

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 – Residential Adjacency Variance Justification Letter
APN: 138-28-401-017 & 018

Dear Staff:

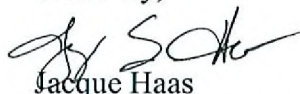
Please accept this correspondence as our Residential Adjacency Variance submittal for our newest development, Westcliff Pines Senior Apartments located at 8206 & 8238 Silver Sky Drive, Las Vegas, Nevada.

We are proposing to develop a total of 120 one and two bedroom rental apartments in two buildings specifically designed 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.

Due to the odd shape of these parcels as well as the existing site topography, a variance for Residential Adjacency is needed. Therefore we respectfully request approval of this Variance, which accompanies our 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

VAR-33012
02/26/09 PC