



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25261** APN: 162-04-807-004, 005 and 162-04-814-002

Name of Property Owner: Sahara Investments, LLC

Name of Applicant: Sahara Investments, LLC

Name of Representative: Andrew Fonfa, Manager

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): _____

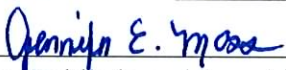
APN: _____

Signature of Property Owner: 

Print Name: Andrew Fonfa, Manager

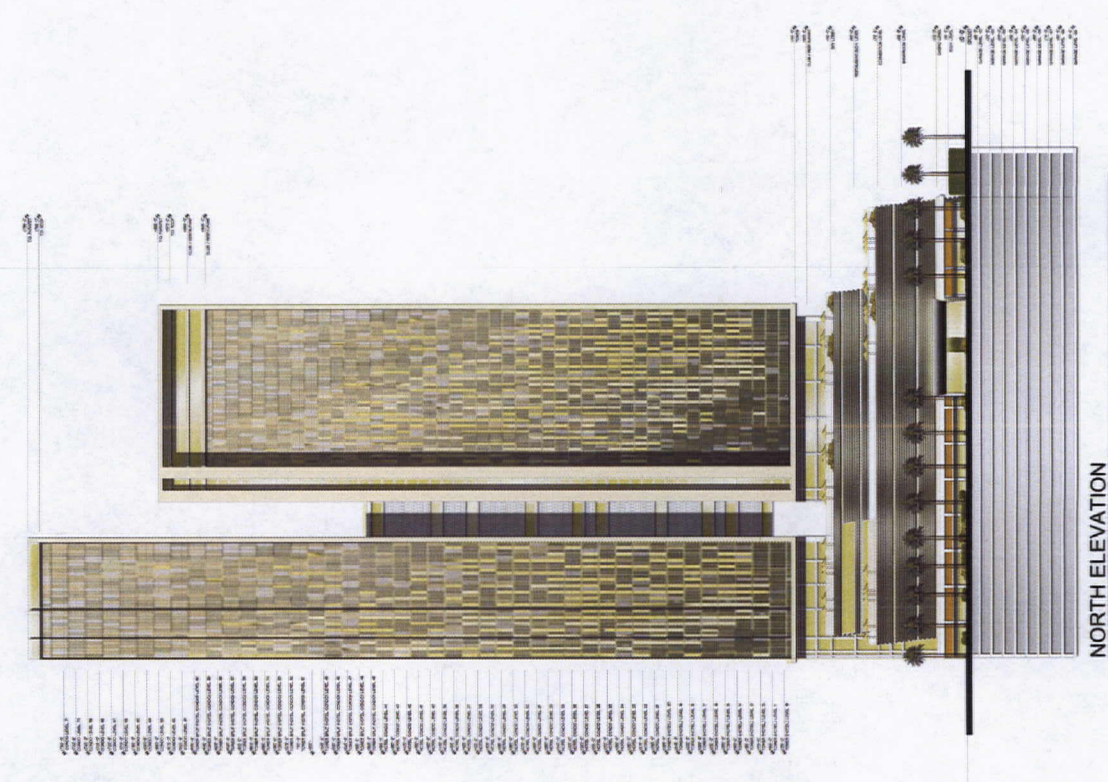
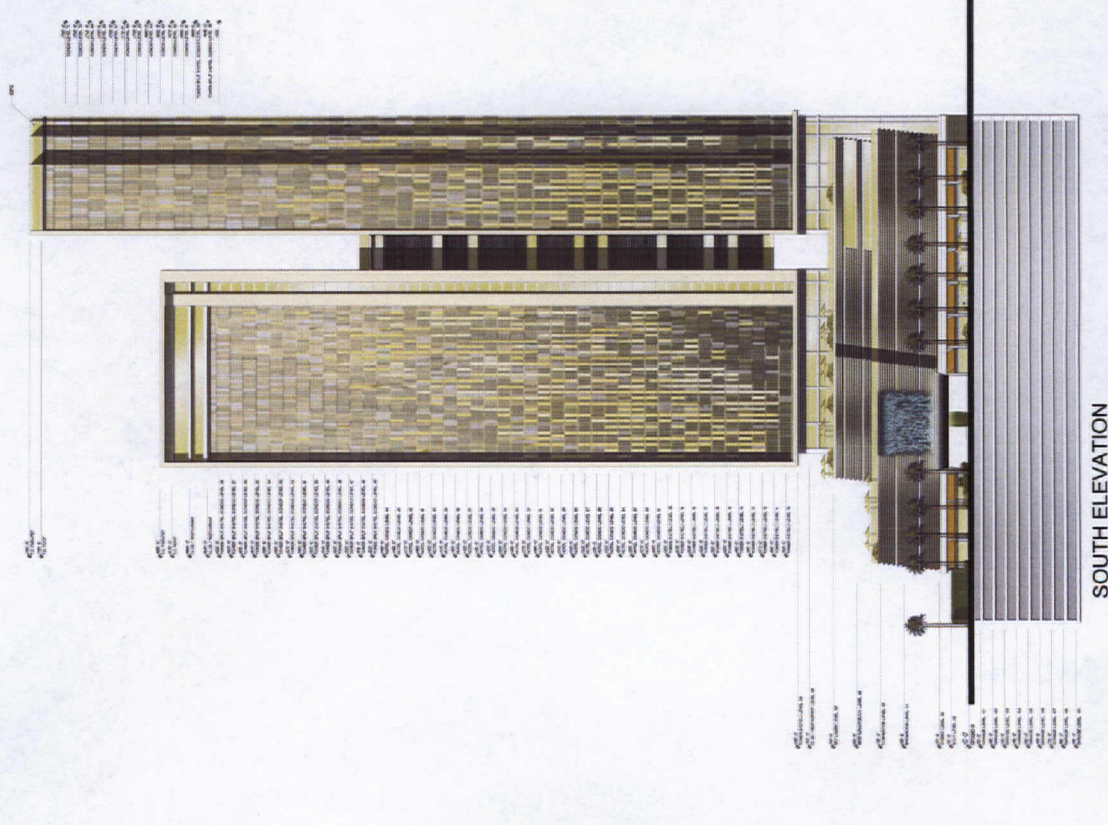
Subscribed and sworn before me

This 22 day of October, 20 07


Notary Public in and for said County and State



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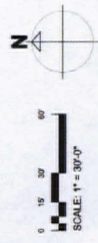
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LAS VEGAS, NEVADA 89144
www.edwardanassiatis.com

EXTERIOR ELEVATIONS
SAHARA INVESTMENTS, LLC

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SUP-25263 SUP-25264
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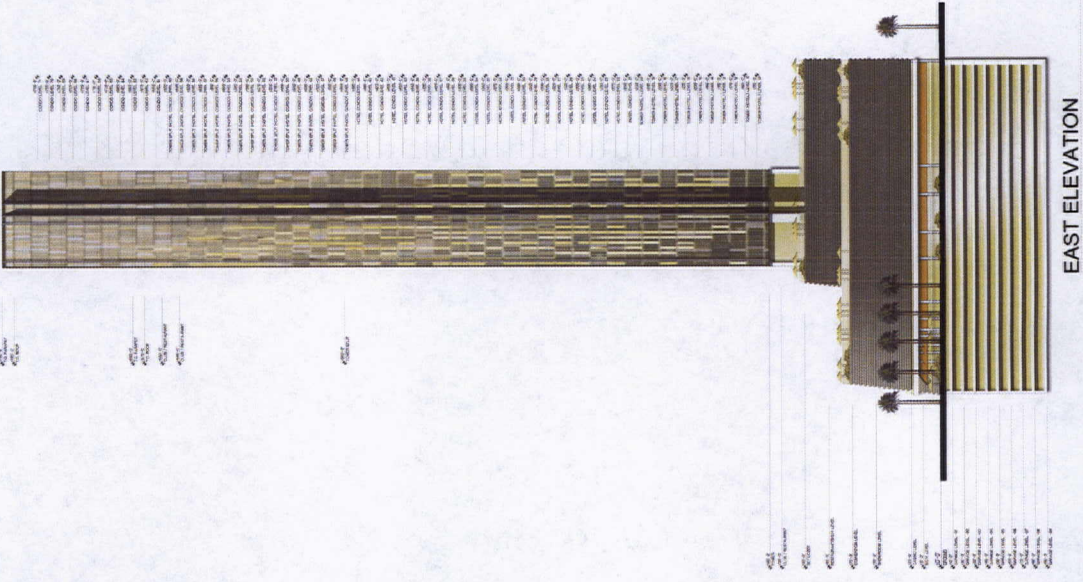
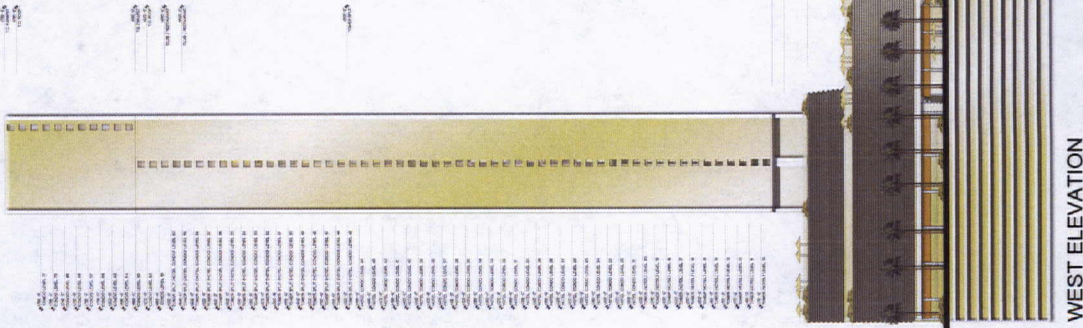
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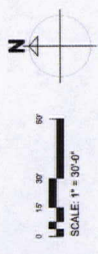
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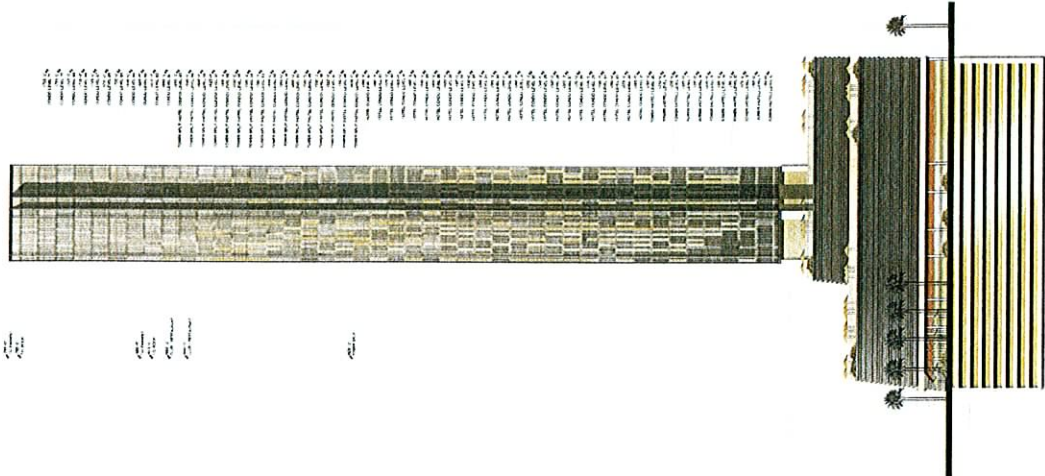
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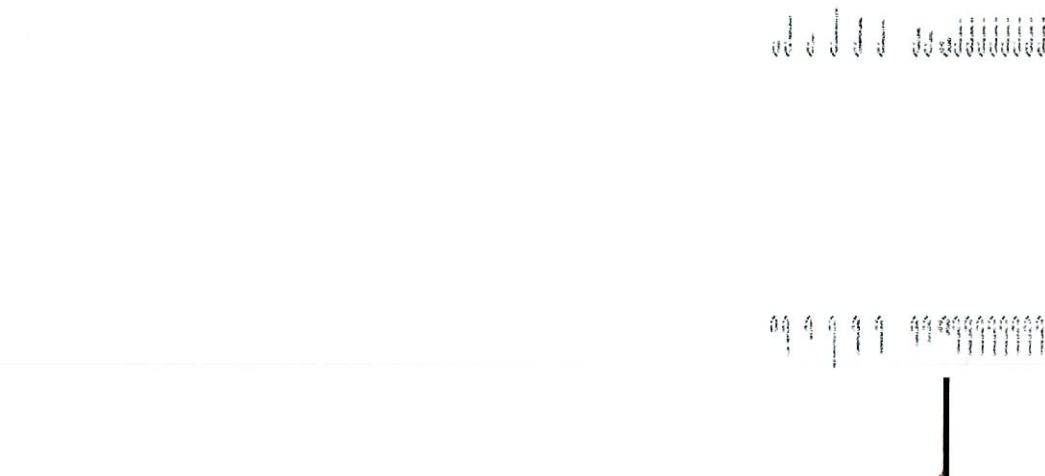


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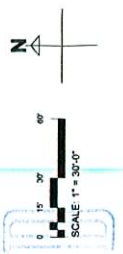
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WEST ELEVATION



EAST ELEVATION



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SUP-25264 SDR-25261

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908 SPANISH CANYON DRIVE, SUITE 100
LAS VEGAS, NV 89119
P: 702.246.8155 F: 702.246.8156
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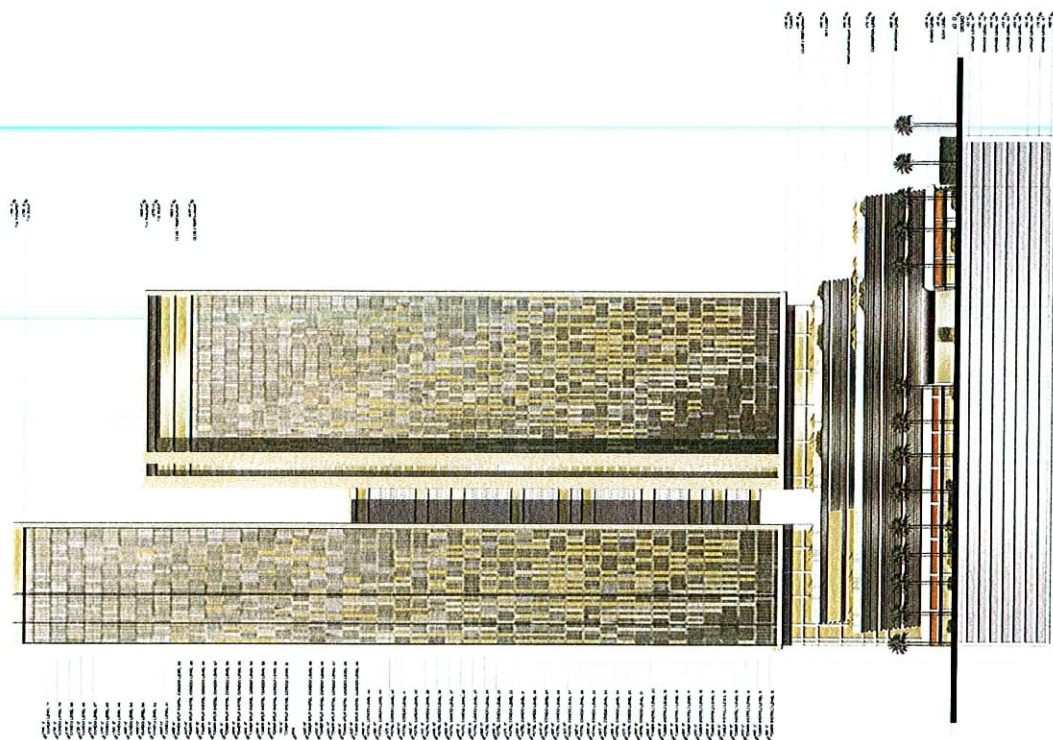
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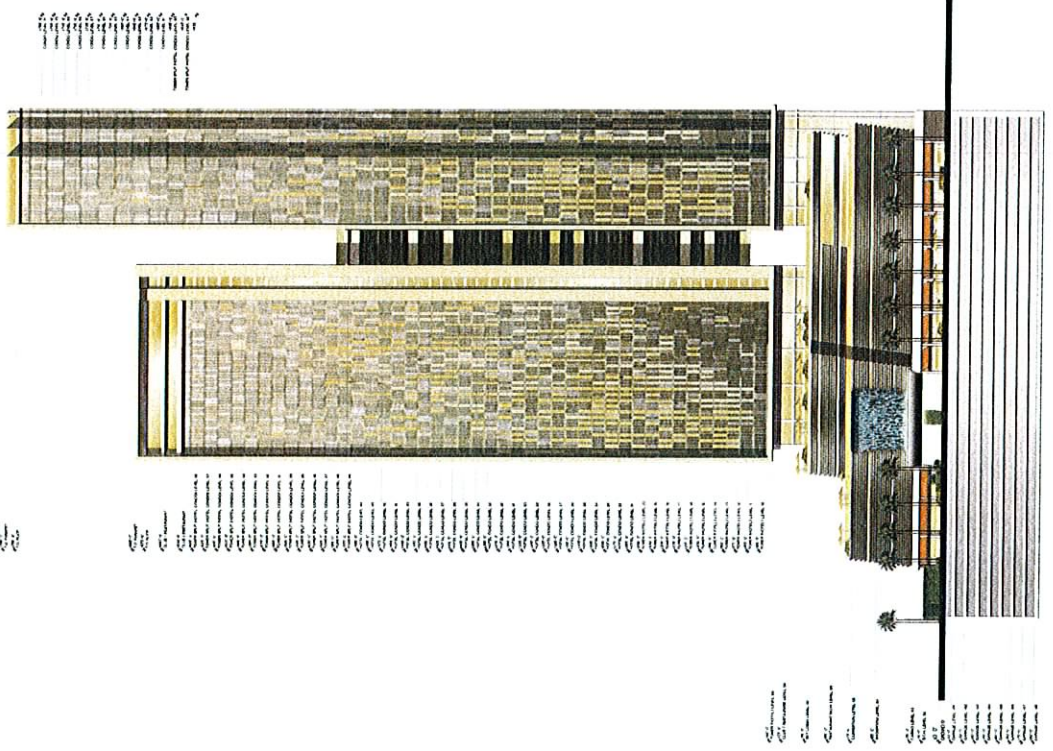
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EVA

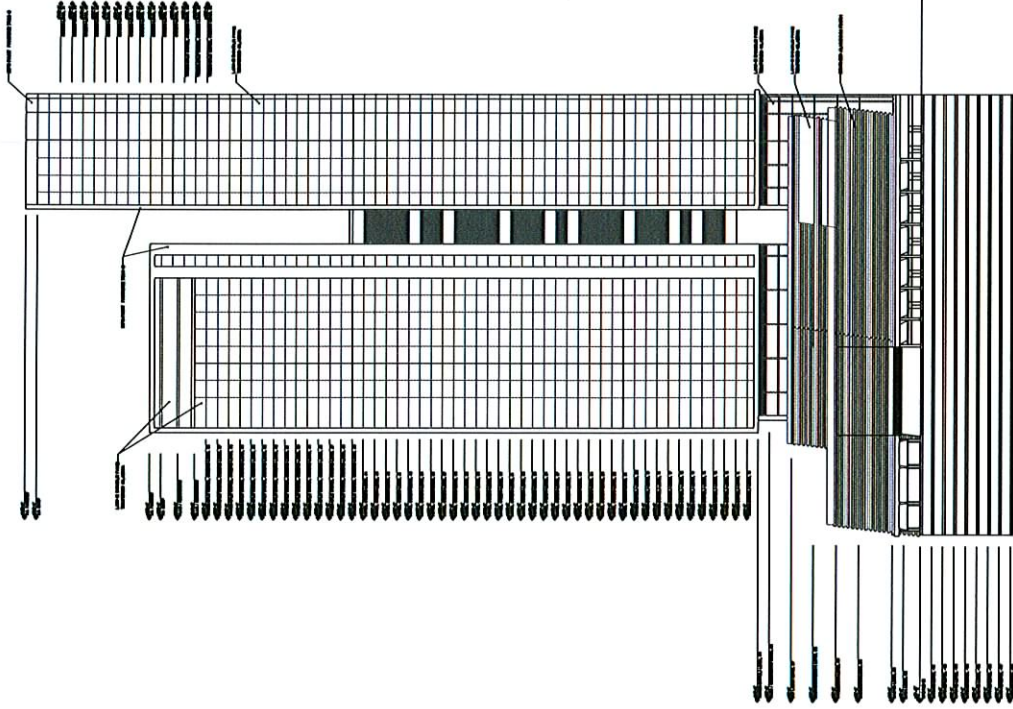
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900 S. PAVILION CENTER DRIVE SUITE 160
LAS VEGAS, NEVADA 89146
P. 702.946.8195 F. 702.946.8196
www.edvanceassociates.com



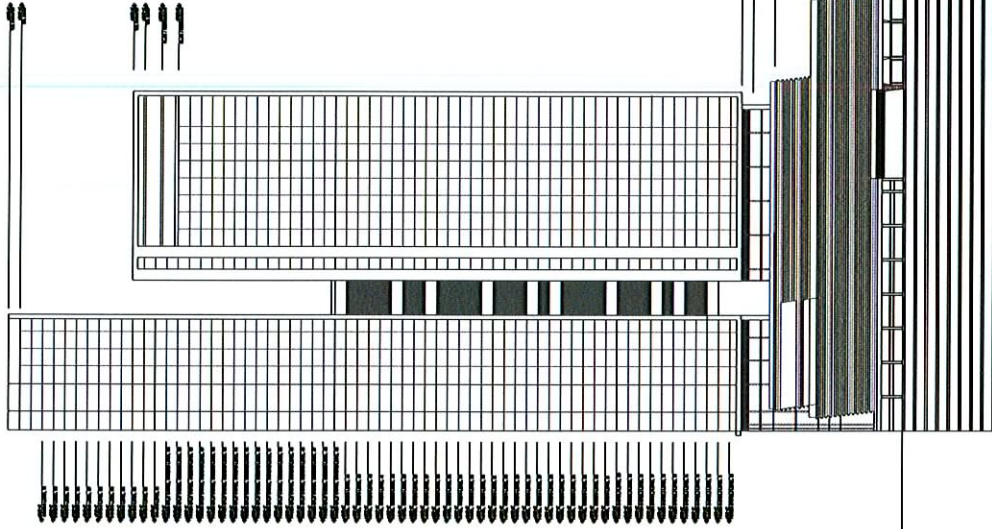
NORTH ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



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1000 LAS VEGAS AVENUE, SUITE 200
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702.735.1100
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EXTERIOR ELEVATIONS

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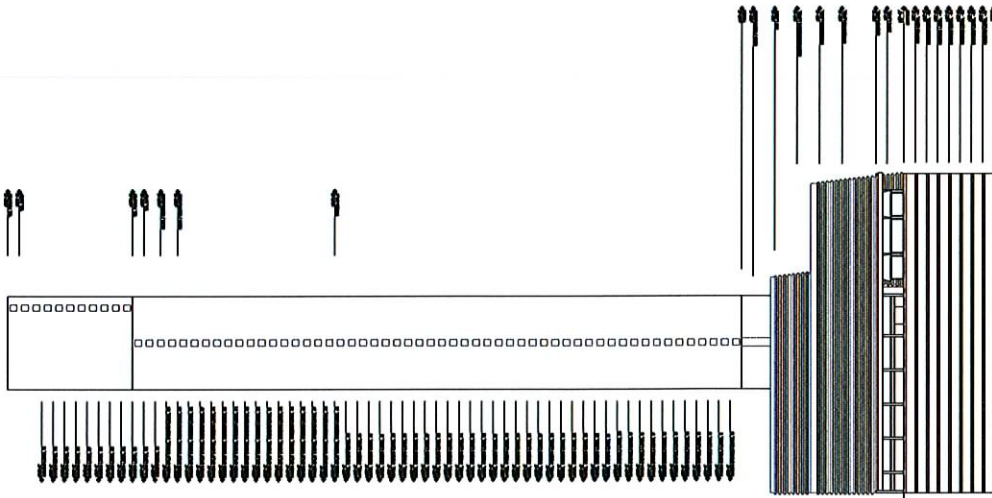
SUP-25264 SDR-25261

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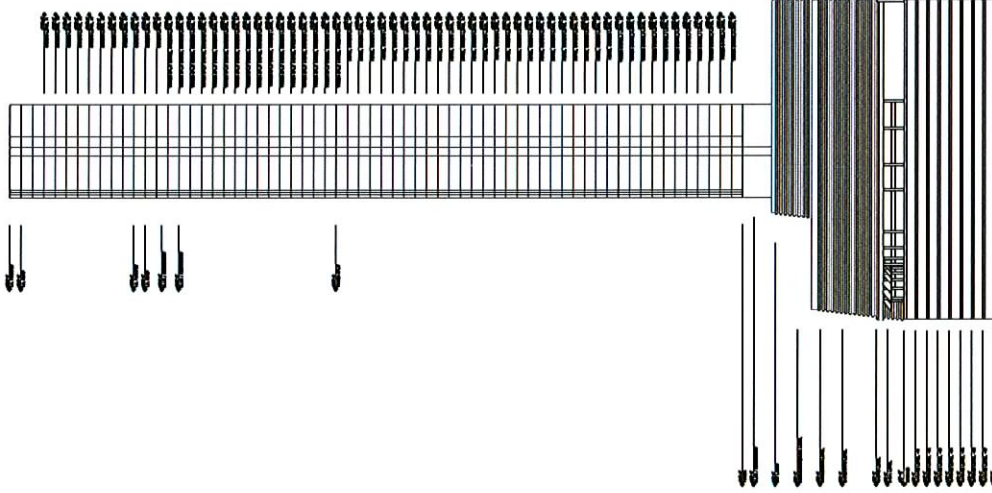
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WEST ELEVATION



EAST ELEVATION



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1414 VANCE AVENUE
LAS VEGAS, NEVADA 89144
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WWW.EXAARCHITECTS.COM

EXTERIOR ELEVATIONS

SAHARA INVESTMENTS, LLC

SUP-25262 SUP-25263

SUP-25264 SDR-25261

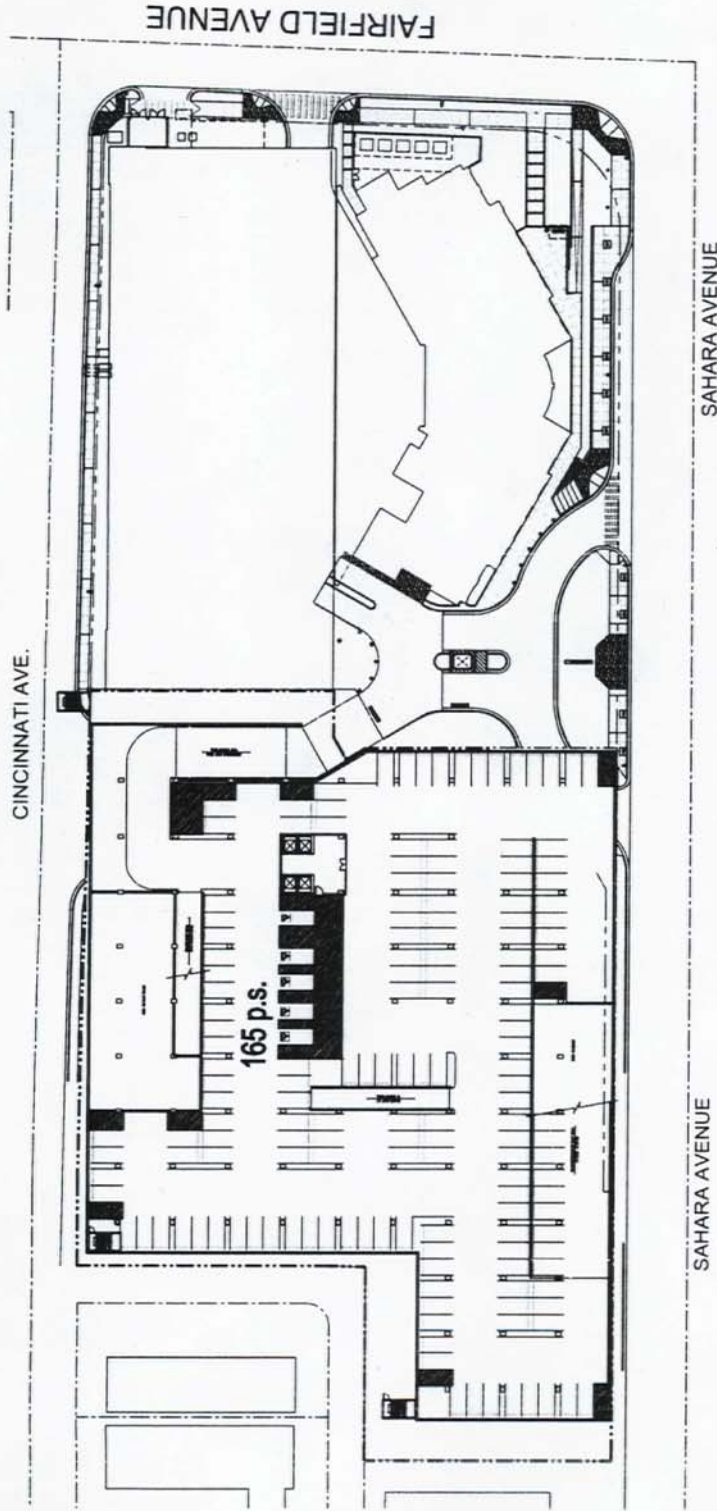
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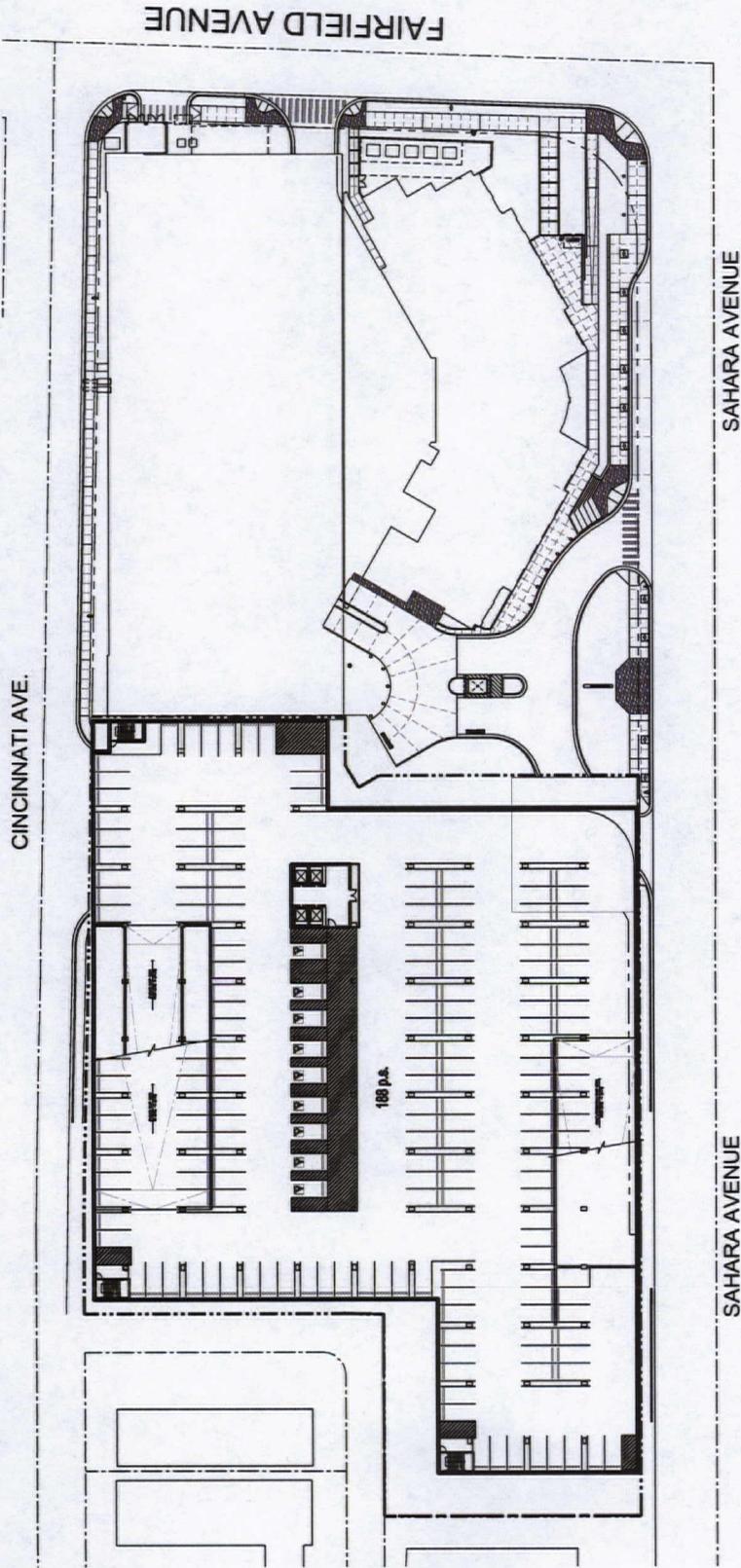


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LEVEL (-1) - GARAGE PLAN (-10'-0")
SAHARA INVESTMENTS, LLC

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ARCHITECTS
1000 VINCENNA, INDIANAPOLIS, IN 46202
www.edvanceandassociates.com



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 1000 LAS VEGAS AVENUE, SUITE 100
 LAS VEGAS, NEVADA 89144
 P. 702.546.8195 F. 702.546.8196
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LEVEL (-2) - GARAGE PLAN (-20'-0")

SAHARA INVESTMENTS, LLC

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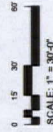
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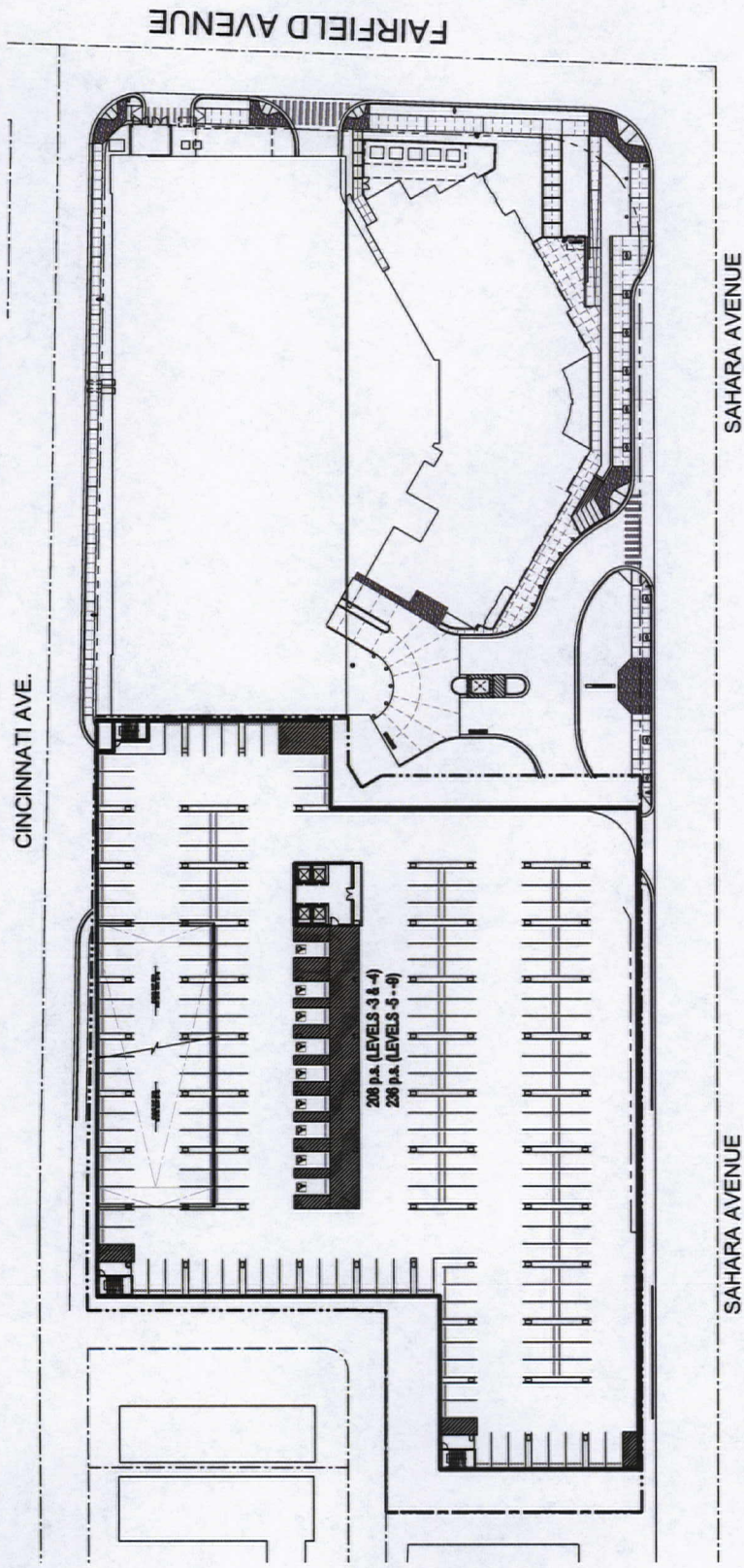
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LEVEL (-3 - -9) - GARAGE PLAN (-30'-0" - -90'-0")
 SAHARA INVESTMENTS, LLC

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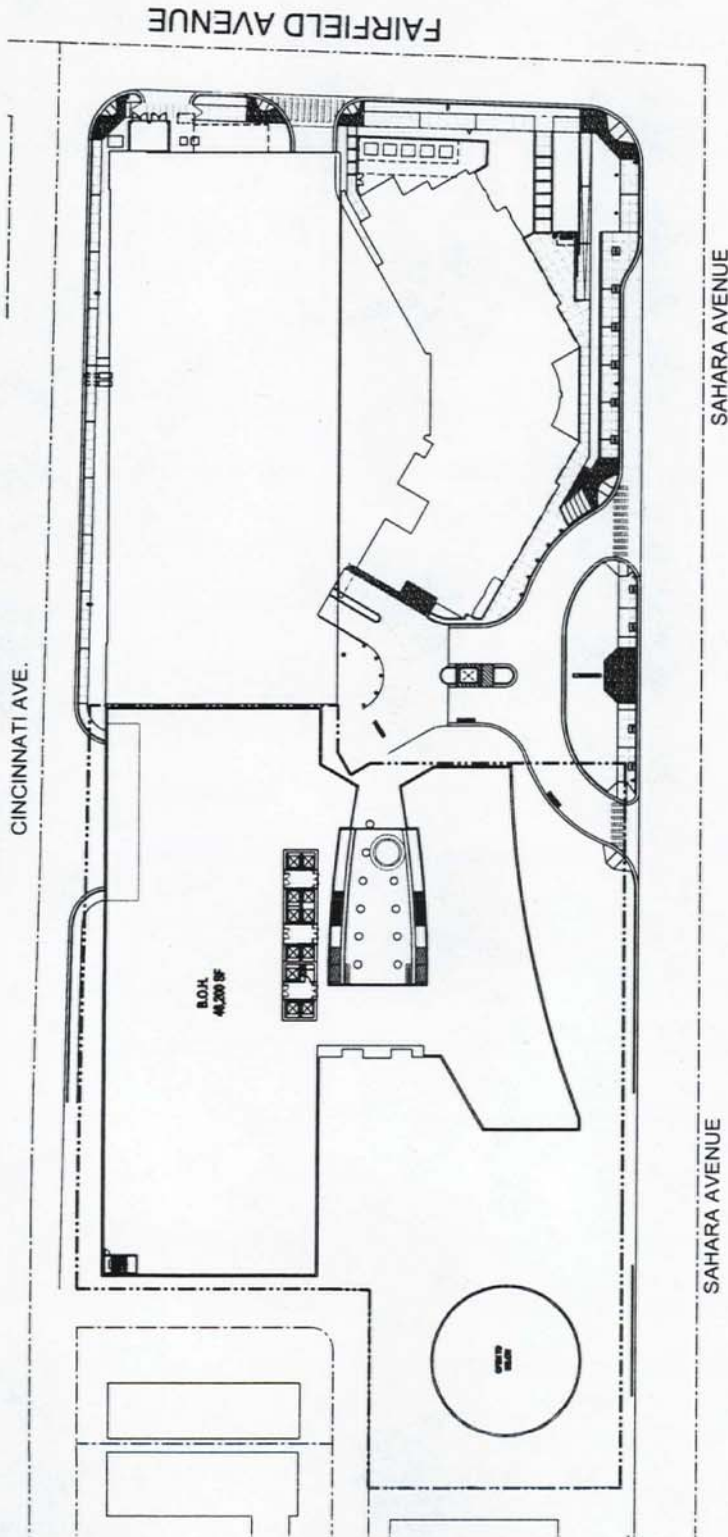
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0 15' 30' 60'
 SCALE: 1" = 30'-0"



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 AN UNINCORPORATED PARTNERSHIP
 1000 S. 10TH AVENUE, SUITE 100
 P.O. BOX 1000, DENVER, CO 80202
 P. 703.444.8197 F. 703.444.8198
 www.edvanceandassociates.com

LEVEL 2 - BACK OF HOUSE PLAN (+15'-0")

SAHARA INVESTMENTS, LLC

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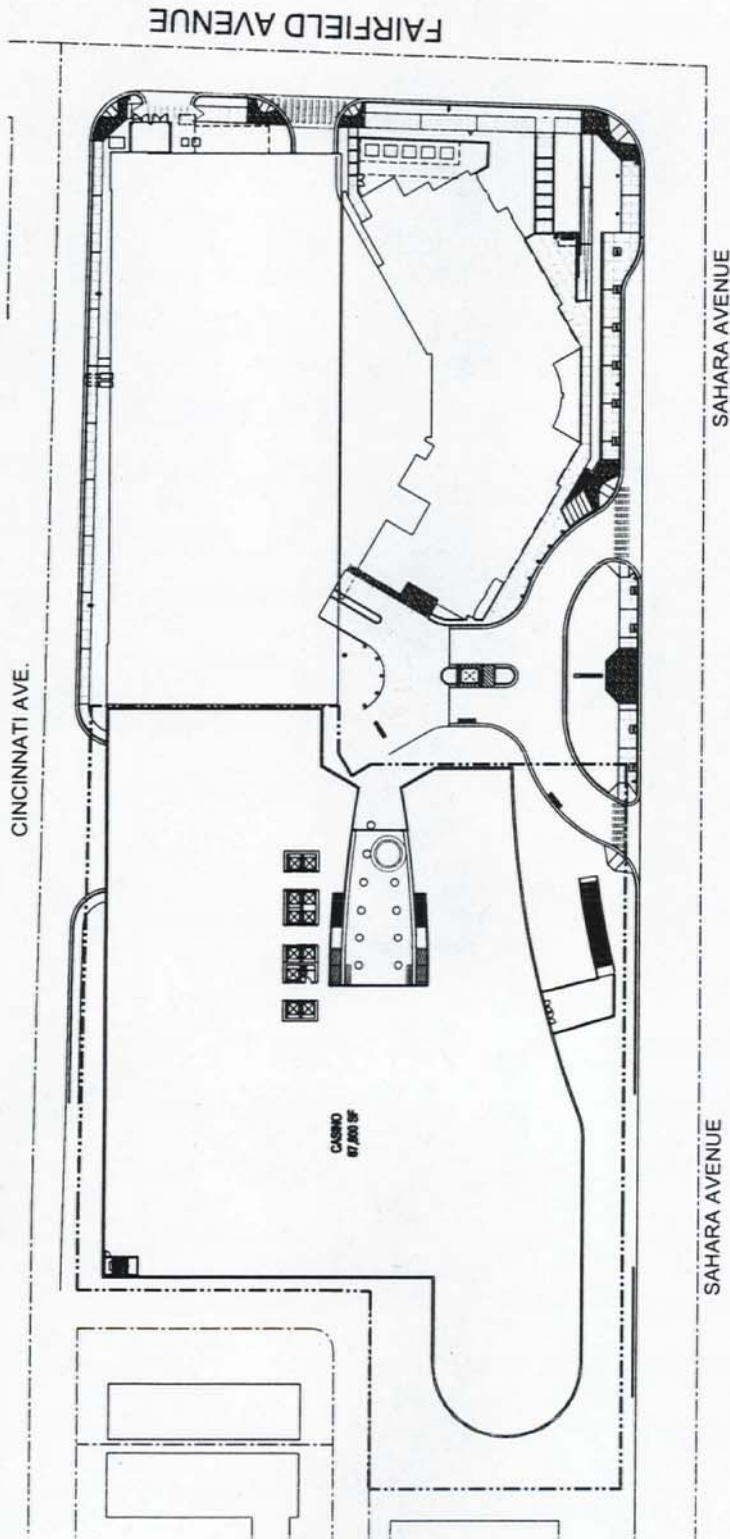
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EXA ENGINEERING, INC.
 10000 W. Sahara Avenue, Suite 100
 Las Vegas, NV 89135
 P: 702.444.8111 F: 702.444.8112
 www.exa-engineering.com

LEVEL 3 - CASINO PLAN (+25'-0")

SAHARA INVESTMENTS, LLC

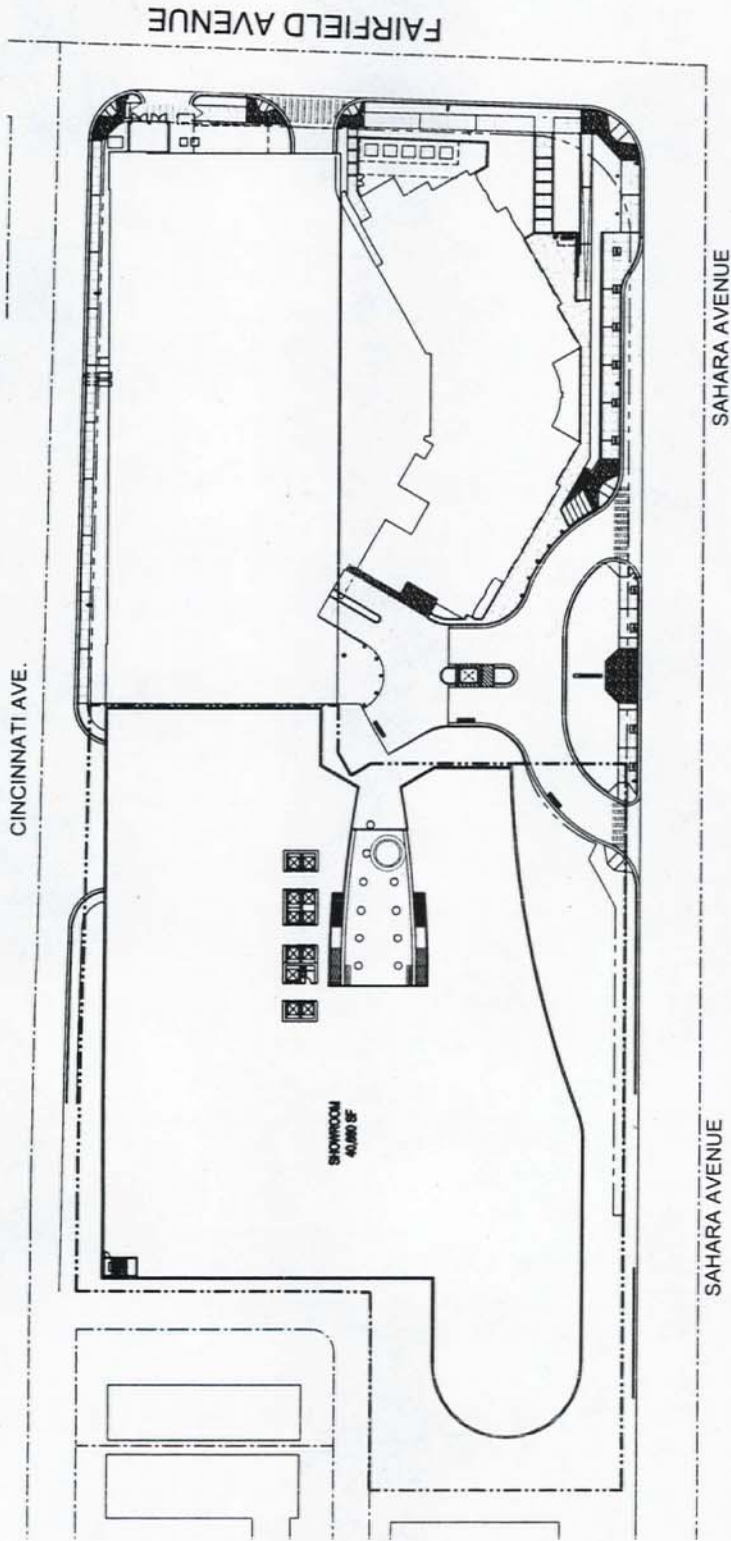
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LEVEL 4 - SHOWROOM PLAN (+55'-0")

SAHARA INVESTMENTS, LLC

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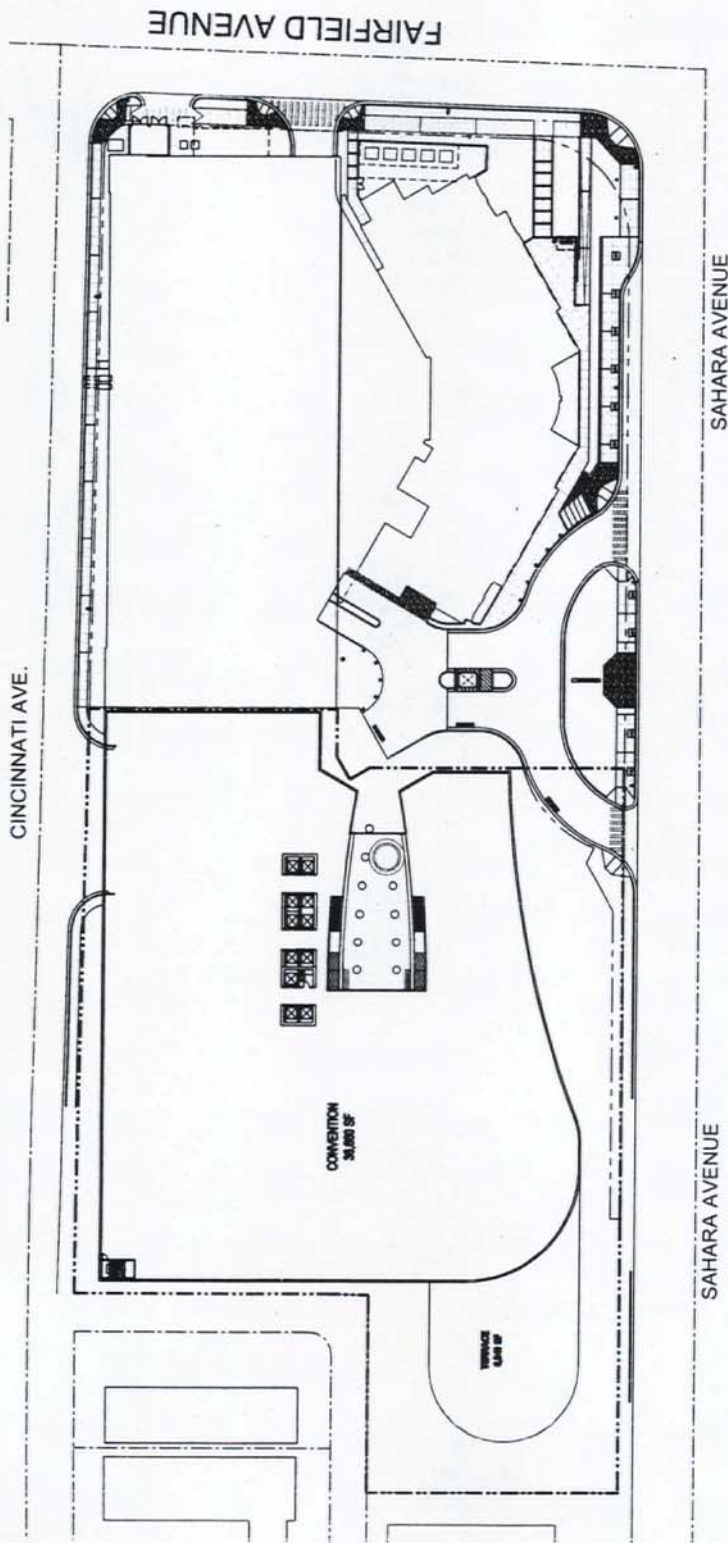
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LEVEL 5 - CONVENTION PLAN (+75'-0")

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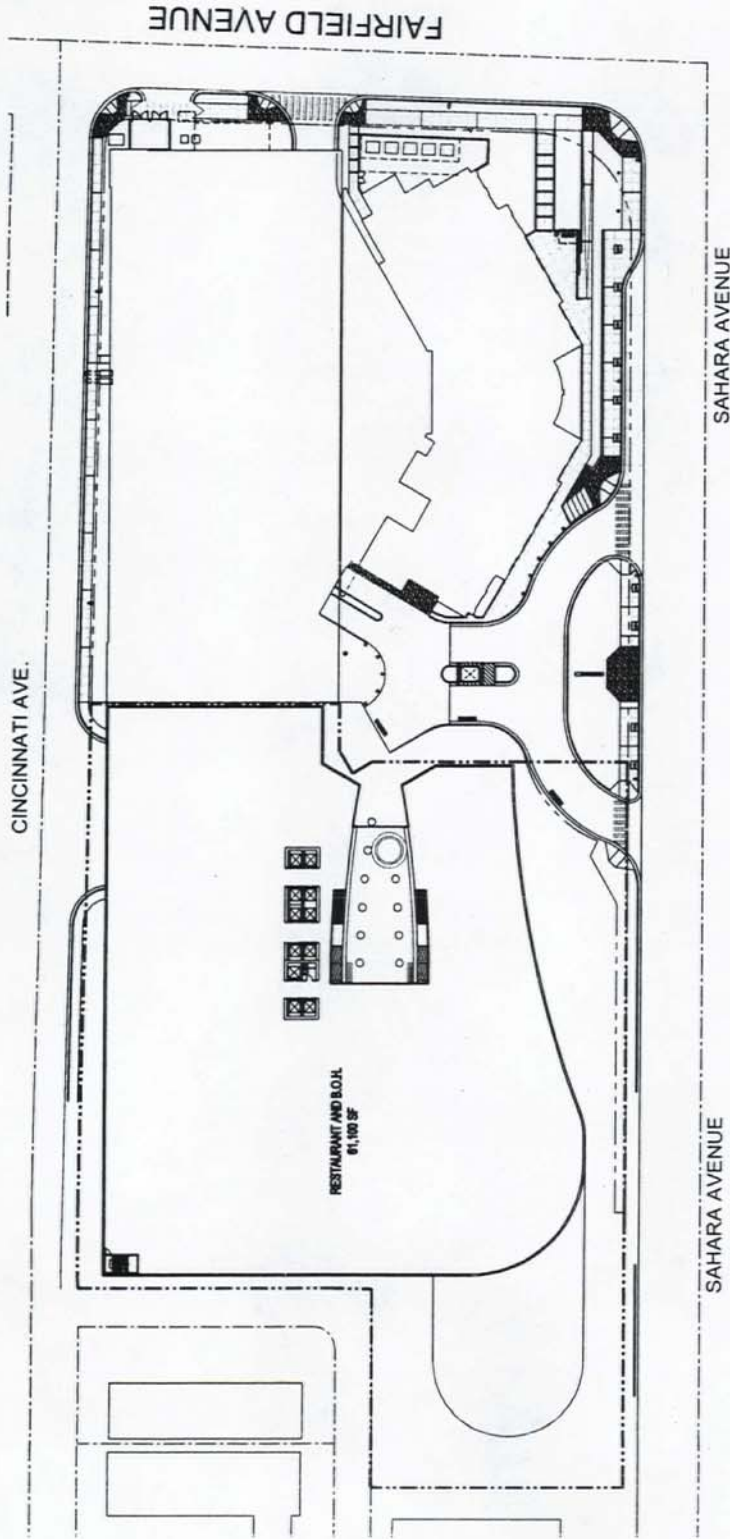
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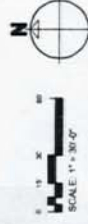
LEVEL 6 RESTAURANT PLAN (+95'-0")

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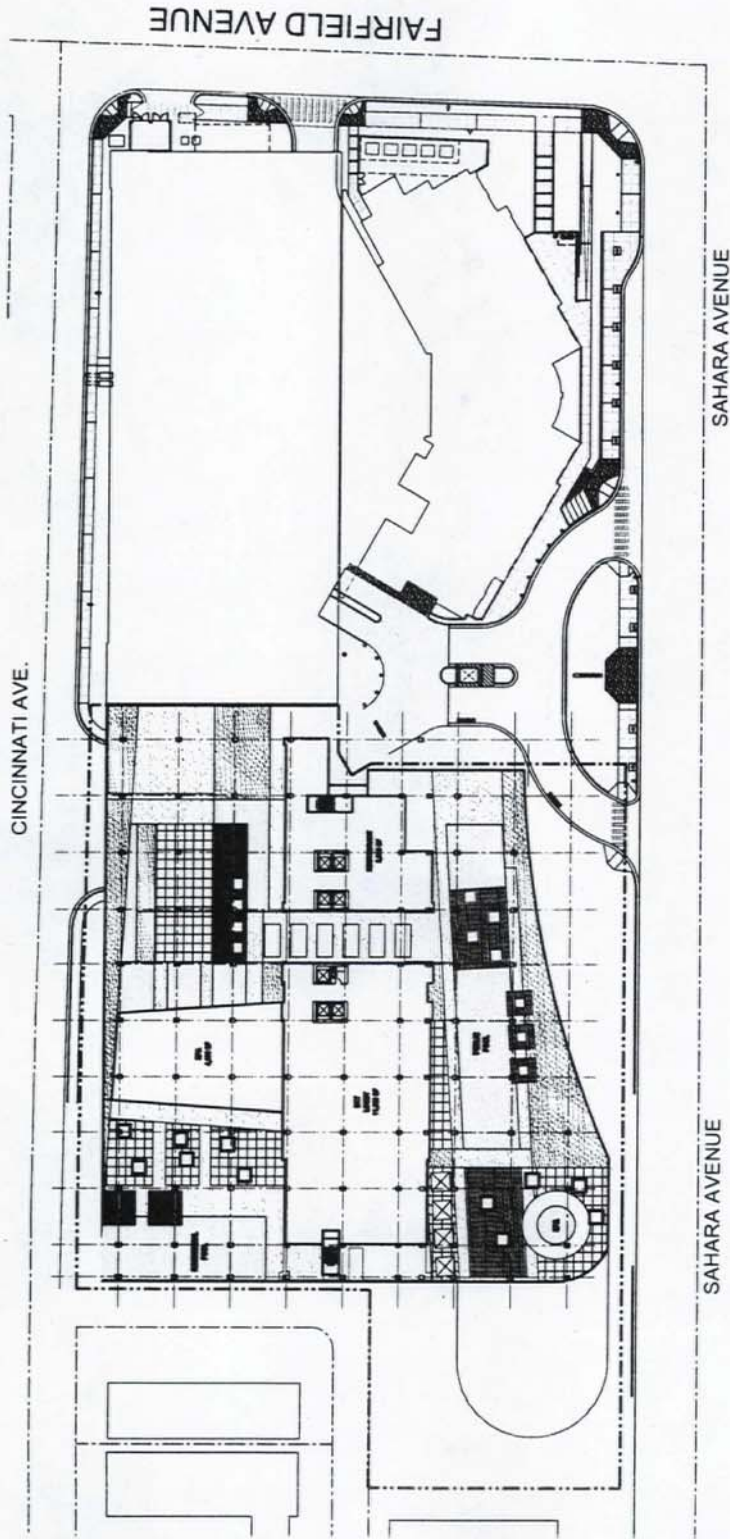
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LEVEL 7 - SKY LOBBY & POOL DECK LEVEL (+115'-0")

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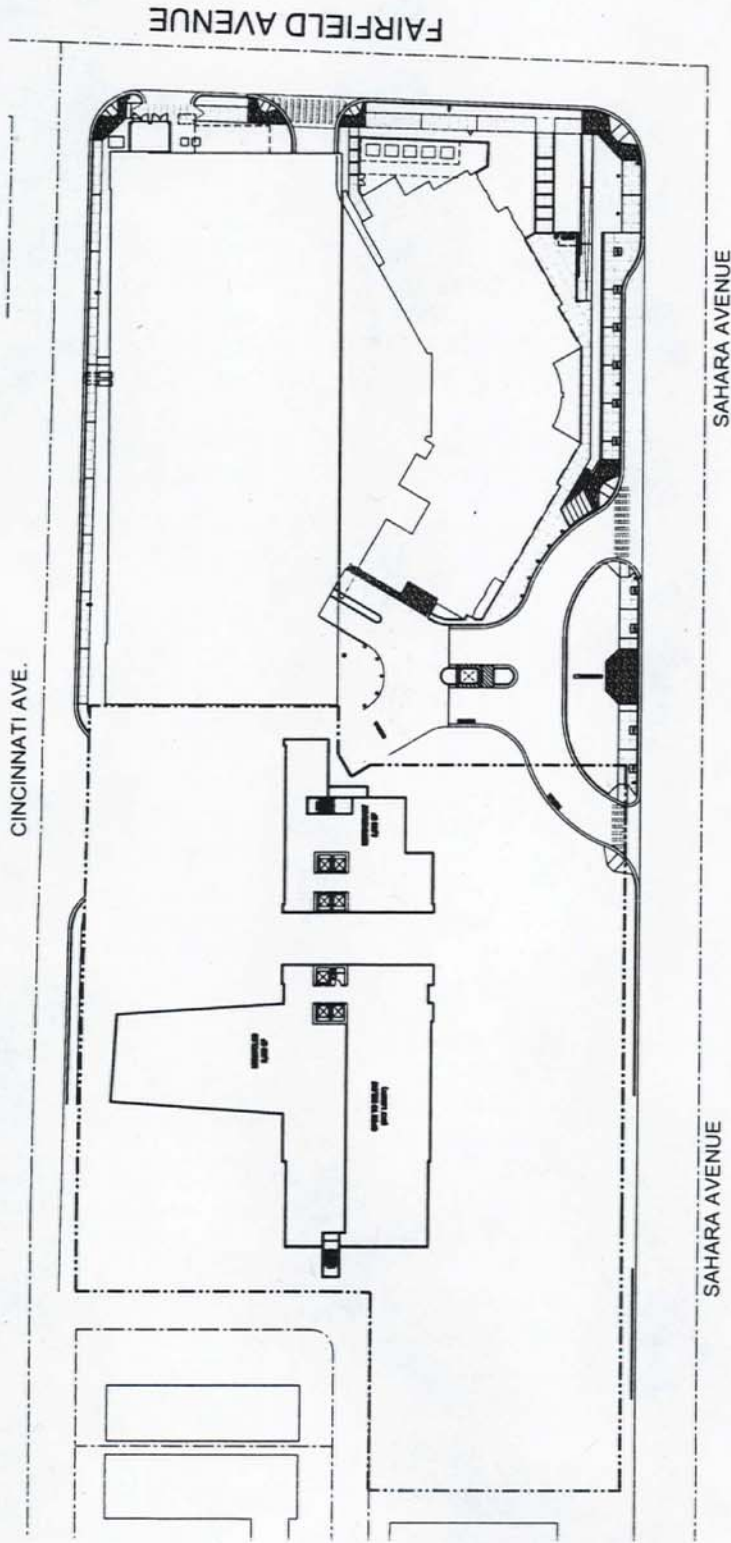
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LEVEL 8 - CLUB & RESTAURANT LEVEL (+135'-0")

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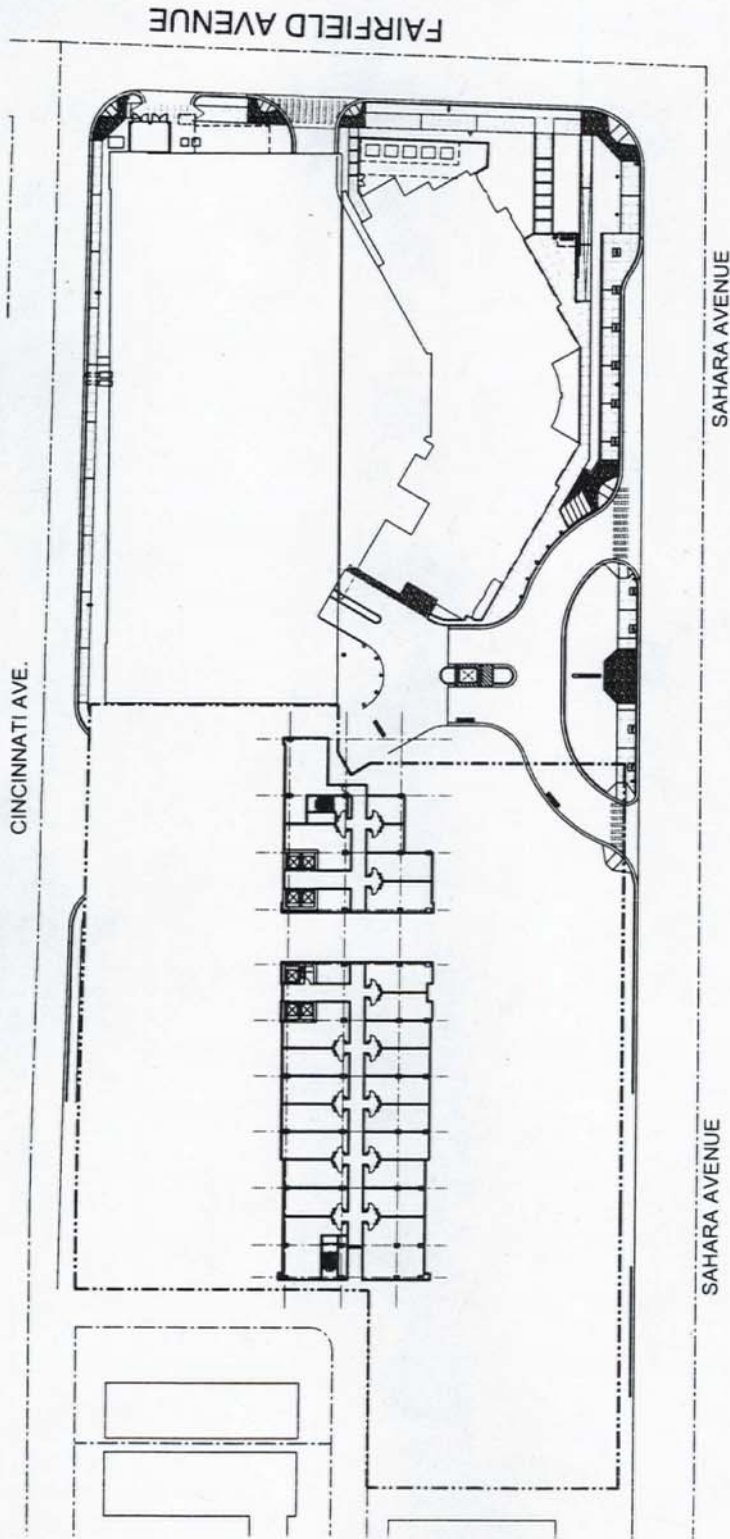
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LEVEL 9 - 10 TOWER LEVEL HOTEL (+145'-0" thru +155'-0")

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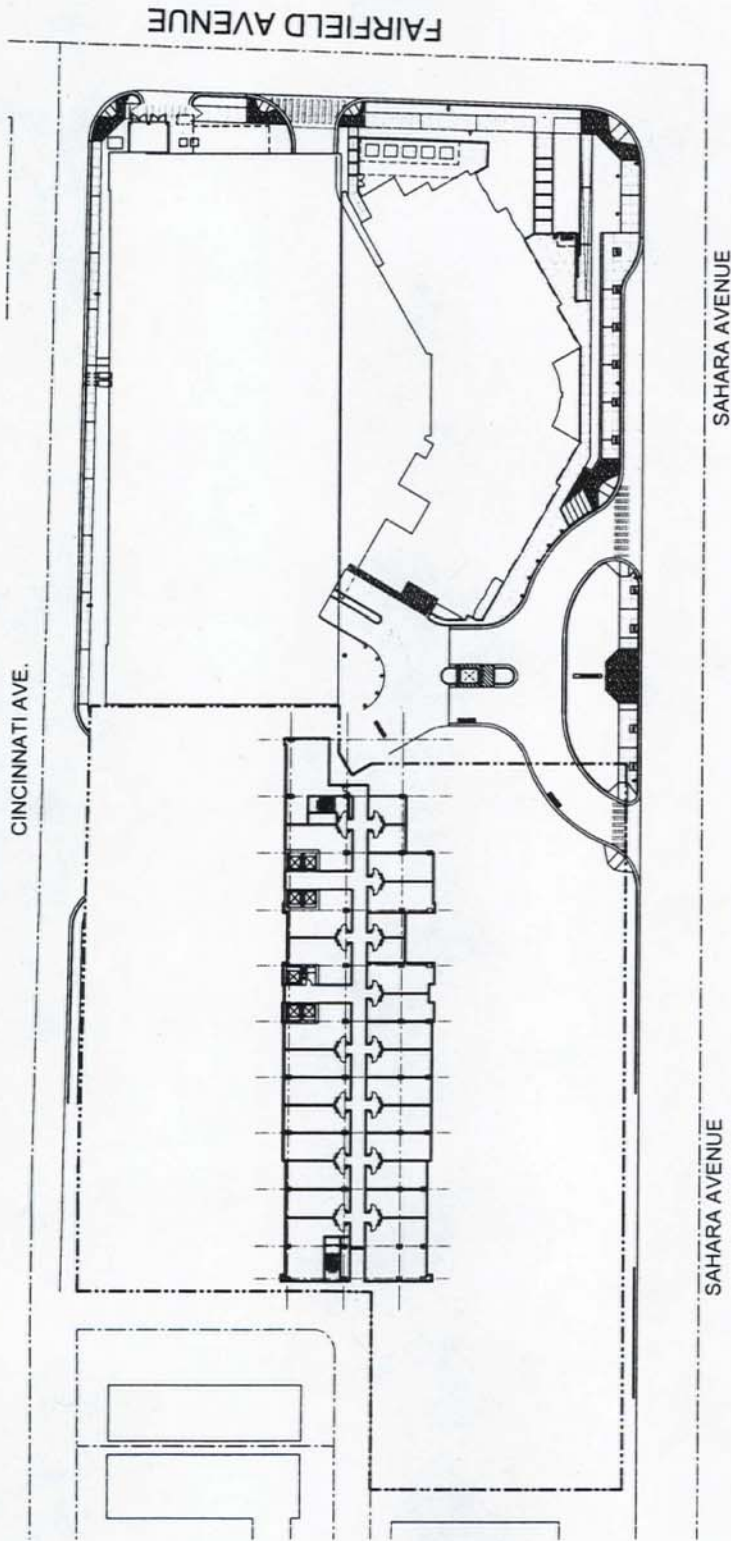
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LEVEL 11 - 20 TOWER PLAN HOTEL (+165'-0" thru +245'-0")
 SAHARA INVESTMENTS, LLC

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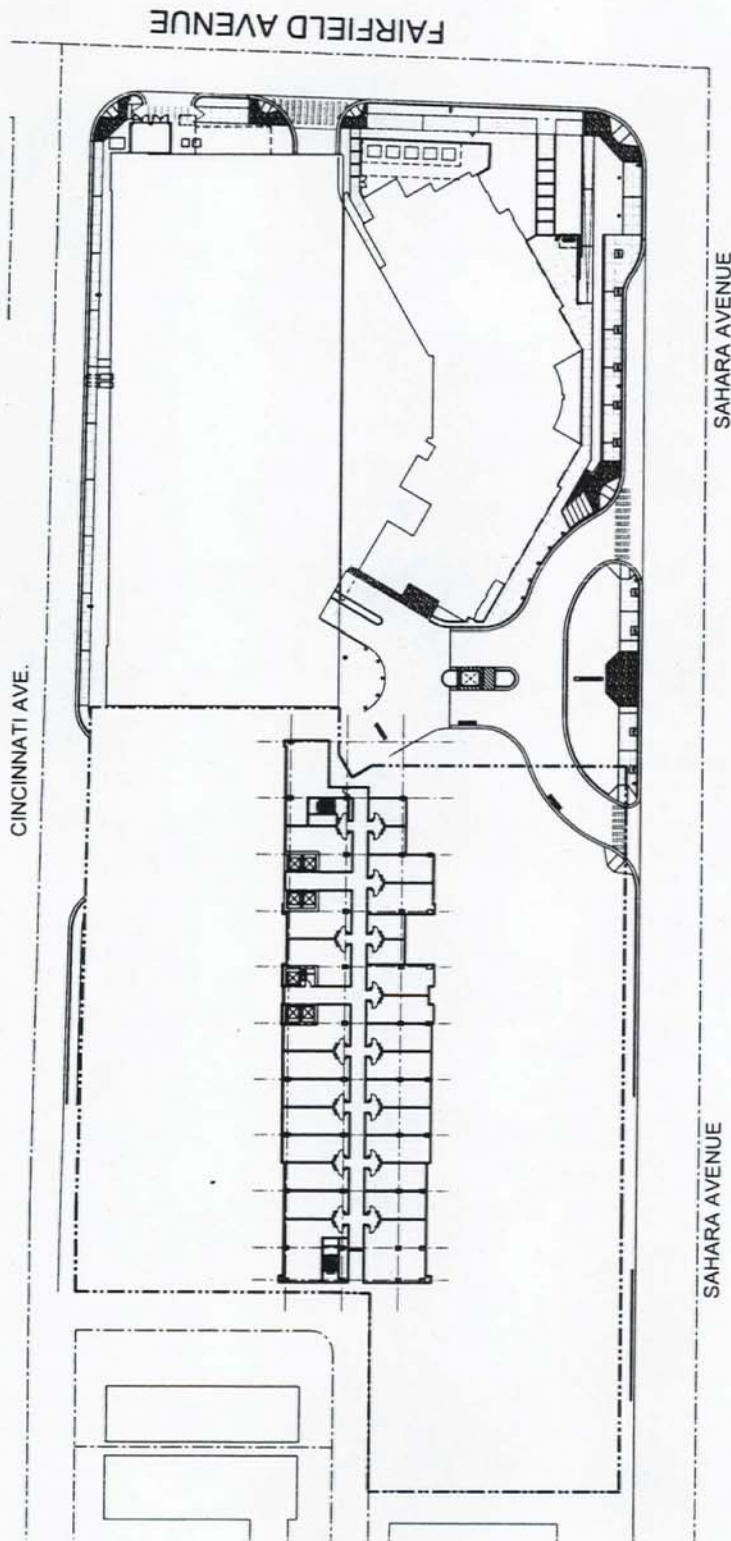
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LEVEL 21-44 TOWER PLAN HOTEL (+255'-0" thru +495'-0")

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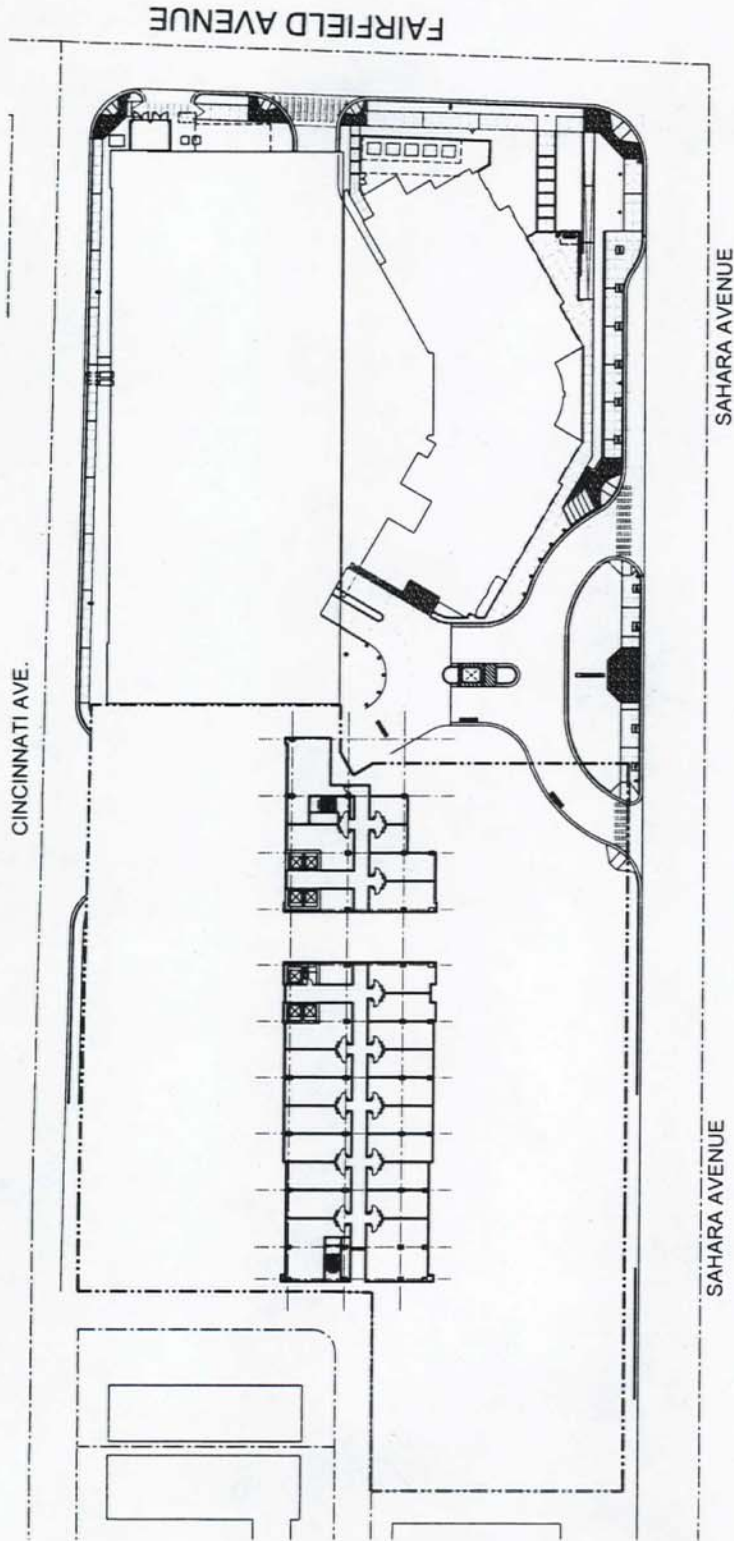
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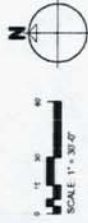
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LEVEL 45 - 58 TOWER PLAN CONDO/HOTEL (+505'-0" thru +635'-0")

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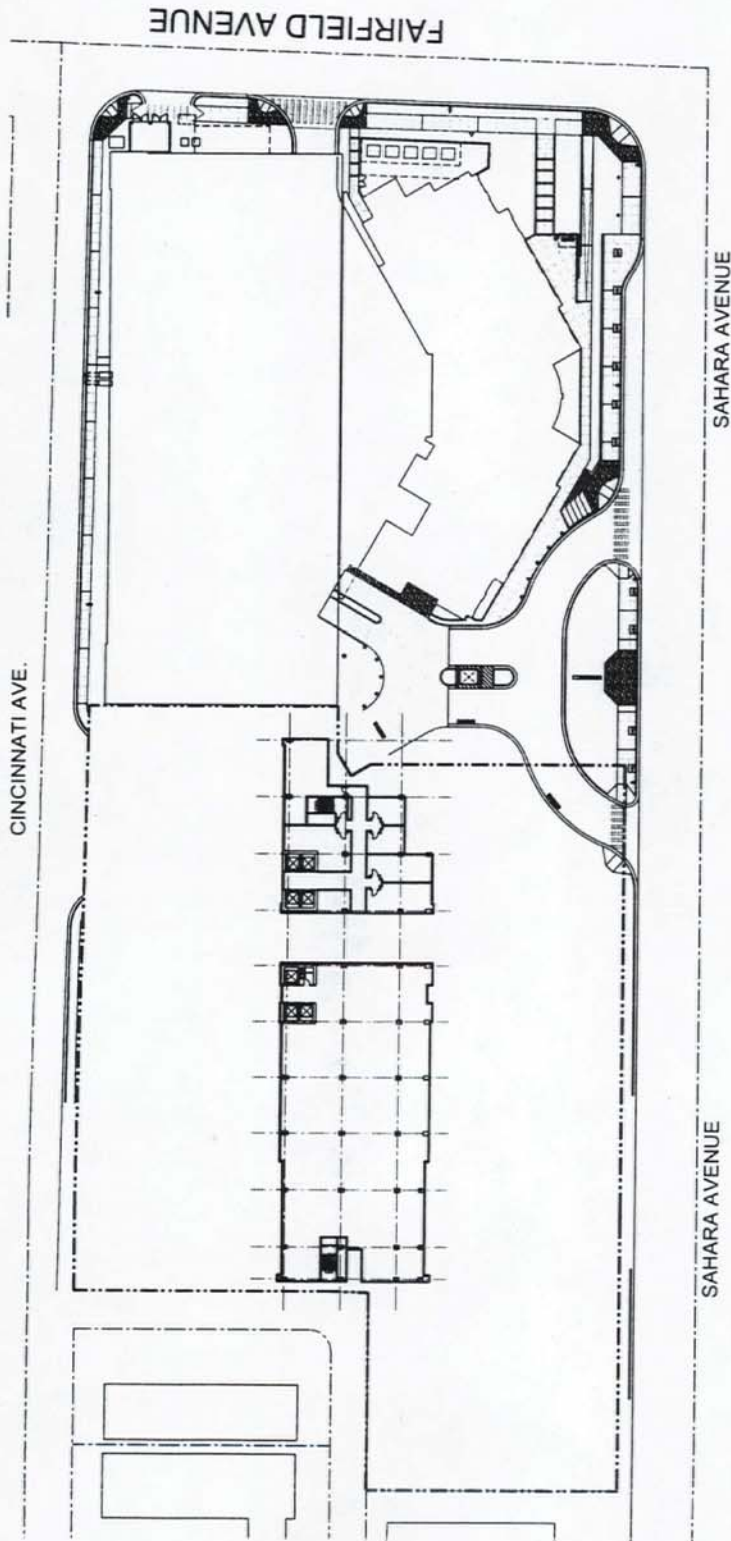
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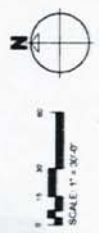
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LEVEL 59 - 60 SPLIT TOWER PLAN CONDO/HOTEL (+635'-0" - 655'-0")

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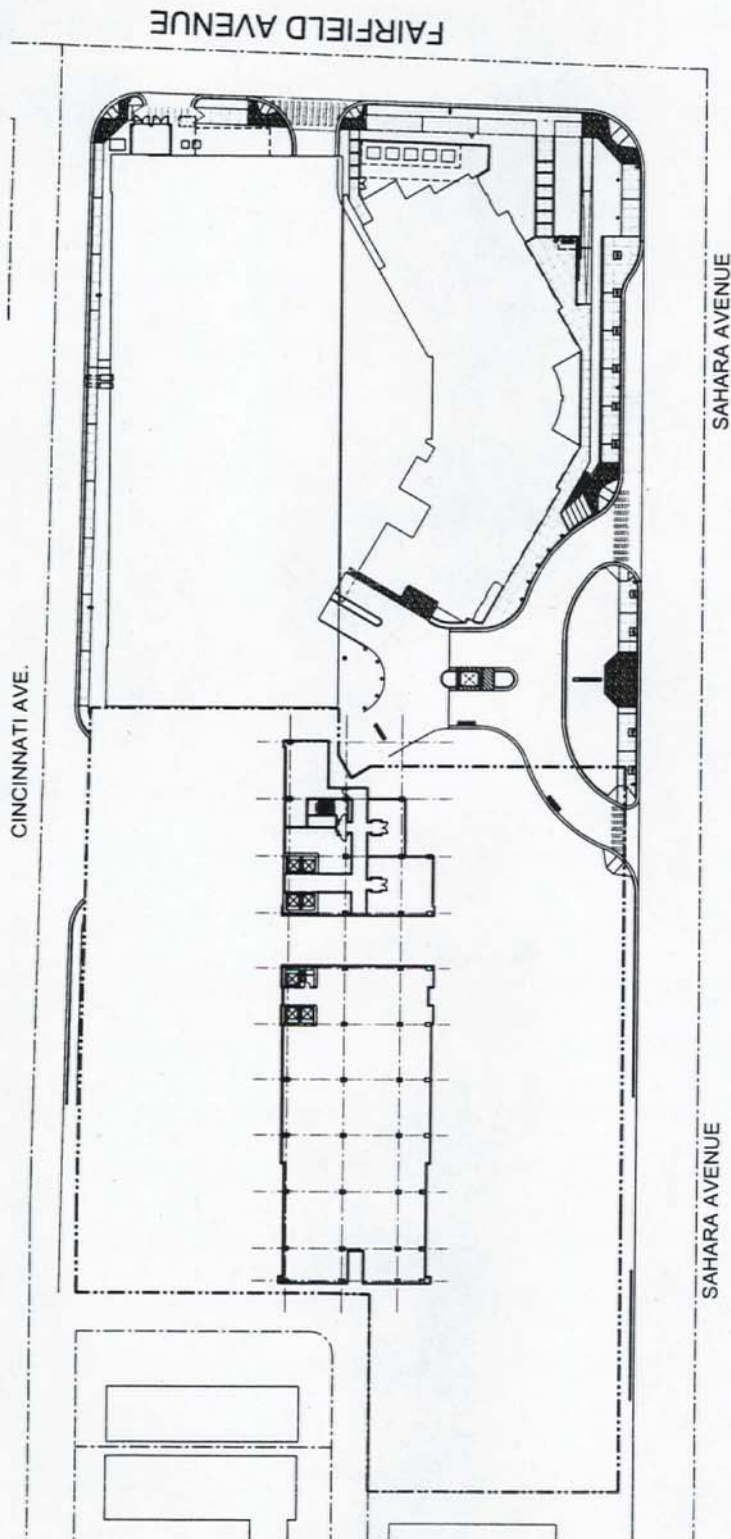
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LEVEL 61-LEVEL 72 - TYP. TOWER (CONDO/HOTEL) & RESTAURANT PLAN (665'-0" - 775'-0")

SAHARA INVESTMENTS, LLC

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LAS VEGAS, NEVADA



FX&A ARCHITECTS
 1000 LAS VEGAS AVENUE, SUITE 1000
 LAS VEGAS, NEVADA 89104
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Parking Analysis

PARKING REQUIRED (CITY OF LAS VEGAS):

RESORT HOTEL & CONDO

1 : GUESTROOM x (1,300 Rooms)	1,300 SPACES
TOTAL RESORT HOTEL PARKING. REQUIRED:	1,300 SPACES
1.25 : 1 BEDROOM CONDO (20 units)	25 SPACES
1.75 : 2 BEDROOM CONDO (10 units)	18 SPACES
2 : +3 BEDROOM CONDO (10 units)	20 SPACES
1.5 : UNIT - GUEST PARKING (40 units)	6 SPACES
TOTAL CONDO PARKING REQUIRED:	69 SPACES
CASINO (1 PER 90 S.F./ 67,800 S.F.):	754 SPACES

RESTAURANT CONVENTION-RETAIL: *(x 50% REDUCTION)

RETAIL (1 PER 175 S.F./12,000 S.F.):	*35 SPACES
RESTAURANT (1 PER 50 S.F./ 47,800 S.F.):	*478 SPACES
KITCHEN (1 PER 200 S.F./ 47,800 S.F.):	*120 SPACES
CONVENTION (1 PER 100 S.F./ 77,340 S.F.):	*387 SPACES
TOTAL RESTAURANT-CONV. PARKING REQ'D:	*1020 SPACES
TOTAL PARKING REQUIRED (ENTIRE PROJECT):	3,143 SPACES
TOTAL PARKING PROVIDED (ENTIRE PROJECT):	1,949 SPACES (38% REDUCTION)
TOTAL H/C PARKING REQUIRED:	30 H/C SPACES (INCL. 5 VAN)
TOTAL H/C PROVIDED:	32 H/C SPACES (INCL. 8 VAN)

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SDR 25261				
Sahara Investments, LLC				
N. Side W. Sahara Ave., E. of Fairfield Ave.				
Proposed 72-story mixed-use development				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HOTEL [ROOM]	1300	8.17	10,621
AM Peak Hour			0.56	728
PM Peak Hour			0.59	767
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CASINO HOTEL, CORRIDO [1000SF]	67.8	0.00	0
AM Peak Hour			0.00	0
PM Peak Hour			18.37	1,246
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	254	42.94	10,907
AM Peak Hour			1.03	262
PM Peak Hour			3.75	953
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	40	5.86	234
AM Peak Hour			0.44	18
PM Peak Hour			0.52	21
(heaviest 60 minutes)				
Total New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)				21,762
AM Peak Hour				1,007
PM Peak Hour				2,986
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Sahara Ave.				
Average Daily Traffic	74.486			

(ADT)				
PM Peak Hour	5,959			
<i>(heaviest 60 minutes)</i>				
Las Vegas Blvd.				
Average Daily Traffic (ADT)	32,275			
PM Peak Hour	2,582			
<i>(heaviest 60 minutes)</i>				
I-15 Ramps				
Average Daily Traffic (ADT)	79,548			
PM Peak Hour	6,364			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Sahara Ave.	51700			
Las Vegas Blvd.	51700			
I-15 Ramps	29500/ramp			
This project will add approximately 21,762 trips per day on Sahara Ave., Las Vegas Blvd., and the on and off ramps of I-15. This will increase expected volumes by about 29 percent on Sahara, by about 67 percent on Las Vegas, and by about 27 percent on the I-15 ramps. Sahara is currently over capacity, Las Vegas is at about 62 percent of capacity, and the I-15 ramps are at about 67 percent of capacity.				
Based on Peak Hour use, this development will add roughly 2,986 additional cars into the area; which works out to about 50 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				