



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-29651 APN: 138-25-503-006; 515-001 thru 015; 516-001

Name of Property Owner: The City of Las Vegas

Name of Applicant: Alpha Omega Strategies

Name of Representative: DRC Engineering / Jolene Granberg

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: _____

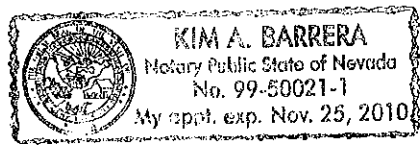
Signature of Property Owner: *Douglas Selby*

Print Name: Douglas Selby

Subscribed and sworn before me

This 25 day of August, 2008
Kim Barrera

Notary Public in and for said County and State



REV	REVISION	DATE	APPROVED

ALPHA OMEGA STRATEGIES
 4900 CHARLEN BOULEVARD, LAS VEGAS, NEVADA 89106
 PHONE: (702) 810-9002 FAX: (702) 933-0117
DRCA
 Development Resource Consultants, Inc.
 Civil Engineering, Land Planning, and Surveying
 6305 WEST MARTIN AVENUE
 LAS VEGAS, NV 89148
 PHONE: (702) 810-8116 FAX: (702) 730-4800

THE RESIDENCES @ VILLAGE SQUARE
 (A MIXED USE DEVELOPMENT)
 SITE PLAN

DATE: 10/09/08	SCALE: 1" = 40' (AS SHOWN)
DRAWN BY: [Name]	PROJECT NO: [Number]
CHECKED BY: [Name]	DATE: [Date]
APPROVED BY: [Name]	

PROJECT DATA

SITE DATA
 ADDRESS: [Address]
 APN NUMBER: [Number]
 SITE AREA (TOTAL): [Area]
 APPROVED ZONING: [Zoning]
 PROPOSED ZONING: [Zoning]
 PROPOSED USE: [Use]
 BUILDING HEIGHT: [Height]

UNIT COURT (RESIDENTIAL APARTMENT)
 TOTAL # OF UNITS: [Count]
 BUILDING AREA: [Area]
 BUILDING #1: [Area]
 BUILDING #2: [Area]
 BUILDING #3: [Area]
 BUILDING #4: [Area]
 BUILDING #5: [Area]
 BUILDING #6: [Area]
 BUILDING #7: [Area]
 BUILDING #8: [Area]
 BUILDING #9: [Area]
 BUILDING #10: [Area]
 BUILDING #11: [Area]
 BUILDING #12: [Area]
 BUILDING #13: [Area]
 BUILDING #14: [Area]
 BUILDING #15: [Area]
 BUILDING #16: [Area]
 BUILDING #17: [Area]
 BUILDING #18: [Area]
 BUILDING #19: [Area]
 BUILDING #20: [Area]
 BUILDING #21: [Area]
 BUILDING #22: [Area]
 BUILDING #23: [Area]
 BUILDING #24: [Area]
 BUILDING #25: [Area]
 BUILDING #26: [Area]
 BUILDING #27: [Area]
 BUILDING #28: [Area]
 BUILDING #29: [Area]
 BUILDING #30: [Area]
 BUILDING #31: [Area]
 BUILDING #32: [Area]
 BUILDING #33: [Area]
 BUILDING #34: [Area]
 BUILDING #35: [Area]
 BUILDING #36: [Area]
 BUILDING #37: [Area]
 BUILDING #38: [Area]
 BUILDING #39: [Area]
 BUILDING #40: [Area]
 BUILDING #41: [Area]
 BUILDING #42: [Area]
 BUILDING #43: [Area]
 BUILDING #44: [Area]
 BUILDING #45: [Area]
 BUILDING #46: [Area]
 BUILDING #47: [Area]
 BUILDING #48: [Area]
 BUILDING #49: [Area]
 BUILDING #50: [Area]
 BUILDING #51: [Area]
 BUILDING #52: [Area]
 BUILDING #53: [Area]
 BUILDING #54: [Area]
 BUILDING #55: [Area]
 BUILDING #56: [Area]
 BUILDING #57: [Area]
 BUILDING #58: [Area]
 BUILDING #59: [Area]
 BUILDING #60: [Area]
 BUILDING #61: [Area]
 BUILDING #62: [Area]
 BUILDING #63: [Area]
 BUILDING #64: [Area]
 BUILDING #65: [Area]
 BUILDING #66: [Area]
 BUILDING #67: [Area]
 BUILDING #68: [Area]
 BUILDING #69: [Area]
 BUILDING #70: [Area]
 BUILDING #71: [Area]
 BUILDING #72: [Area]
 BUILDING #73: [Area]
 BUILDING #74: [Area]
 BUILDING #75: [Area]
 BUILDING #76: [Area]
 BUILDING #77: [Area]
 BUILDING #78: [Area]
 BUILDING #79: [Area]
 BUILDING #80: [Area]
 BUILDING #81: [Area]
 BUILDING #82: [Area]
 BUILDING #83: [Area]
 BUILDING #84: [Area]
 BUILDING #85: [Area]
 BUILDING #86: [Area]
 BUILDING #87: [Area]
 BUILDING #88: [Area]
 BUILDING #89: [Area]
 BUILDING #90: [Area]
 BUILDING #91: [Area]
 BUILDING #92: [Area]
 BUILDING #93: [Area]
 BUILDING #94: [Area]
 BUILDING #95: [Area]
 BUILDING #96: [Area]
 BUILDING #97: [Area]
 BUILDING #98: [Area]
 BUILDING #99: [Area]
 BUILDING #100: [Area]

LOT COVERAGE
 BUILDING #1: [Coverage]
 BUILDING #2: [Coverage]
 BUILDING #3: [Coverage]
 BUILDING #4: [Coverage]
 BUILDING #5: [Coverage]
 BUILDING #6: [Coverage]
 BUILDING #7: [Coverage]
 BUILDING #8: [Coverage]
 BUILDING #9: [Coverage]
 BUILDING #10: [Coverage]
 BUILDING #11: [Coverage]
 BUILDING #12: [Coverage]
 BUILDING #13: [Coverage]
 BUILDING #14: [Coverage]
 BUILDING #15: [Coverage]
 BUILDING #16: [Coverage]
 BUILDING #17: [Coverage]
 BUILDING #18: [Coverage]
 BUILDING #19: [Coverage]
 BUILDING #20: [Coverage]
 BUILDING #21: [Coverage]
 BUILDING #22: [Coverage]
 BUILDING #23: [Coverage]
 BUILDING #24: [Coverage]
 BUILDING #25: [Coverage]
 BUILDING #26: [Coverage]
 BUILDING #27: [Coverage]
 BUILDING #28: [Coverage]
 BUILDING #29: [Coverage]
 BUILDING #30: [Coverage]
 BUILDING #31: [Coverage]
 BUILDING #32: [Coverage]
 BUILDING #33: [Coverage]
 BUILDING #34: [Coverage]
 BUILDING #35: [Coverage]
 BUILDING #36: [Coverage]
 BUILDING #37: [Coverage]
 BUILDING #38: [Coverage]
 BUILDING #39: [Coverage]
 BUILDING #40: [Coverage]
 BUILDING #41: [Coverage]
 BUILDING #42: [Coverage]
 BUILDING #43: [Coverage]
 BUILDING #44: [Coverage]
 BUILDING #45: [Coverage]
 BUILDING #46: [Coverage]
 BUILDING #47: [Coverage]
 BUILDING #48: [Coverage]
 BUILDING #49: [Coverage]
 BUILDING #50: [Coverage]
 BUILDING #51: [Coverage]
 BUILDING #52: [Coverage]
 BUILDING #53: [Coverage]
 BUILDING #54: [Coverage]
 BUILDING #55: [Coverage]
 BUILDING #56: [Coverage]
 BUILDING #57: [Coverage]
 BUILDING #58: [Coverage]
 BUILDING #59: [Coverage]
 BUILDING #60: [Coverage]
 BUILDING #61: [Coverage]
 BUILDING #62: [Coverage]
 BUILDING #63: [Coverage]
 BUILDING #64: [Coverage]
 BUILDING #65: [Coverage]
 BUILDING #66: [Coverage]
 BUILDING #67: [Coverage]
 BUILDING #68: [Coverage]
 BUILDING #69: [Coverage]
 BUILDING #70: [Coverage]
 BUILDING #71: [Coverage]
 BUILDING #72: [Coverage]
 BUILDING #73: [Coverage]
 BUILDING #74: [Coverage]
 BUILDING #75: [Coverage]
 BUILDING #76: [Coverage]
 BUILDING #77: [Coverage]
 BUILDING #78: [Coverage]
 BUILDING #79: [Coverage]
 BUILDING #80: [Coverage]
 BUILDING #81: [Coverage]
 BUILDING #82: [Coverage]
 BUILDING #83: [Coverage]
 BUILDING #84: [Coverage]
 BUILDING #85: [Coverage]
 BUILDING #86: [Coverage]
 BUILDING #87: [Coverage]
 BUILDING #88: [Coverage]
 BUILDING #89: [Coverage]
 BUILDING #90: [Coverage]
 BUILDING #91: [Coverage]
 BUILDING #92: [Coverage]
 BUILDING #93: [Coverage]
 BUILDING #94: [Coverage]
 BUILDING #95: [Coverage]
 BUILDING #96: [Coverage]
 BUILDING #97: [Coverage]
 BUILDING #98: [Coverage]
 BUILDING #99: [Coverage]
 BUILDING #100: [Coverage]

PARKING
 ALIEN: [Count]
 RESERVED: [Count]
 GOVERNMENT CENTER: [Count]
 SHOPPING CENTER: [Count]
 TOTAL: [Count]

ACCESSIBLE PARKING
 PROVIDED: [Count]
 STANDARD ACCESSIBLE: [Count]
 VAN ACCESSIBLE: [Count]

EXERCISE
 840 S.F.

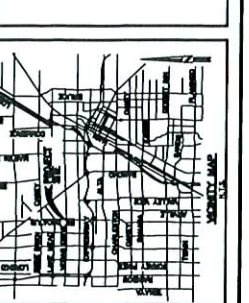
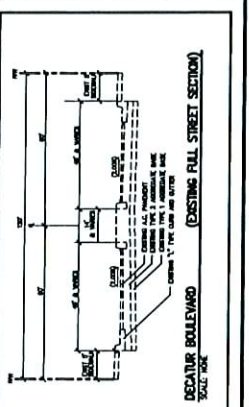
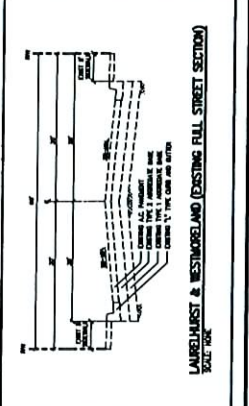
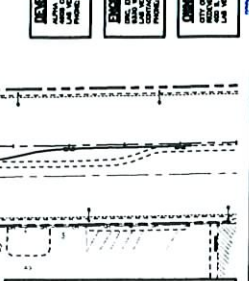
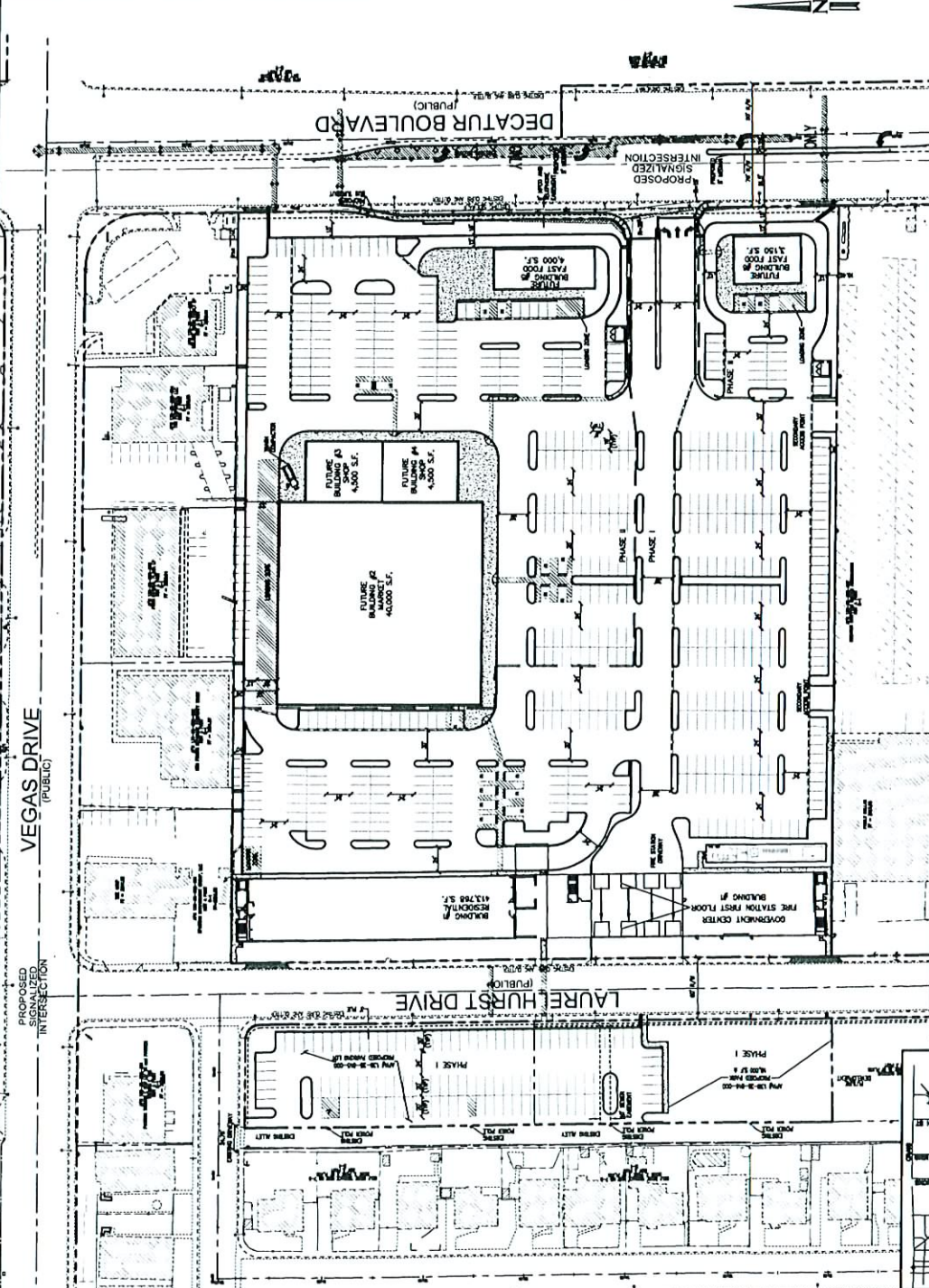
28' x 87' = 14 SPACES
 18 SPACES
 18 SPACES

LEGEND
 BUILDING # [Symbol]
 PARKING [Symbol]
 DRIVEWAY [Symbol]
 SIDEWALK [Symbol]
 SIDE OF PAVEMENT [Symbol]

SCALE
 1" = 40' (AS SHOWN)

BENCHMARK
 10' OF ALL BENCH MARKS SHOWN - GROUND SURFACE
 10' OF ALL BENCH MARKS SHOWN - CONCRETE SURFACE
 10' OF ALL BENCH MARKS SHOWN - REINFORCED CONCRETE SURFACE
 10' OF ALL BENCH MARKS SHOWN - ASPHALT SURFACE
 10' OF ALL BENCH MARKS SHOWN - GRAVEL SURFACE
 10' OF ALL BENCH MARKS SHOWN - SAND SURFACE
 10' OF ALL BENCH MARKS SHOWN - OTHER SURFACE

MASSING OF BUILDINGS
 10' OF ALL BUILDINGS SHOWN - GROUND SURFACE
 10' OF ALL BUILDINGS SHOWN - CONCRETE SURFACE
 10' OF ALL BUILDINGS SHOWN - REINFORCED CONCRETE SURFACE
 10' OF ALL BUILDINGS SHOWN - ASPHALT SURFACE
 10' OF ALL BUILDINGS SHOWN - GRAVEL SURFACE
 10' OF ALL BUILDINGS SHOWN - SAND SURFACE
 10' OF ALL BUILDINGS SHOWN - OTHER SURFACE



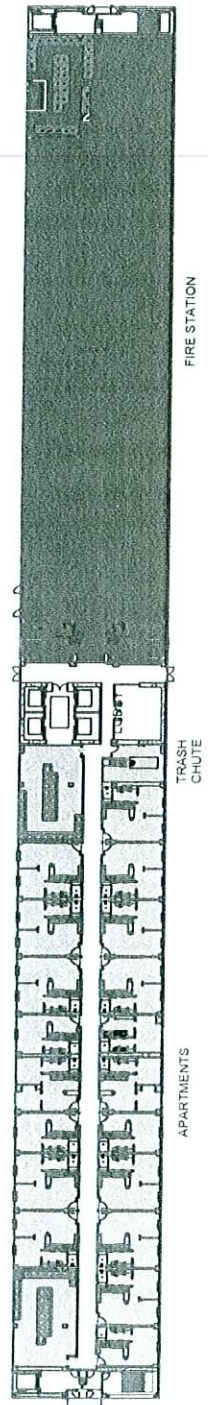
RECEIVED
 AUG 26 2008

VAR-29654 VAR-29657
SDR-29651 10/09/08 PC

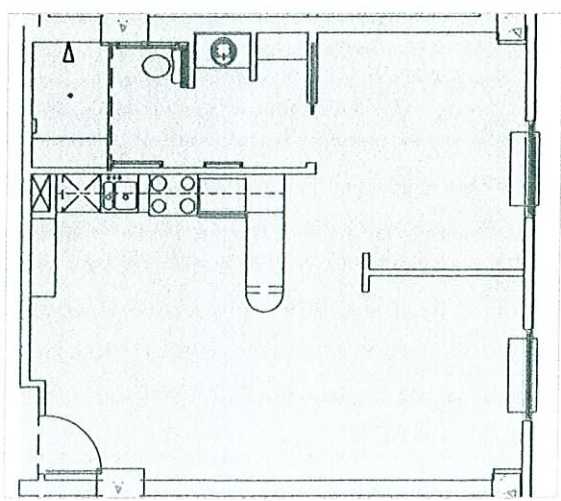


The Residence @ Village Square

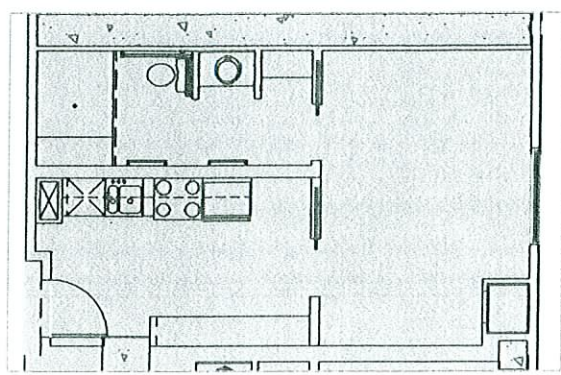
PORT O'CHERE



(A) GROUND LEVEL PLAN B.P.C. 1.726-914 S.F. EACH LEVEL



(B) ENLARGED TWO BED. FLOOR PLAN (412 S.F.)



(C) ENLARGED ONE BED. FLOOR PLAN (400 S.F.)

RECEIVED

AUG 26 2008

VAR-29654 VAR-29657
SDR-29651 10/09/08 PC



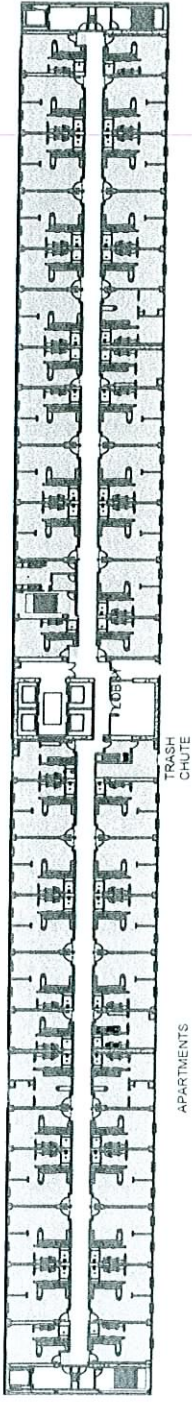
David L. Downey P.C. ARCHITECT



THIS DOCUMENT IS THE PROPERTY OF DAVID L. DOWNEY P.C. ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF DAVID L. DOWNEY P.C. ARCHITECT, NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



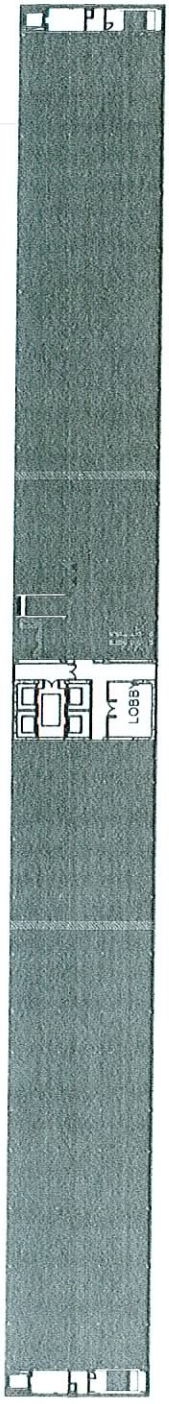
The Residence @ Village Square



APARTMENTS

TRASH CHUTE

(A) TYPICAL LEVEL, PLAN BLDG. 1 (AS B14 S.F. EACH LEVEL)



GOVERNMENT SERVICES OFFICES

TRASH CHUTE

(A) ELEVENTH LEVEL, PLAN BLDG. 1 (AS B14 S.F. EACH LEVEL)

RECEIVED

AUG 26 2008

VAR-29654 VAR-29657

SDR-29651 10/09/08 PC

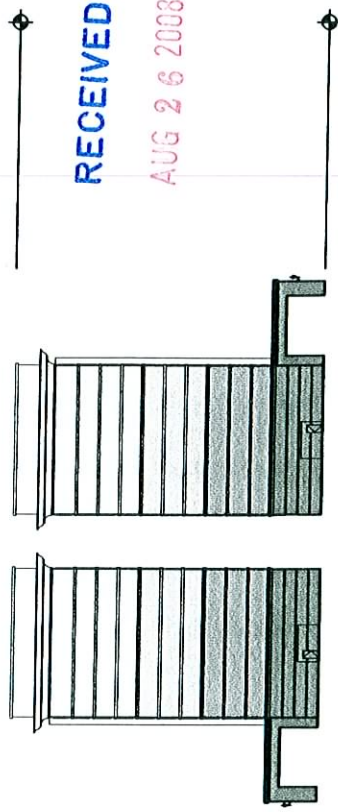
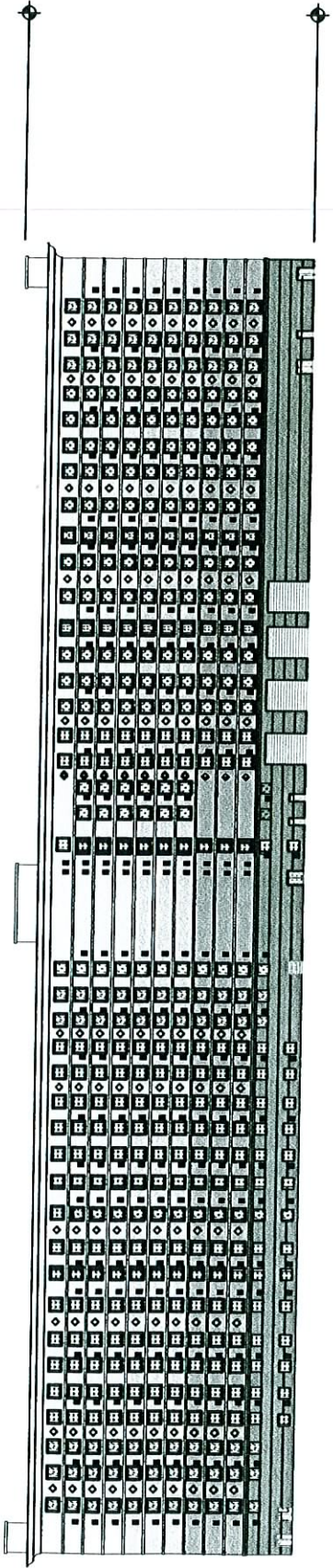
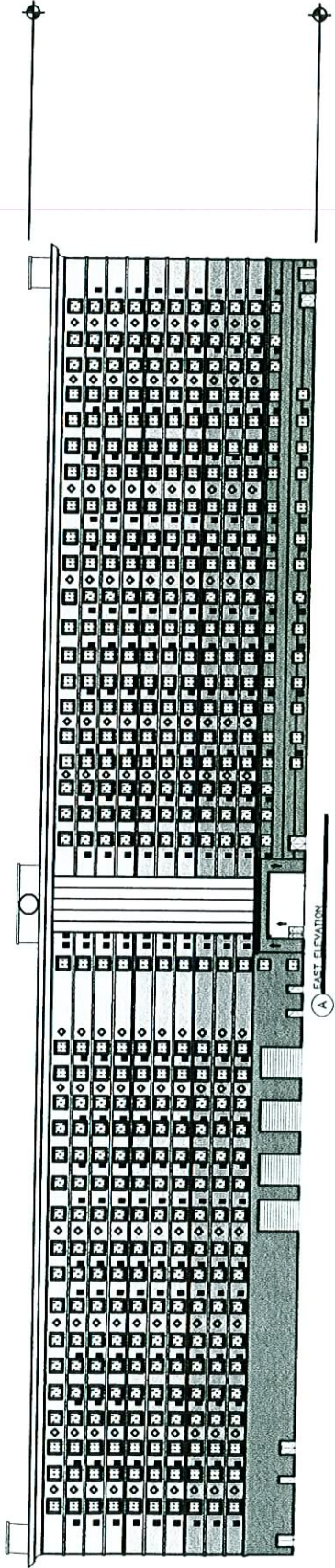


THIS DOCUMENT IS THE PROPERTY OF DAVID L. DOWNEY P.C. ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DAVID L. DOWNEY P.C. ARCHITECT. THE USER OF THIS DOCUMENT AGREES TO HOLD DAVID L. DOWNEY P.C. ARCHITECT HARMLESS FROM AND AGAINST ALL SUCH REPRODUCTION, COPIING, OR TRANSMISSION. THE USER OF THIS DOCUMENT AGREES TO HOLD DAVID L. DOWNEY P.C. ARCHITECT HARMLESS FROM AND AGAINST ALL SUCH REPRODUCTION, COPIING, OR TRANSMISSION.



The Residence's
@ Village
Square

David L. Downey P.C.
ARCHITECT
10000 W. CENTURY BLVD., SUITE 1000
LOS ANGELES, CA 90048
TEL: 310.551.1000 FAX: 310.551.1001
WWW.DLDA.COM



RECEIVED
AUG 26 2008

VAR-29654 VAR-29657
SDR-29651 10/09/08 PC

THIS DOCUMENT IS THE PROPERTY OF DAVID L. DOWNEY P.C. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DAVID L. DOWNEY P.C. THE USER OF THIS DOCUMENT AGREES TO HOLD DAVID L. DOWNEY P.C. HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, FOR ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE INCURRED BY OR FOR ANY MANUFACTURER OR SUPPLIER OF ANY PRODUCT OR SERVICE USED IN CONNECTION WITH THIS PROJECT.

SDR 29651				
City of Las Vegas				
West side of Decatur Blvd. Approx. 150' South of Vegas Dr.				
Proposed 12-story, 461-unit senior citizen apartment and mixed-use development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ADULT CONG. LIVING FAC. [DWELL]	461	2.02	931
AM Peak Hour			0.06	28
PM Peak Hour			0.17	78
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SUPERMARKET [1000 SF]	40.0	102.24	4,090
AM Peak Hour			3.25	130
PM Peak Hour			10.45	418
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	9.0	42.94	386
AM Peak Hour			1.03	9
PM Peak Hour			3.75	34
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	7.2	496.12	3,547
AM Peak Hour			53.11	380
PM Peak Hour			34.64	248
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CITY PARK [ACRES]	0.37	1.59	1
AM Peak Hour			0.00	0
PM Peak Hour			0.00	0
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MIXED-USE DEVELOPMENT [ACRE]	13.36		8,955
AM Peak Hour				547
PM Peak Hour				778
<i>(heaviest 60 minutes)</i>				

Existing traffic on all nearby streets:			
Decatur Blvd.			
Average Daily Traffic (ADT)	44,048		
PM Peak Hour <i>(heaviest 60 minutes)</i>	3,524		
Vegas Dr.			
Average Daily Traffic (ADT)	20,664		
PM Peak Hour <i>(heaviest 60 minutes)</i>	1,653		
Traffic Capacity of adjacent streets:			
	Adjacent street ADT		
	Capacity		
Decatur Blvd.	51,800		
Vegas Dr.	32,775		
<p>This project will add approximately 8,955 trips per day on Decatur Blvd. and Vegas Dr. This will increase expected volumes by about 20 percent on Decatur and by about 43 percent on Vegas. Decatur is at about 85 percent of capacity and Vegas is at about 63 percent of capacity. This development also includes a proposed 47.7 thousand square foot fire station. ITE does not provide trip generation for a fire station. However, the trips generated are expected to be minimal and therefore were not included in this report.</p>			
<p>Based on Peak Hour use, this development will add roughly 778 additional cars into the area; which works out to about 13 every minute.</p>			
<p>Note that this report assumes all traffic from this development uses all named streets.</p>			