

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25773**

162-03-801-011 162-03-801-120
162-03-801-013
APN: 162-03-801-014/162-03-810-015

Name of Property Owner: FAITH COMMUNICATIONS CORP.

Name of Applicant: Exceed Properties, Inc.

Name of Representative: ED VANCE & ASSOCIATES - CHRIS RICHARDSON

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: BE Stahl, PRES.

Print Name: BRAD STAHELI, PRESIDENT

Subscribed and sworn before me

This 19TH day of Nov., 2007

Notary Public in and for said County and State

Revised 11-14-06



RECEIVED
NOV 27 2007
f:\depot\Application Packet\Statement of Financial Interest.doc



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25773** APN: 162-03-811-000
Name of Property Owner: EXCEED PROPERTIES, INC.
Name of Applicant: EXCEED PROPERTIES, INC.
Name of Representative: ED VANCE & ASSOCIATES - CHRIS RICHARDSON

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: _____

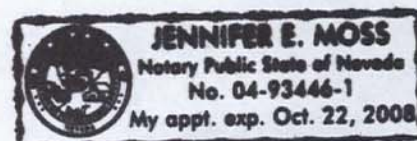
Signature of Property Owner: Charles V. Miles

Print Name: Charles V. Miles

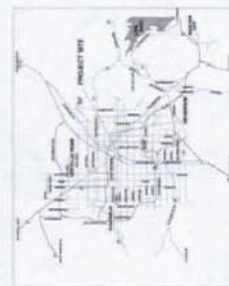
Subscribed and sworn before me

This 19 day of November, 20 07

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



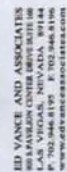
RECEIVED
NOV 27 2007

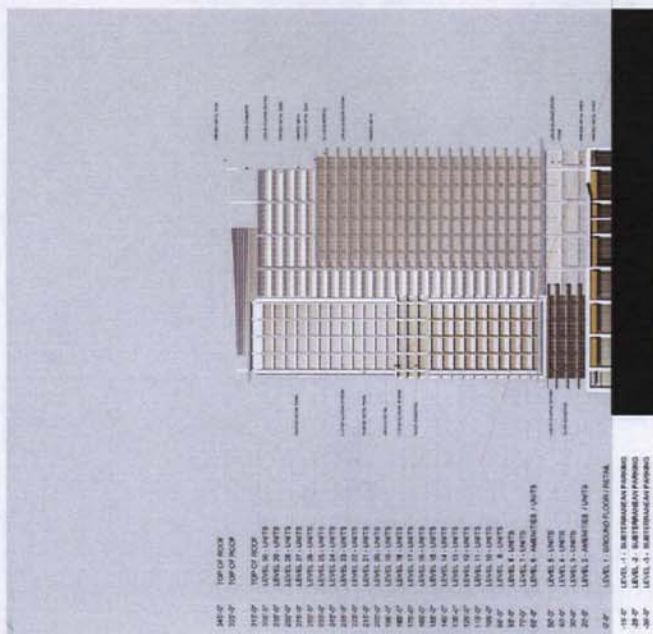


JAN 24 2008

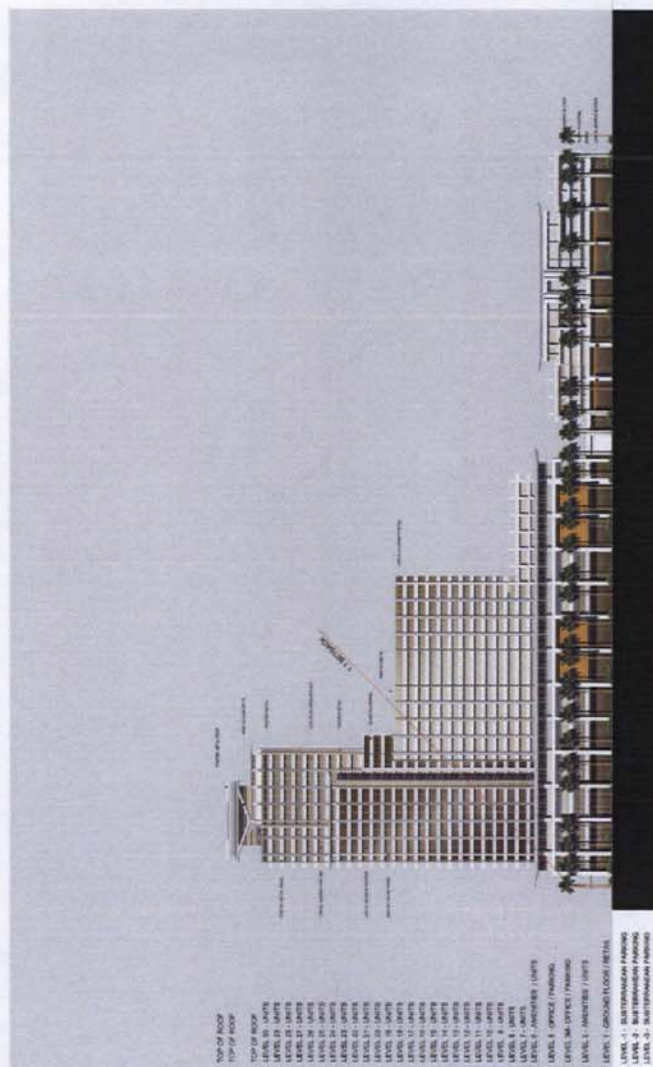
LAS VEGAS, NEVADA

02/14/08 PC





NORTH ELEVATION



EAST ELEVATION



ED VANCE AND ASSOCIATES
 980 AVENUE OF THE ARTS, SUITE 100
 LAS VEGAS, NEVADA 89144
 (702) 735-1100
 www.edvanceassociates.com

EXTERIOR ELEVATIONS

SAHARA AVENUE & SIXTH STREET MIXED-USE

ZON-25776 VAR-25778
 SUP-25775 SUP-25779
 SDR-25773 REVISED
 02/14/08 PC

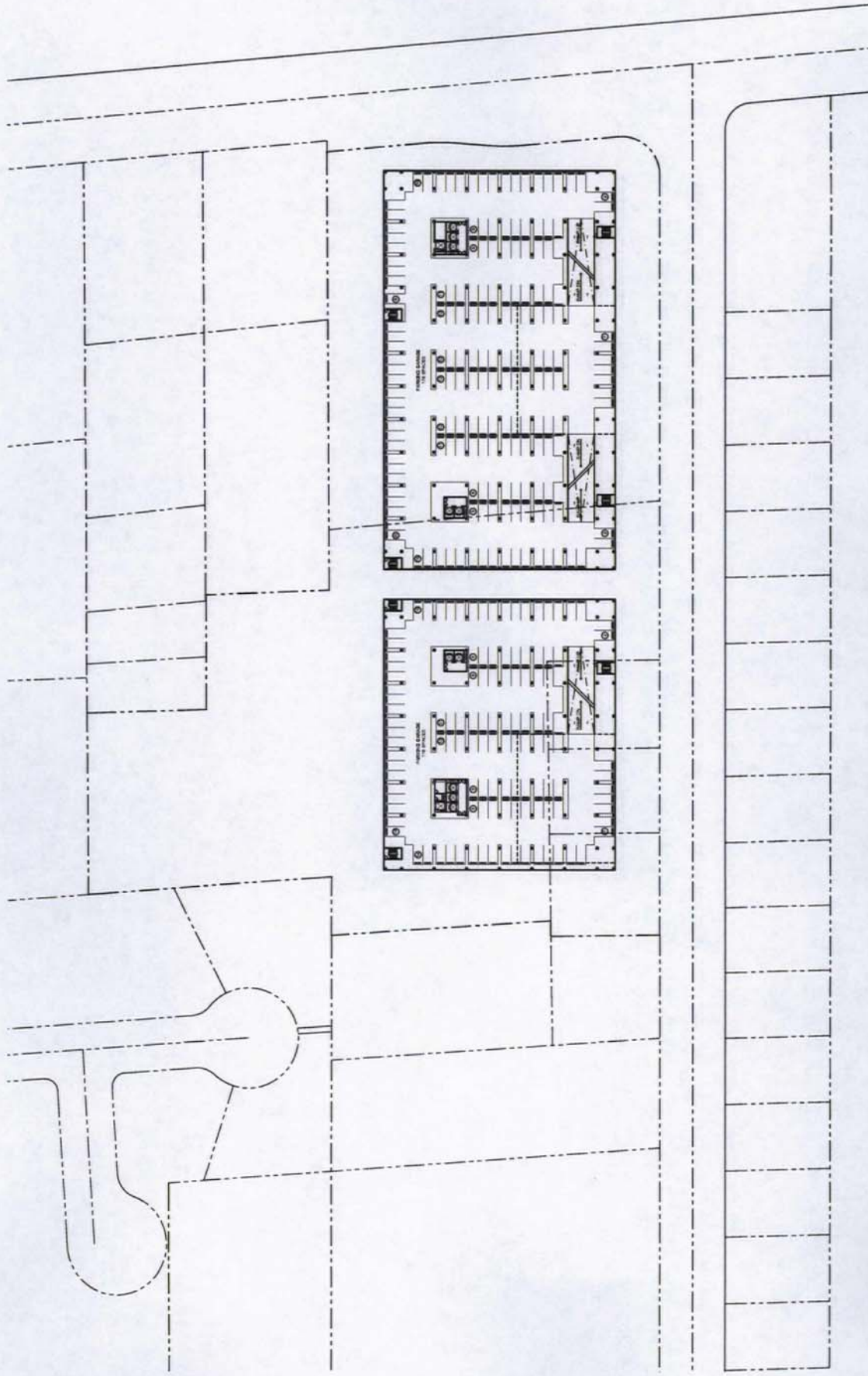
JANUARY 23, 2008

LAS VEGAS, NEVADA



RECEIVED

JAN 24 2008



ED VANCE AND ASSOCIATES
 ARCHITECTS
 LAS VEGAS, NEVADA 89144
 P. 702.946.8100 F. 702.946.8104
 WWW.EXANDASSOCIATES.COM

FLOOR PLAN - SUBTERRANEAN LEVELS -1 THRU -4

SAHARA AVENUE & SIXTH STREET MIXED-USE

JANUARY 23, 2008

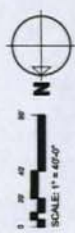
LAS VEGAS, NEVADA

ZON-25776 VAR-25778

SUP-25775 SUP-25779

SDR-25773 REVISED

02/14/08 PC



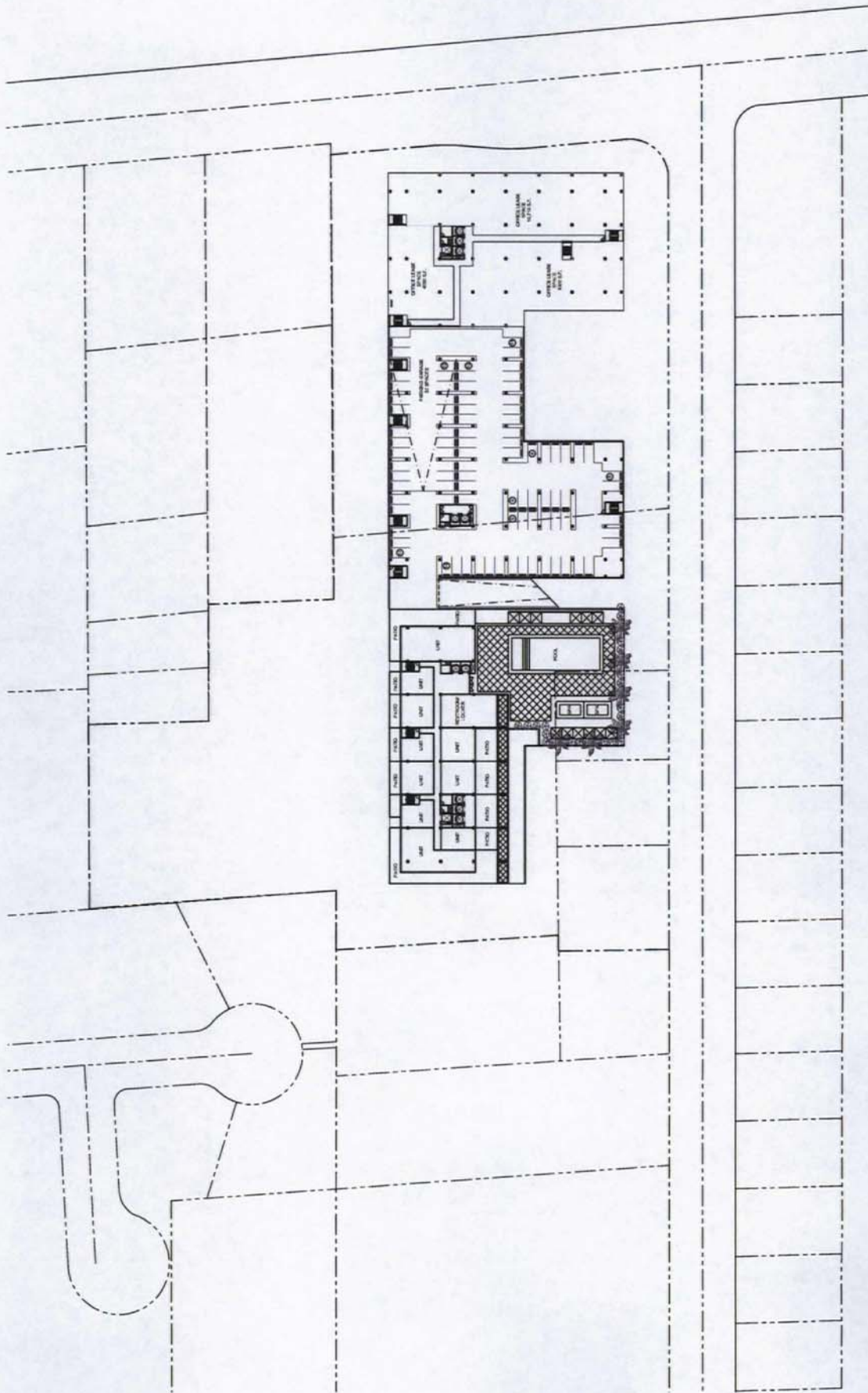
RECEIVED

JAN 24 2008



JAN 24 2008

RED VANCE AND ASSOCIATES
160 S. PAVILION CENTER DRIVE SUITE 140
LAS VEGAS, NEVADA 89144
P. 702.946.8195 F. 702.946.8196
www.redvance.com



RECEIVED

JAN 24 2008

FLOOR PLAN - TOWER LEVEL 2

SAHARA AVENUE & SIXTH STREET MIXED-USE

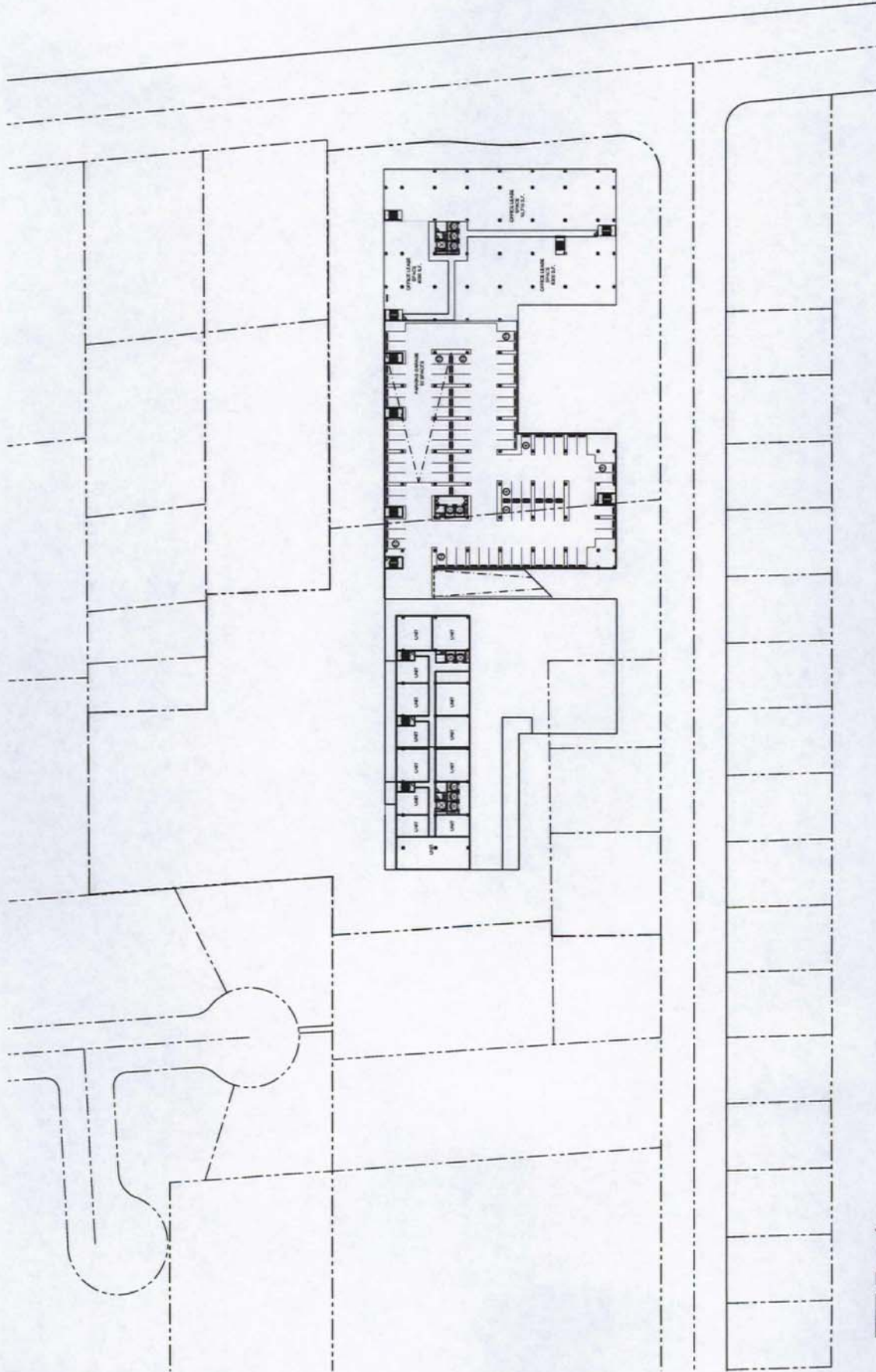
JANUARY 23, 2008

LAS VEGAS, NEVADA



ED VANCE AND ASSOCIATES
ARCHITECTS
LAS VEGAS, NEVADA 89144
P. 702.944.8129 F. 702.944.8194
WWW.EY&AARCHITECTS.COM

ZON-25776 VAR-25778
SUP-25775 SUP-25779
SDR-25773 REVISED
02/14/08 PC



ED VANCE AND ASSOCIATES
ARCHITECTS
LAS VEGAS, NEVADA 89144
P. 702.844.8159 F. 702.844.8156
WWW.EX&AARCHITECTS.COM

FLOOR PLANS - LEVELS 3-4

SAHARA AVENUE & SIXTH STREET MIXED-USE

JANUARY 23, 2008

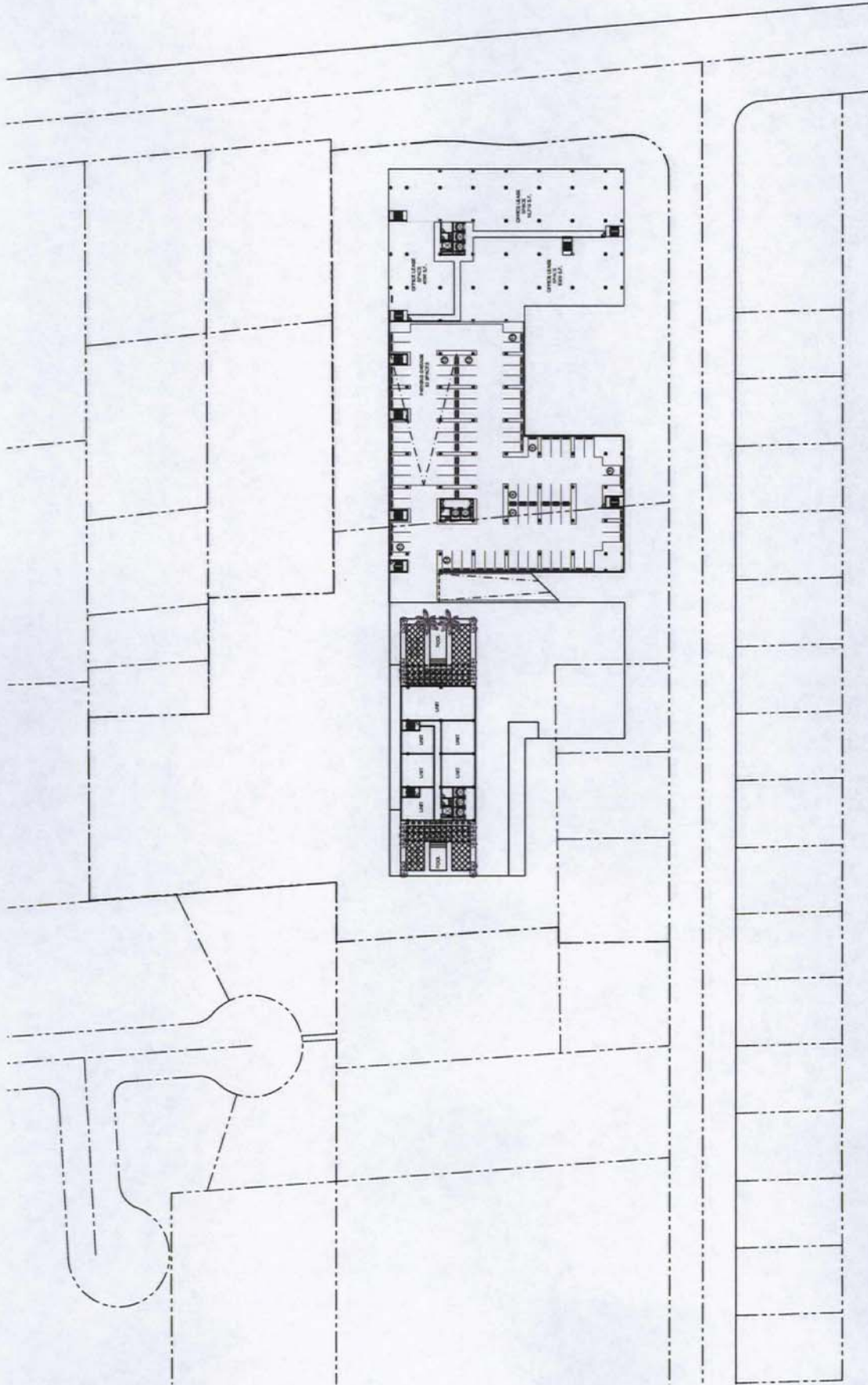
LAS VEGAS, NEVADA

ZON-25776 **VAR-25778**
SUP-25775 **SUP-25779**
SDR-25773 **REVISED**
02/14/08 PC



RECEIVED

JAN 24 2008



LAS VEGAS, NEVADA

JANUARY 23, 2008

FLOOR PLAN - LEVEL 5
SAHARA AVENUE & SIXTH STREET MIXED-USE

ZON-25776 VAR-25778

SUP-25775 SUP-25779

SDR-25773 REVISED

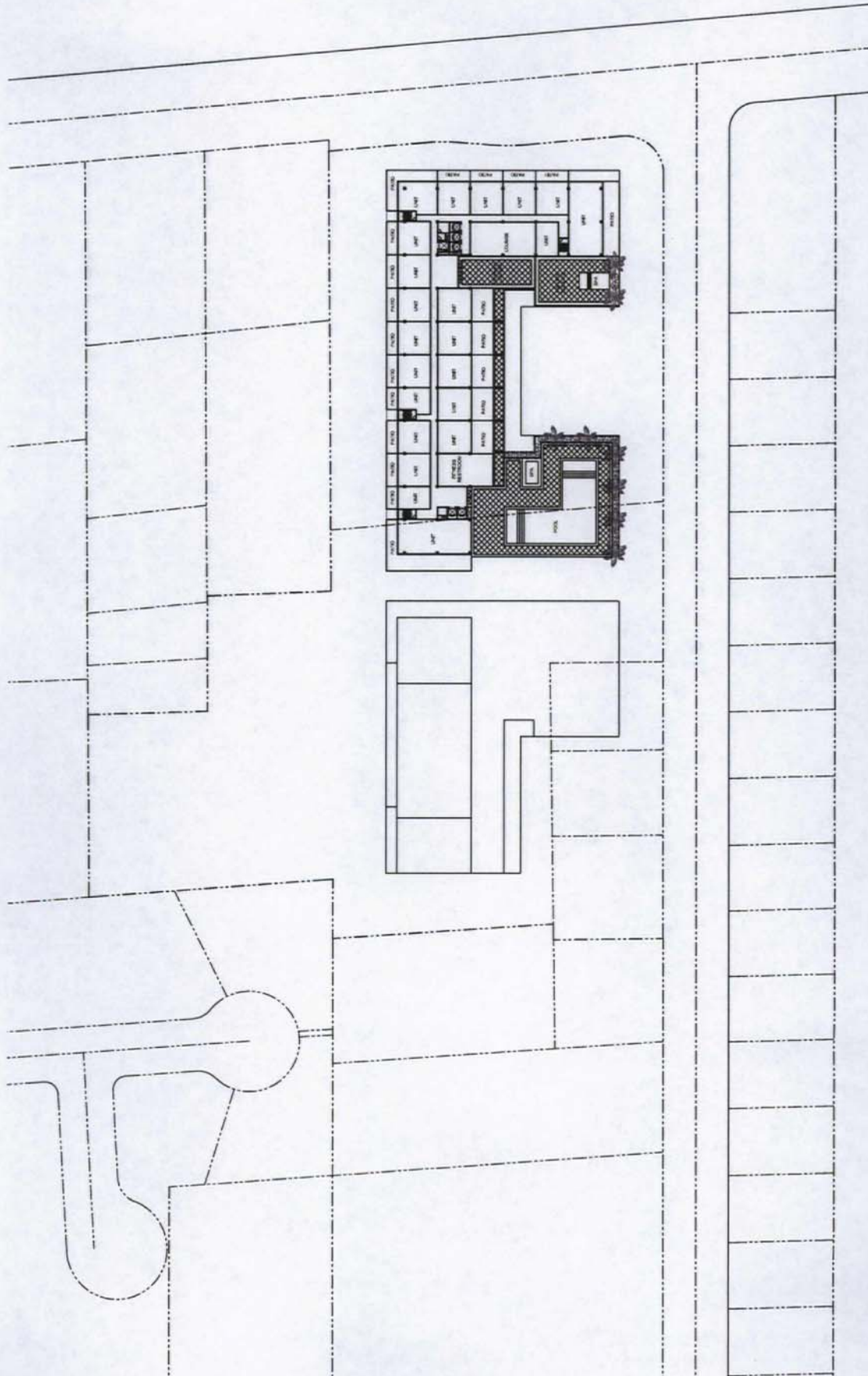
02/14/08 PC



ED YANCE AND ASSOCIATES
ARCHITECTS
LAS VEGAS, NEVADA 89144
P: 702.244.8199 F: 702.346.2100
www.edyanceandassociates.com

RECEIVED

JAN 24 2008



LAS VEGAS, NEVADA

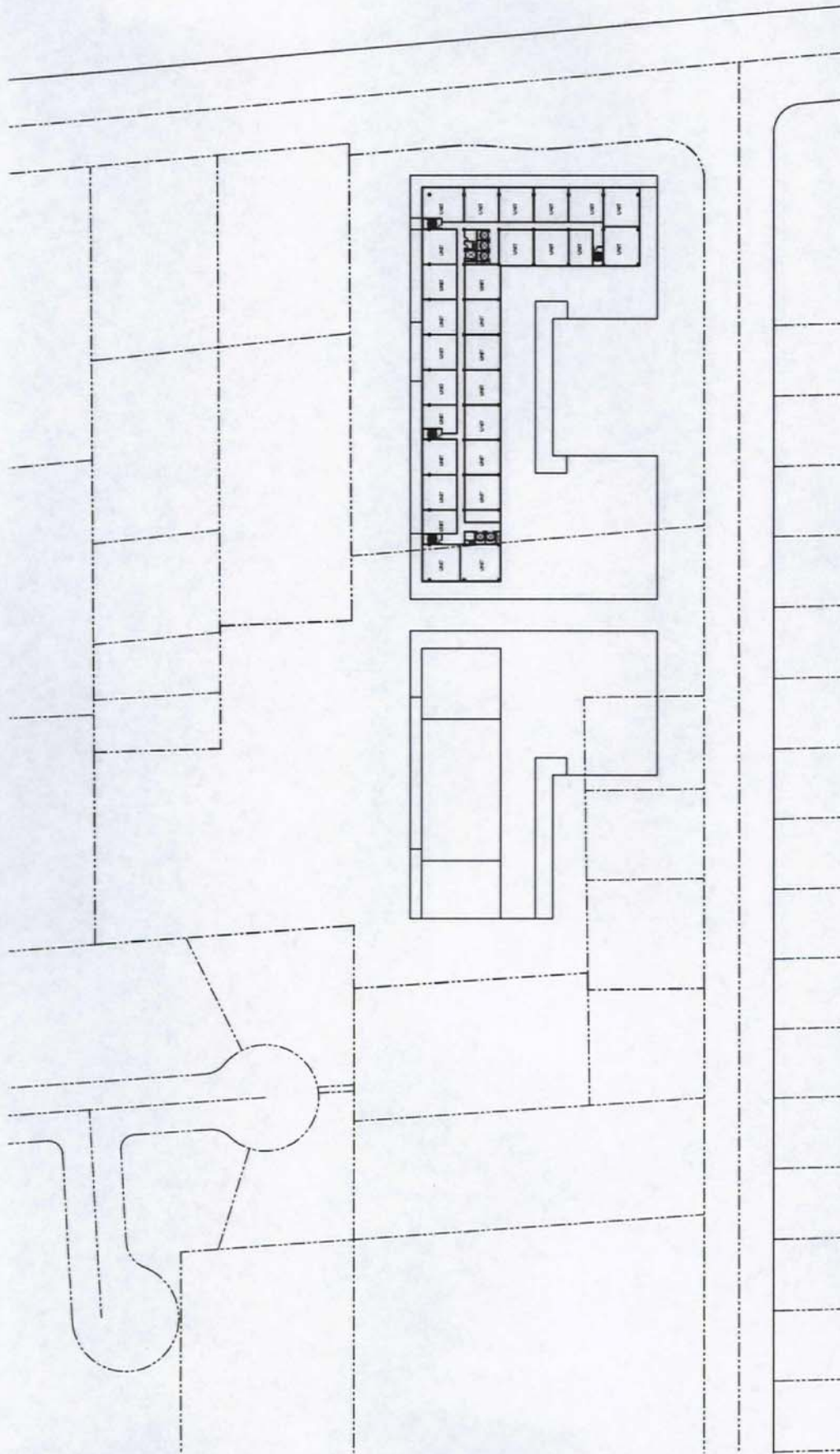
JANUARY 23, 2008

ZON-25776 VAR-25778
SUP-25775 SUP-25779
SDR-25773 REVISED
02/14/08 PC

FLOOR PLAN - TOWER LEVEL 6
SAHARA AVENUE & SIXTH STREET MIXED-USE

EX&A
 ARCHITECTS
 100 VANDERBILT AVENUE
 SUITE 200
 LAS VEGAS, NEVADA 89144
 P. 702.444.1199 F. 702.444.1196
 WWW.EXANDARCHITECTS.COM

RECEIVED
JAN 24 2008



RECEIVED

JAN 24 2003

FLOOR PLAN - TOWER LEVEL 7

SAHARA AVENUE & SIXTH STREET MIXED-USE ZON-25776 JANUARY 23, 2008 LAS VEGAS, NEVADA

VAR-25778

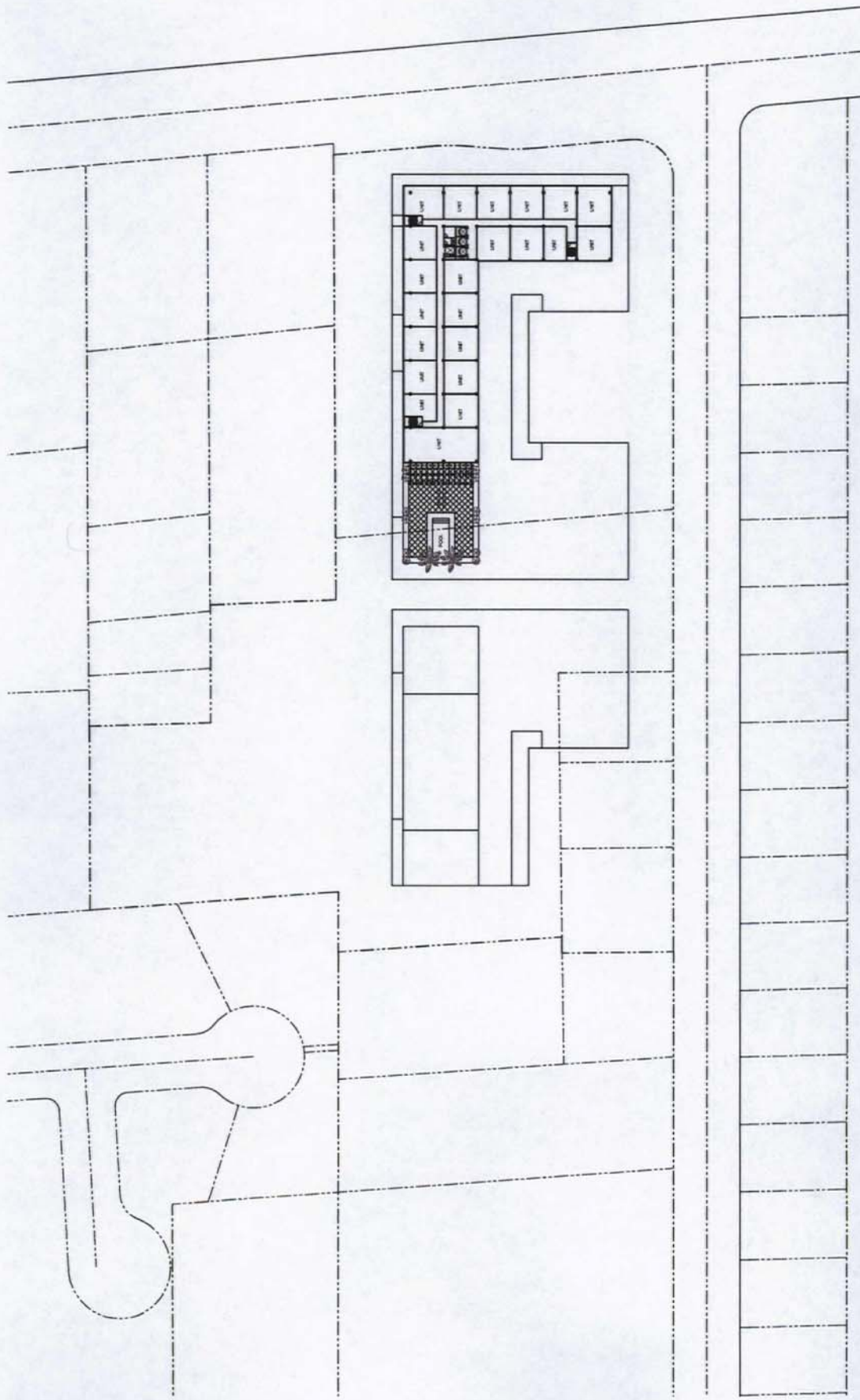
SUP-25779

SDR-25773

REVISED
02/14/08 PC



EXA
ENGINEERING & ARCHITECTURE
1000 LAS VEGAS AVENUE, SUITE 200
LAS VEGAS, NEVADA 89104
P. 702.346.8100 F. 702.346.8104
WWW.EXA-NEVADA.COM



FLOOR PLAN - TOWER LEVEL 8
 SAHARA AVENUE & SIXTH STREET MIXED-USE

LAS VEGAS, NEVADA

JANUARY 23, 2008



ED VANCE AND ASSOCIATES
 ARCHITECTS
 LAS VEGAS, NEVADA
 P. 702.444.8125 F. 702.444.8126
 www.edvanceandassociates.com

ZON-25776 **VAR-25778**

SUP-25775 **SUP-25779**

SDR-25773 **REVISED**

02/14/08 PC

RECEIVED

JAN 24 2008



RECEIVED

JAN 24 2008

FLOOR PLANS - TOWER LEVELS 9-18

SAHARA AVENUE & SIXTH STREET MIXED-USE

ZON-25776

SUP-25775

SDR-25773

02/14/08 PC

VAR-25778 JANUARY 23, 2008

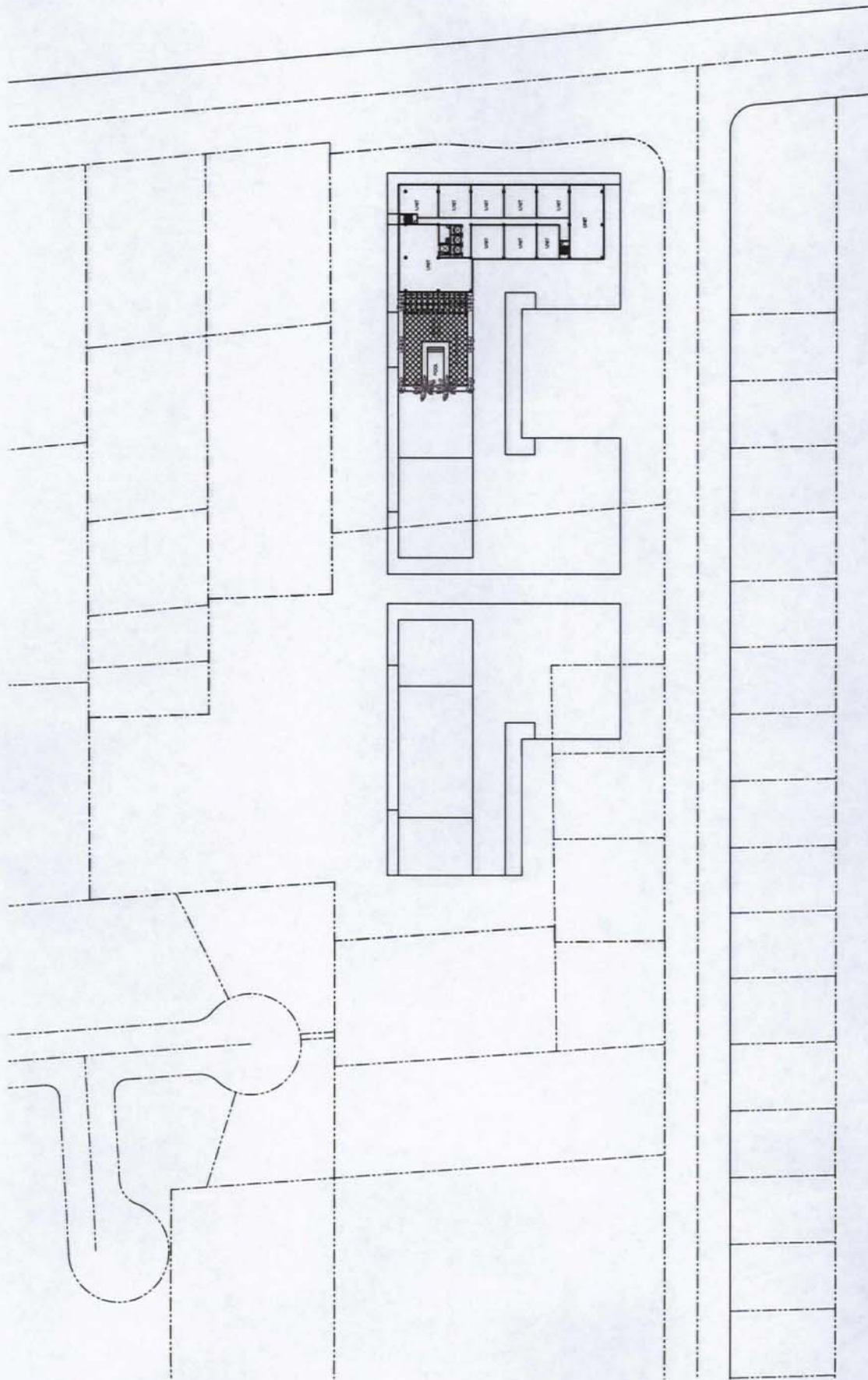
SUP-25779

REVISÉ

LAS VEGAS, NEVADA



RED VANCE AND ASSOCIATES
1901 S. PAVILION CENTER DRIVE SUITE 100
LAS VEGAS, NEVADA 89144
P. 703.946.8193 F. 703.946.8194
www.redvanceassociates.com



RECEIVED

JAN 24 2008

FLOOR PLANS - TOWER LEVELS 19-30

SAHARA AVENUE & SIXTH STREET MIXED-USE

JANUARY 23, 2008

LAS VEGAS, NEVADA

VAR-25778

SUP-25779

ZON-25776

SUP-25775

SDR-25773

REVISED

02/14/08 PC



ED VANCE AND ASSOCIATES
LAS VEGAS, NEVADA 89144
P: 702.946.8155 F: 702.946.8156
WWW.EY&A.COM

MARCH



JUNE



SEPTEMBER



DECEMBER



NOON



3:00 P.M.



ED VANCE AND ASSOCIATES
1015 AVENUE CENTER DRIVE SUITE 100
LAS VEGAS, NV 89144
P. 702.733.8888
WWW.EDVANCEANDASSOCIATES.COM

SHADOW STUDY

SAHARA AVENUE & SIXTH STREET MIXED-USE

JANUARY 31, 2008

LAS VEGAS, NEVADA



RECEIVED

FEB 04 2008

SDR-25773
02/14/08 PC

SDR 25773				
Exceed Properties, INC				
NEC of 6th St. & Sahara Ave.				
Proposed 7.05-acre Multi-use Development.				
Traffic produced by proposed development:				
New Uses	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-RISE RES.CONDO/TWNHM [DWELL]	1105	4.18	4,619
AM Peak Hour			0.34	376
PM Peak Hour			0.38	420
<i>(heaviest 60 minutes)</i>				
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	180	42.94	7,729
AM Peak Hour			1.03	185
PM Peak Hour			3.75	675
<i>(heaviest 60 minutes)</i>				
Net Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MULTI USE DEVELOPMENT [ACRE]	7.05		12,348
AM Peak Hour				561
PM Peak Hour				1,095
<i>(heaviest 60 minutes)</i>				
Existing traffic at nearby signalized intersections:				
Sahara Ave.				
Average Daily Traffic (ADT)	59,645			
PM Peak Hour	4,772			
<i>(heaviest 60 minutes)</i>				
6th St.				
Average Daily Traffic (ADT)	2,646			
PM Peak Hour	212			
<i>(heaviest 60 minutes)</i>				
Las Vegas Blvd.				
Average Daily Traffic (ADT)	32,275			
PM Peak Hour	2,582			
<i>(heaviest 60 minutes)</i>				
Maryland Pkwy.				

Average Daily Traffic (ADT)	39,716			
PM Peak Hour <i>(heaviest 60 minutes)</i>	3,177			
Traffic Capacity of nearby signals:				
	Capacity of nearby signalized intersections			
Sahara Ave.	51700			
6th St.	16200			
Las Vegas Blvd.	51700			
Maryland Pkwy.	51700			
This project will add approximately 12,348 trips per day on Sahara, 6th, Las Vegas, and Maryland. This will increase the expected volumes by about 21 percent on Sahara, about 467 percent on 6th, about 38 percent on Las Vegas, and by about 31 percent on Maryland. Sahara is currently over capacity, 6th is at about 16 percent capacity, Las Vegas is at about 62 percent capacity, and Maryland is at about 77 percent capacity.				
Based on Peak Hour use, this development will add roughly 1,095 additional cars into the area; which works out to about 18 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				