PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17745** APN: 139-34-712-043

Name of Property Owner: POULOS FAMILY TRUST

Name of Applicant: SDA, INC. -- DARIUSZ WIECHA

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Peter Poulos Christine Poulos

Print Name: Peter Poulos CHRISTINE POULOS

Subscribed and sworn before me

This 19 day of October, 2006

Notary Public in and for said County and State

AMBER MORTEN
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 05-96457-1
MY APPT. EXPIRES DEC. 13, 2008

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17745** APN: 139-34-712-041/-042

Name of Property Owner: ASHTON - BOYD FAMILY TRUST

Name of Applicant: SDA, INC - DARIUSZ WIECHA

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: June T. Boyd

Print Name: June T. Boyd

Subscribed and sworn before me

This 16th day of Oct, 2006.

Cheryl Pendergrass

Notary Public in and for said County and State

CHERYL PENDERGRASS
Notary Public State of Nevada
No. 00-65783-1
My appt. exp. June 7, 2008

Revised 12-03-04

F:\depot\Application Packet\Statement of Financial Interest.doc

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17745** APN: 139-34-712-026 / -027 / -028

Name of Property Owner: LARRY AND PATRICIA SCHLEUSNER FAMILY TRUST

Name of Applicant: SDA, INC - DARIUSZ WIECHA

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Larry Schleusner Trustee Patricia Schleusner, Trustee

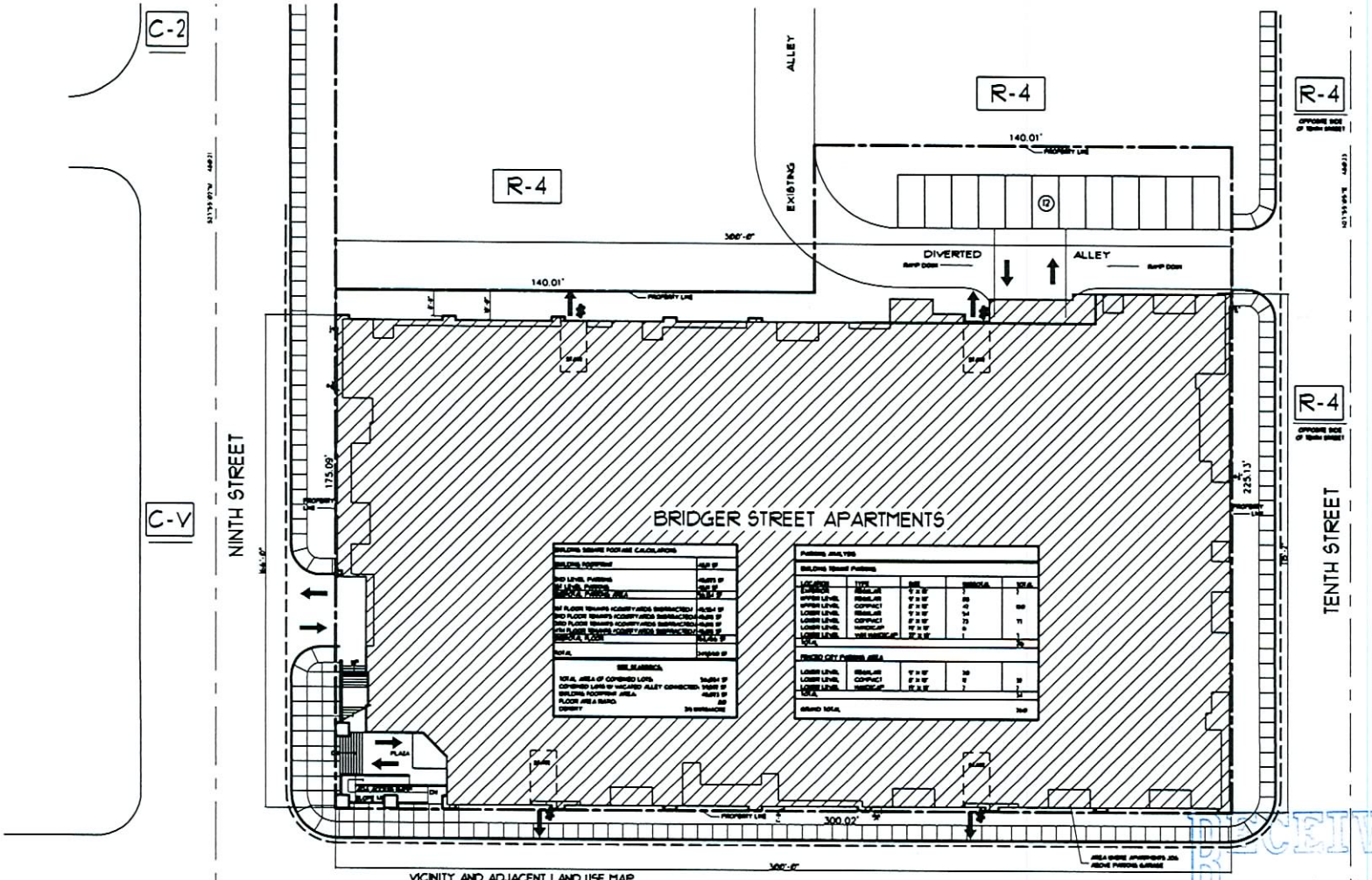
Print Name: LARRY Schleusner Patricia Schleusner

Subscribed and sworn before me

This 19TH day of OCT, 2006

Patricia J. Barnum
Notary Public in and for said County and State

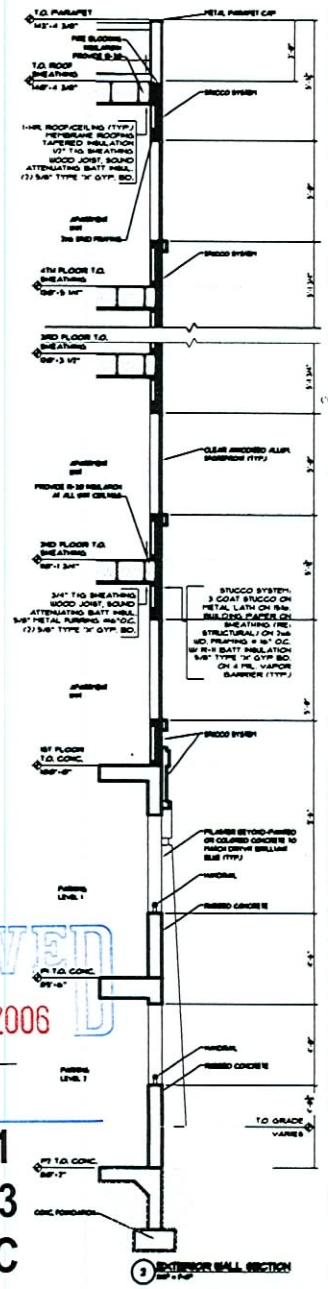
PATRICIA J. BARNUM
Notary Public - State of Nevada
Appointment Recorded in Clark County
My Appointment Expires 7-25-2010
94-0090-1



VICINITY AND ADJACENT LAND USE MAP

LEGEND

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC



BCA DESIGN LLC

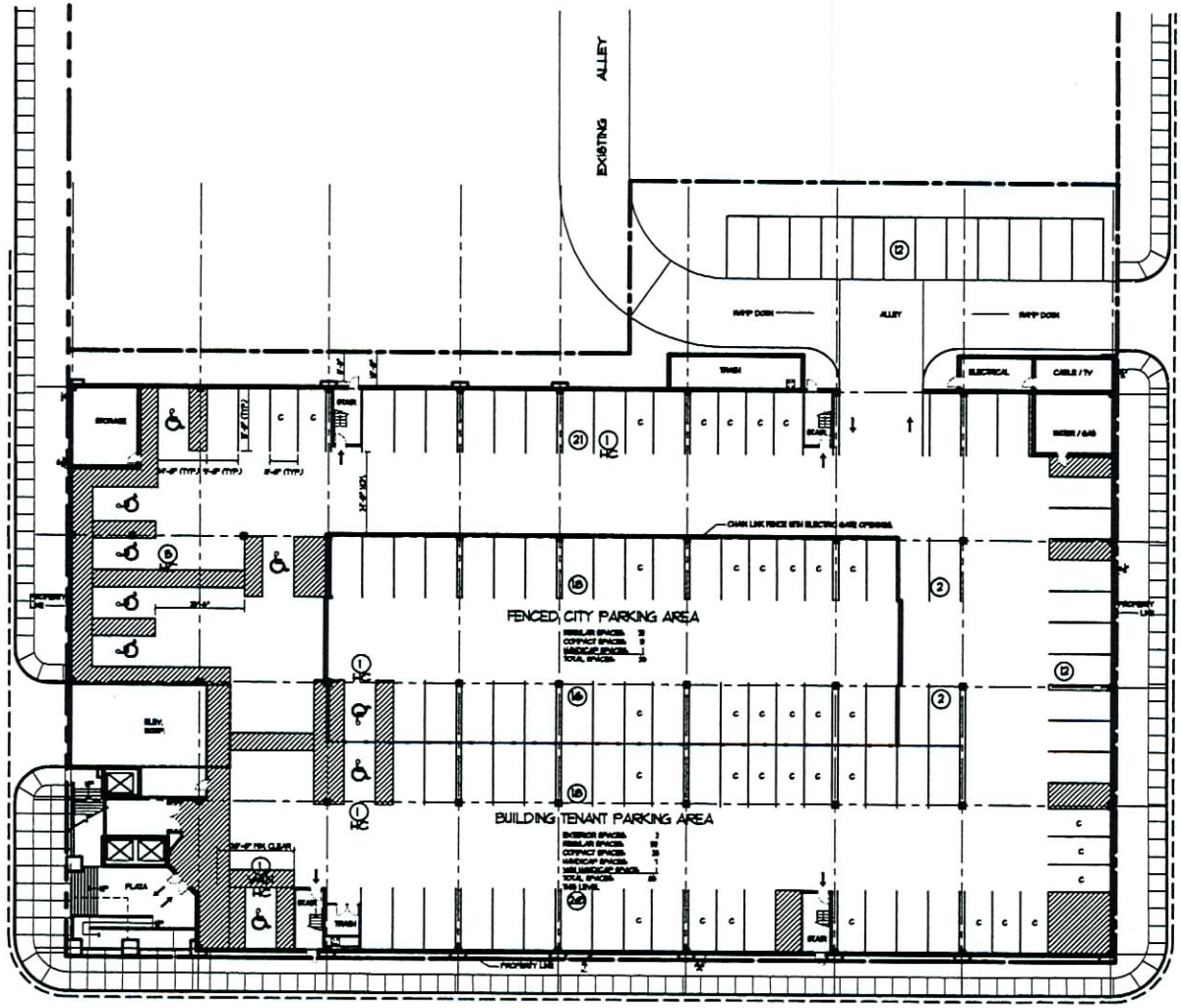
TAAG ARCHITECTS
CONSULTING ARCHITECTS

BRIDGER STREET APARTMENTS
LAS VEGAS NEVADA

CITY SUBMITTAL

A0.2

RECEIVED
OCT 24 2006



ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

1 FLOOR PLAN- LOWER PARKING

RECEIVED
OCT 24 2006

BCA DESIGN LLC

TAAG ARCHITECTS
CONSULTING ARCHITECTS

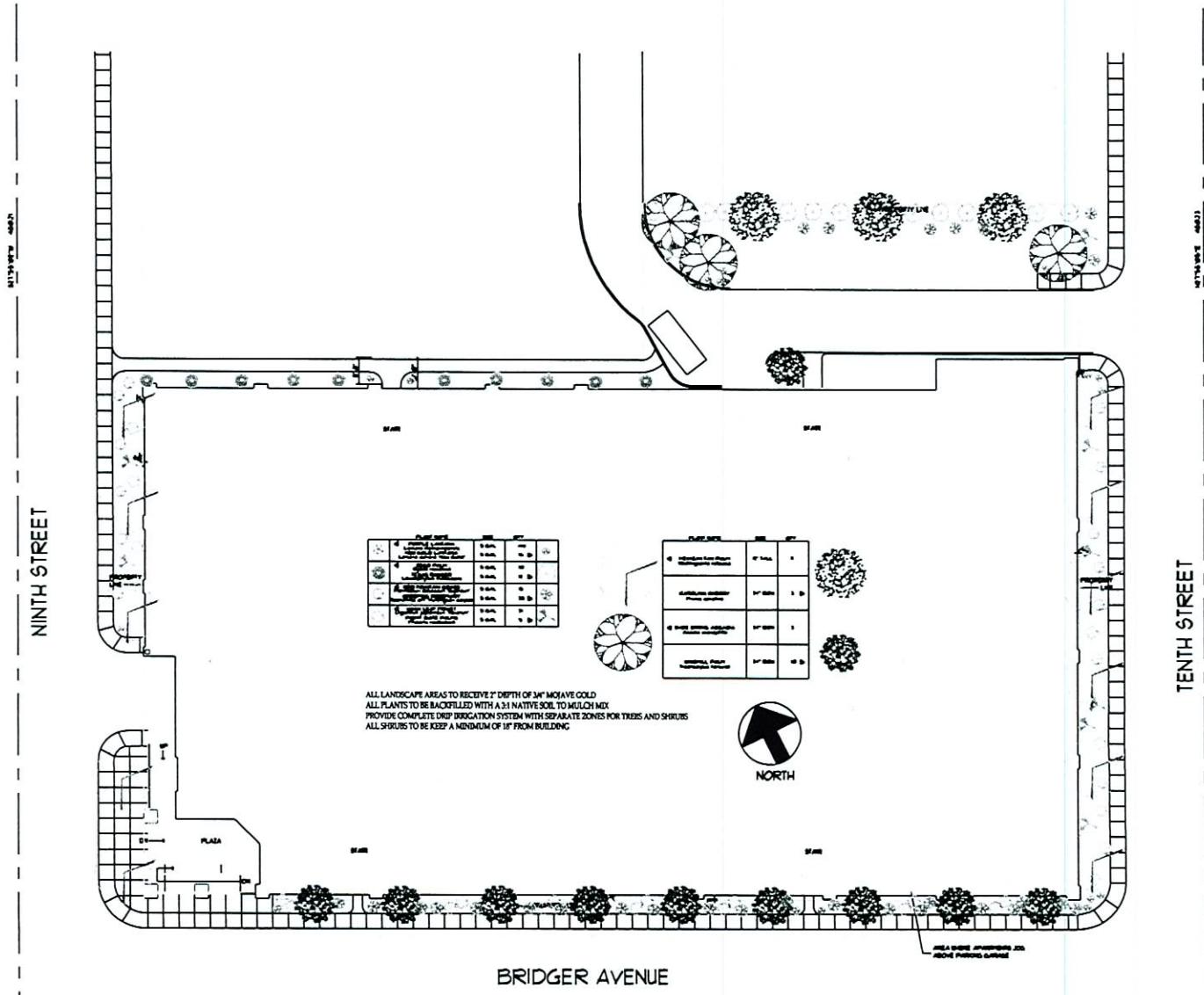
BRIDGER STREET APARTMENTS
LAS VEGAS NEVADA

DEVELOPED BY B.D.A., INC. COLORADO

CITY SUBMITTAL

06030

A1.1



ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

RECEIVED
OCT 2 4 2006

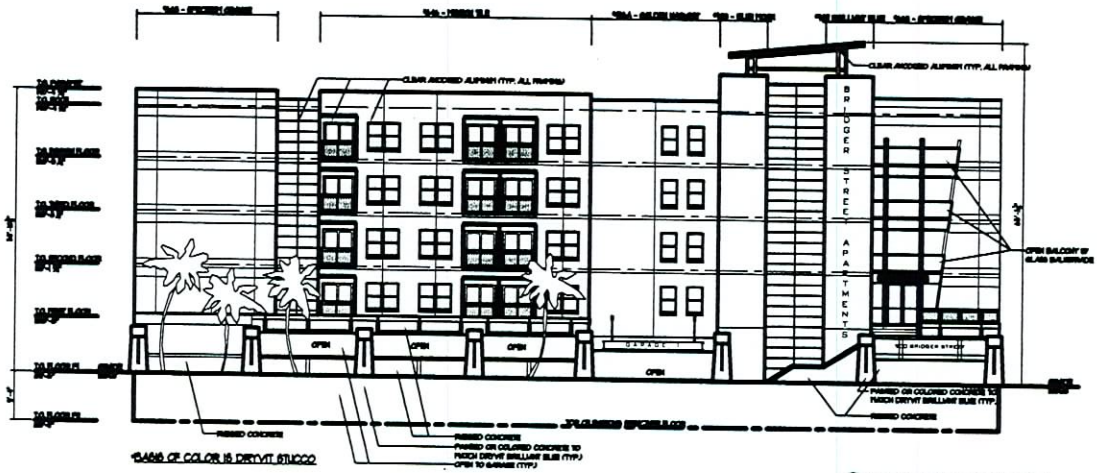
BCA DESIGN LLC

ARCHITECTS
CONSULTING ARCHITECTS

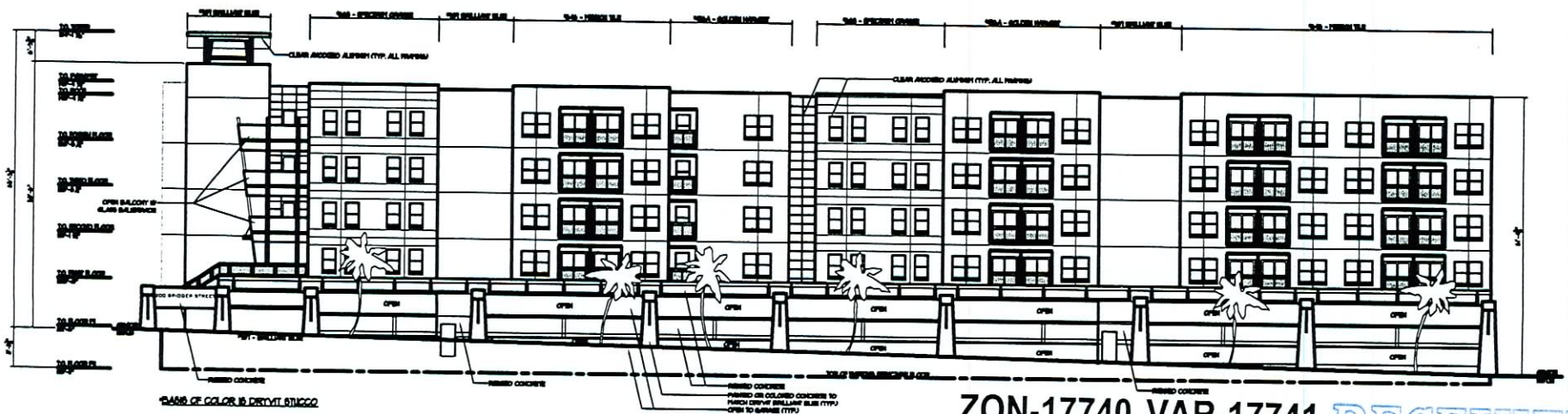
BRIDGER STREET APPARTMENTS
LAS VEGAS NEVADA
DEVELOPED BY S.D.A., INC. COLORADO

CITY SUBMITTAL

L1



3 NINTH STREET ELEVATION (WEST)



1 BRIDGER STREET ELEVATION (SOUTH)

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

RECEIVED
OCT 2 4 2006

BCA DESIGN LLC

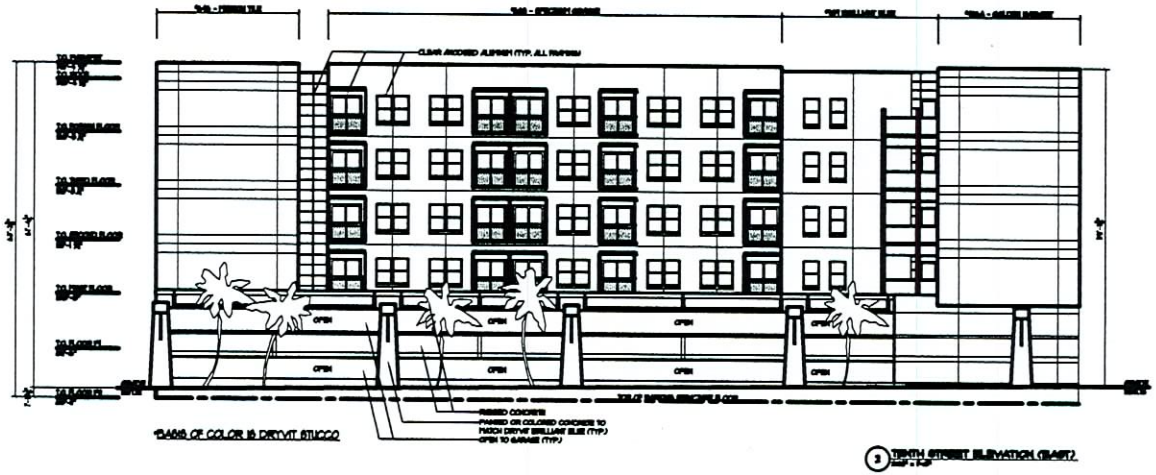
TAAG ARCHITECTS
CONSULTING ARCHITECTS

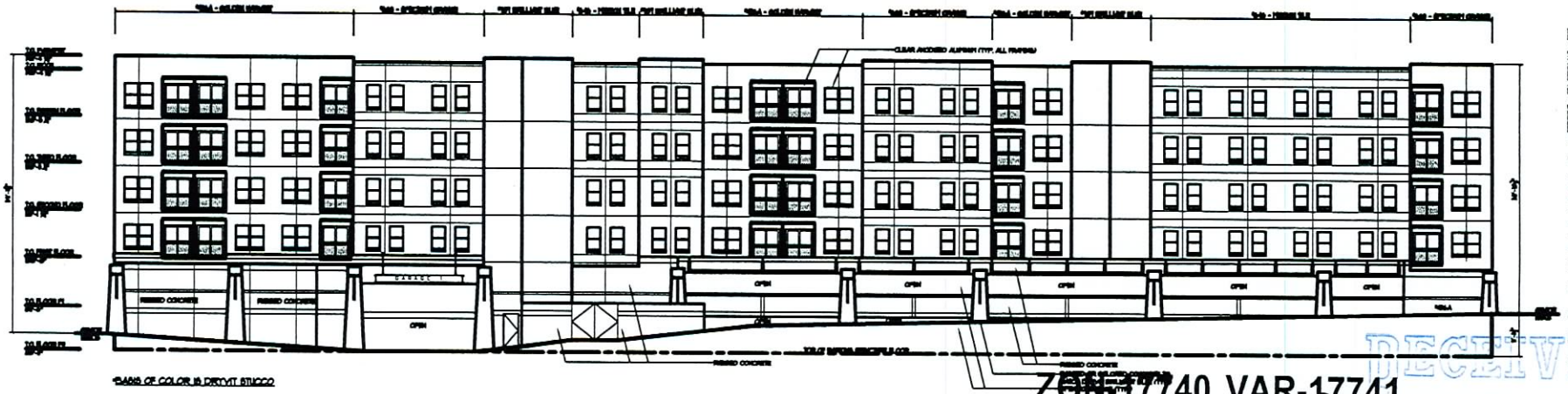
BRIDGER STREET APARTMENTS
LAS VEGAS NEVADA

CITY SUBMITTAL

06030

A2.1





ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

RECEIVED
OCT 2 4 2006

BCA DESIGN LLC

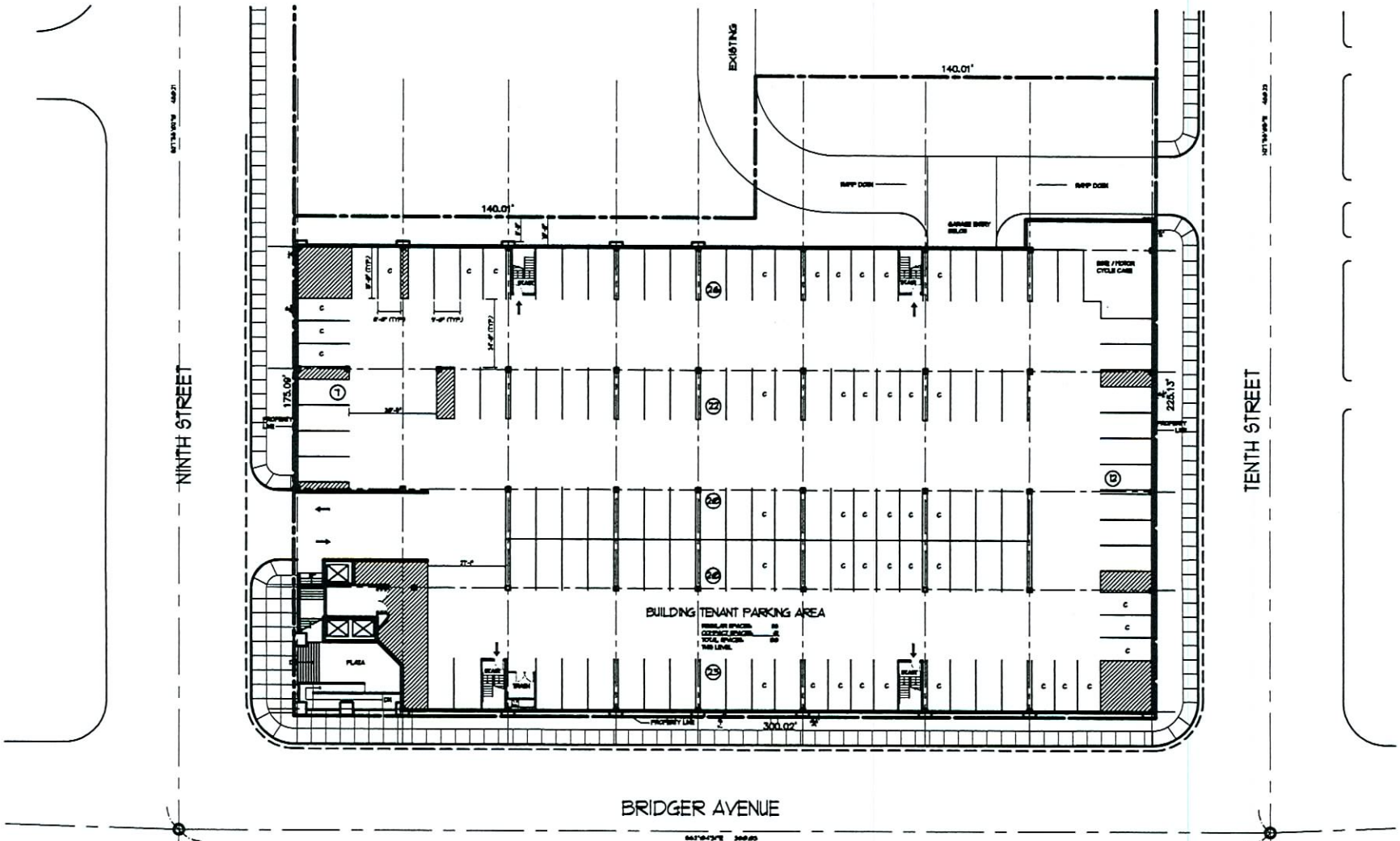
TAAG ARCHITECTS
CONSULTING ARCHITECTS

BRIDGER STREET APARTMENTS
LAS VEGAS NEVADA

CITY SUBMITTAL

06030

A2.2



FLOOR PLAN- UPPER PARKING

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

RECEIVED
OCT 24 2006

BCA DESIGN LLC

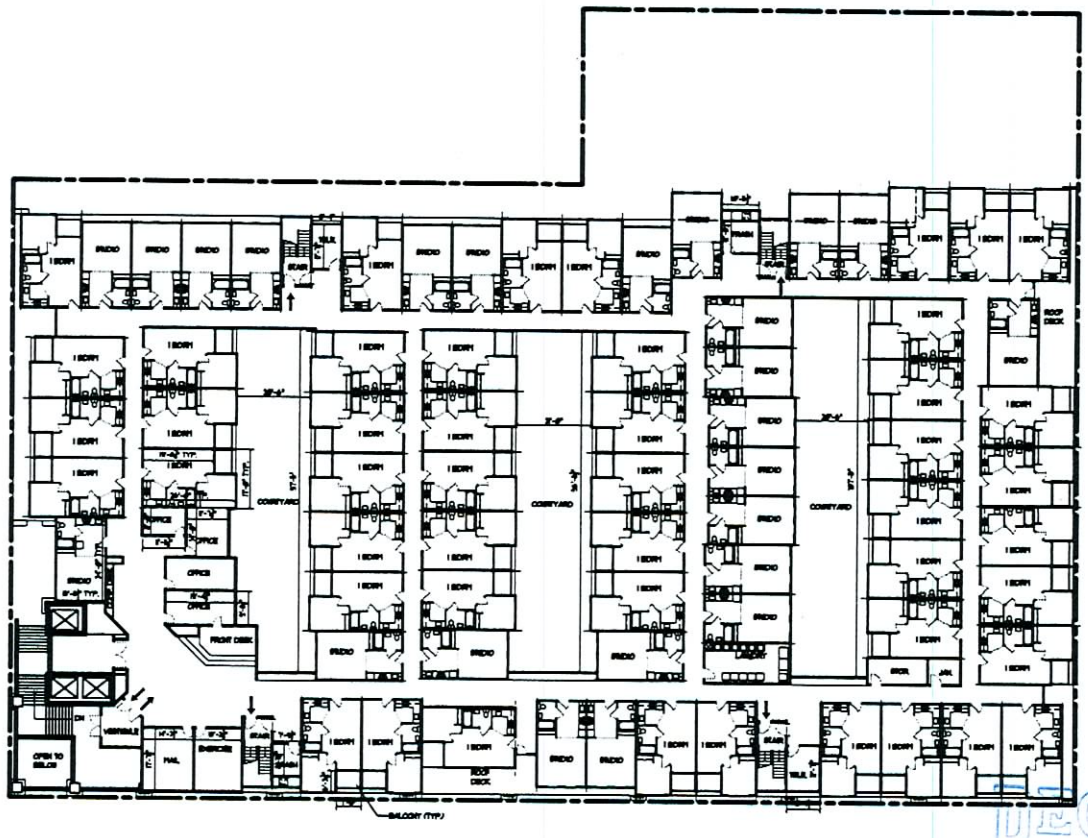
TAAG ARCHITECTS
CONSULTING ARCHITECTS

BRIDGER STREET APPARTMENTS
LAS VEGAS NEVADA
DEVELOPED BY S.D.A., INC. COLORADO

CITY SUBMITTAL 10/24/06

06030

A1.2



1 FIRST FLOOR PLAN

RECEIVED
OCT 2 4 2006

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

BCA DESIGN LLC

TAAG ARCHITECTS
CONSULTING ARCHITECTS

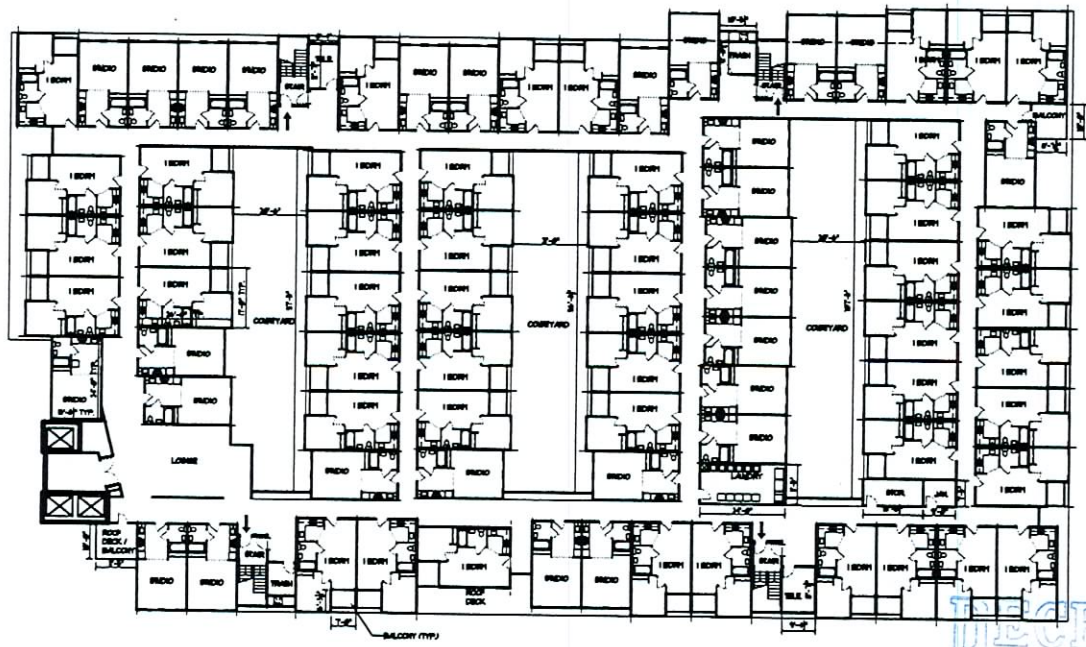
BRIDGER STREET APARTMENTS
LAS VEGAS NEVADA
DEVELOPED BY B.B.A., INC. COLORADO

CITY SUBMITTAL

06030

FIRST FLOOR PLAN

SHEET NO.
A1.3



1 2ND - 4TH FLOOR PLAN

RECEIVED
OCT 2 4 2006

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

BCA DESIGN LLC

TAAG ARCHITECTS
CONSULTING ARCHITECTS

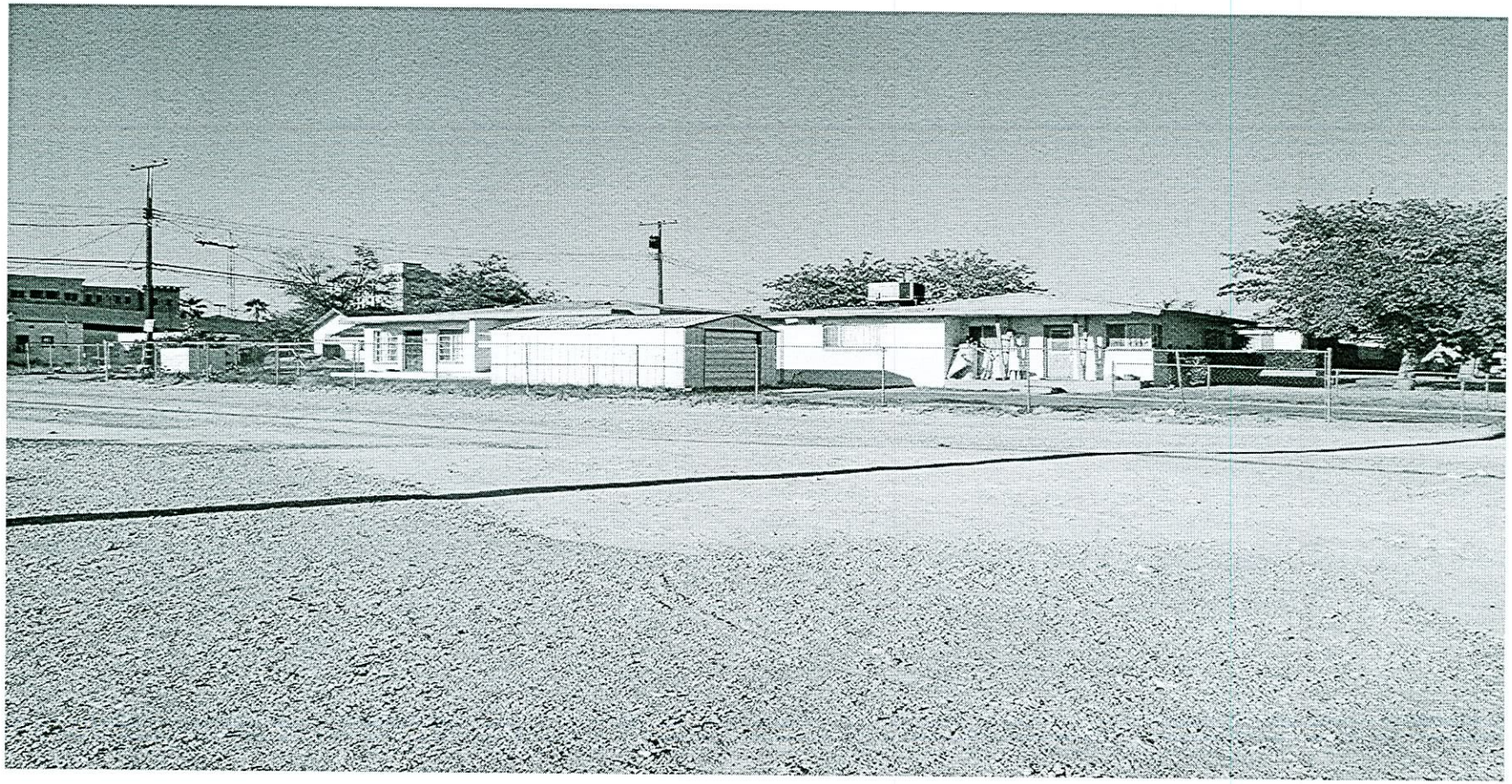
BRIDGER STREET APPARTMENTS
LAS VEGAS NEVADA
DEVELOPED BY B.D.A., INC. COLORADO

CITY SUBMITTAL

06030

A1.4

SDR 17745				
Larry & Patricia Scheusner Family Trust, Poulos Family Trust & Ashton Boyd Family Trust				
NEC Bridger & 9th				
Proposed 300 unit multi-family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	300	5.86	**1,758**
AM Peak Hour			0.44	**132**
PM Peak Hour			0.52	**156**
(heaviest 60 minutes)				
Existing traffic on all nearby streets: No counts available for 9th				
Bridger Avenue				
Average Daily Traffic (ADT)	2,147			
PM Peak Hour	172			
(heaviest 60 minutes)				
10th Street				
Average Daily Traffic (ADT)	1,158			
PM Peak Hour	93			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bridger Avenue	15300			
10th Street	15300			
This project will add approximately 1,758 trips per day on Bridger, 9th and				
10th. This will increase expected volumes by about 82 percent on Bridger				
and 152 percent on 10th. Bridger is at about 14 percent of capacity and 10th				
at about 8 percent of capacity. Counts are not available for 9th Street in this				
vicinity, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 156 additional				
cars into the area; which works out to about five every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-17740, VAR-17741, VAR-17742, VAR-17743 AND SDR-17745 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST
NORTH SIDE OF BRIDGER AVENUE BETWEEN 9TH STREET AND 10TH STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06

ZON-17740, VAR-17741, VAR-17742, VAR-17743 AND SDR-17745 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST
NORTH SIDE OF BRIDGER AVENUE BETWEEN 9TH STREET AND 10TH STREET
DECEMBER 7, 2006 PLANNING COMMISSION

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ZON-17740, VAR-17741, VAR-17742, VAR-17743 AND SDR-17745 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST
NORTH SIDE OF BRIDGER AVENUE BETWEEN 9TH STREET AND 10TH STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06