Project Number: 818-017-082

LARRY R. NELSON, P.E.
President

November 3, 2009

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

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

Re: Justification letter for SKYVIEW PINES
Apn# 139-27-502-003
Approx. 4.86+/- acres

Dear Staff:

On behalf of our client, Nevada Hand Inc., we are pleased to provide this justification letter to provide information on a parking reduction Variance request being submitted for consideration on the above referenced project.

We are requesting to develop approximately 4.86 acres of property located on the south side of Owens Avenue and west of North Main Street. This development will consist of 144 affordable family apartment units with a density of 29.38 units per acre. We are requesting a parking reduction of 64 spaces (approx. a 28% reduction) we are requesting this due to the odd shape and excessive topography of the parcel.

We feel that the development we are proposing is compatible with the surrounding area and will be an enhancement to the neighborhood. With this in mind, we would respectfully request staff's recommendation of approval and support for this Variance. If you have any questions or concerns, please contact this office at your convenience.

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

Mark Bangan
Planning Manager

NEVADA

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UTAH

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