time, we are asking for a variance to allow a 15' setback as opposed to the typical 20'. This is a companion variance to SDR-29912.

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SEP 24 2008

VAR-30312
10/23/08 PC