

Nevada H.A.N.D., Inc.
HOUSING AND NEIGHBORHOOD DEVELOPMENT
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August 10, 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 (Ref. SDR 33010)
APN: 138-28-401-019

Dear Staff:

Please accept this correspondence as our Site Development Plan Review submittal for our newest development, Westcliff Pines Senior Apartments located on the north side of Silver Sky Drive, approximately 450 ft. east of Roland Wiley., Las Vegas, Nevada.

We are proposing to develop 40 one and two-bedroom rental apartments in one two-story building specifically designed for low-income senior citizens in the Las Vegas valley. Westcliff Pines is the first phase of a two-phase project, which includes a 4,500 sq. ft. recreation building that can only be accessed by residents.

With the exception of the addition of a clubhouse and some minor site adjustment this application is very similar to the site approved with SDR 33010. The purpose of this SDR is to allow for parcel lines to be platted for financing purposes. We are also asking for a waiver of the perimeter landscaping requirements were the lot line cross parking and drive aisles.

We feel this development will be compatible and benefit the surrounding area, and is in conformance with the masterplan designation for this parcel. The parcel is currently zoned R-3, which allows 25.49 units per acre. Therefore, we respectfully request that staff recommend approval of this Site Development Plan Review application.

Please feel free to call me at (702) 739-3345 ext. 243 if you have any further questions. Thank you.

Sincerely,


Jacques Haas



SDR-35554
09/24/09 PC