



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

**SDR-25261**

Case Number: \_\_\_\_\_ 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: Andrew Fonfa

Print Name: Andrew Fonfa, Manager

Subscribed and sworn before me

This 22 day of October, 20 07

Jennifer E. Moss  
Notary Public in and for said County and State

Revised 11-14-06

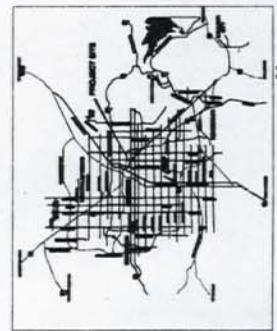


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\depot\Application Packet\Statement of Financial Interest.pdf



<u>PLANT LEGEND</u>	
<u>PLANT NAME</u>	<u>STATE</u>
SOUTHERN LIVE OAK	SC. & GA.
OR BIRCH, VIRGINIA	



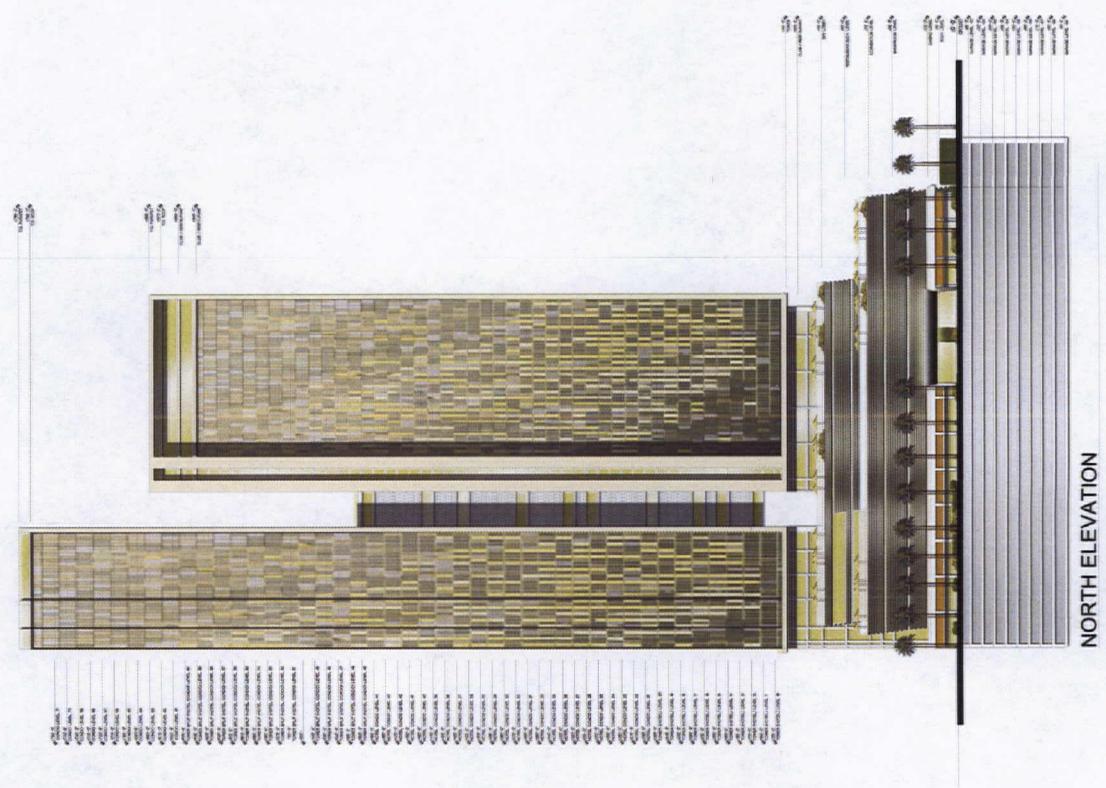
LAS VEGAS, NEVADA  
**SUP-25262**  
**SUP-25264**  
**REVISED**  
**ZON-25295**  
**SUP-25263**  
**SDR-25261**  
02/14/08 PC  
JANUARY 11, 2008

SAHARA INVESTMENTS, INC  
THE LANDSCAPE PLAN (+U-U-)

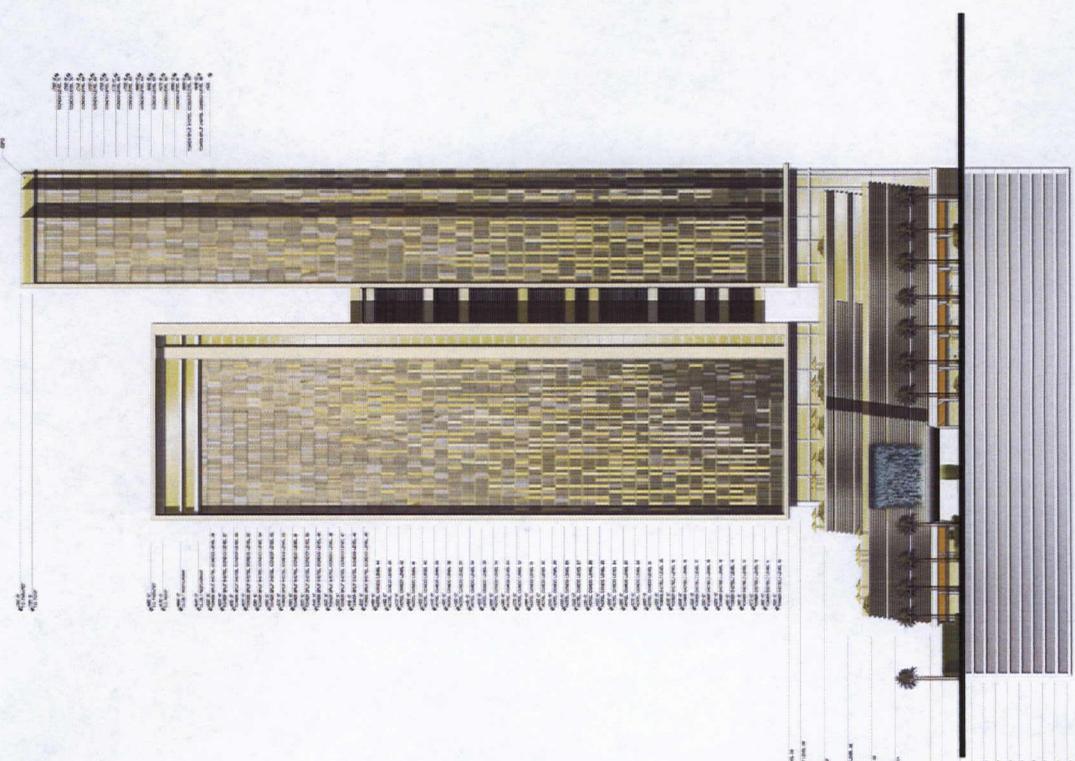
SAHARA INVESTMENTS, LLC

JEXEA  
1995

ED VANCE AND ASSOCIATES  
100 EAST PINE STREET, SUITE 1000  
LAS VEGAS, NEVADA 89101  
P. 702/586-1111 F. 702/586-1112



NORTH ELEVATION



SOUTH ELEVATION

**EXTERIOR ELEVATIONS**

SAHARA INVESTMENTS, LLC

ZON-25295      SUP-25262      OCTOBER 8, 2007      LAS VEGAS, NEVADA

SUP-25263      SUP-25264  
SDR-25261      REVISED

02/14/08 PC

EV&A

a chre'et's  
EDWARD AND JAMES CLAYTES  
900 PAVILION CENTER DRIVE SUITE 160  
LAS VEGAS, NEVADA 89144  
P. 702.946.8195 F. 702.946.8196  
www.advanceassociates.com

0 15 30 60  
SCALE: 1" = 30'-0"  
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FEB 04 2008

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FEB 04 2008

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

LAS VEGAS, NEVADA

OCTOBER 8, 2007

**SUP-25262**  
**SUP-25263**  
**SDR-25261**  
**02/14/08 PC**

**EXTERIOR ELEVATIONS**

SAHARA INVESTMENTS, LLC

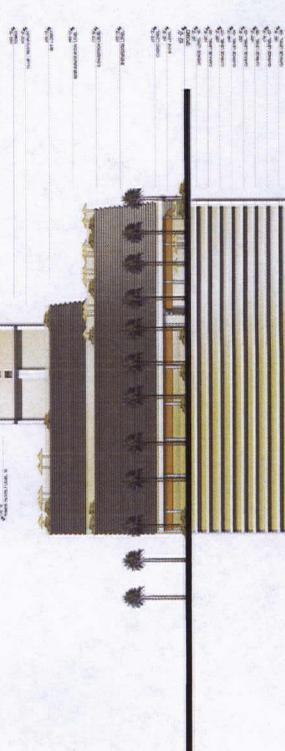
ED VANCE AND ASSOCIATES  
900 AVALON CENTER DRIVE SUITE 160  
LAS VEGAS, NEVADA 89144  
P. 702.946.8195 F. 702.946.8196  
www.advanceassociates.com

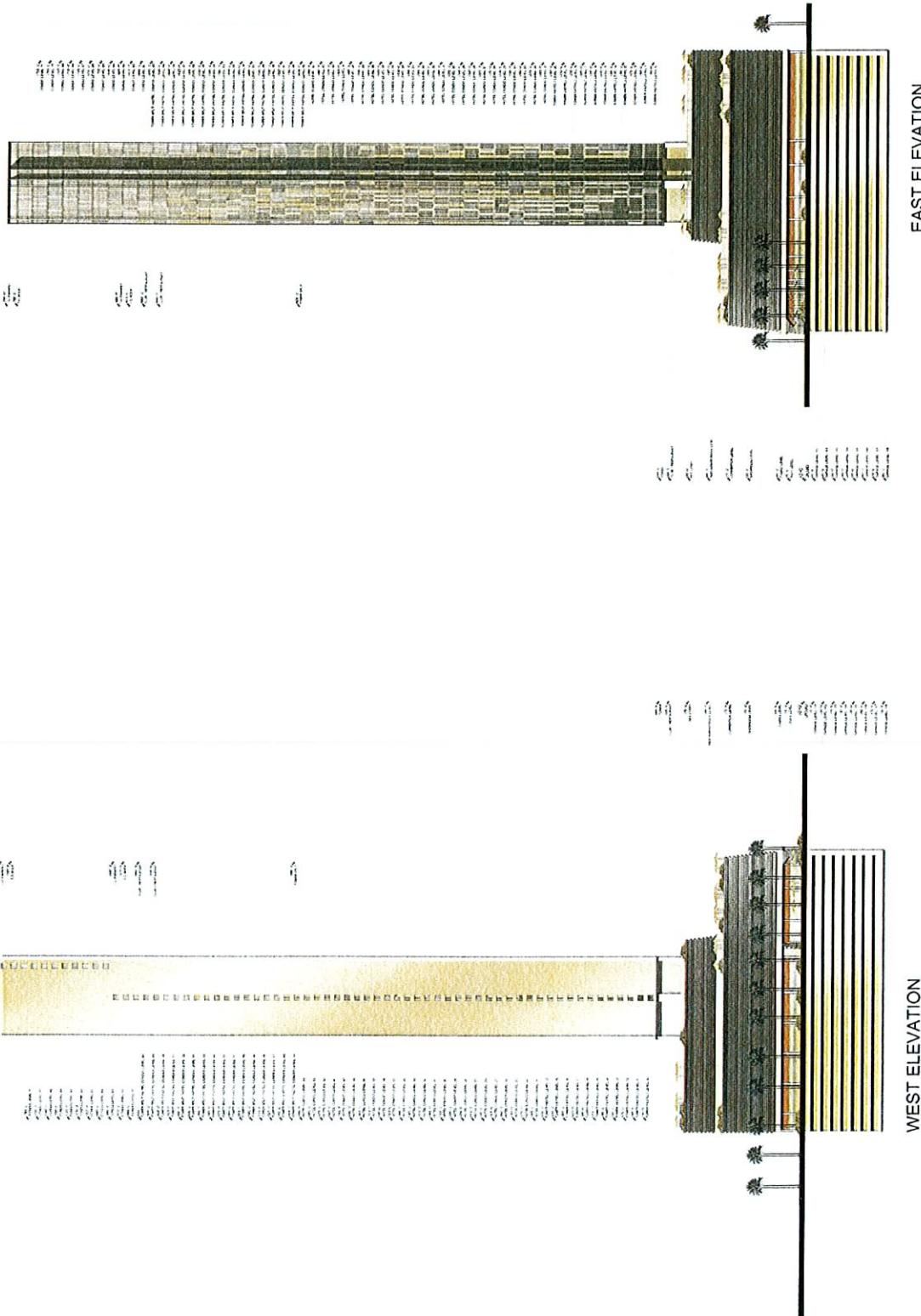
**EV&A**  
architects

EAST ELEVATION



WEST ELEVATION





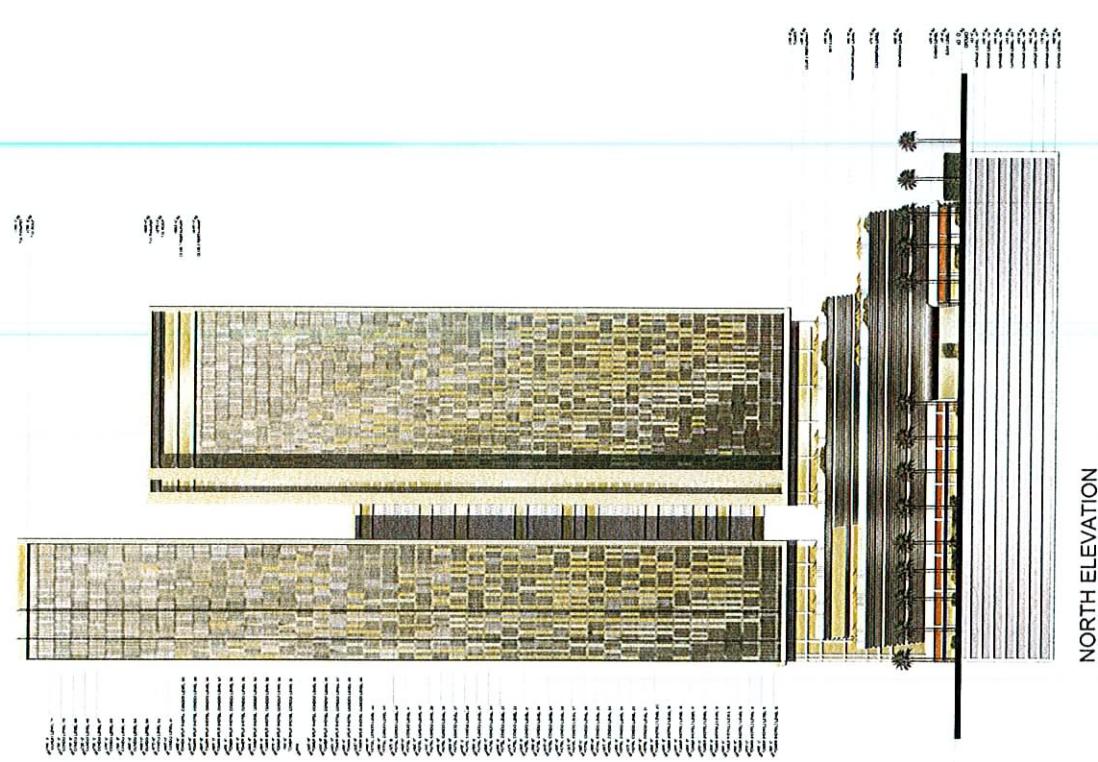
**EXTERIOR ELEVATIONS**  
SAHARA INVESTMENTS, LLC

**SUP-25262 SUP-25263** OCTOBER 8, 2007  
**SUP-25264 SDR-25261**  
**12/06/07 PC**

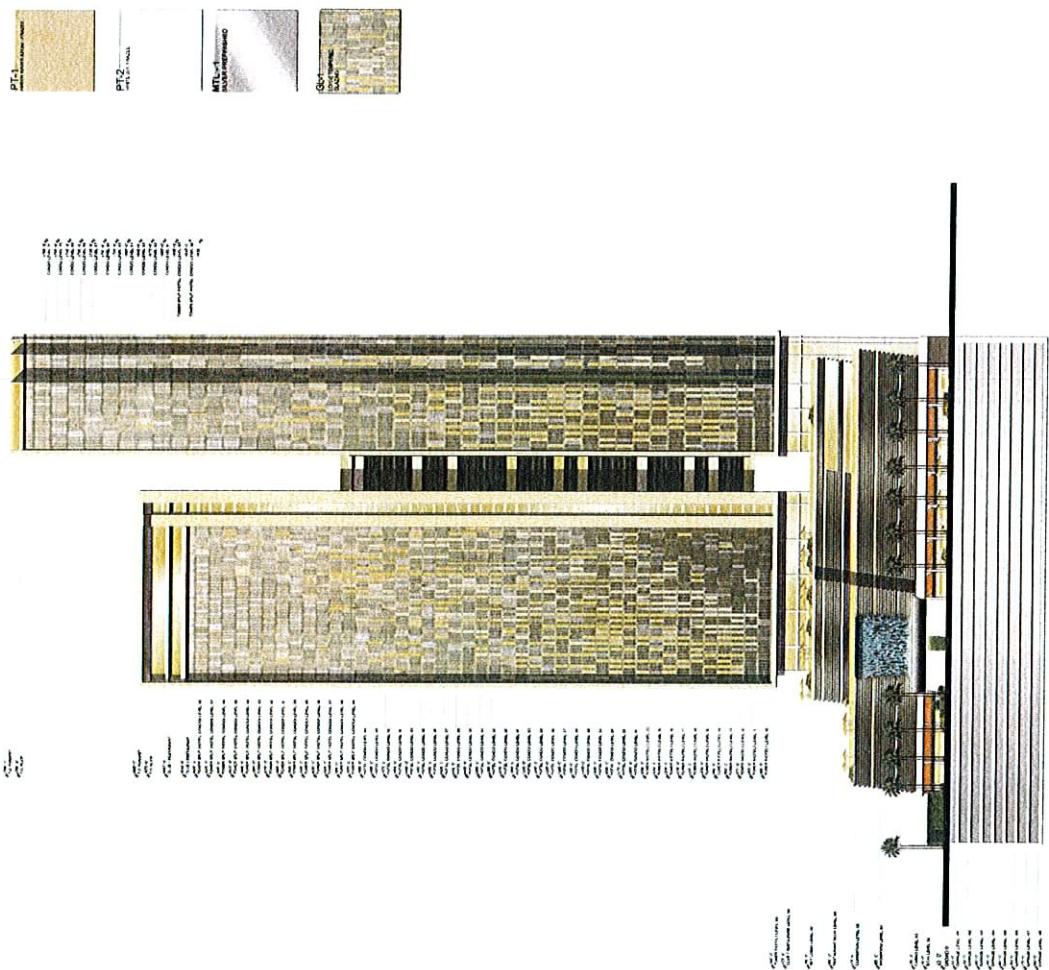
**RECEIVED**  
LAS VEGAS, NEVADA  
OCT 23 2007  
SCALE 1" = 30'-0"

ED VANCE AND ASSOCIATES  
900 S. LAS VEGAS ROAD, SUITE 100  
LAS VEGAS, NEVADA 89144  
PHONE: (702) 733-1000  
FAX: (702) 733-1001  
E-MAIL: [EDVANCE@EDVANCE.COM](mailto:EDVANCE@EDVANCE.COM)

**EVA**  
a c i p r o j e c t s



NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATIONS

SAHARA INVESTMENTS, LLC

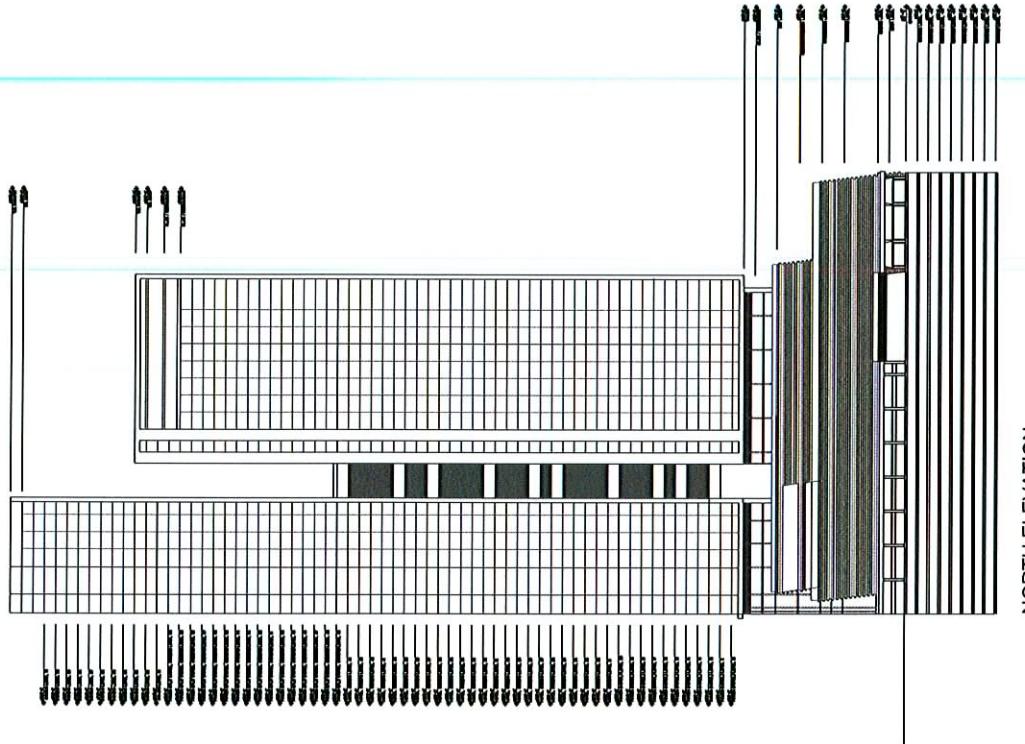
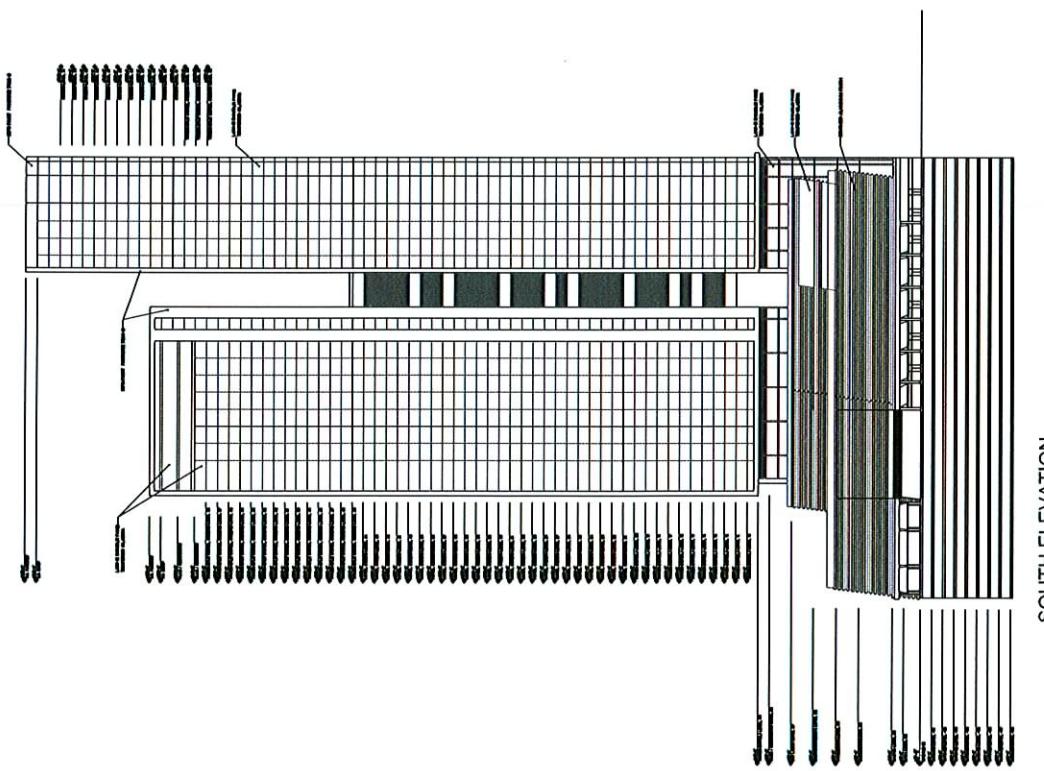
OCTOBER 8, 2007

**SUP-25262**   **SUP-25263**  
**SUP-25264**   **SDR-25261**  
**12/06/07 PC**

LAS VEGAS, NEVADA  
 SCALE: 1" = 30'-0"  
 DRAFTED BY: [Signature]  
 DATE: OCT 23 2007

**E&A**  
a c i r c u l s

ED VANCE AND ASSOCIATES  
 1000 AVIATOR CENTER DRIVE SUITE 100  
 LAS VEGAS, NV 89118  
 T: 702.946.4110  
 F: 702.946.4110  
 www.advancesassociates.com



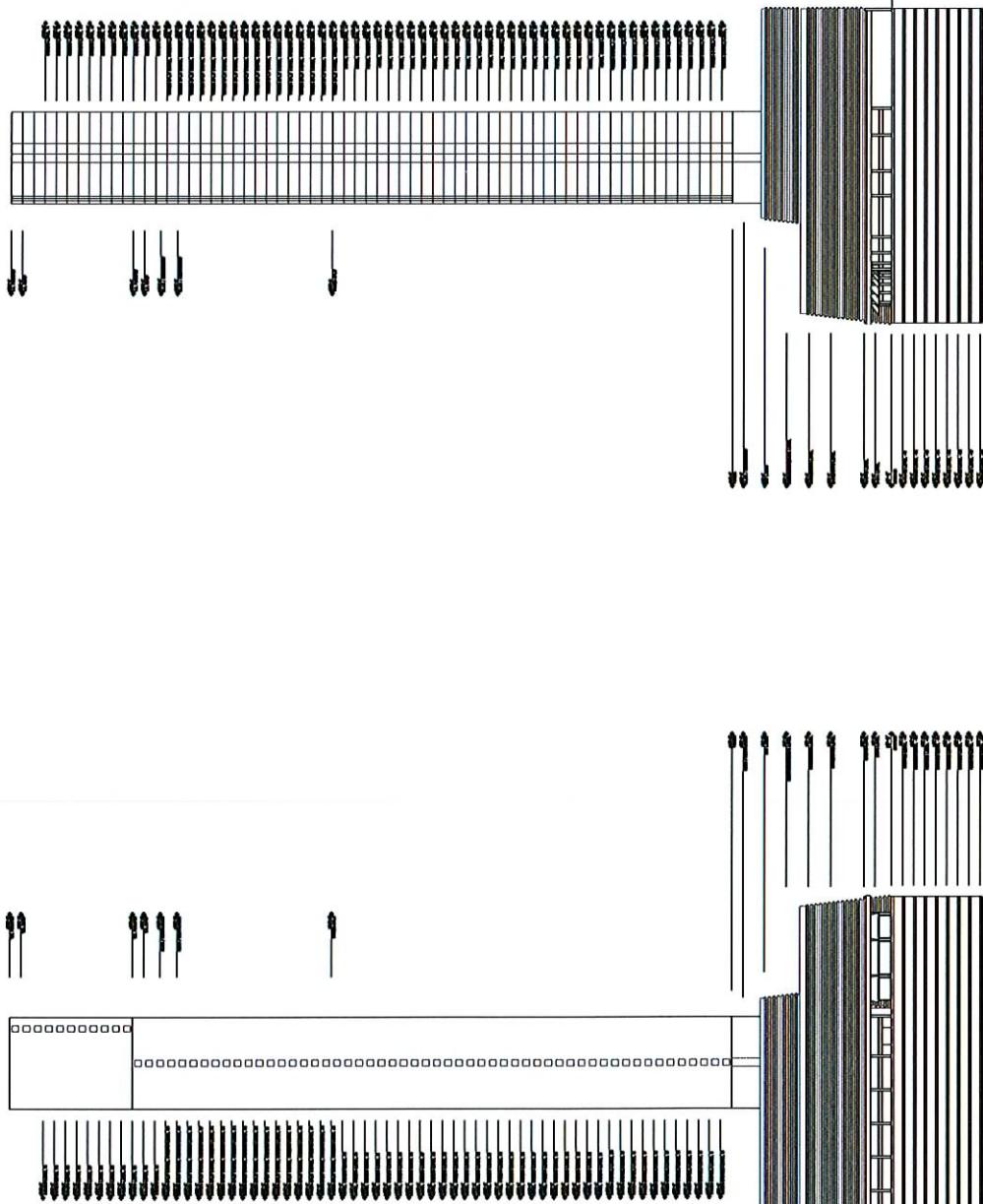
**EXTERIOR ELEVATIONS**  
SUP-25262   SUP-25263   OCTOBER 23, 2007  
SUP-25264   SDR-25261   LAS VEGAS, NEVADA

RD VANCE AND ASSOCIATES  
100 SAVAGE CENTER, UNIT 100  
LAS VEGAS, NEVADA 89144  
P: 702.346.3100  
F: 702.346.3105  
[www.rdvance.com](http://www.rdvance.com)

**EV&A**  
A R C H I T E C T S

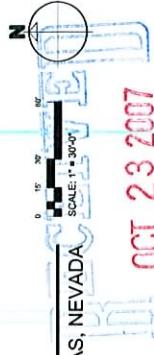
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SUP-25264   SDR-25261  
12/06/07 PC**

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EXTERIOR ELEVATIONS  
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SUP-25264 SDR-25261  
12/06/07 PC

ED VANCE AND ASSOCIATES  
ED VANCE, OWNER  
1000 LAS VEGAS, NEVADA 89144  
P. 702.364.8195 F. 702.364.8196  
[www.edvance.com](http://www.edvance.com)

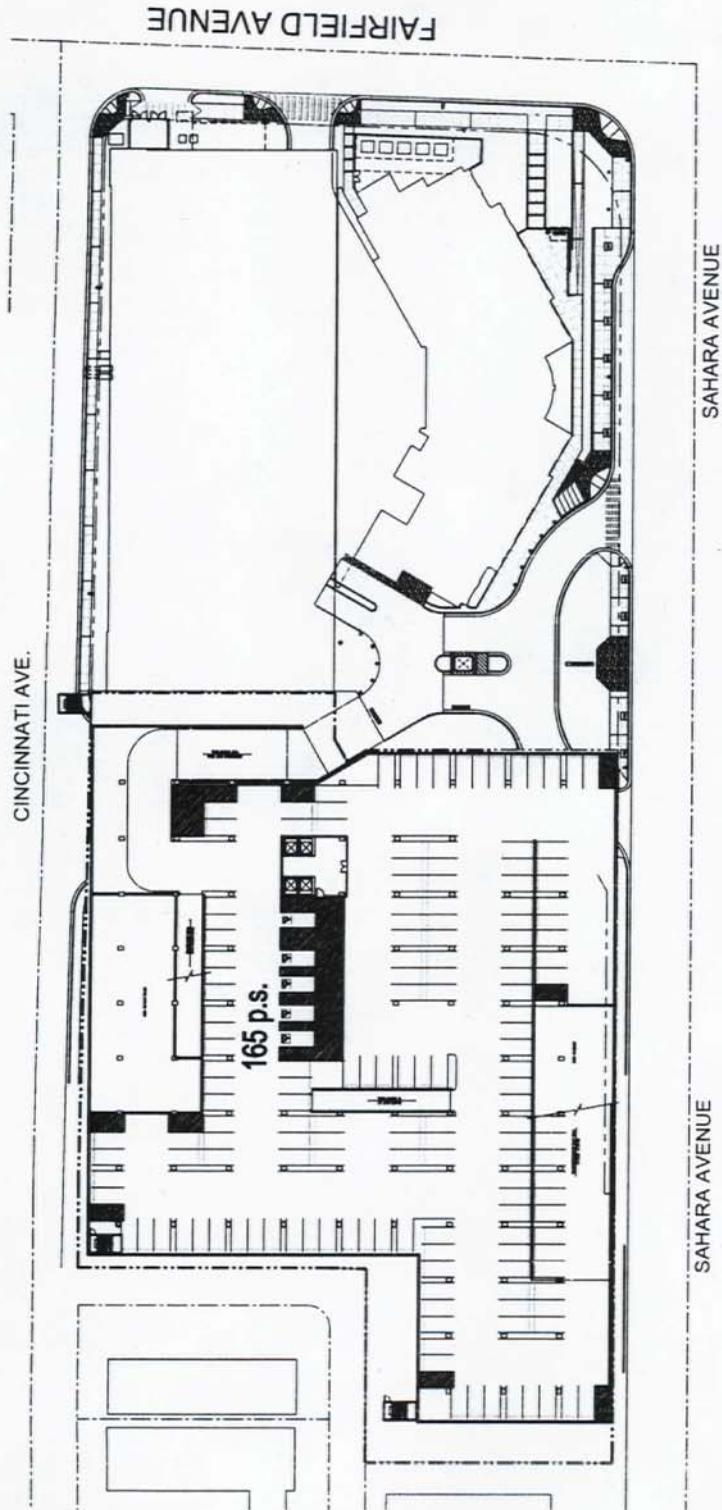


OCTOBER 23, 2007

LAS VEGAS, NEVADA

OCT 23 2007

**EVAA**  
ED VANCE & ASSOCIATES



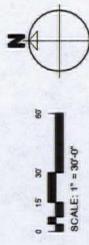
**EY&A**  
Engineering  
Architectural  
Planning

ED VANCE AND ASSOCIATES  
100 EAST 10TH STREET  
LA VIEILLE, NEW YORK 10014  
P: 212.542.1719 F: 212.542.1719

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SCALE 1" = 30'-0"

**L SUP-25262A**  
**ZON-25295** **SUP-25263** **SUP-25264**  
**SDR-25261** **REVISED**  
**02/14/08 PC**

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FEB 04 2008

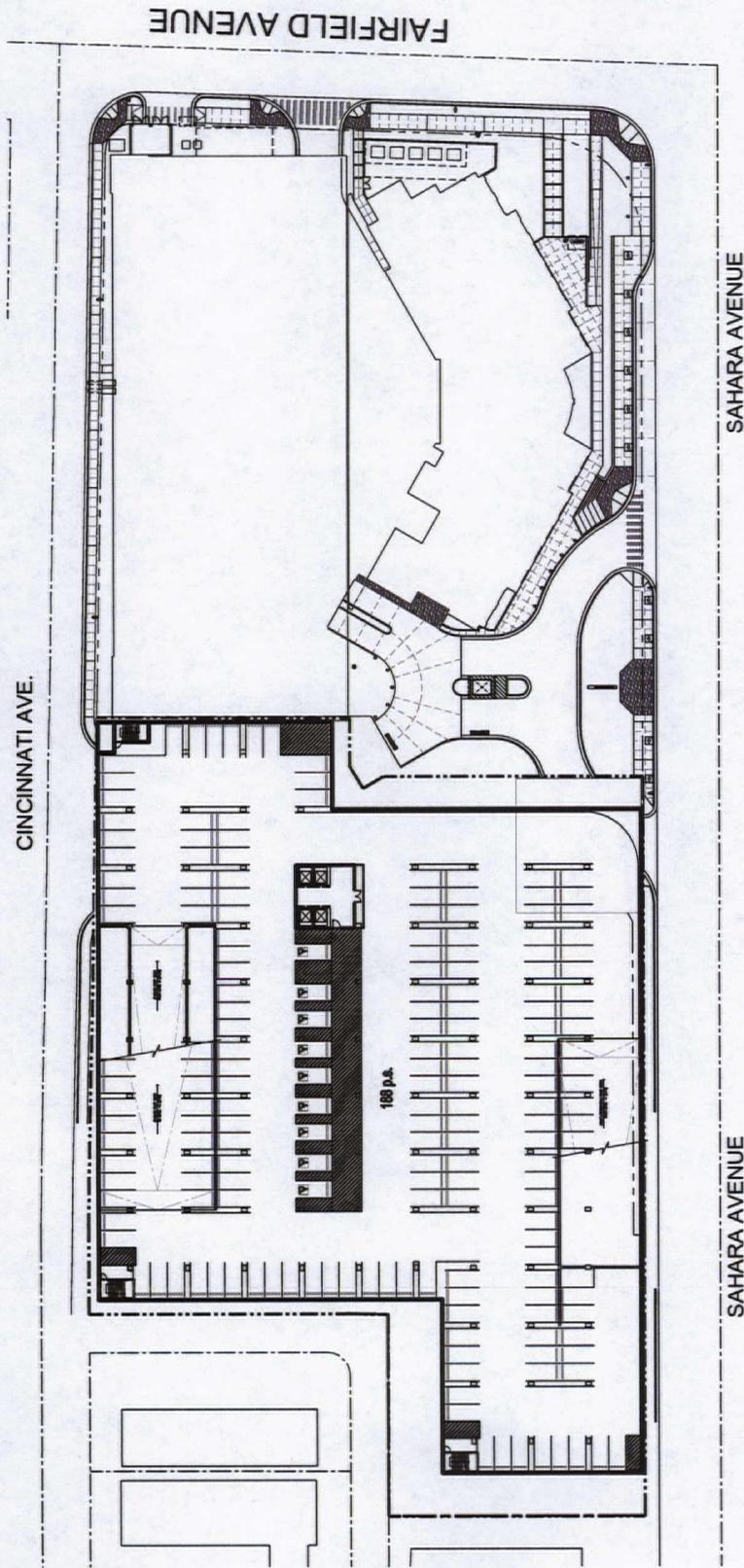
LAS VEGAS, NEVADA

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SDR-25261    REVISED

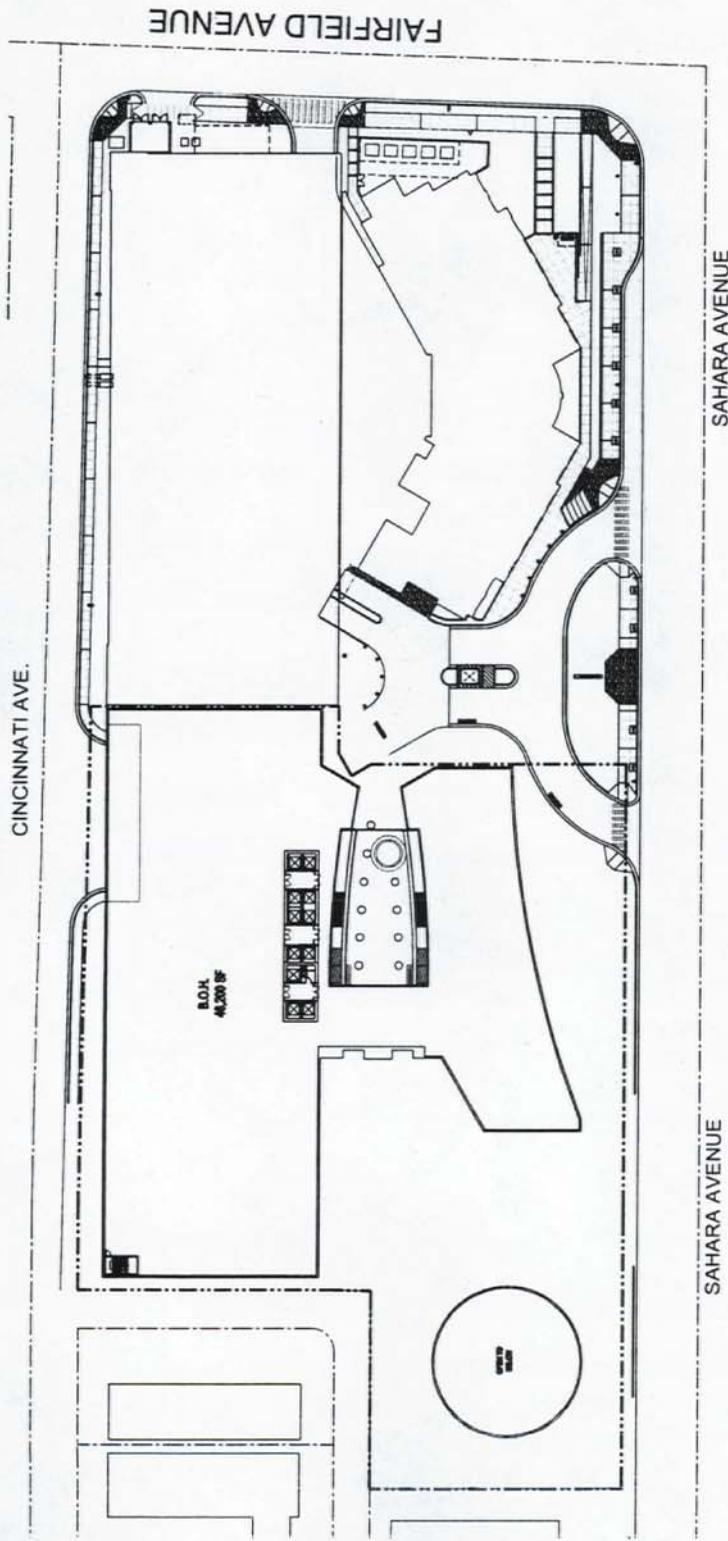
02/14/08 PC

LEVEL (-2) - GARAGE PLAN (-20'-0")  
SAHARA INVESTMENTS, LLC

EVQA  
ARCHITECTURE  
ED VANCE AND ASSOCIATES  
1001 AVIATION CENTER DRIVE, SUITE 100  
LAS VEGAS, NEVADA 89118  
PHONE: 702.733.4111  
FAX: 702.733.4112  
E-MAIL: [www.edvanceassociates.com](http://www.edvanceassociates.com)







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 SUP-25263      SUP-25264  
 SDR-25261      REVISED  
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LAS VEGAS, NEVADA

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SAHARA INVESTMENTS, LLC

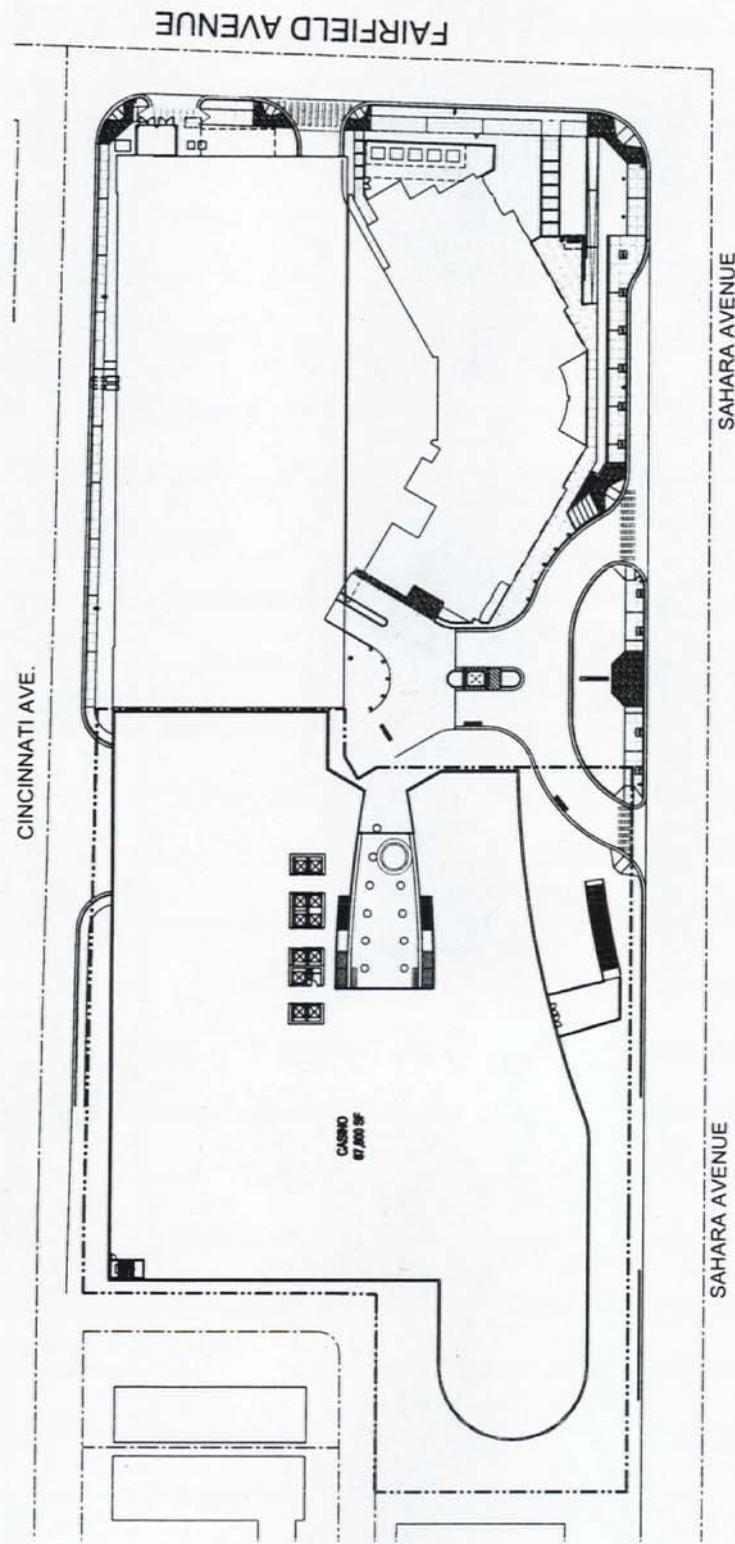
**LEVEL 2 - BACK OF HOUSE PLAN (+15'-0")**

**EV&A**  
ED VANCE AND ASSOCIATES  
 101 LAS VEGAS CENTER, SUITE 100  
 LAS VEGAS, NEVADA 89101  
 (702) 733-4444  
 FAX: (702) 733-4445  
 E-MAIL: [EVAN@AOL.COM](mailto:EVAN@AOL.COM)



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 SDR-25261      REVISED  
 02/14/08 PC

SAHARA INVESTMENTS, LLC

ED VANCE AND ASSOCIATES  
 1000 LAS VEGAS BLVD. STE. 100  
 LAS VEGAS, NV 89101  
 (702) 733-1700  
 FAX: (702) 733-1701  
 E-MAIL: [EDV@AOL.COM](mailto:EDV@AOL.COM)

**EVA**  
 1777

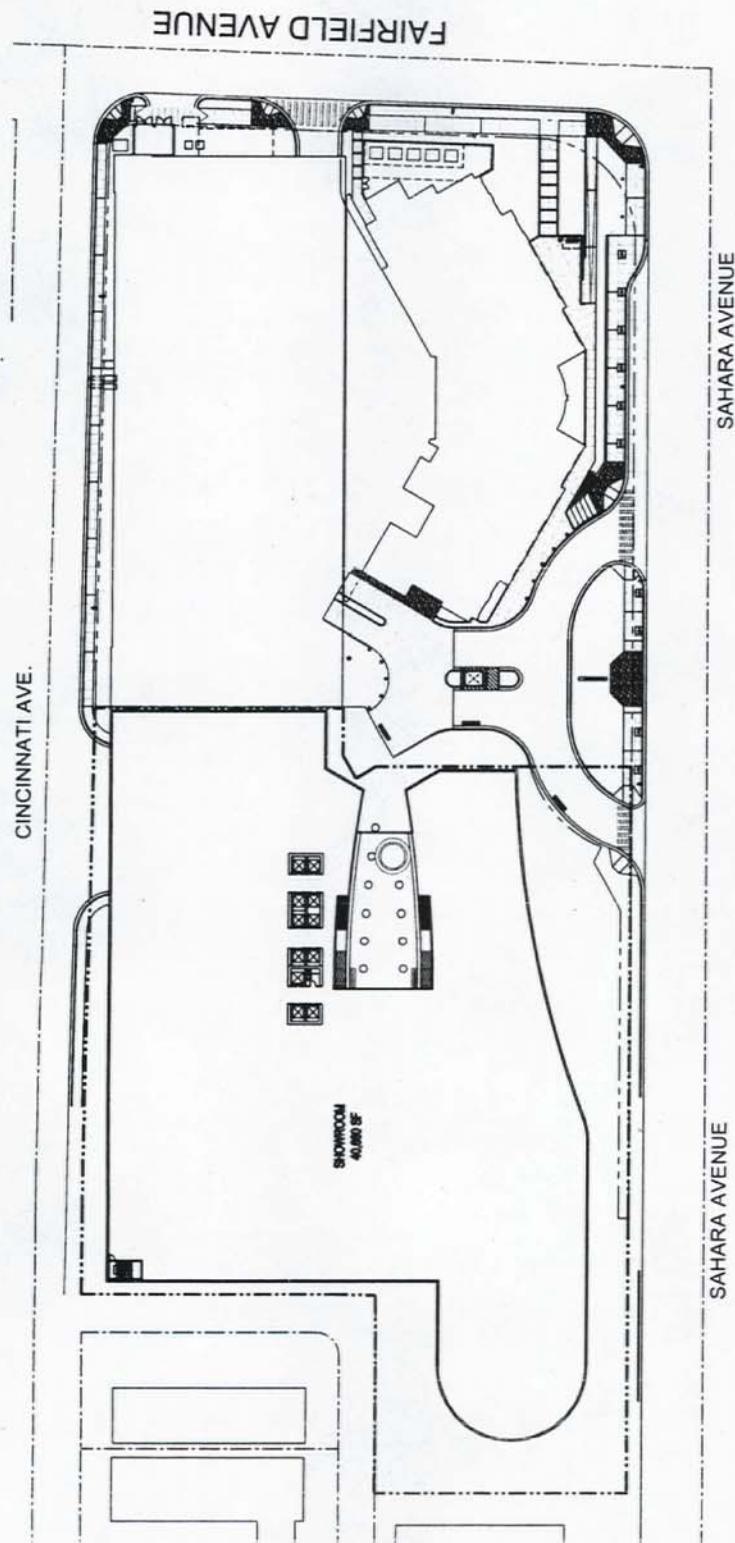
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LAS VEGAS, NEVADA



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

SAHARA INVESTMENTS, LLC

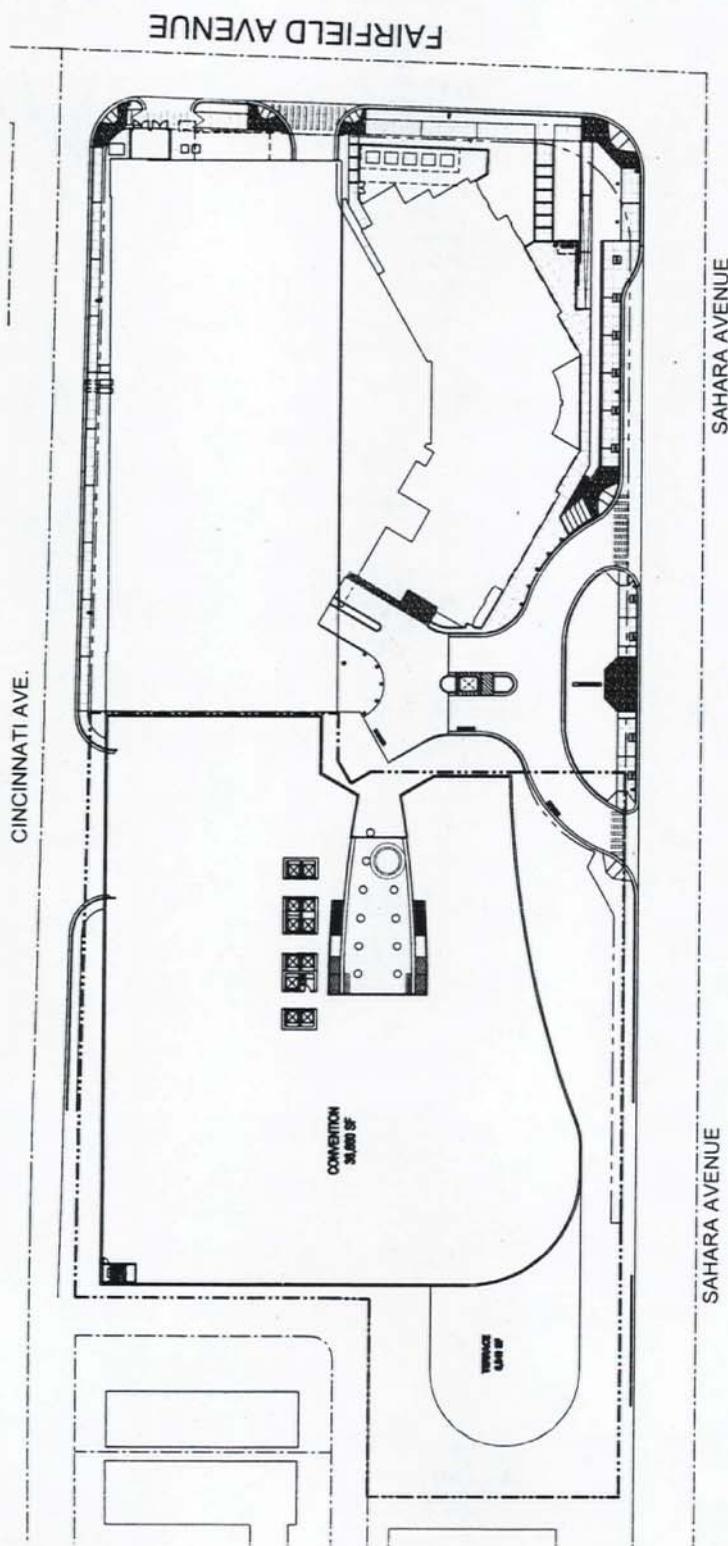
**EV&A**

ED VANCE AND ASSOCIATES  
 100 LAVENDER CENTER, SUITE 100  
 LAS VEGAS, NEVADA 89101  
 P: 702.733.4444 F: 702.733.4445  
[www.edvanceandassociates.com](http://www.edvanceandassociates.com)



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**SDR-25261      REVISED**  
**02/14/08 PC**

LAS VEGAS, NEVADA

JANUARY 11, 2008

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

SAHARA INVESTMENTS, LLC

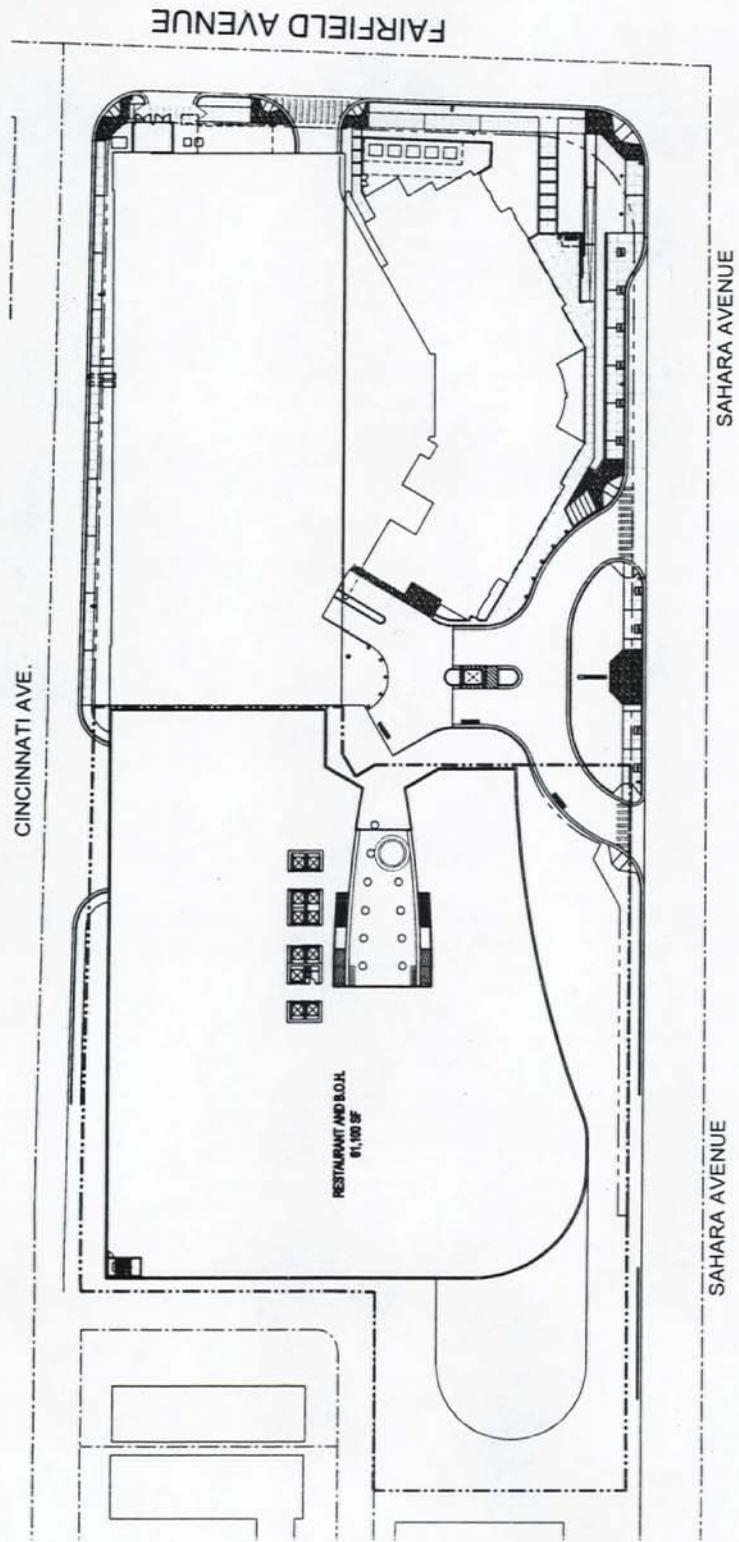
**EV&A**  
EVANSON & ASSOCIATES  
 1000 KIRKWOOD  
 LAS VEGAS, NEVADA 89102  
 (702) 733-1111

NO. VANCE AND ASSOCIATES  
 1000 KIRKWOOD  
 LAS VEGAS, NEVADA 89102  
 (702) 733-1111



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SDR-25261      REVISED  
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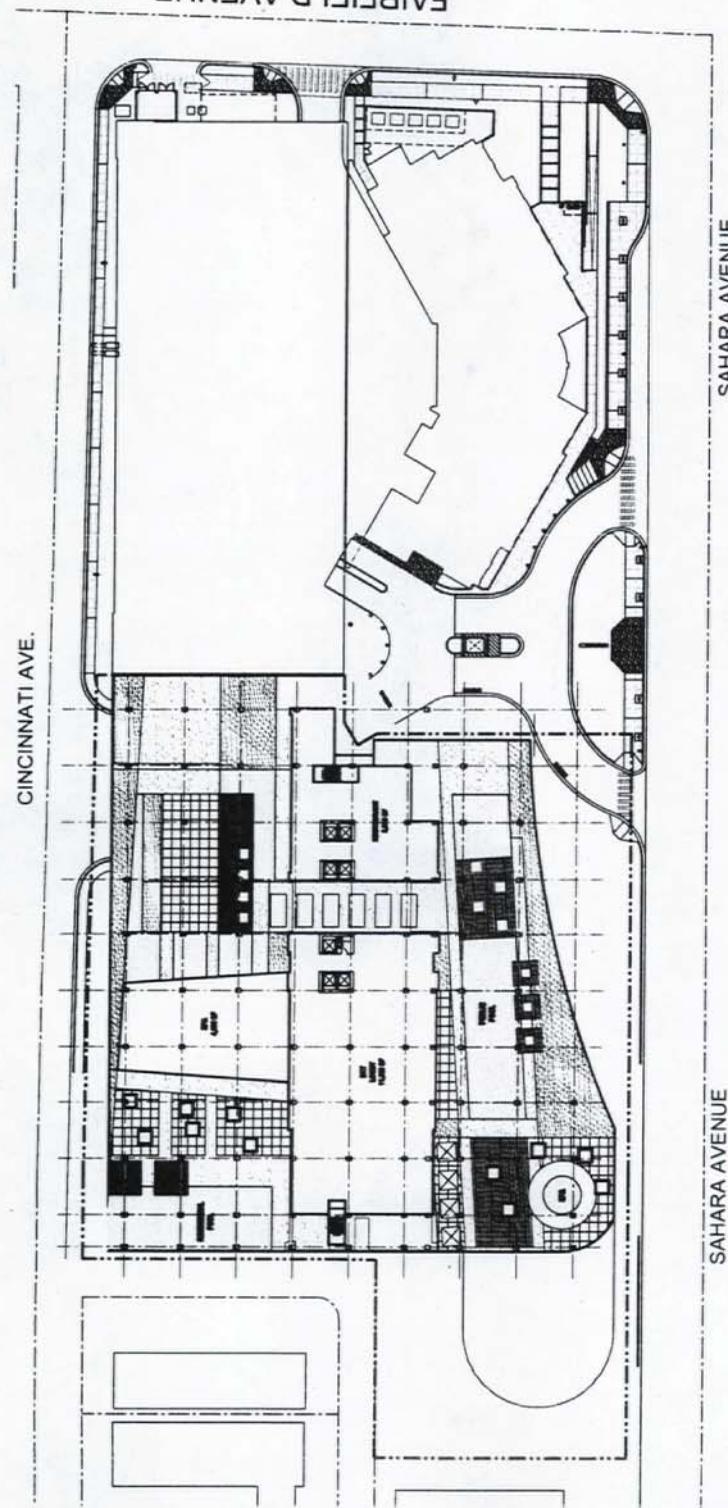
LAS VEGAS, NEVADA

JANUARY 11, 2008

**LEVEL 6 RESTAURANT PLAN (+95'-0")**  
SAHARA INVESTMENTS, LLC

**EYRA**  
470  
MI VANCE AND ASSOCIATES  
100 SAVANNAH CENTER, SUITE 100  
LAS VEGAS, NEVADA 89144  
P. (702) 244-8156  
F. (702) 244-8156  
[www.mivance.com](http://www.mivance.com)





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SUP-25263      SUP-25264  
SDR-25261      REVISED  
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ZON-25295  
SUP-25263  
SDR-2526'

IDEAS

ED VANCE AND ASSOCIATES  
1010 EASTFLYING CRANE DRIVE, SUITE 100  
LAS VEGAS, NEVADA 89144-4144  
(702) 844-8193 F. (702) 846-8194

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

SAHARA INVESTMENTS LLC

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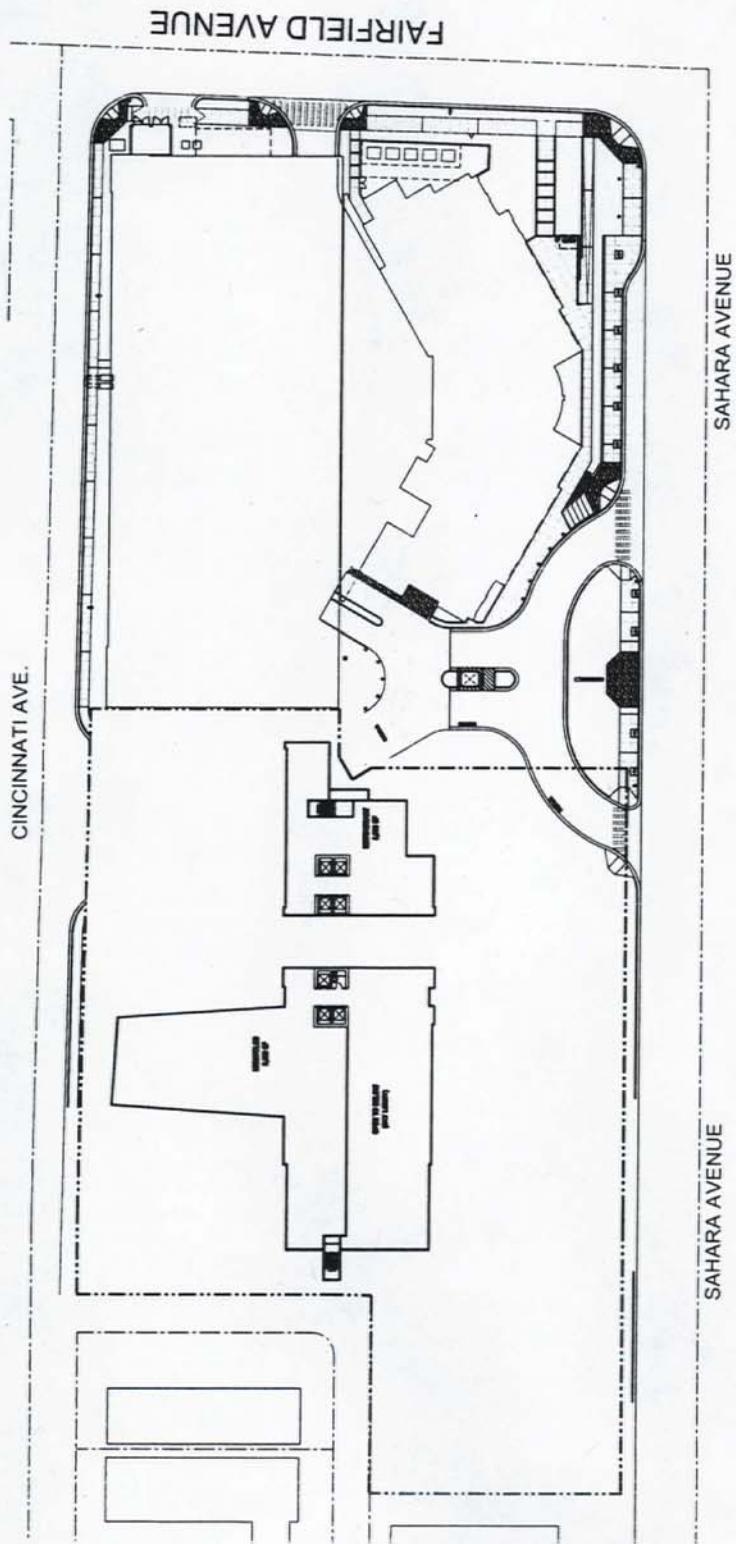
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LAS VEGAS, NEVADA

A scale bar with markings for 10, 20, and 30 units, accompanied by registration marks and a crosshair.

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 SDR-25261      REVISED  
 02/14/08 PC

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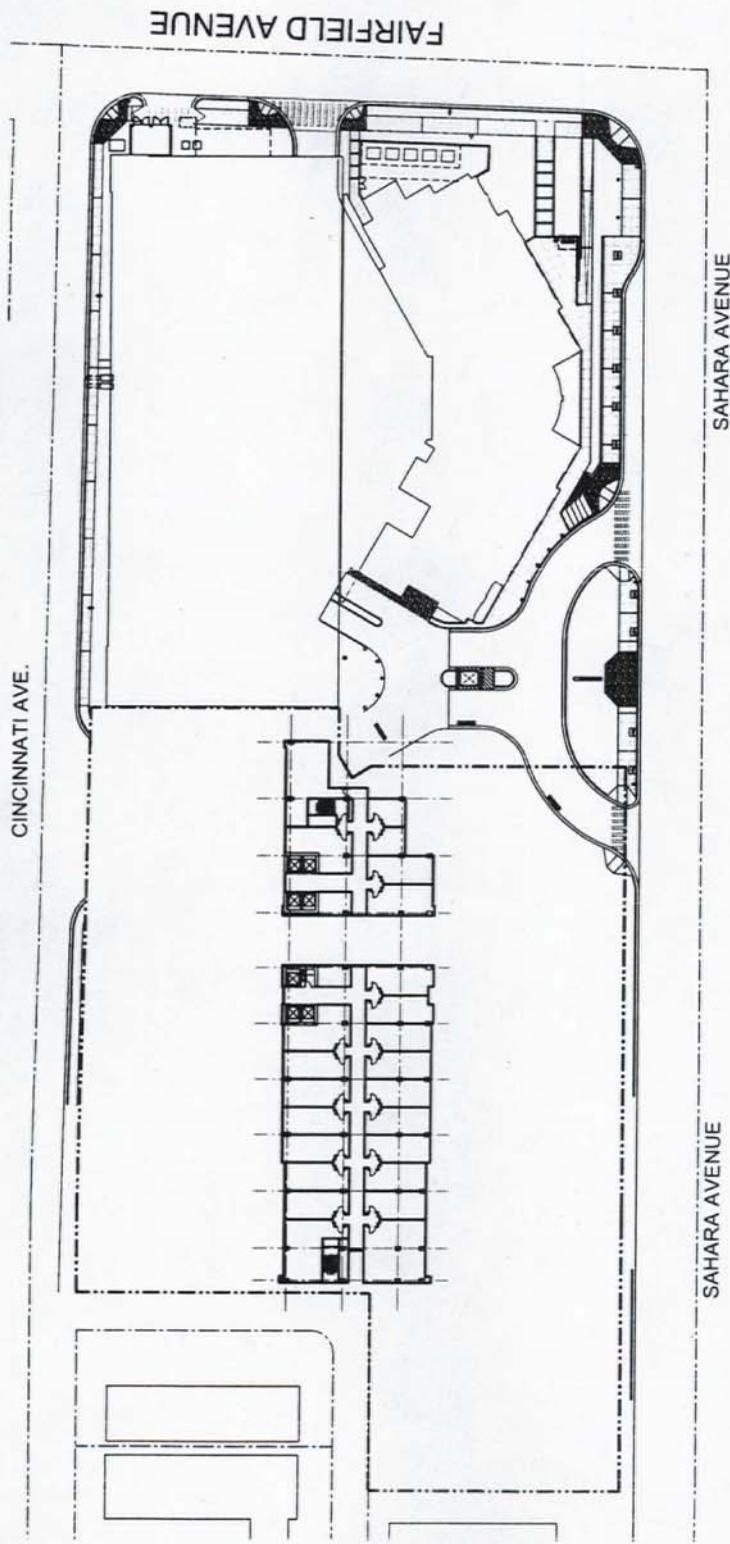
JANUARY 11, 2008

SAHARA INVESTMENTS, LLC

**EVA**  
 ELLIOTT VANCE & ASSOCIATES

100 VANCE AND ASSOCIATES  
 100 VANCE CENTER  
 LAS VEGAS, NEVADA 89101  
 P. 702.733.1100 F. 702.733.1101  
 www.100vance.com

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

SAHARA INVESTMENTS, LLC

**EVA**  
ED VANCE AND ASSOCIATES  
 1115 E. FLAMINGO RD.  
 LAS VEGAS, NEVADA  
 89119  
 P. 702.895.1700  
 F. 702.895.1701  
 WWW.edvanceandassociates.com

ED VANCE AND ASSOCIATES  
 1115 E. FLAMINGO RD.  
 LAS VEGAS, NEVADA  
 89119  
 P. 702.895.1700  
 F. 702.895.1701  
 WWW.edvanceandassociates.com

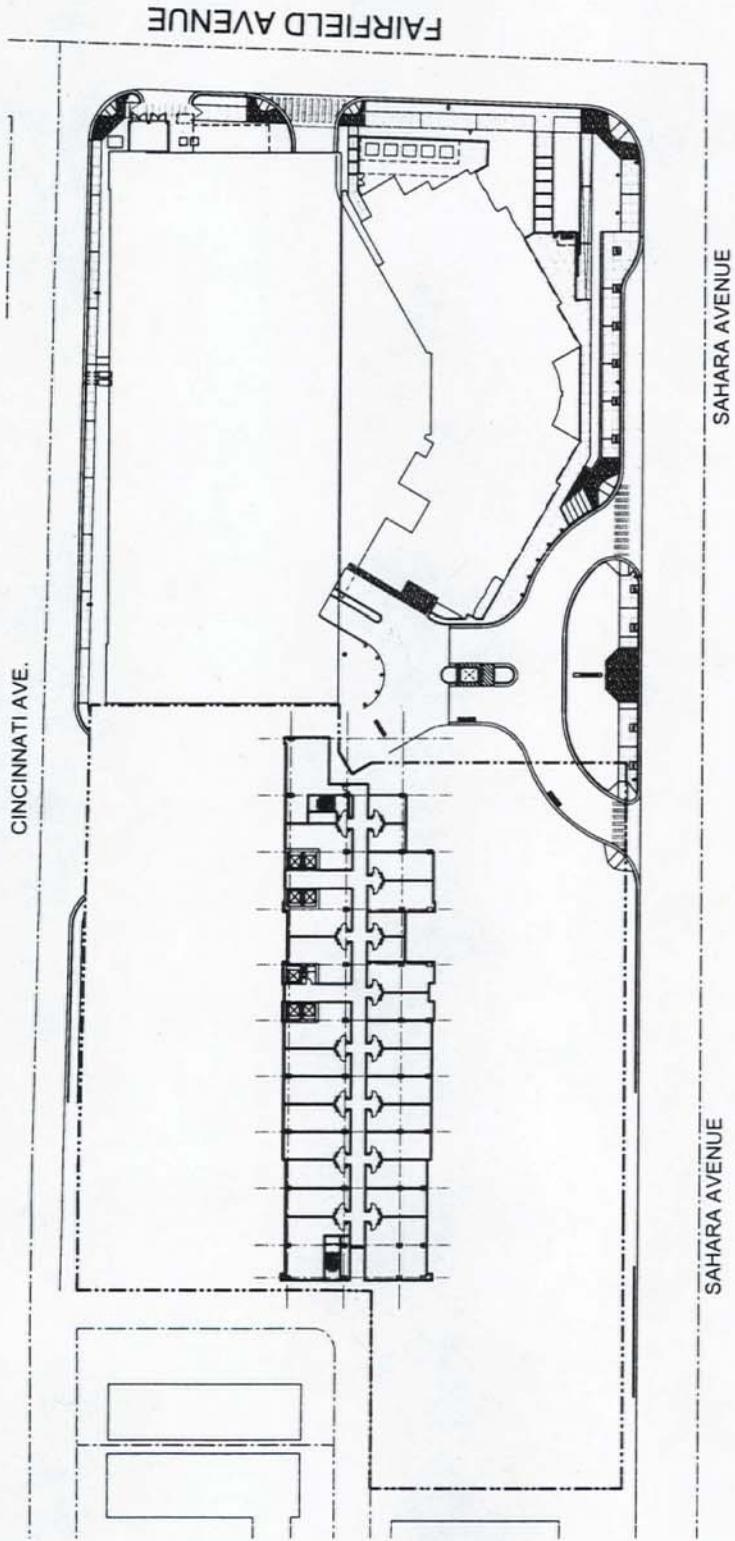
LAS VEGAS, NEVADA

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SCALE 1" = 30'-0"

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**ZON-25295 SUP-25262  
SUP-25263 SUP-25264  
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LEVEL 11 - 20 TOWER PLAN HOTEL (+165'-0" thru +245'-0")

SAHARA INVESTMENTS, LLC

EV&A  
EVANSON AND ASSOCIATES  
INC. ARCHITECTURE  
1000 LAS VEGAS BLVD. STE. 100  
LAS VEGAS, NEVADA 89104  
P. 702.746.4111 F. 702.746.4124  
[www.evansonassociates.com](http://www.evansonassociates.com)

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LAS VEGAS, NEVADA



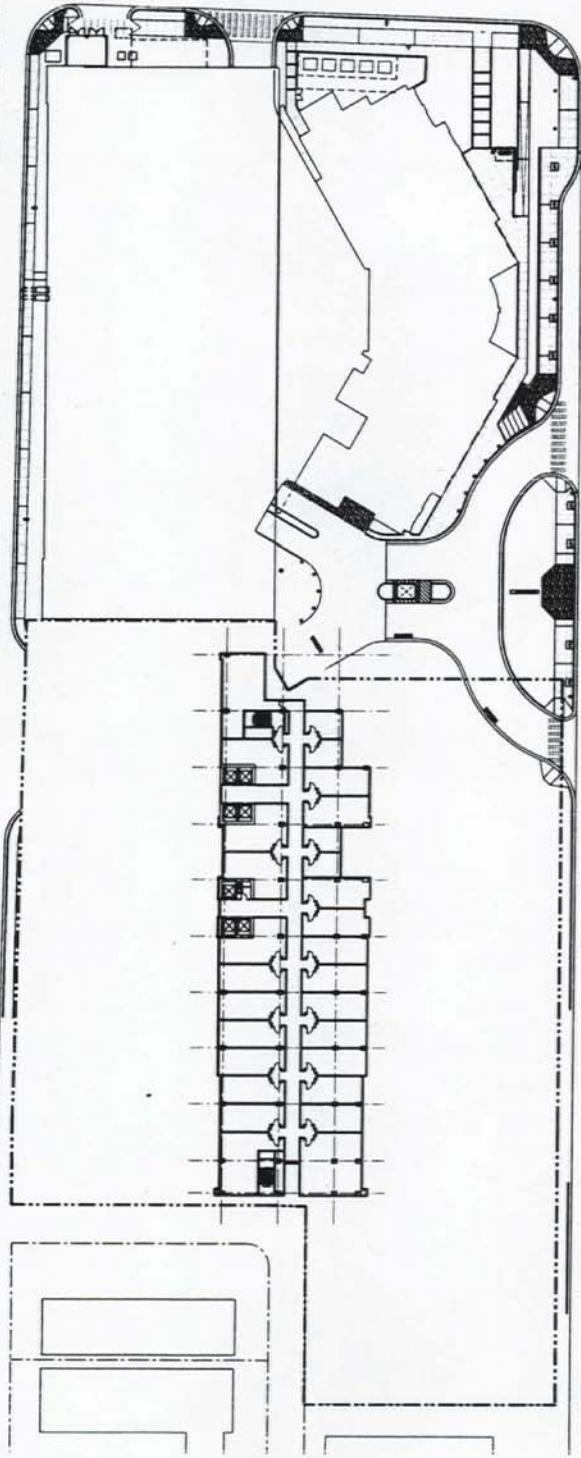
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FAIRFIELD AVENUE

CINCINNATI AVE.



SAHARA AVENUE

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SUP-25263 SUP-25264  
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LAS VEGAS, NEVADA

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

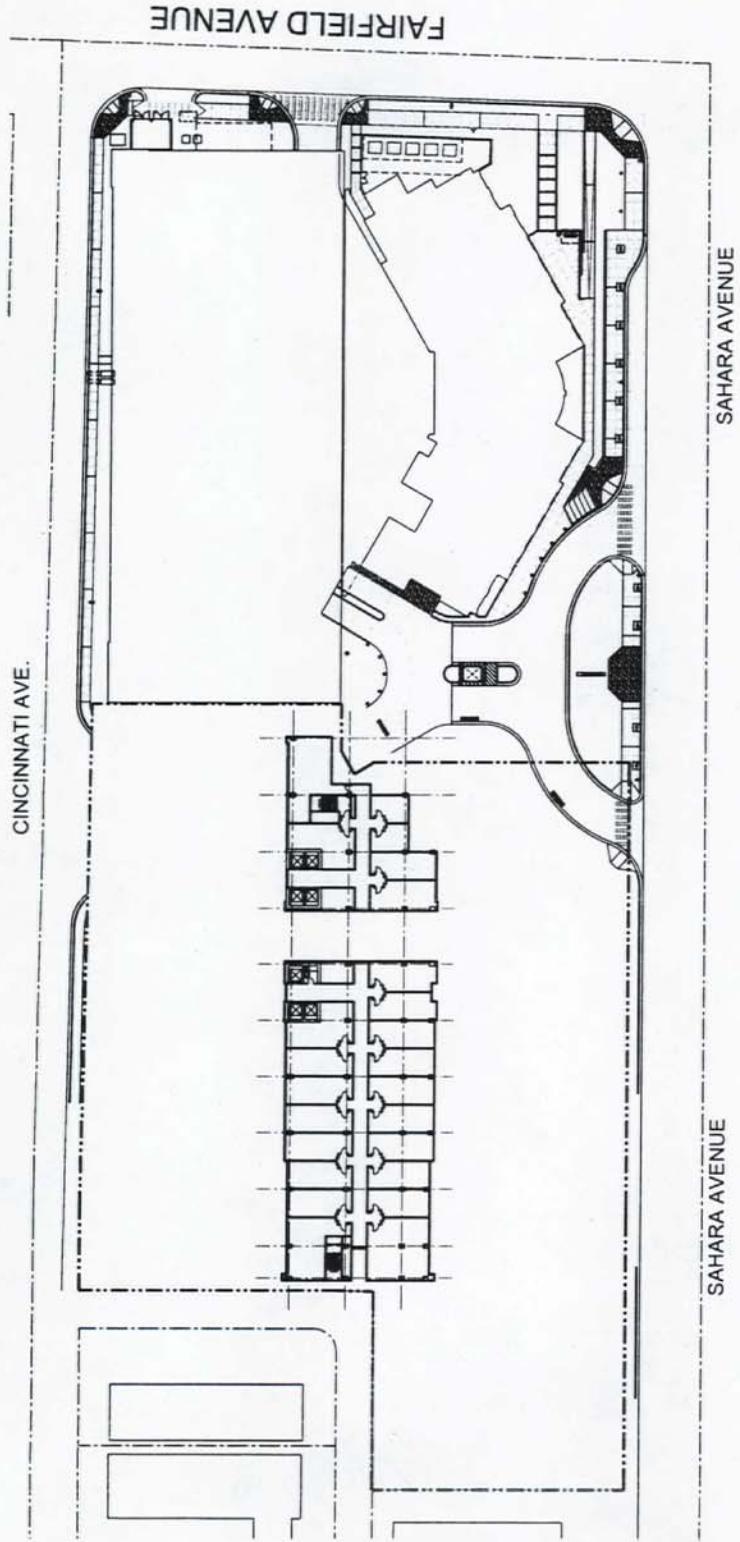
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SAHARA INVESTMENTS, LLC

EVEA

**ED VANCE AND ASSOCIATES**  
301 FAIRVIEW CENTER, BETHLEHEM, PA.  
LAW  
VIRGINIA, NEVADA, 89144  
P. O. BOX 14444 P. O. BOX 14444

A scale bar and a north arrow are positioned in the bottom left corner of the map. The scale bar is a horizontal line with tick marks and labels '0', '10', '20', and '30'. The north arrow is a circle with a crosshair and the letter 'N'.



**ZON-25295      SUP-25262  
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 SDR-25261      REVISED  
 02/14/08 PC**

LAS VEGAS, NEVADA

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

JANUARY 11, 2008  
 SAHARA INVESTMENTS, LLC

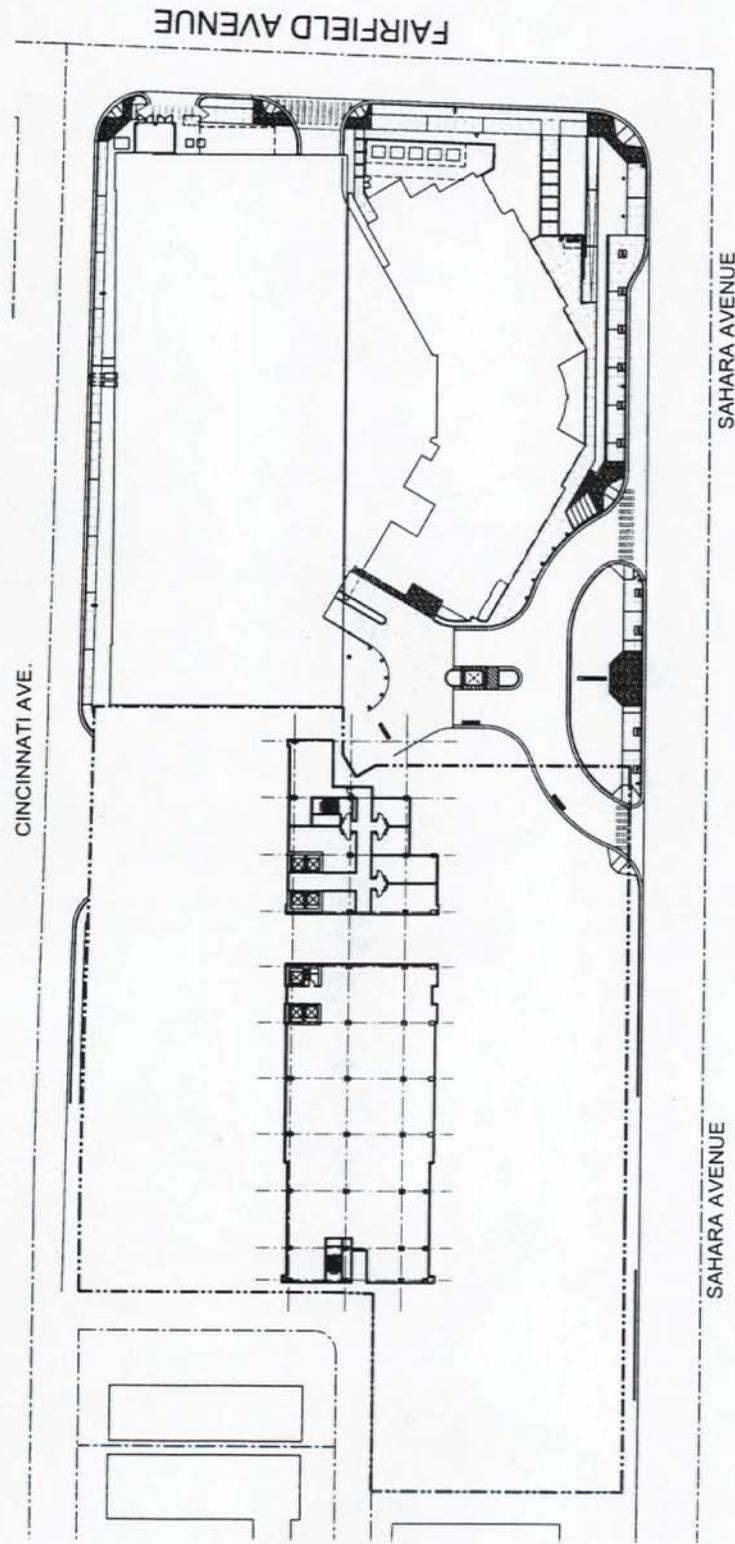
ED VANCE AND ASSOCIATES  
 100 EASTERN CENTER, SUITE 100  
 LAS VEGAS, NEVADA 89144  
 P: 702.894.5178 F: 702.894.5179  
www.edvanceandassociates.com

**EVRA**  
ED VANCE & ASSOCIATES



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**SDR-25261    REVISED**  
**02/14/08 PC**

LAS VEGAS, NEVADA

JANUARY 11, 2008

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

SAHARA INVESTMENTS, LLC

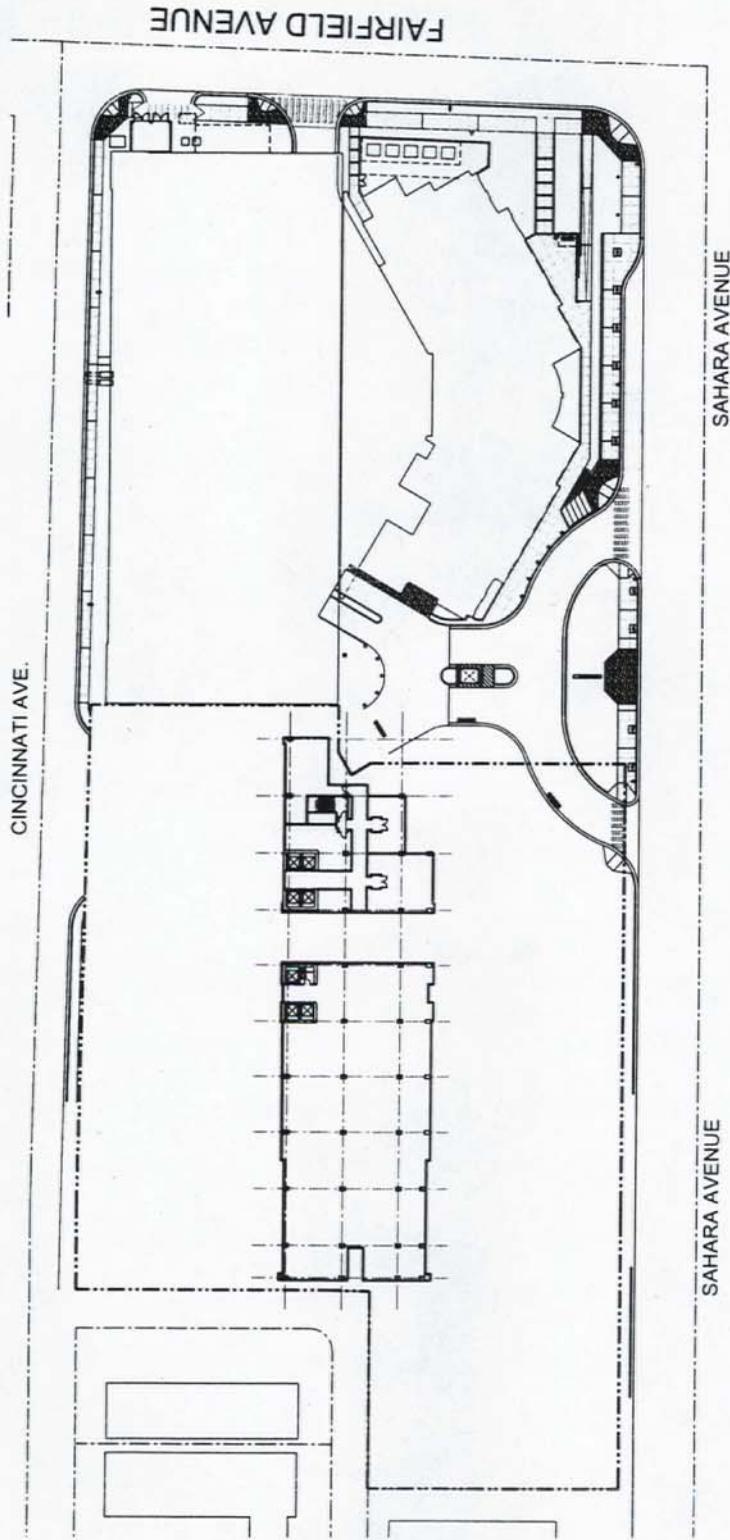
ED VANCE AND ASSOCIATES  
 1000 LAS VEGAS BLVD.  
 LAS VEGAS, NEVADA 89101  
 P. 702.736.8175 F. 702.736.8176  
[www.edvanceandassociates.com](http://www.edvanceandassociates.com)

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ED VANCE AND ASSOCIATES



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**ZON-25295 SUP-25262  
SUP-25263 SUP-25264  
SDR-25261 REVISED  
02/14/08 PC**

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

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# Parking Analysis

## PARKING REQUIRED (CITY OF LAS VEGAS):

### RESORT HOTEL & CONDO

1 : GUESTROOM x (1,300 Rooms)	1,300 SPACES
<b>TOTAL RESORT HOTEL PARKING REQUIRED:</b>	<b>1,300 SPACES</b>
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
<b>TOTAL CONDO PARKING REQUIRED:</b>	<b>69 SPACES</b>
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
<b>TOTAL RESTAURANT-CONV. PARKING REQ'D:</b>	<b>*1020 SPACES</b>
<b>TOTAL PARKING REQUIRED (ENTIRE PROJECT):</b>	<b>3,143 SPACES</b>
<b>TOTAL PARKING PROVIDED (ENTIRE PROJECT):</b>	<b>1,949 SPACES (38% REDUCTION)</b>
<b>TOTAL H/C PARKING REQUIRED:</b>	<b>30 H/C SPACES (INCL. 5 VAN)</b>
<b>TOTAL H/C PROVIDED:</b>	<b>32 H/C SPACES (INCL. 8 VAN)</b>

ZON-25295      SUP-25262  
SUP-25263      SUP-25264  
SDR-25261      REVISED  
02/14/08 PC

RECEIVED  
FEB 04 2008

<b>SDR 25261</b>				
<b>Sahara Investments, LLC</b>				
	<b>N. Side W. Sahara Ave., E. of Fairfield Ave.</b>			
Proposed 72-story mixed-use development				
<b>Traffic produced by proposed development:</b>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL UNIT</b>
Average Daily Traffic (ADT)	HOTEL [ROOM]	1300	8.17	10,621
AM Peak Hour			0.56	728
PM Peak Hour			0.59	767
<i>(heaviest 60 minutes)</i>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL UNIT</b>
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
<i>(heaviest 60 minutes)</i>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL UNIT</b>
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
<i>(heaviest 60 minutes)</i>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL UNIT</b>
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	40	5.86	234
AM Peak Hour			0.44	18
PM Peak Hour			0.52	21
<i>(heaviest 60 minutes)</i>				
<b>Total New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL UNIT</b>
Average Daily Traffic (ADT)				21,762
AM Peak Hour				1,007
PM Peak Hour				2,986
<i>(heaviest 60 minutes)</i>				
<b>Existing traffic on all nearby streets:</b>				
<b>Sahara Ave.</b>				
Average Daily Traffic	74,486			

(ADT)				
PM Peak Hour	5,959			
<i>(heaviest 60 minutes)</i>				
<b>Las Vegas Blvd.</b>				
Average Daily Traffic (ADT)	32,275			
PM Peak Hour	2,582			
<i>(heaviest 60 minutes)</i>				
<b>I-15 Ramps</b>				
Average Daily Traffic (ADT)	79,548			
PM Peak Hour	6,364			
<i>(heaviest 60 minutes)</i>				
<b>Traffic Capacity of adjacent streets:</b>				
	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.				