

**SDA**

SDA INC.  
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**Real Estate: Construction  
Development  
Investment  
Management**

October 24, 2006

Nathan Goldberg  
City of Las Vegas  
Planning Department  
731 S. Fourth  
Las Vegas, Nevada 89101  
Telephone: 702-229-5447  
Facsimile: 702-385-7268

**Re: Bridger Avenue Apartments, Site Development Plan**

Dear Mr. Goldberg:

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

**SITE DEVELOPMENT PLAN**

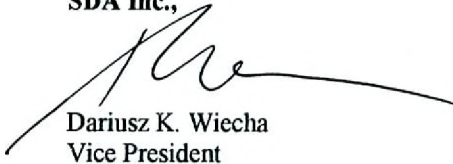
We herein request the submitted Site Development Plan to be reviewed and approved. Said Plan illustrates the proposed development, depicting the building with the garage as well as egress and ingress points. Site plan features are indicated along with a landscape plan illustrating perimeter beautification.

This project fits the General Plan use. If approved, it will allow for construction of a multi-unit apartment complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,

**SDA Inc.,**



Dariusz K. Wiecha  
Vice President

DKW/lis

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