

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

January 13, 2009

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

Re: Westcliff Pines Senior Apartments – Site Development Plan Review Justification Letter
APN: 138-28-401-017 & 018

Dear Staff:

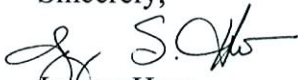
Please accept this correspondence as our Site Development Plan Review submittal for our newest development, Westcliff Pines Senior Apartments located at 8206 & 8238 Silver Sky Drive, Las Vegas, Nevada.

We are proposing to develop a total of 120 one and two bedroom rental apartments in two buildings specifically for low-income senior citizens in the Las Vegas valley. This property is located on the Northeast corner of Silver Sky Drive and Roland Wiley.

We feel this development will be compatible and benefit the surrounding area, and is in conformance with the masterplan designation for these parcels. These aforementioned parcels are currently Masterplanned as M (Medium) which allows up to 25.49 dwelling units per acre. Therefore we respectfully request approval of this Site Development Plan Review application.

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

Sincerely,



Jacquie Haas

Real Estate Development Manager

SDR-33010
02/26/09 PC