



Housing Authority of the City of Las Vegas

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October 9, 2008

City of Las Vegas Planning and Development
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101



RE: Waiver Request-Condition No. 18 - SDR-5821
Rulon Earl Mobile Home Park Expansion

To Whom It May Concern:

At its regular meeting of March 16, 2005, the Las Vegas City Council granted approval of our request for a Site Development Plan Review for a proposed 51-Pad Mobile Home Park Expansion at 3901 Stewart Avenue. The Housing Authority proceeded with the development and construction plan as presented at the City Council meeting; however, our leasing efforts have been hampered, at least in part due to Condition No. 18 of the SDR approval, which restricts the age of the mobile homes that can move into the new area to 1995 or newer models.

The purpose of redeveloping the long-vacant parcel behind the existing mobile home park was to meet the need for additional pads for low income seniors who do not qualify for subsidized public housing. The unit age restriction, however, is not allowing seniors to be able to move their older but otherwise well-maintained mobile units into the new, affordable part of the park. Therefore, we are respectfully requesting a waiver of condition No. 18 of SDR-5821 to allow the HACLV to lease the pads to tenants who own older mobile homes. Please note that prior to being accepted for admission to the park each prospective resident's mobile home must pass a Housing Authority Inspection and must receive an installation certificate from the State of Nevada. We believe those requirements are sufficient to guarantee that the mobile homes accepted into the park will meet the City Council's intent that the park meets an acceptable aesthetic standard.

Your consideration of our waiver request is greatly appreciated. If you have any questions, please do not hesitate to contact our Development Director, Amparo Gamazo, at 702-922-6071 or me at 702-922-6850.

Sincerely

Carl O. Rowe, PHM
Executive Director

cc: Zelda Ellis
Fred Haron

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12-03-08 CC

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