PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-16028 APN: 162-08-702-002

Name of Property Owner: Fisher Brothers Las Vegas LLC

Name of Applicant: Fisher Brothers Las Vegas LLC

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: Martin L. Edelman, Member

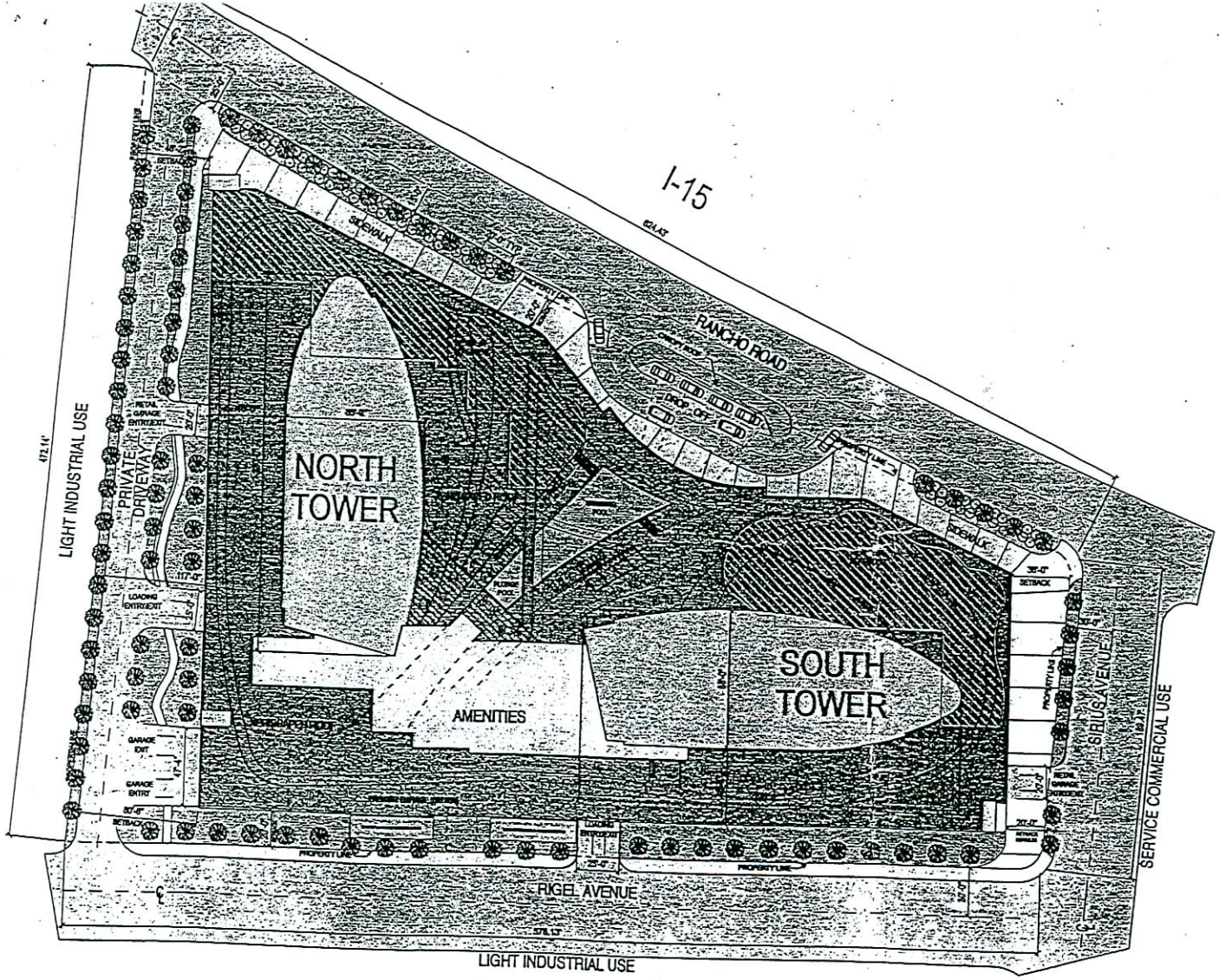
Subscribed and sworn before me

This 12 day of May, 20 06

_____

Notary Public in and for said County and State

DOUGLAS A. RAELSON
Notary Public, State of New York
No. 02RA4624143
Qualified in New York County
My Commission Expires January 31, 2007



SITE INFORMATION

Zoning:
C-1 (Service Commercial-SC)

Area:

Net Area:	191,053 SF (4.38 Acres)
Gross Area (Middle of Street):	231,961 SF (5.32 Acres)

BUILDING DATA:

1. Residential

	Gross Area	Stories	Units
South Tower:	623,000 SF (from 6th to 47th)	47 (+Mech. PH)	350 (from 6th to 47th)
North Tower:	623,000 SF (from 6th to 47th)	47 (+Mech. PH)	350 (from 6th to 47th)
Amenities:	20,000 SF (at 6th Floor)		
Subtotal:	1,266,000 SF		700 Units
2. Retail:	20,000 SF	1	
3. Garage/ Back of the House:	624,000 SF	5	
Total:	1,910,000 SF		

PARKING:

REQUIRED: (standard: 9'x18') (compact: 8'x18')

1. Residential:

-1 BR	154 units x 1.25 spaces/unit = 193 spaces	
-2 BR	464 units x 1.75 spaces/unit = 812 spaces	
-3 BR	82 units x 2.00 spaces/unit = 164 spaces	
Total	700 units	1,169 spaces
-visitors	1 space/ 6 units = (including 22 accessible +2 van accessible spaces)	117 spaces
TOTAL RESIDENTIAL:		1,286 spaces

2. Retail: 1 space/175 SF — 115 spaces (including 4 accessible)

TOTAL: 1,401 spaces

PROVIDED:

1. Residential	1,290 spaces
2. Retail:	100 spaces
TOTAL:	1,390 spaces

LOADING:

	(standard : 70%) (compact : 30%)
Required	2 spaces (15' x 25')
Provided	2 spaces (15' x 25')

SETBACKS:

	Provided	Required
Front:	20'	20'
Side:	20' to 38'	10'
Rear:	46' to 80'-6"	15'
Corner:	20'	20'

BUILDING HEIGHT:

Maximum Allowed:	No Height Restrictions
Provided:	47 Stories = 550 Feet

BUILDING COVERAGE:

Maximum Coverage Allowed:	60%
Provided Coverage:	40%
F.A.R.	10.0
Density:	700 units / 4.38 Acres = 160 units/ Acre

SDR-5104

RECEIVED
MAR 16 2005

REVISED 3.16.05

CURRENT PLANNING DIVISION
CITY OF LAS VEGAS
APPROVED 03/31/05
SDR-5104
Mark Hutchison
BY

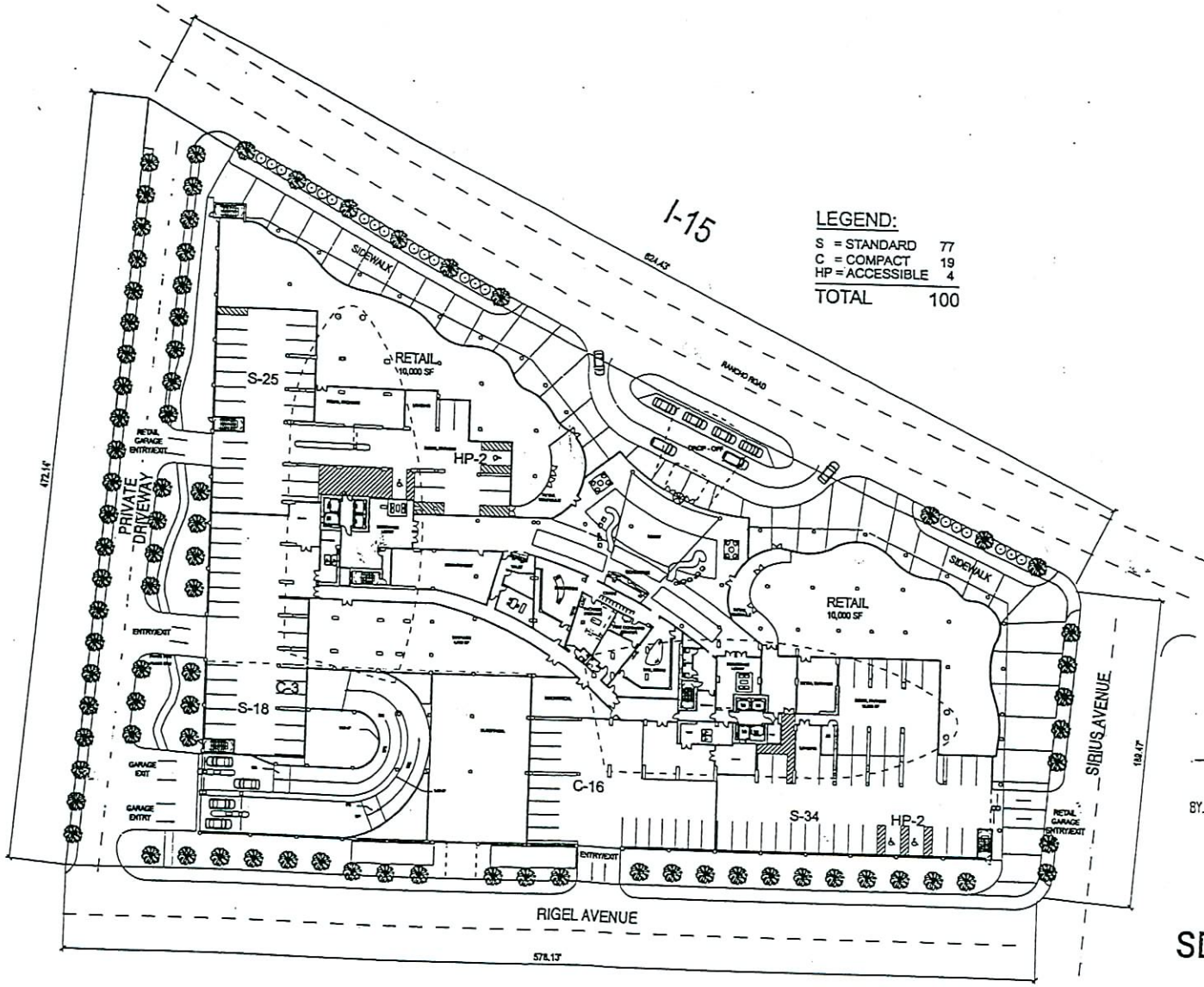
OPUS LAS VEGAS
2900 Sirius Avenue Las Vegas, Nevada 89102

Proposed Site Plan

Highrise Partners, Ltd.
3800 Howard Hughes Parkway
Las Vegas, NV 89109-0907

Sheet 1 | Date: March 15, 2005 | Project # 04281

EOT-16028
10-04-06 CC



APPROVED 03/31/05 AMENDED TO SDR-5104
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

SDR-5104

REVISED 3.16.05

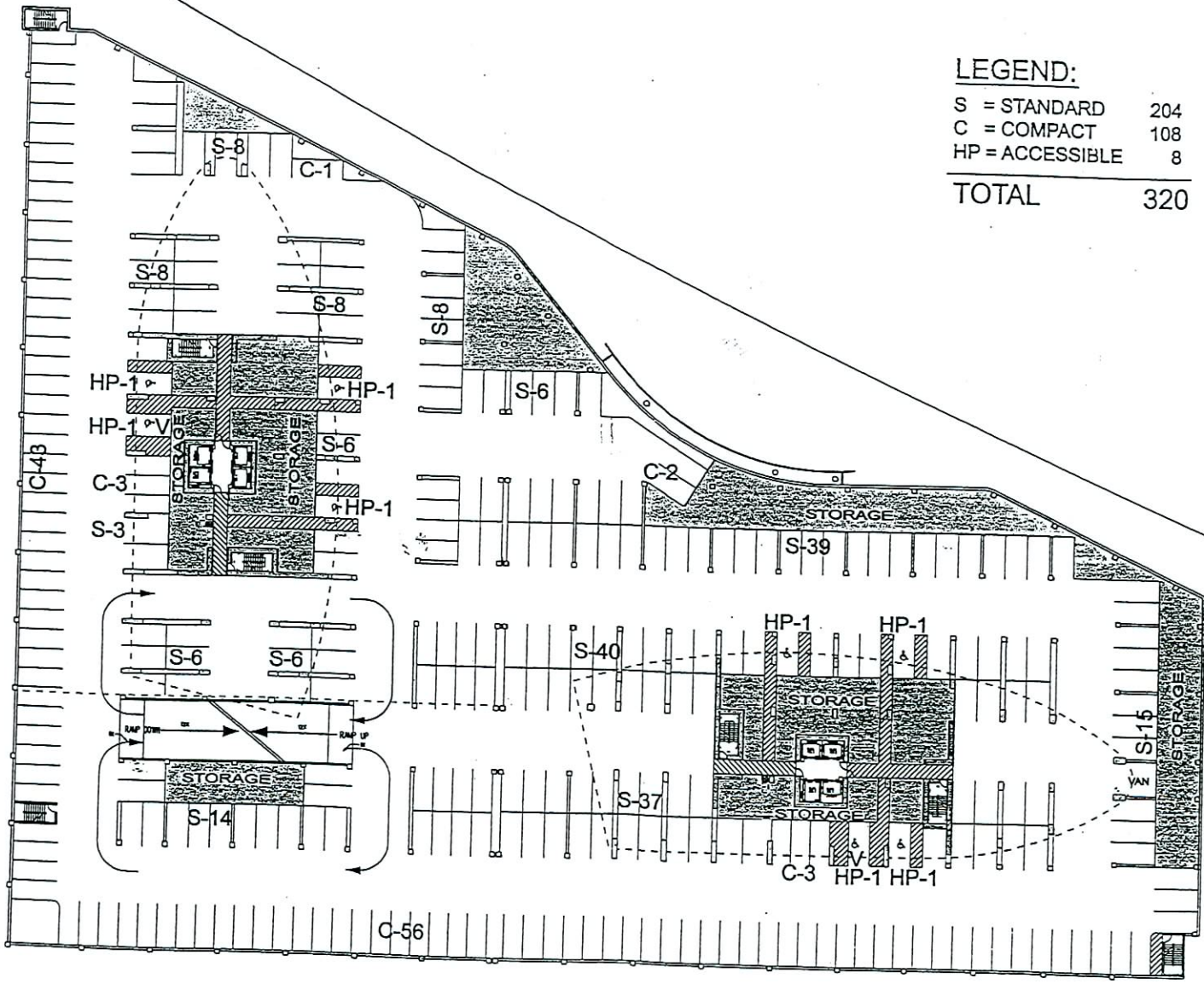
RECEIVED
MAR 16 2005

OPUS LAS VEGAS

Proposed First Floor Plan

Highrise Partners, Ltd.
3800 Howard Hughes Parkway

EOT-16028
10-04-06 CC



LEGEND:

S	= STANDARD	204
C	= COMPACT	108
HP	= ACCESSIBLE	8
TOTAL		320

APPROVED
03/31/05 FINAL APPROVAL TO SDR-5104
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

SDR-5104
REVISED
3.16.05

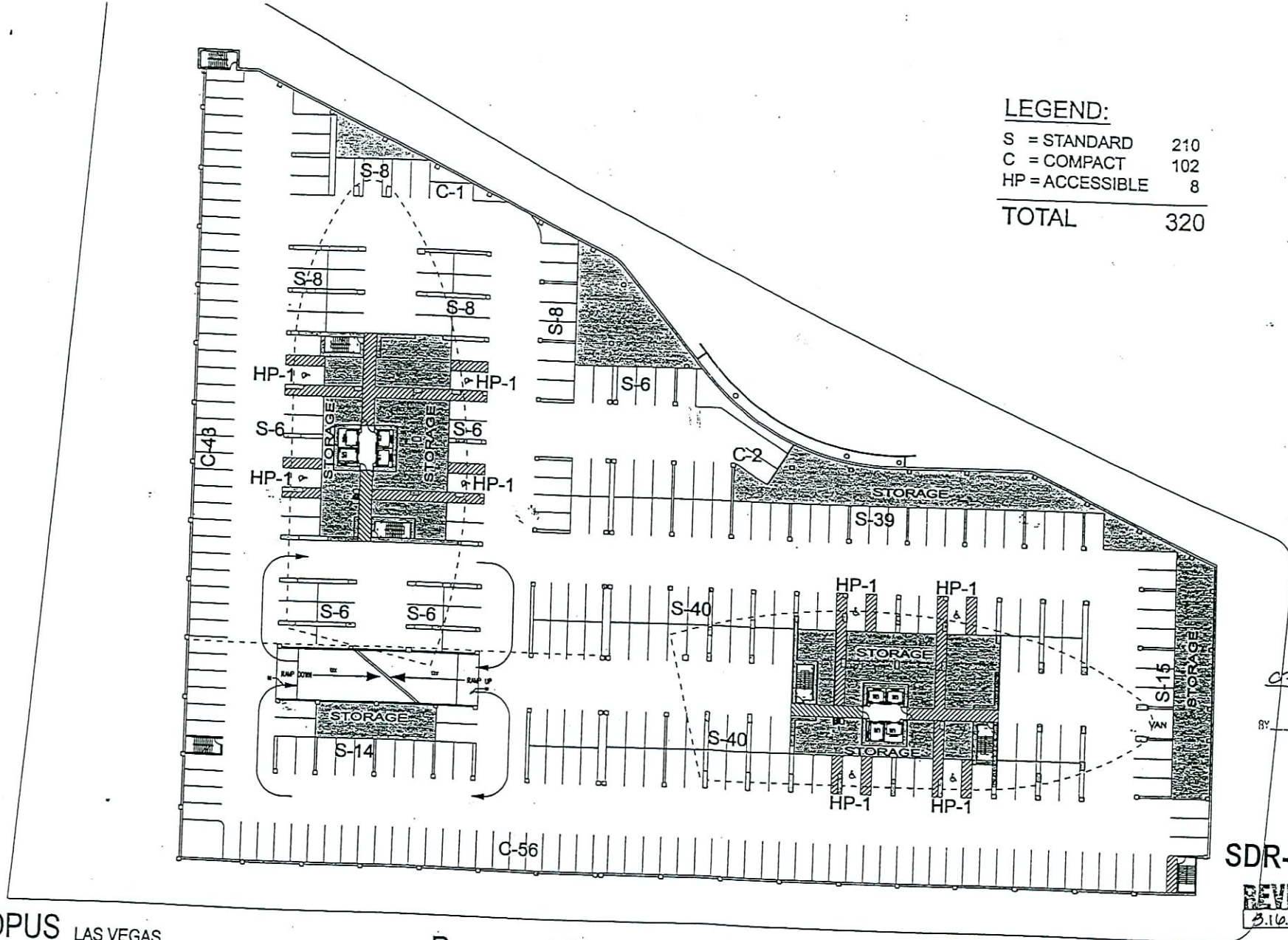
RECEIVED
MAR 16 2005

OPUS LAS VEGAS

Proposed Garage Plan - Level P2

Highrise Partners, Ltd.
3800 Howard Hughes Parkway
Las Vegas, NV 89109-0907

EOT-16028
10-04-06 CC



LEGEND:

S	= STANDARD	210
C	= COMPACT	102
HP	= ACCESSIBLE	8
TOTAL		320

Minor
APPROVED
03/31/05 AMENDMENT
TO SDR-57
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

SDR-5104

REVISED
3.16.05

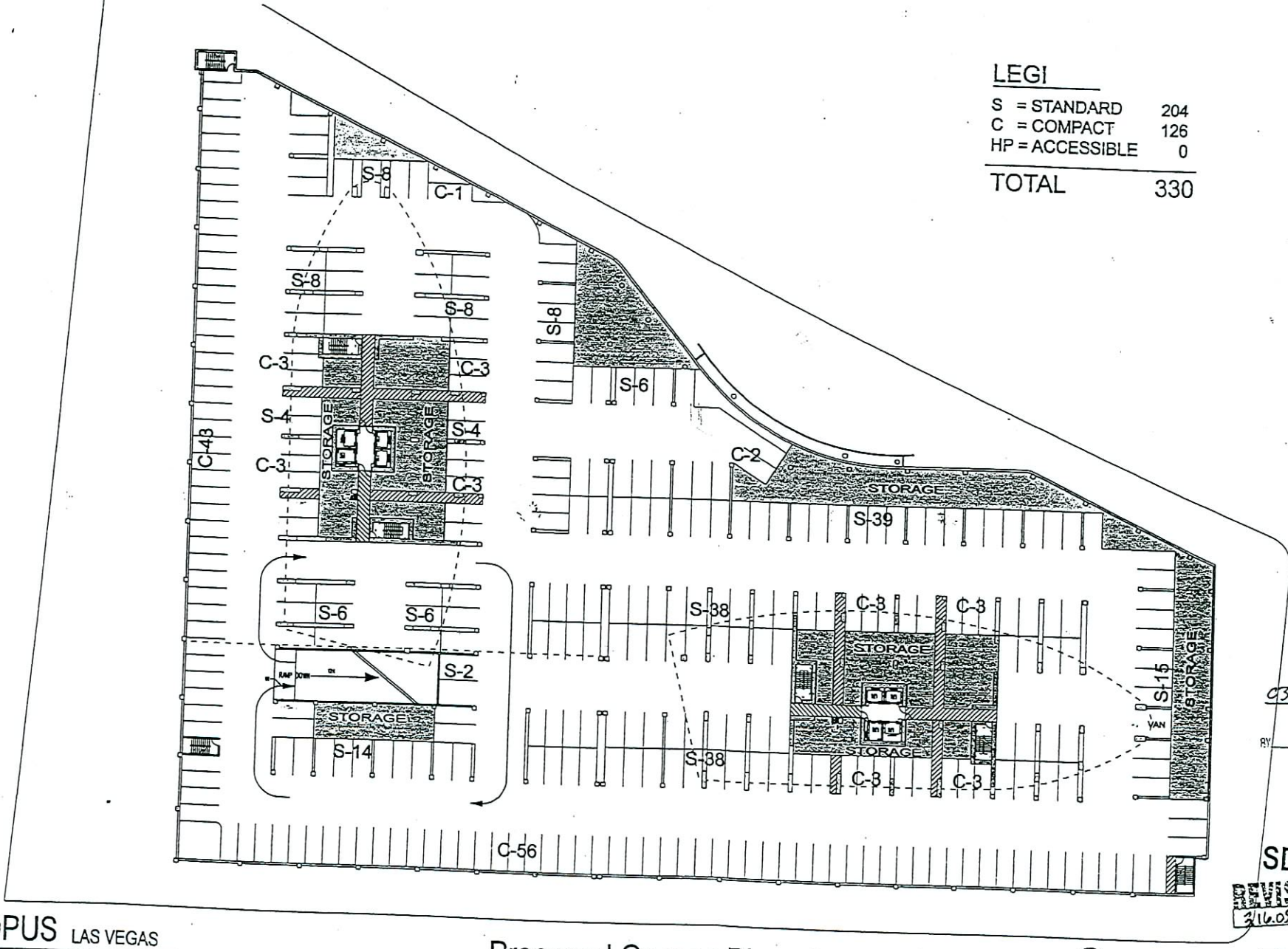
RECEIVED
MAR 1 6 2005

OPUS LAS VEGAS

Proposed Garage Plan - Levels P2, P3, P4

Highrise Partners, Ltd.
3800 Howard Hughes Parkway

EOT-16028
10-04-06 CC



LEGI

S = STANDARD	204
C = COMPACT	126
HP = ACCESSIBLE	0
TOTAL	330

MINOR
APPROVED
03/31/05 AMENDMENTS TO SDR-5104
BY
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

SDR-5104

REVISED 3/16.05

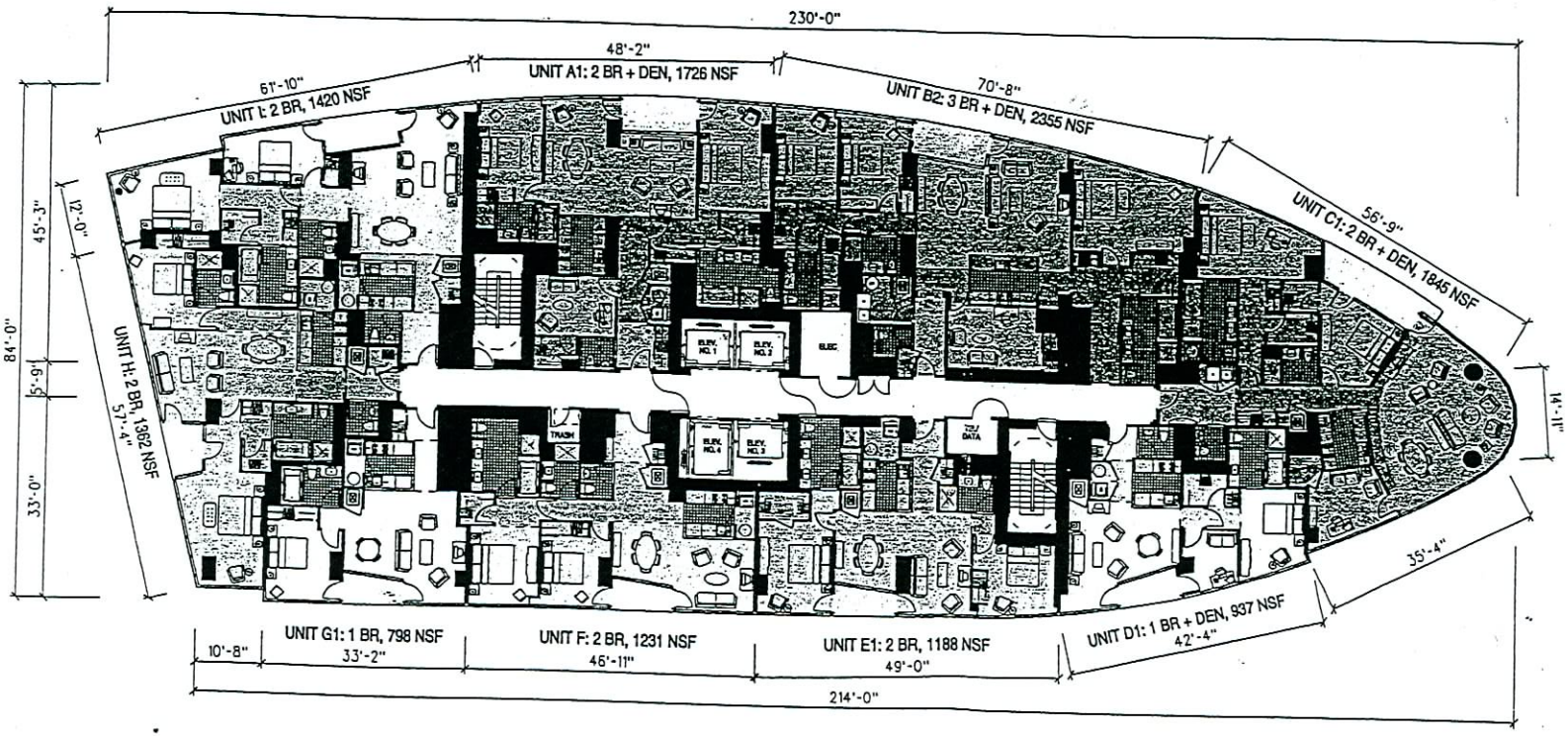
RECEIVED
MAR 1 6 2005

OPUS LAS VEGAS

Proposed Garage Plan - Level P5

Highrise Partners, Ltd. A Nevada Limited Liability Company
3800 Howard Hughes Parkway

EOT-16028
10-04-06 CC



APPROVED 03/31/05 MINOR AMEND- RENT TO SDR-5104

BY [signature]
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

SDR-5104

REVISED 3.16.05

RECEIVED
MAR 16 2005

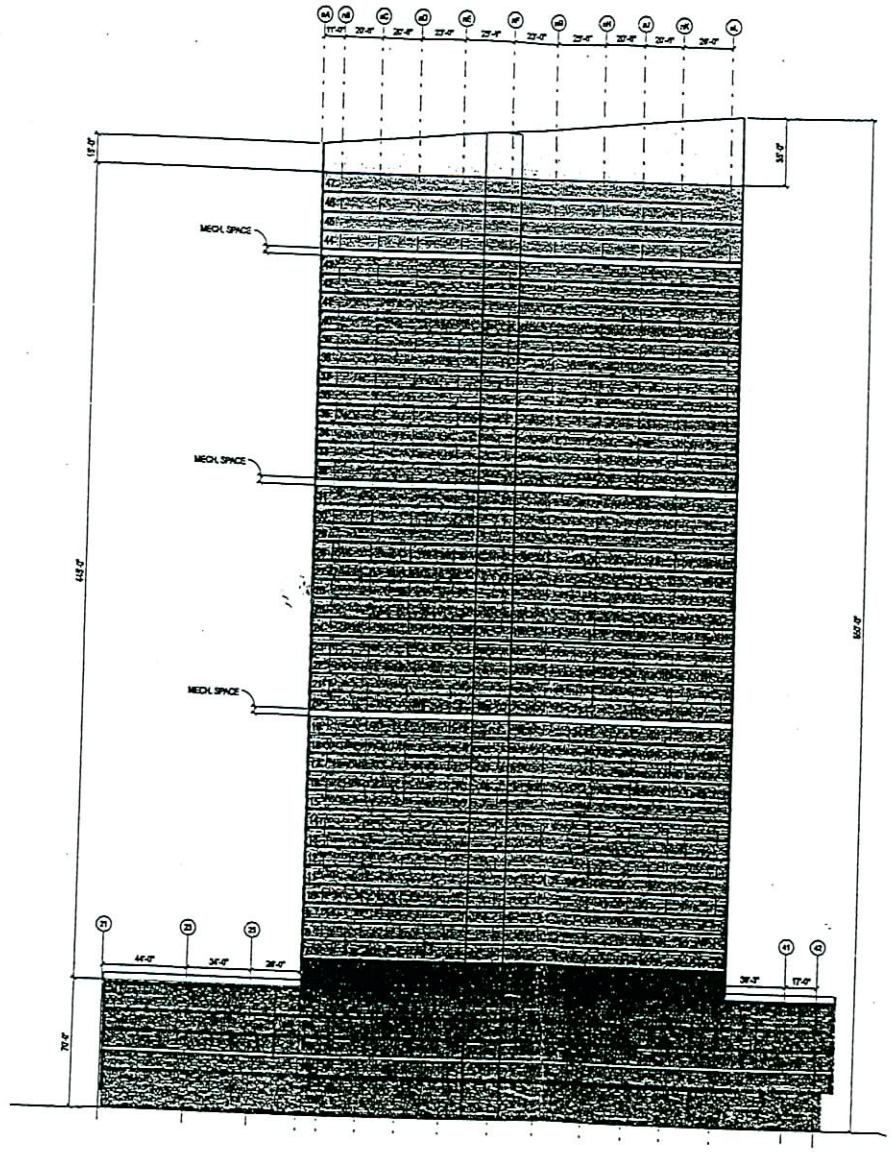
Highrise Partners, Ltd.
3800 Howard Hughes Parkway
Las Vegas, NV 89109-0907

OPUS LAS VEGAS

Typical Floor Plan

0 20'

EOT-16028
10-04-06 CC



OPUS LAS VEGAS

MINOR ATHENA
APPROVED
03/31/05 SDR-5219
BY
DEPARTMENT PLANNING DIVISION
CITY OF LAS VEGAS

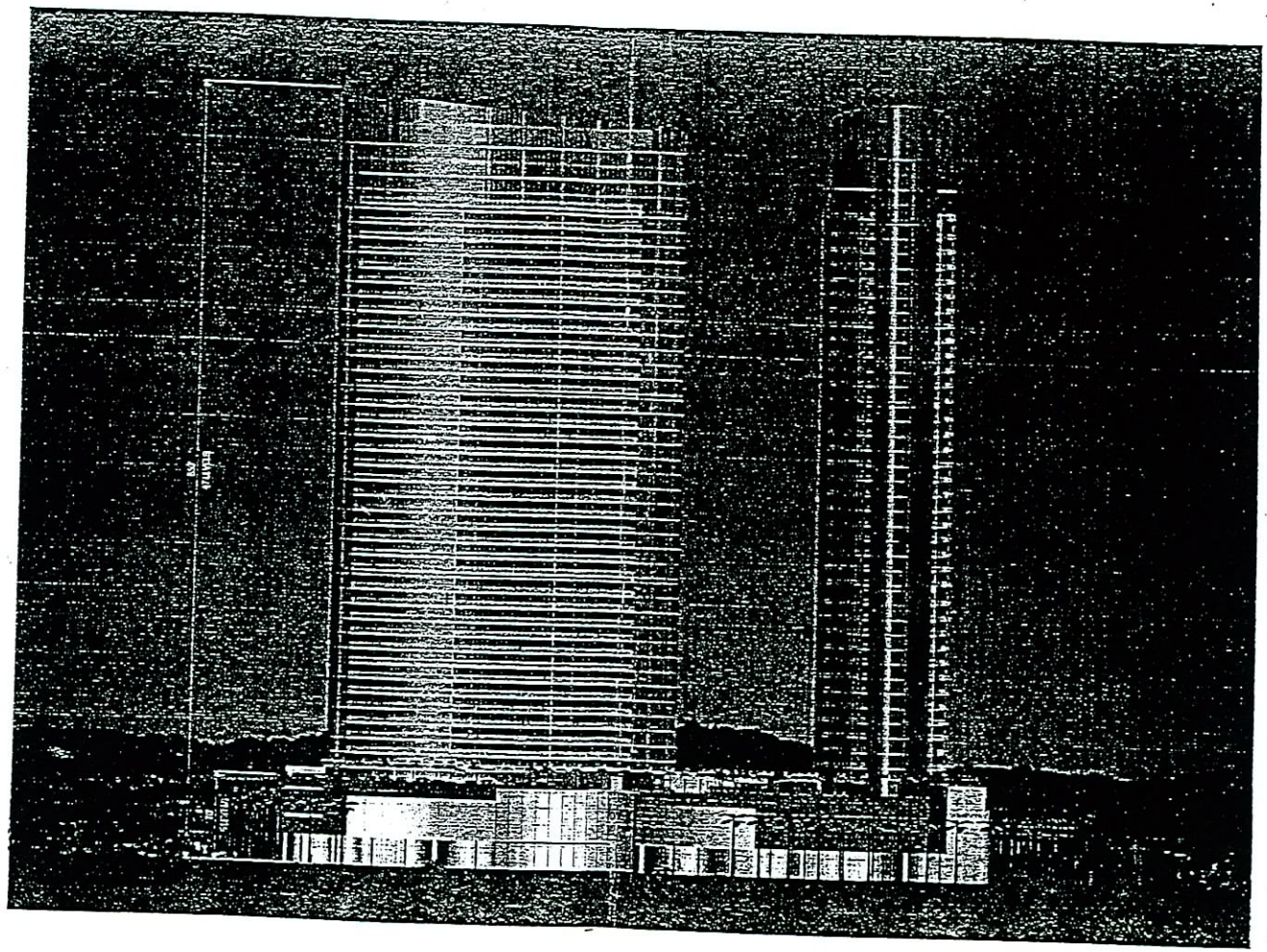
SDR-5104

REVISED
3.16.05

RECEIVED
MAR 1 6 2005

Highrise Partners, Ltd.
3800 Howard Hughes Parkway

EOT-16028
10-04-06 CC



03/31/05 APPROVED PARK AVENUE RENT TO SDR-5104

BY [signature]
CURRENT PLANNING DIVISION
CITY OF LAS VEGAS

REVISED 3.16.05

RECEIVED
MAR 1 6 2005

OPUS LAS VEGAS

East Elevation

SDR-5104

Highrise Partners, Ltd. A Nevada Limited Liability Company
3800 Howard Hughes Parkway

EOT-16028
10-04-06 CC