



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **SDR-25894** APN: 138-03-510-001, 002, 003, 023, 024, 031 <sup>025</sup>

Name of Property Owner: SF INVESTMENTS, LLC

Name of Applicant: STERLING S. DEVELOPMENT

Name of Representative: BILL ROBERTS

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): \_\_\_\_\_

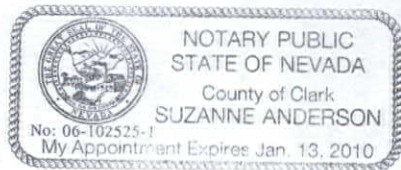
APN: \_\_\_\_\_

Signature of Property Owner: *Fred Lessman*

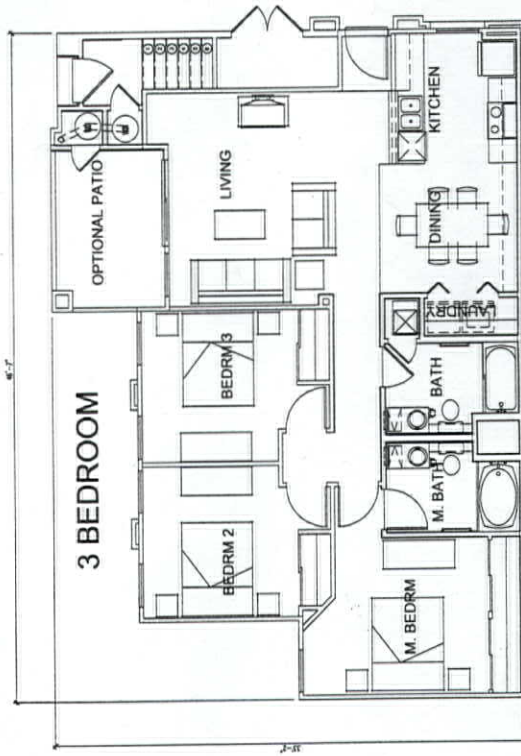
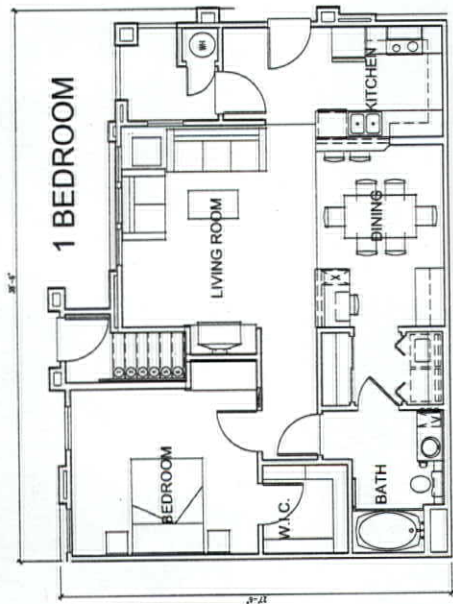
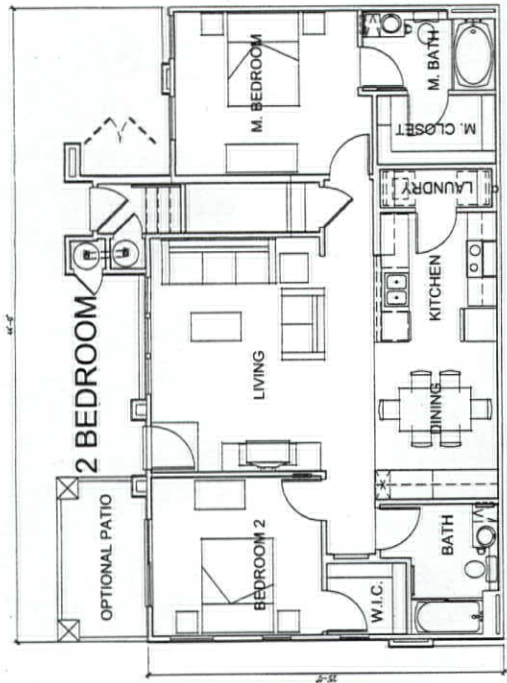
Print Name: FRED LESSMAN

Subscribed and sworn before me

This 30 day of November, 2007  
Suzanne Anderson  
Notary Public in and for said County and State







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DEC 06 2007



SCALE = 1/4" = 1'-0" PROJECT NO. #07-196 12.06.07



FLOOR PLAN

LONE MOUNTAIN / 95 APTS

SCOTT L. BAKER,  
ARCHITECT, INC.



SCOTT L. BAKER, ARCHITECT, INC. 10000 N. CENTRAL EXPRESSWAY, SUITE 100, DALLAS, TEXAS 75243  
PHONE: 972.343.8888 FAX: 972.343.8889  
WWW.SLBAKER.COM  
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SDR-25894  
01/24/08 PC

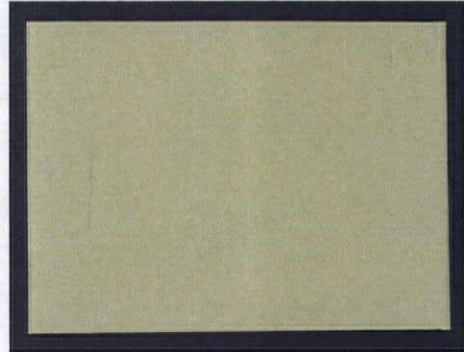


# LONE MOUNTAIN / 95 APTS APARTMENTS EXTERIOR COLORS



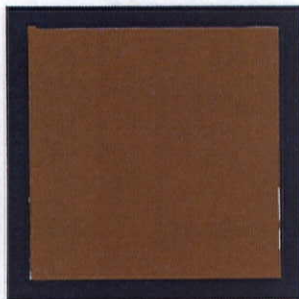
EUCALYPTUS COUNTRY LEDGESTONE  
CULTURED STONE - CSV-20050  
TIGHT FITTED

**STONE VENEER**



FRAZEE  
Babouche  
CL 2802M

**FIELD COLOR**



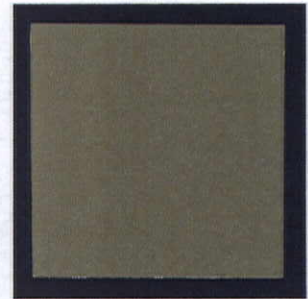
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FRAZEE  
Rum Swizzle  
CL 2706A



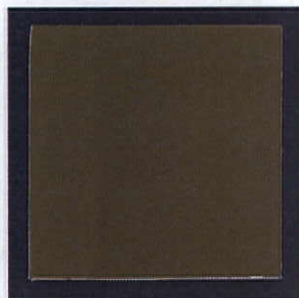
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FRAZEE  
Wood Ash  
CL 2854D



**ACCENT**

FRAZEE  
Deck Chair  
CL 2684D



**ACCENT**

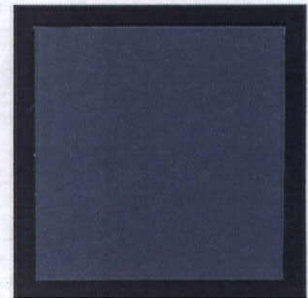
FRAZEE  
Wheel Barrow  
CL 2686N



SCOTT L. BAKER,  
ARCHITECT, INC.

7225 SOUTH BERMUDA ROAD  
SUITE D  
LAS VEGAS, NV 89119  
DECEMBER 6, 2007

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**ACCENT**

FRAZEE  
Sonic Boom  
CL 3106D

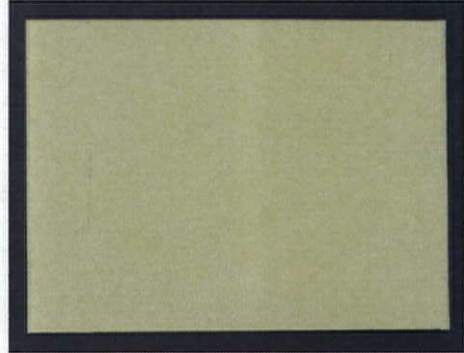
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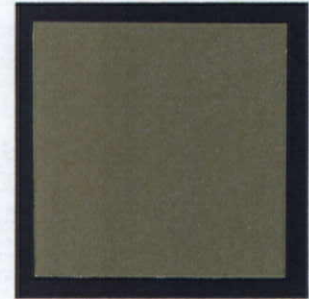
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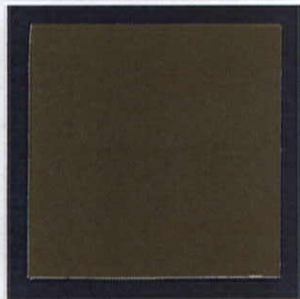
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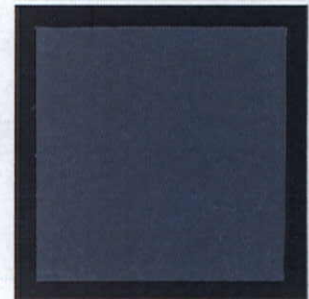


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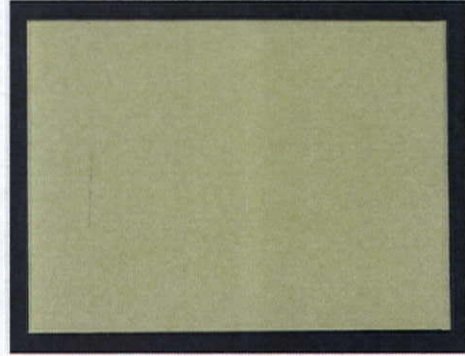
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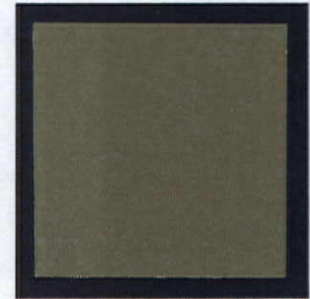
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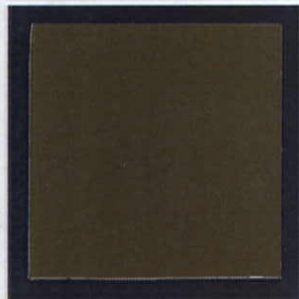
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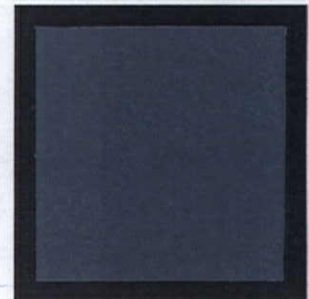
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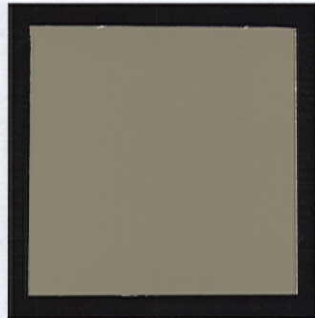
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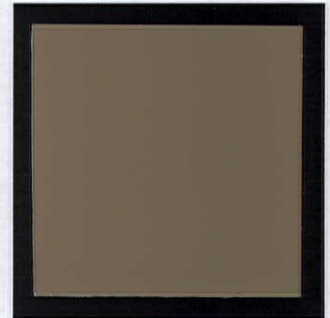
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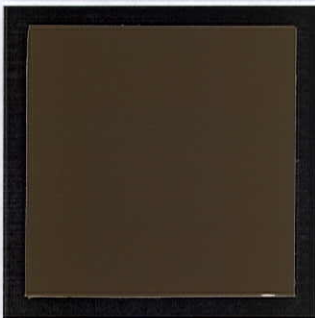
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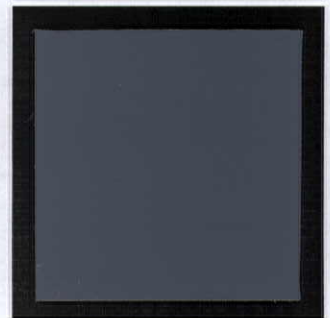
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DECEMBER 6, 2007

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**SDR-25894**

**01/24/08 PC**

<b>SDR 25894</b>				
SF Investments, LLC				
<b>SEC Lone Mountain Rd. &amp; US-95</b>				
Proposed 252-unit apartment development.				
<b>Traffic produced by proposed development:</b>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	APARTMENT [DWELL]	252	6.72	1,693
AM Peak Hour			0.51	129
PM Peak Hour			0.62	156
<i>(heaviest 60 minutes)</i>				
<b>Existing traffic on all nearby streets:</b>				
<b>Lone Mountain Rd.</b>				
Average Daily Traffic (ADT)	12,072			
PM Peak Hour	966			
<i>(heaviest 60 minutes)</i>				
<b>Rancho Dr.</b>				
Average Daily Traffic (ADT)	25,375			
PM Peak Hour	2,030			
<i>(heaviest 60 minutes)</i>				
<b>Rainbow Blvd.</b>				
Average Daily Traffic (ADT)	4,190			
PM Peak Hour	335			
<i>(heaviest 60 minutes)</i>				
<b>Traffic Capacity of adjacent streets</b>				
	Adjacent street ADT			
	Capacity			
Lone Mountain Rd.	16200			
Rancho Dr.	51700			
Rainbow Blvd.	16200			
<p>This project will add approximately 1,693 trips per day on Lone Mountain Rd., Rancho Dr., and Rainbow Blvd. This will increase the existing volumes by about 14 percent on Lone Mountain, by about 7 percent on Rancho, and by about 40 percent on Rainbow. Lone Mountain is at about 75 percent capacity, Rancho is at about 49 percent of capacity, and Rainbow is at about 26 percent capacity.</p>				
<p>Based on Peak Hour use, this development will add roughly 156 additional cars into the area; which works out to about 3 every minute.</p>				
<p>Note that this report assumes all traffic from this development uses all named streets.</p>				