

LARRY R. NELSON, P.E.
President

Project#: 818-018-081

November 21, 2008

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

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

**Reference: Westcliff Pines – Zone Change Justification Letter
APN: 138-28-401-017 & 018**

Dear Staff:

On behalf of our client, Nevada H.A.N.D. Inc., we are submitting this letter to request a Zone Change for the above referenced project from U (Undeveloped District) to an R-3 (Medium Density Residential and Apartment District) zoning designation.

We are asking for this request to develop 4.71 acres of property located on the Northeast corner of Silver Sky Drive and Roland Wiley Drive as a Senior Apartment Development. This application is for zoning only and would be required to submit a Site Development Plan Review for the actual development of the property.

We feel this zoning request is compatible with the surrounding area and is in conformance with the masterplan designation for these parcels. These parcels are currently Masterplanned as M (Medium) which allows up to 25.49 dwelling units per acre. Therefore we would respectfully request approval of this re-zoning application.

If you have any further questions, or should require any additional information, please feel free to contact me at 798-7978.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.



Mark Bangan
Planning Manager

RECEIVED
DEC - 9 2008

NEVADA

**L. R. NELSON
CONSULTING ENGINEERS, INC.**
6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lrnelson@lrneng.com

UTAH

**L. R. NELSON
CONSULTING ENGINEERS, L.L.C.**
51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

ZON-32514
01/22/09 PC