

Nevada H.A.N.D., Inc.
HOUSING AND NEIGHBORHOOD DEVELOPMENT
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Office (702) 739-3345 Fax (702) 739-3305

August 10, 2009

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

Re: Westcliff Heights Senior Apartments
Residential Adjacency Variance – Justification Letter (VAR 33012)
APN: 138-28-401-019

Dear Staff:

Please accept this correspondence as our Residential Adjacency Variance submittal for our newest development, Westcliff Heights 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 80 one-bedroom rental apartments in one building specifically designed for low-income senior citizens in the Las Vegas valley. Westcliff Heights is the second and final phase of a two-phase project. The entire development, including both phases, will total 120 apartments.

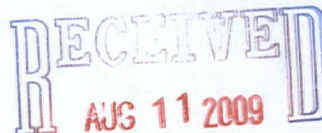
Due to the odd shape of these parcels as well as the existing site topography, a variance for Residential Adjacency is needed. We are asking for a reduction from the required 136 feet to 79 feet as originally approved with VAR 33012 on May 6, 2009.. Therefore, we respectfully request that staff recommend approval of this application.

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

Sincerely,



Jacquie Haas
Real Estate Development Manager



VAR-35555
09/24/09 PC