

JUSTIFICATION LETTER

RE: McKnight Senior Village II - Minor Site Plan Review

We are asking for the approval of a Minor Site Plan Review for the development of the next phase of McKnight Senior Village affordable Senior rental housing community located at Bonanza and McKnight in Las Vegas, NV 89101.

The site for the new phase is comprised of three contiguous parcels of vacant land (APN's 139-25-410-007, 042 and 043). The new phase is being funded by Nevada's tax credit program, with the new development to be built over two separate funding years, thereby requiring the creation of two separate structures with funding allocated for 77 units for year 2008, and the balance applied for in the following year.

We will separate the buildings by a pedestrian bridge on each floor, and add two more apartment units, thus allowing us to create additional affordable housing (with rents starting at \$352 for a two-bedroom unit). We will also be moving the side set back from 24' to 15' which still complies with all the original conditions and residential adjacency standards.

Though this plan review will require additional architectural time and expense, we are committed to bringing as much quality affordable housing to Southern Nevada as possible. This minor change helps us to meet our mortgage obligation while complying within the zoning parameters.

SDR-29912
10/23/08 PC