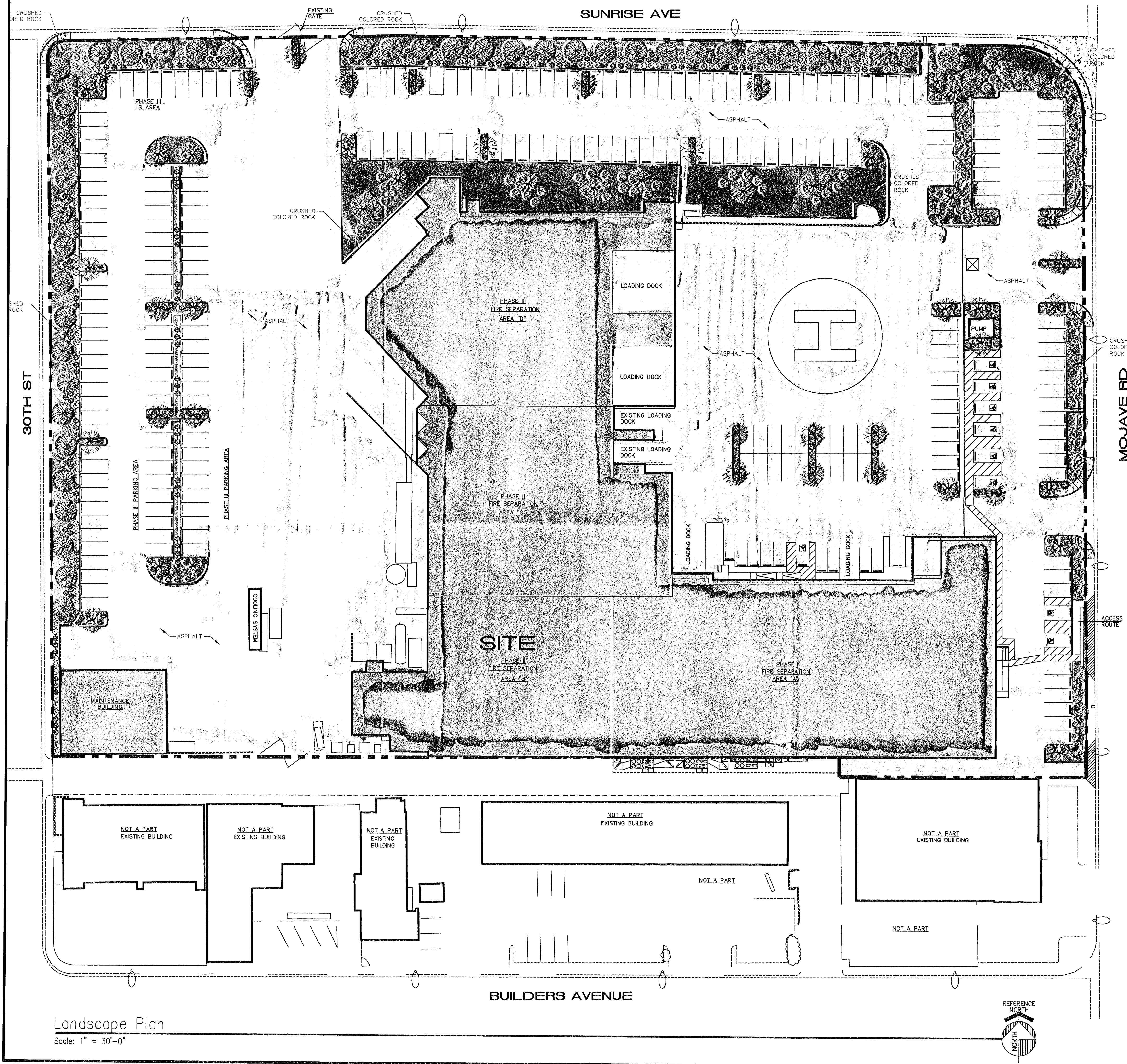




LEGEND

- DESERT WILLOW
- GREEN CLOUD SAGE
- DALEA GREG II
- DATE PALM
- COLORADO MESQUITE
- ACACIA REDOLENS
- LITTLE LEAF PALO VERDE
- VITEX
- SHOESTRING ACACIA

NOTES

- ALL GROUND COVER TO CRUSHED COLORED ROCK.
- ALL STREET TREES TO BE PLANTED @ 20'-0" O.C.
- ALL SHRUBS TO BE MINIMUM OF 5 GAL.
- ALL TREES TO BE MINIMUM 24" BOX.

RECEIVED
SEP 19 2006

#	REVISED BY
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QUALITY CHOICE CONSTRUCTION
2775 S. NELLIS BLVD., SUITE 5
LAS VEGAS, NEVADA 89121
Ph: (702) 641-2400
LICENSE #: 44164

SIGNATURE

41 N. MOJAVE RD.
LAS VEGAS, NV 89121

LANDSCAPE PLAN

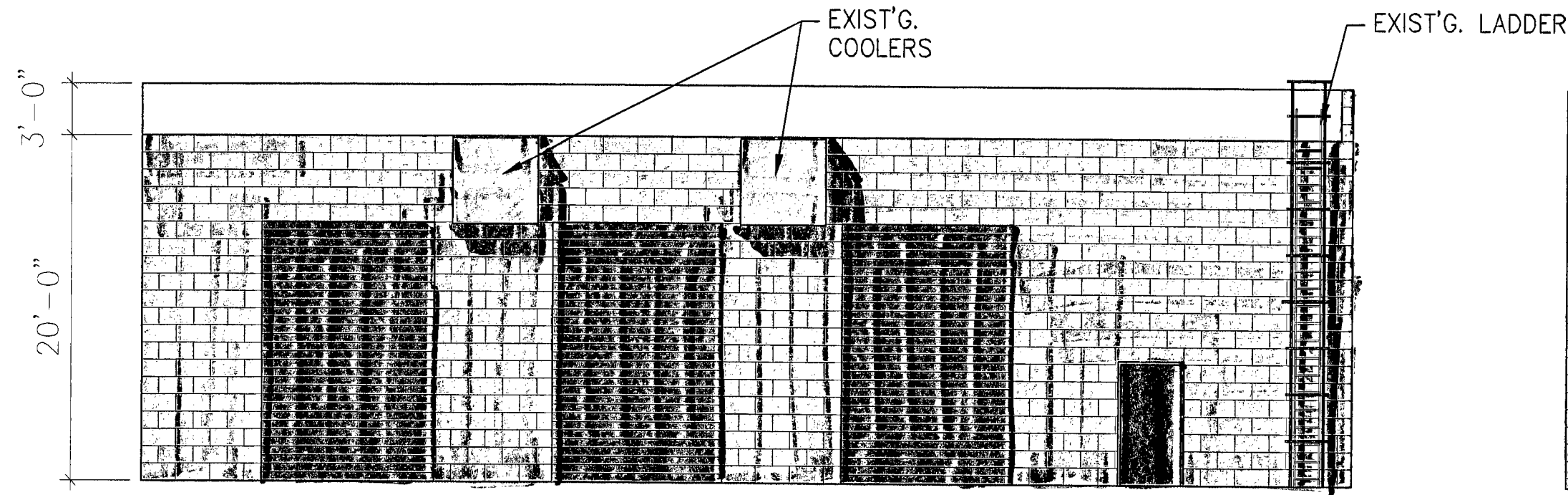
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. THIS DOCUMENT, INCLUDING THE IDEAS AND DESIGNS IT CONTAINS IS AN INSTRUMENT OF PROFESSIONAL SERVICES RENDERED BY QUALITY CHOICE CONSTRUCTION. THIS DOCUMENT MAY NOT BE USED COPIED OR PUBLISHED BY ANY METHOD IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THIS SPECIFIC PROJECT WITHOUT THE EXPRESSED CONSENT AND AUTHORIZATION OF QUALITY CHOICE CONSTRUCTION.

DATE: 09/06/2006
DRAWN BY: PTR
SCALE: AS NOTED

SHEET
L1.00

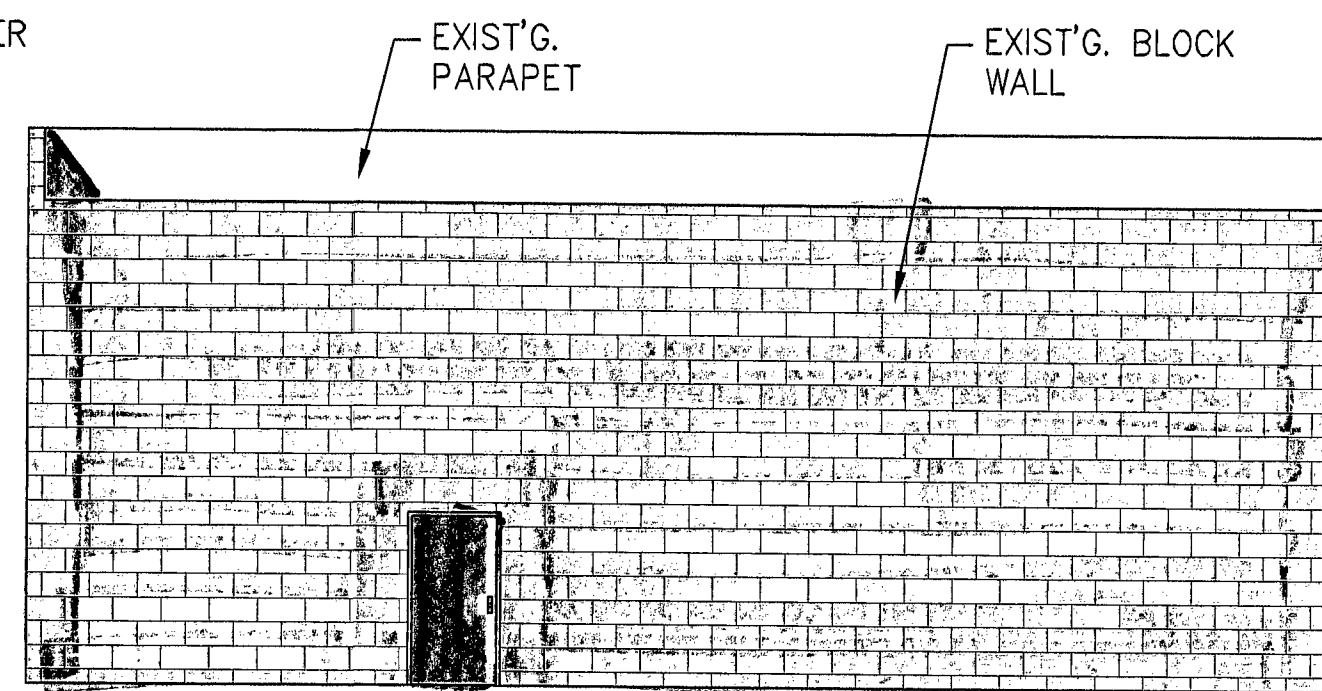
Landscape Plan
Scale: 1" = 30'-0"

SUD-10/10, SDR-10/10, 11/10/06 PC



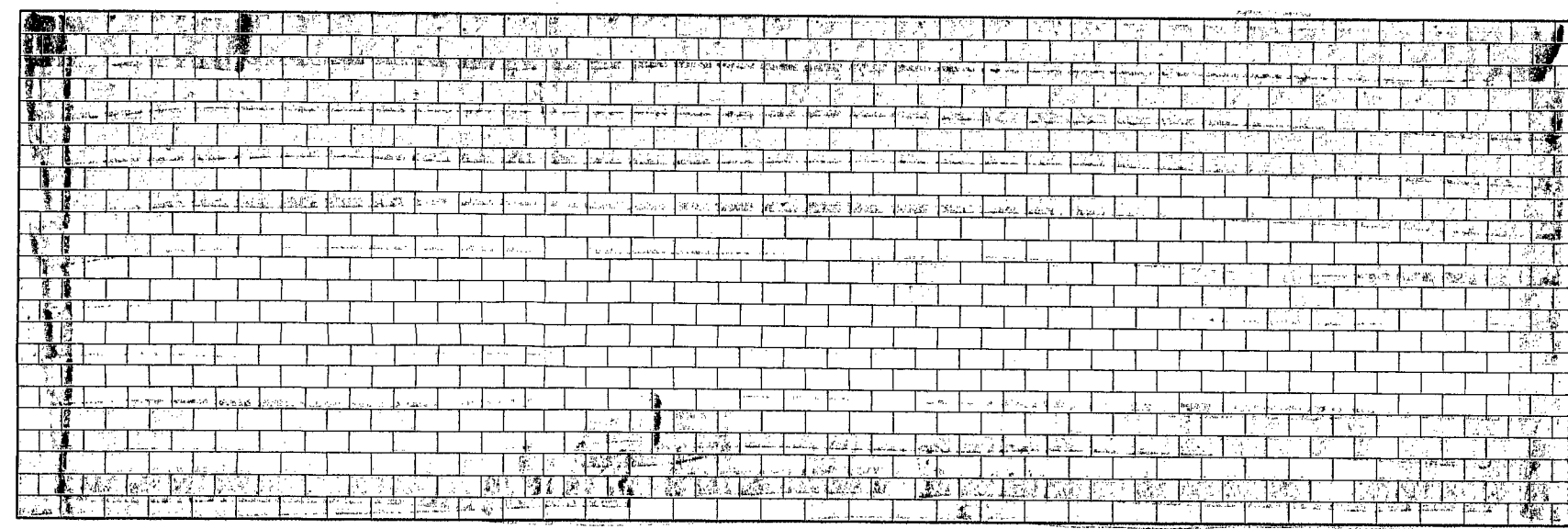
Maintenance Building North Elevation

Scale: 1/8" = 1'-0"



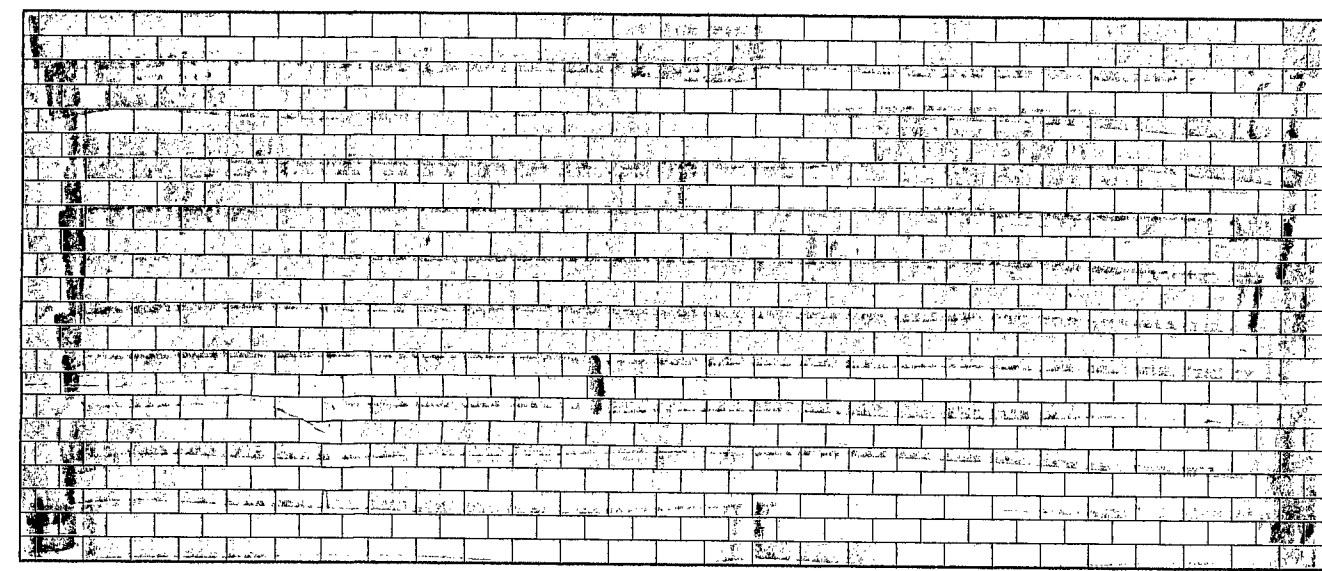
Maintenance Building East Elevation

Scale: 1/8" = 1'-0"



Maintenance Building South Elevation

Scale: 1/8" = 1'-0"

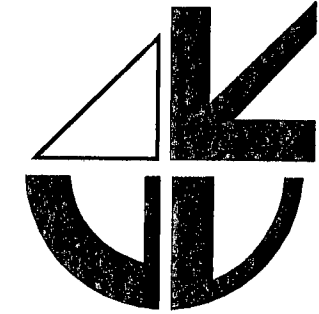


Maintenance Building West Elevation

Scale: 1/8" = 1'-0"

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SEP 19 2006

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LAS VEGAS, NV 89121

MAINTENANCE BUILDING EXTERIOR ELEVATIONS

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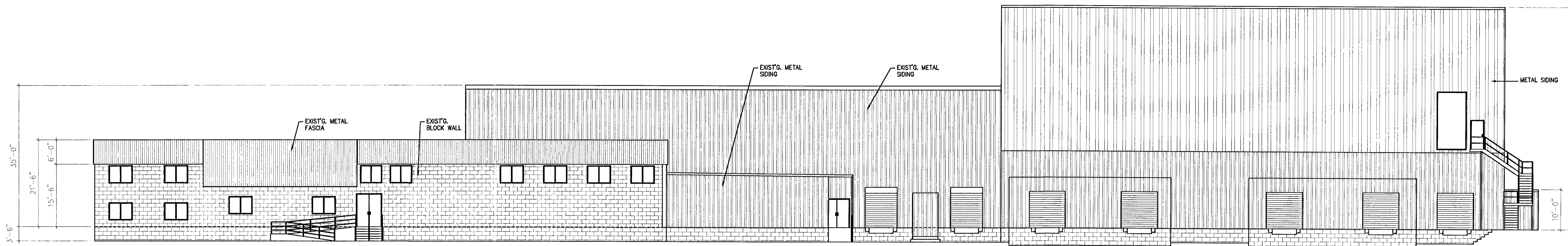
DATE: 09/06/2006

DRAWN BY: PTR

SCALE: AS NOTED

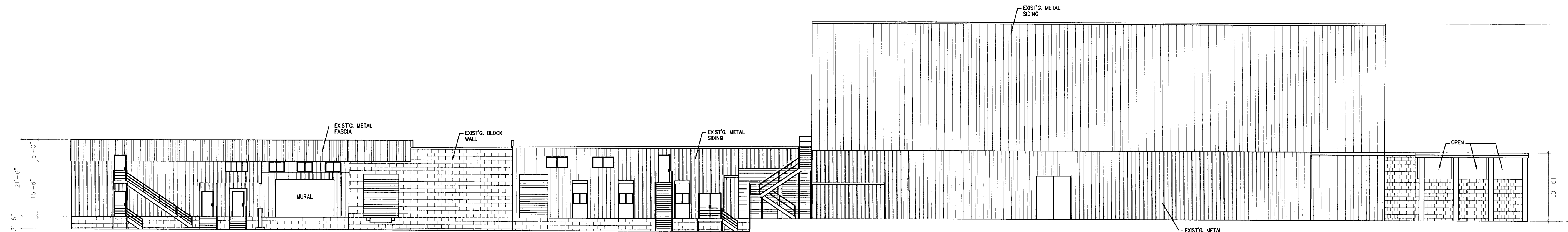
SHEET
A4.00

SUR-16440, SDR-16423 11/16/06 PC



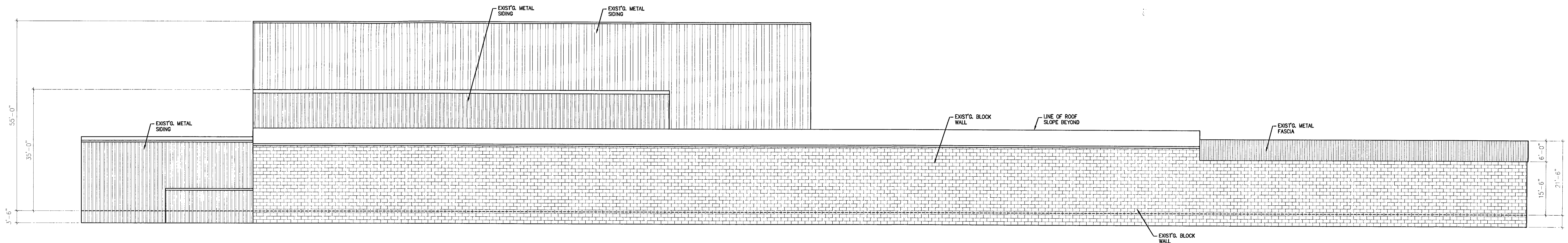
Main Building East Elevation

Scale: 1" = 15'-0"



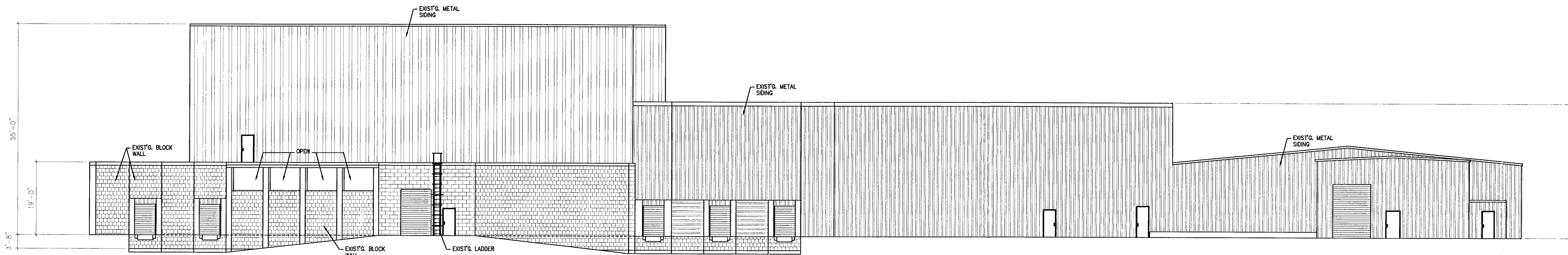
Main Building North Elevation

Scale: 1" = 15'-0"



Main Building South Elevation

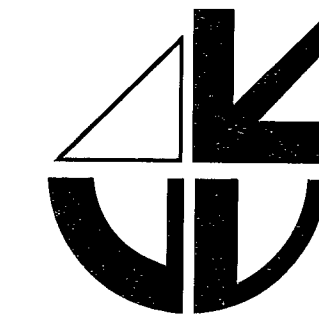
Scale: 1" = 15'-0"



Main Building West Elevation

Scale: 1" = 15'-0"

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LICENSE #: 44164

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LAS VEGAS, NV 89121

EXTERIOR ELEVATIONS

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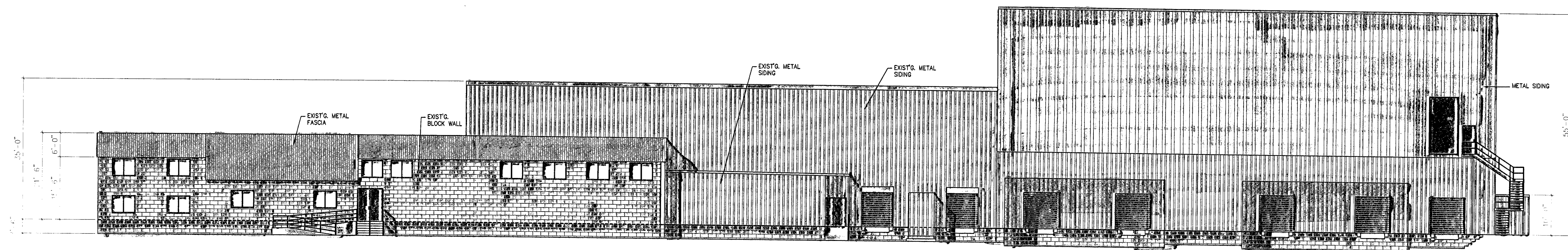
DATE: 09/06/2006

DRAWN BY: PTR

SCALE: AS NOTED

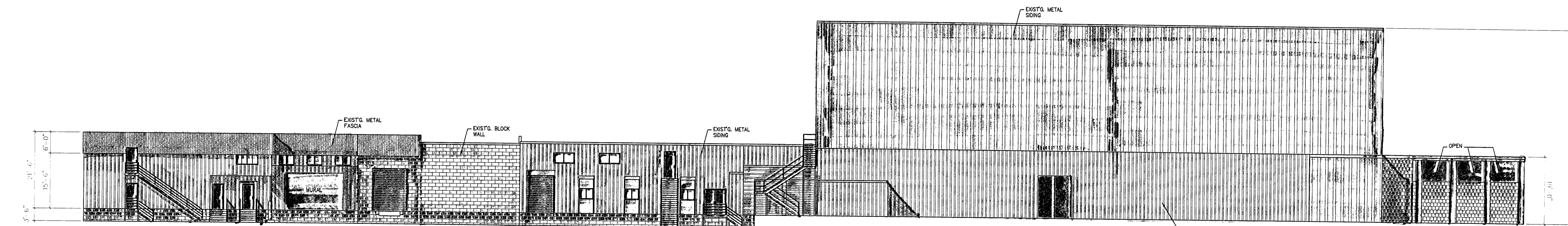
SHEET
A3.00

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SUP-16960
SDR-16963
11/02/06 PC



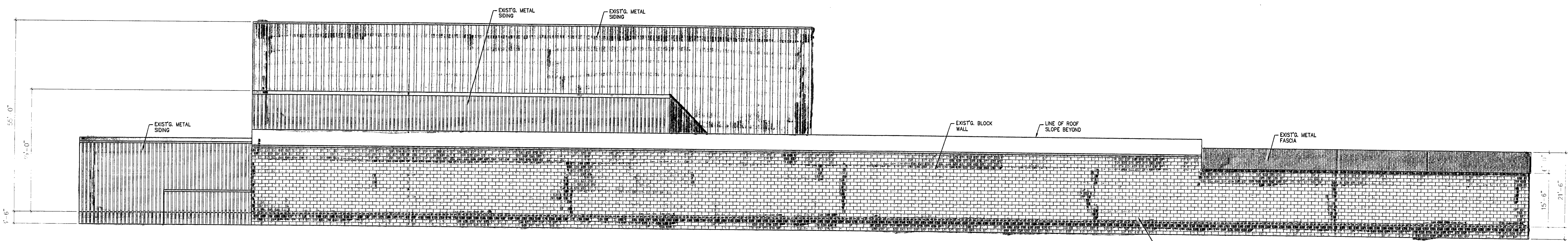
Main Building East Elevation

Scale: 1" = 15'-0"



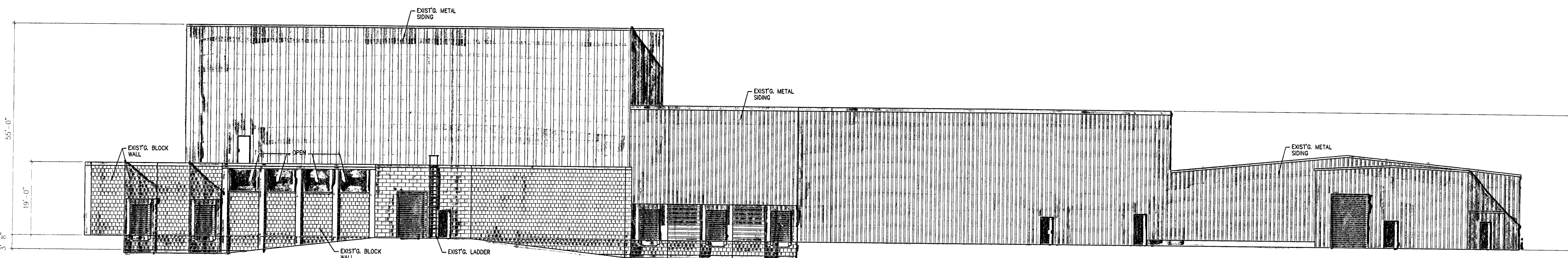
Main Building North Elevation

Scale: 1" = 15'-0"



Main Building South Elevation

Scale: 1" = 15'-0"



Main Building West Elevation

Scale: 1" = 15'-0"

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SEP 19 2006

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Ph: (702) 641-2400
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LAS VEGAS, NV 89121

EXTERIOR ELEVATIONS

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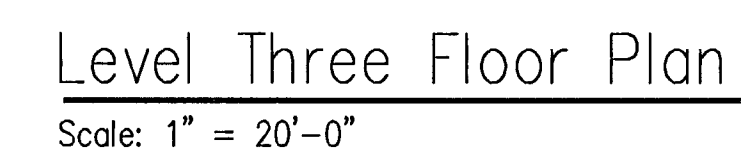
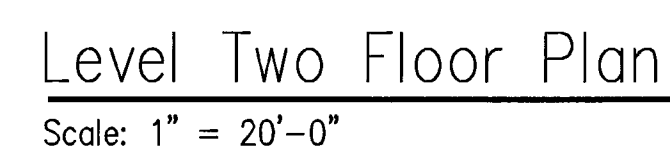
DATE: 09/06/2006

DRAWN BY: PTR

SCALE: AS NOTED

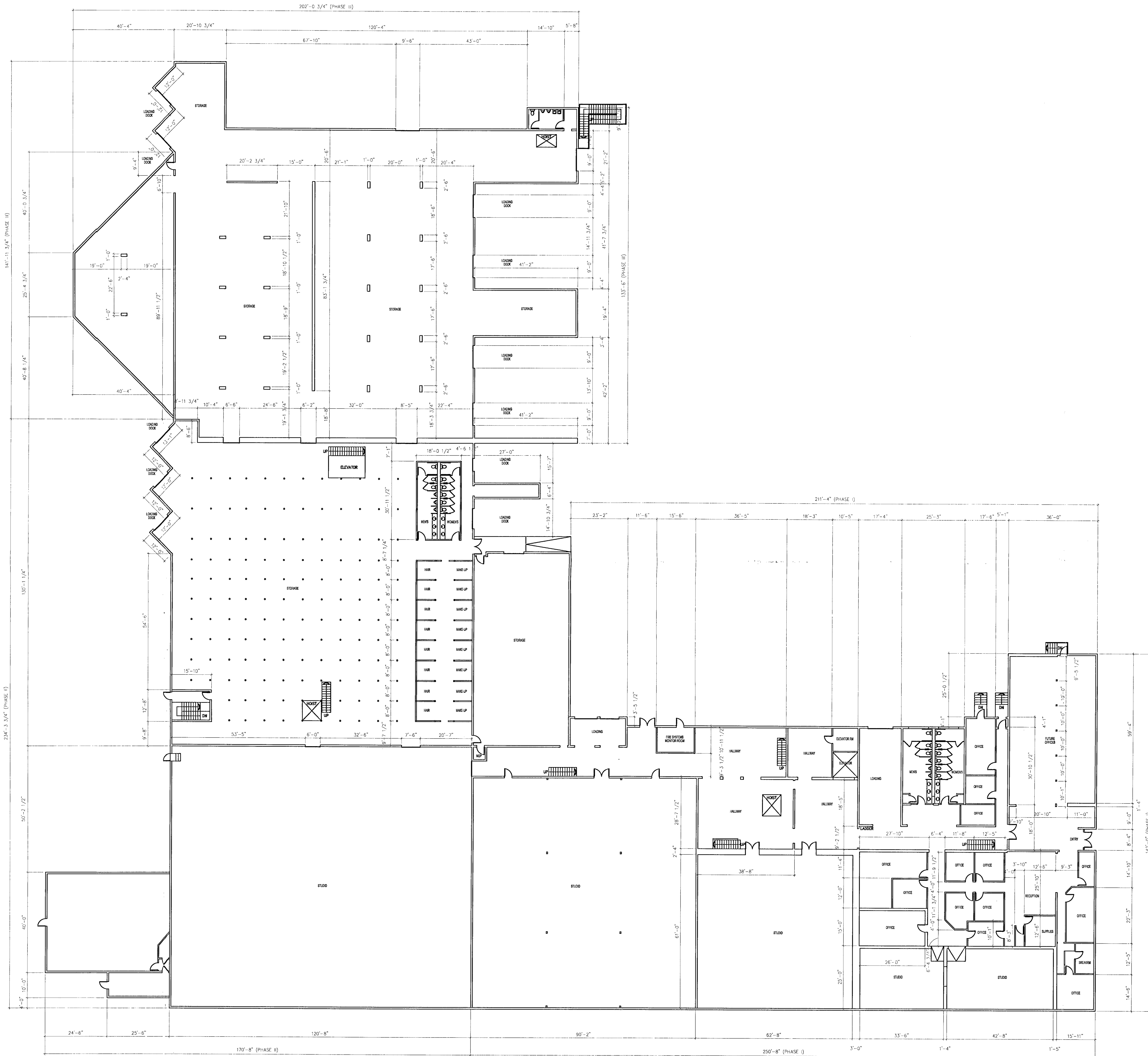
SHEET
A4.00

SUP-10960, SDR-10965, 11/2/16 R



SHEET
A2.00

SUP-16460, SDR-16963 11/2/00 PC

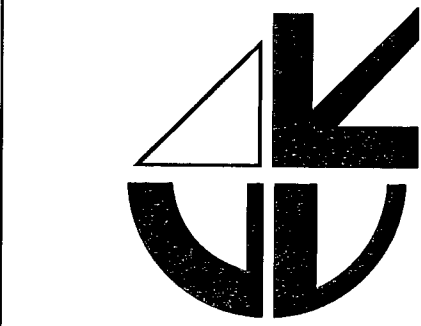


Level One Floor Plan
Scale: 1" = 20'-0"



SUP-16960
SDR-16963
11/02/06 PC

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SEP 19 2006



QUALITY CHOICE CONSTRUCTION
2775 S. NELLIS BLVD., SUITE 5
LAS VEGAS, NEVADA 89121
Ph: (702) 641-2400
LICENSE #: 44164

SIGNATURE

41 N. MOJAVE RD.
LAS VEGAS, NV 89121

LEVEL ONE FLOOR PLAN - PHASE I

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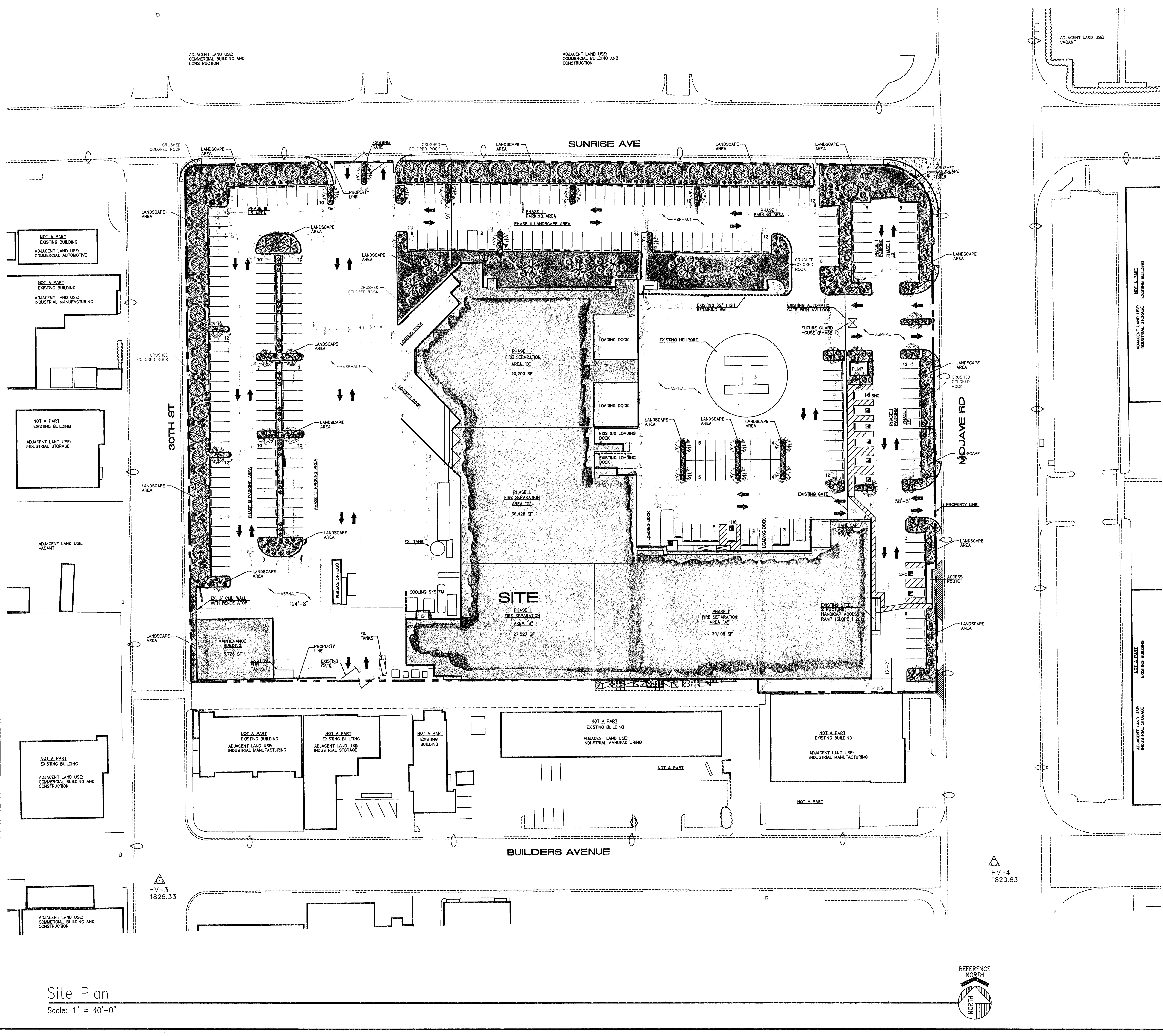
DATE: 09/06/2006

DRAWN BY: PTR

SCALE: AS NOTED

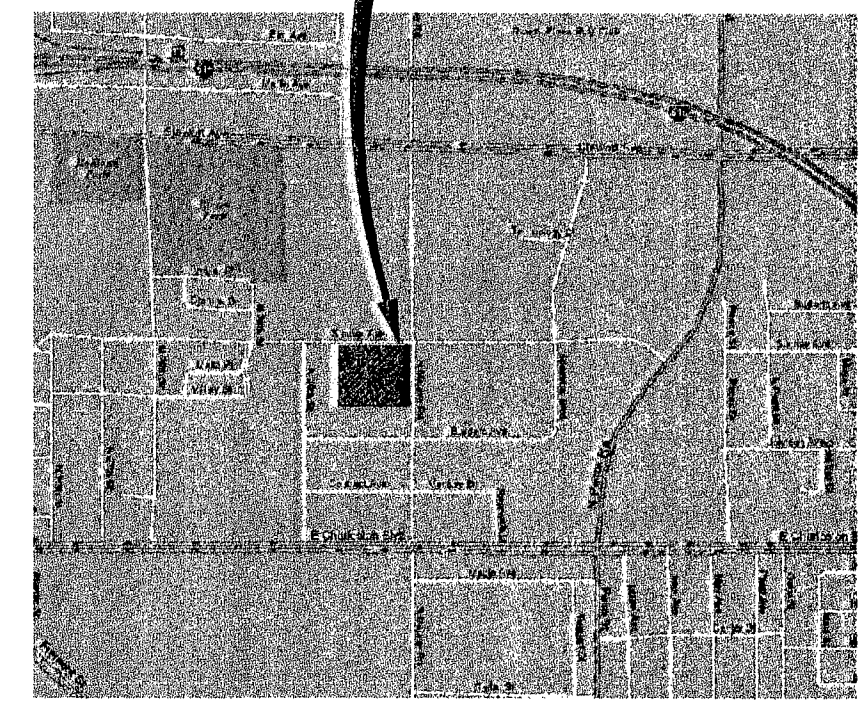
SHEET
A1.00

SUP-16960, SDR-16963 11/02/06 PC



LEGEND
--- PROPERTY LINE

- PROJECT INFORMATION
- 1. LOT SQ. FT. = 207,781
 - 2. TYP. PARKING DIMENSION = 9'x12'
 - 3. FLOOR AREA RATIO CALCULATION:
(TOTAL BLDG. 177,463sf) / (LOT 207,781sf)
= F.A.R. 0.85
 - 4. PARKING ANALYSIS:
177,463sf @ 1 SPACE PER 1000sf
= 177.46 x 1 = 178 PARKING SPACES REQUIRED
 - 5. PARKING SPACES AVAILABLE = 264
 - 6. HANDICAP PARKING REQ. = 6
 - 7. HANDICAP PARKING AVAIL. = 9
 - 8. NO NEW PROPOSED PERIMETER WALL



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QUALITY CHOICE CONSTRUCTION
2775 S. NELLIS BLVD., SUITE 5
LAS VEGAS, NEVADA 89121
Ph.: (702) 641-2400
LICENSE #: 44164

SIGNATURE

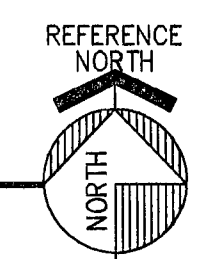
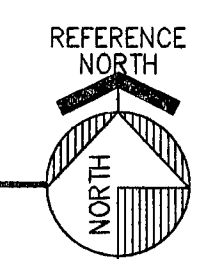
41 N. MOJAVE RD.
LAS VEGAS, NV 89121

SITE PLAN

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DATE: 09/06/2006
DRAWN BY: PTR
SCALE: AS NOTED
SUP-16960
SDR-16963
11/02/06 P6
SHEET
SITE

Site Plan
Scale: 1" = 40'-0"



Vicinity Map
N.T.S.

Referenced
Sup-16960, SDR-16963, 11/02/06 P6

Comments



C O M M E N T S

Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *B14*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: October 3, 2006
Re: **SDR-16963** FTP Investment Corp. 41 North Mojave Road
Request for a Site Development Plan Review for a sound stage

CONDITIONS OF APPROVAL:

1. Submit a Reversionary Map for this site or coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.
2. Dedicate an additional 5 feet of right-of-way for a total radius of 15 feet on the southeast corner of Sunrise Avenue and 30th Street prior to the issuance of any permits.
3. Construct all incomplete half-street improvements adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Remove all substandard public street improvements, alley improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
6. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
7. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site.
8. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-16963 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-16960 - PUBLIC HEARING
- APPLICANT/OWNER: FTP INVESTMENT CORP. - Request for a Site Development Plan Review FOR
A SOUND STAGE on 7.41 acres at 41 North Mojave Road (APN 139-36-801-001, 139-36-403-001), M
(Industrial) Zone, Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½)
OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
M.D.M.

PLANNING COMMISSION: **NOVEMBER 2, 2006** CITY COUNCIL: **DECEMBER 6, 2006**

CASE PLANNER: **DOUG RANKIN**



PUBLIC HEARING

Comments Due: **OCTOBER 3, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services

No Law Enforcement Issue

Deed



Separator Sheet



20050701-0005365

Fee \$19.00

RPTT: \$15,300.00

N/C Fee \$0.00

07/01/2005

15:08:25

20050120189

Requestor:

OLD REPUBLIC TITLE COMPANY OF NEVADA

Frances Deane

DEZ

Clark County Recorder

Pgs: 6

AMT R.P.T.T. 15,300.00

APN 139-36-801-001

139-36-403-001

Title Order No. 5116004357

Escrow No. 5116004357-EW

WHEN RECORDED MAIL TO:

Name FTP INVESTMENT CORPORATION

Street 1940 FILLMORE ST. FILLMORE ST

Address SAN FRANCISCO, CA 94115

City &

State

MAIL TAX STATEMENTS TO: Grantee at address above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
VALCOM, INC., a California Corporation

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to
FTP INVESTMENT CORPORATION, a California Corporation

that property in Clark
described as:

County, Nevada,

Dated June 29, 2005

VALCOM, INC.,

By:

Vince Vellardita, President

STATE OF NEVADA

COUNTY OF

On _____ before me,
the undersigned, a Notary Public in and for said State,
personally appeared _____

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

Name _____

ORTC-410 4/2003

(typed or printed)

(This area for official notarial seal)

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SUP-16960

SDR-16963

11/02/06 PC

Legal Description



Separator Sheet

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

Being a portion of the North Half (N 1/2) of the South Half (S 1/2) of the South Half (S 1/2) of Section 36, Township 20 South, Range 61 East, M.D.M., City of Las Vegas, Clark County, Nevada, more particularly described as follows:

Beginning at the center South Sixteenth Corner of said Section 36, lying on the South right-of-way of Sunrise Avenue (60 feet wide) as dedicated to the City of Las Vegas per Document Number 0513068 in Book 554 of Deeds, said corner marked by a 1-1/2 inch aluminum cap stamped "VTN PLS 8421"; thence South 88° 57' 26" East, along said South right-of-way, 402.46 feet to the beginning of a curve concave Southwesterly and having a radius of 45.00 feet; thence 69.69 feet Southeasterly along said curve, through a central angle of 88° 43' 41" to the West right-of-way of Mojave Road (100 feet wide) as dedicated to the City of Las Vegas per Document Number 0493076 in Book 534 of Deeds; thence South 00° 13' 45" East, along said West right-of-way, 431.20 feet to a point of intersection with the Easterly prolongation of the North line of Lot 1 of Block 3 of that certain final map known as "East Park Industrial Subdivision Unit No. 2" recorded on July 13, 1965 in Book 10 of Plats at Page 69 in the Office of the County Recorder, said County, said State; thence North 89° 45' 30" West, along said prolongation, 25 feet to the Northeast corner of said Lot 1 as shown on said plat; thence continuing North 89° 45' 30" West, along said North line of said Lot 1, 136.94 feet to the Northwest corner of said Lot 1, same being on the East line of that certain 25 feet wide alley shown on said plat; thence North 00° 08' 12" West, along said East line, 12.50 feet to the North line of said alley; thence North 89° 45' 30" West, along said North line, 284.93 feet to the North-South center section line of said Section 36; thence continuing North 89° 45' 30" West, along said North line of said alley, 229.68 feet to the East right-of-way of 30th Street (60 feet wide) dedicated to the City of Las Vegas per Document Number 0762613 in Book 803 of Deeds, and marked by a scribed "+" in the back of sidewalk; thence North 00° 11' 08" West, 455.97 feet to the beginning of a curve concave Southeasterly having a radius of 10.00 feet, said beginning being marked by a scribed "+" in the back of sidewalk; thence 15.65 feet Northeasterly along said curve, through a central angle of 89° 40' 05" to the South right-of-way of said Sunrise Avenue dedicated to the City of Las Vegas per Document 0513086 in the Book 554 of Deeds; thence North 89° 28' 57" East, along said South right-of-way, 219.86 feet to the point of beginning.

SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16963** APN: 139-36-801-001 + 139-36-403-001

Name of Property Owner: FTP Investment Corporation

Name of Applicant: FTP Investment Corporation

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: _____

Bart Seidler, Sec.

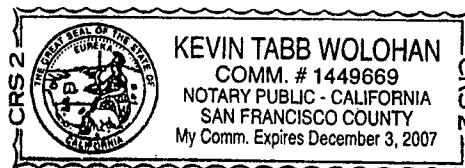
FTP Investment Corporation

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO
Subscribed and sworn before me

This 31 day of AUGUST, 2006
Kevin Tabb Wolohan
Notary Public in and for said County and State

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SEP 19 2006

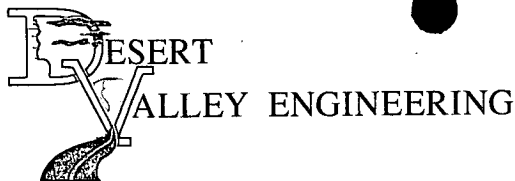


Justification Letter



JUSTIFICATION LETTER

Separator Sheet



3321 N. Buffalo Drive, Suite 200 • Las Vegas, NV 89129
702.877.1300 • Fax 702.877.0300

September 13, 2006

City of Las Vegas
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for SPR and SUP
41 No. Mojave Road building renovation
APN # 139-36-801-001 & 139-36-403-001 (7.41 acres)

To Whom It May Concern:

Desert Valley Engineering, on behalf of the current owner FTP Investments Corporation, will be assisting Quality Choice construction with the submittal of a Special Use Permit & Site Plan Review application for our project located at 41 North Mojave Road. The project site is located at the southwest corner of Mojave & Sunrise. The building, as originally built in 1965, was the H & O foods center. The developer is proposing to renovate the existing building structure interior as part of his efforts to utilize the building for a soundstage use. The property is currently zoned as (M – Industrial District). The City of Las Vegas has requested a site plan review application be submitted for entitlement purposes (offsite improvement upgrades etc) and that a special use permit for a "Soundstage use" be submitted based on the fact that a movie studio use is planned within an Industrial District. This use will be less intensive than what the current zoning allows. Please consider our application for approval.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Jessica Swindell
Processor

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SEP 19 2006
SEP 19 2006

SUP-16960
SDR-16963
11/02/06 PC

Application



APPLICATION

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site development review
Project Address (Location) 41-61 North Mojave Road Las Vegas Nevada
Project Name 41 North Mojave Road Proposed Use _____
Assessor's Parcel #(s) 139-36-803-001 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing M proposed M
Commercial Square Footage 207,781 Floor Area Ratio TOTAL Bldg: 177,410.35F LOT: 207,781SF
Gross Acres 7.41 Lots/Units _____ Density = F.A.R 0.85
Additional Information _____

PROPERTY OWNER FTP Investment Corporation Contact Bart Seidler
Address 1940 Fillmore Street Phone: 415-346-2223 Fax: 415-929-1441
City San Francisco State CA Zip 94115

APPLICANT FTP Investment Corporation Contact Bart Seidler
Address 1940 Fillmore Street Phone: 415-346-2223 Fax: _____
City San Francisco State CA Zip 94115

REPRESENTATIVE Alpha Engineering Contact Jessica Swindell
Address 3321 N. Buffalo Drive, Suite 200 Phone: 702-877-1300 Fax: 702-877-0300
City Las Vegas State NV Zip 89129

Property Owner Signature* Bart Seidler

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

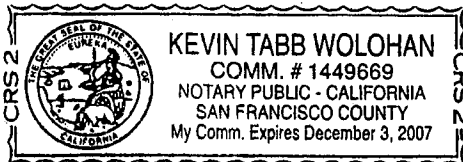
Print Name Bart Seidler, Sec.
FTP Investment Corporation

Subscribed and sworn before me

This 31 day of AUGUST, 2006

Notary Public in and for said County and State

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO



Revised 04/26/05

FOR DEPARTMENT USE ONLY

Case #	<u>SDR-16963</u>
Meeting Date:	<u>11/2/06</u>
Total Fee:	<u>500</u>
Date Received:*	<u>9/19/06</u>
Received By:	<u>Rd [Signature]</u>

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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f:\depot\Application Packet\Application Form.doc

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-16963

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>

SDPR
09/20/2006

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-16963 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-16960 - PUBLIC HEARING
- APPLICANT/OWNER: FTP INVESTMENT CORP. - Request for a Site Development Plan Review FOR
A SOUND STAGE on 7.41 acres at 41 North Mojave Road (APN 139-36-801-001, 139-36-403-001), M
(Industrial) Zone, Ward 3 (Reese).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½)
OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 61 EAST,
M.D.M.

PLANNING COMMISSION: **NOVEMBER 2, 2006** CITY COUNCIL: **DECEMBER 6, 2006**

CASE PLANNER: **DOUG RANKIN** ☒ **PUBLIC HEARING**

Comments Due: **OCTOBER 3, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (damarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Project Checklist



PROJECT CHECKLIST

Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		RECEIVED SEP 19 2006	Additional Notes
Item Required					
YES	NO				

APPLICATION		
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)
☒	☐	Grant deed and legal description
☐	☐	<i>Detailed</i> justification letter
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations
☒	☐	Correct fee(s): \$ <u>500</u> \$ _____ \$ _____ Total = \$ <u>500</u>
☒	☐	Statement of Financial Interest
☐	☒	Development Impact Notice and Assessment (DINA)
☐	☒	Project of Regional Significance

SITE PLAN			Folded Plans: <u>6</u> Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	<i>All</i> property lines and present dimensions labeled	
☒	☐	<i>All</i> building setbacks labeled	
☒	☐	<i>All</i> adjacent existing land uses and street names labeled	
☒	☐	<i>All</i> points of ingress and egress shown	
☒	☐	ADA accessibility requirements shown/labeled	
☒	☐	Parking standard(s) utilized: _____	
☐	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total	
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted	

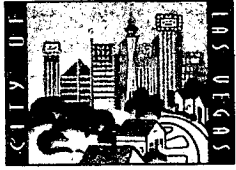
LANDSCAPE PLAN			Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	North arrow, scale, and vicinity map	
☒	☐	<i>All</i> property lines and present dimensions labeled	
☒	☐	<i>All</i> required perimeter landscape planters shown	
☒	☐	<i>All</i> required parking lot fingers/islands shown	
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover	

BUILDING ELEVATIONS			Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	North, south, east, and west elevations of <i>all</i> buildings	
☒	☐	<i>All</i> building materials and colors noted	
☒	☐	8" x 10" photo of original color and material board	
☒	☐	<i>All</i> wall sign locations shown and sizes noted	

FLOOR PLANS			Folded Plans: <u>1</u> Rolled Plans: <u>1</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size	
☒	☐	Scale and building dimensions labeled	
☒	☐	<i>All</i> building entrances/exits shown	
☐	☐	Use of <i>all</i> rooms noted/labeled	

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: ALPHA ENGINEERING Application Type: SDR (ADMIN)
 APN: 189-36-403-001; 189-36-801-001 Location: MOJAVE & SUNDERSS
 Planner: John Korkosz Pre-App Meeting Date: 8/16/06 Earliest PC Date: _____

PLANNING &
DEVELOPMENT

City of Las Vegas

☐ Meeting☐ Telephone☐ Conversation Record
 Page _____ of _____
 Date ____/____/____
 Time ____:____ am pm

Project Name _____

 Conversation between CLV Representative(s): _____
 and,

Name

Company/Department

Phone

FAX

MICHAEL PATRY

ALPHA ENGINEERING

☐ see Meeting Attendance Sheet

Comments:

- Interior renovations
- T.R.
- will check to see if an SDR is, in fact, necessary
- I will check pkg based on storage & office
- Landscaping to current standards
- SUD required

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SEP 19 2006

Hansen Sheet



HANSEN SHEET

Separator Sheet

Report Date 09/21/2006 08:38 AM

Submitted By

Page 1

A/P # 16963 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages	Date / Time	By	Date / Time	By
Processed	09/19/2006 15:15	983967	Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-16963 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SDR-16960 - PUBLIC HEARING - APPLICANT/OWNER: FTP INVESTMENT CORP. - Request for a Site Development Plan Review FOR A SOUND STAGE on 7.41 acres at 41 North Mojave Road (APN 139-36-801, 139-36-403-001), M (Industrial) Zone, Ward 3 (Reese).

Parent A/P # 16960
Project # 16963 Project/Phase Name SOUND STAGE 41 N MOJAVE Phase #
Size/Area 7.41 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13936801001

Location

Owner/Tenant

Contact ID AC1001179 Name F T P INVESTMENT CORP
Mailing Address 1940 FILLMORE ST Organization
City SAN FRANCISCO State/Province CA
ZIP/PC 94115-2745 Country ☐ Foreign
Day Phone (415)346-2323 x Evening Phone
Fax (415)929-1441 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

41 N MOJAVE RD
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13936403001
13936801001

Item Description

Item Status

Report Date 09/21/2006 08:38 AM

Submitted By

Page 2

Review Activities	Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By		Comments					

There are no Review Activities for this Report

Activity Review Details

Detail	SUBMITTAL CHECKLIST (SDR)	Modified By	RSUMMERFIELD	Modified Date/Time	09/19/2006 15:15
Comments					

No color/material board, all internal work. Photos included. - RTS 091906

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y	Pre-Application Conference Checklist	Y	Site Plans (19 Folded Blue Lines, 1 Rolled Color)
Y	Application/Petition Form	Y	Landscape Plan
Y	Deed and Legal Description	Y	Building Elevations (2 Folded, 1 Rolled Color)
Y	Justification Letter	Y	Floor Plan (1 Folded, 1 Rolled)
N	Color and Material Board	Y	Laser Print Site Plan
N	DINA (Not Always Required)	Y	Laser Print Floor Plan
Y	Statement of Financial Interest	Y	Laser Print Elevation

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N	DINA Required?	N	Project of Regional Significance?	Final City Council letter received
Y	Parent Project link required?			Annotated minutes recieved
Y	Will this go to the City Council?			Is there a condition of approval for a Required Review?
Hearing Type				If yes, when does it need to be reviewed?
Public, Non-Public, Admin?PUBLIC				

Meeting Information

Meeting Info	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By			
Comments		Modified Date			
Added By					
11/02/2006	PC	SCHEDULED	0	0	0
RSUMMERFIELD	09/19/2006				

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Report Date 09/21/2006 08:38 AM

Submitted By

Page 3

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984053	09/20/2006 14:36		0.00
JACK, DESERT VALLEY ENGINEERING CK#1031 \$300, FTP INVESTMENT CORPORATION CK#2187 \$500, 877-0711					

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

Credit Memo

Report Date 10/16/2006 11:36 AM

Submitted By

Page 1

Trn #	77408	Trn Date	10/16/2006 11:35	Template Type	PRJ	A/P #	16963
Customer	F T P INVESTMENT CORP						
Address	1940 FILLMORE ST						
	SAN FRANCISCO CA 94115-2745						

Refunded Fees
Item

Amount

Overpayment

800.00

Total Amount

800.00

Total Amount Due

800.00

CREDIT MEMO

Trn Date 10/16/2006 11:35
Customer F T P INVESTMENT CORP

A/P # 16963

000077408000000080000

000077408000000080000

Refund



Separator Sheet



City of Las Vegas Claim for Refund

Refund to be issued to:

F T P Investment Corp
1940 Fillmore St
San Francisco, CA 94115-2745
(415)346-2323 x

Transaction Date: October 16, 2006 11:32 am

SDR-16963

NOTIFICATION & ADVERTISING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 300.00

SDR-16963

PROCESSING FEE

AUTHORIZED BY: DRANKIN

Refund Amount

\$ 500.00

Refund Total: \$ 800.00

Reason for refund: SDR-16963 is not needed for the project per Doug Rankin. Fee refunded.

Claimant Signature

**CITY of LAS VEGAS
CLAIM FOR REFUND**

10-11-06

Date

TO: Finance and Business Services, Accounts Payable

Please issue warrant to:

FTP Investment Corporation

Name

1940 Fillmore Street

Address

San Francisco, CA 94115

City, State, Zip Code

In the amount of

\$ 800.00

For the following:

NO GR #

Document # (i.e., GR#, Business License #, Permit #)

10-11-06

Date

\$ 800.00

Amount

SDR-116963

For

Deposited by

Reason for refund: SDR-116963 is not needed

for the project per Doug Kankin

Claimant Signature

I certify this demand is true and correct; is unpaid and due the claimant.

FLK

Authorized by

Planning Manager

Title

FUND ORG	ACCT	TASK	OPT.	ACT/WA	AMOUNT
					\$ 500.00
					\$ 300.00

Joni Johnson

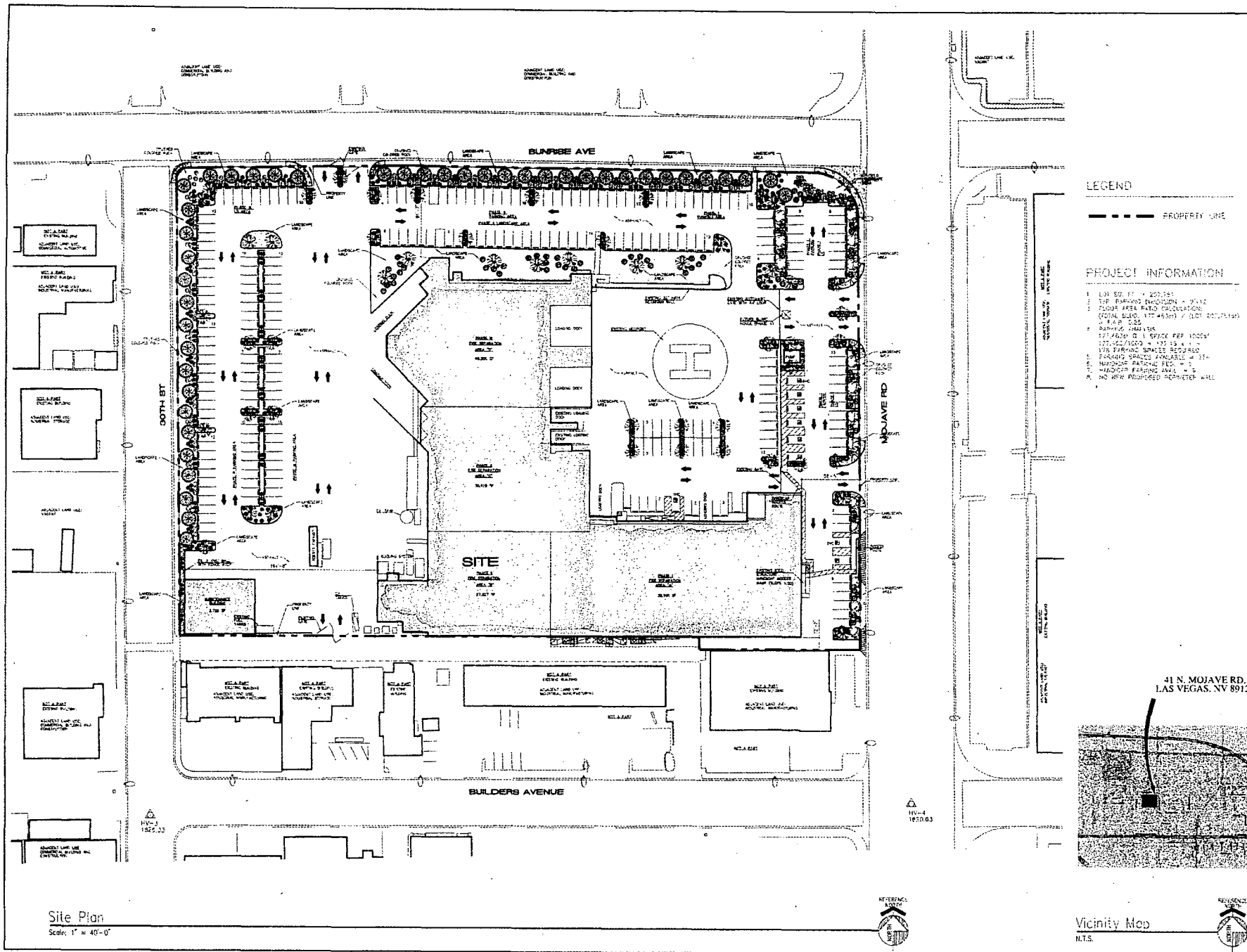
From: Doug Rankin
Sent: Monday, October 09, 2006 9:48 AM
To: Joni Johnson
Subject: Refund SUP-16960, SDR-16963

Please refund as SUP-16960 and SDR-16963 are not needed for the project.

Plans (PMT)



Separator Sheet



#	REVISED BY
1	
2	
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QUALITY CHOICE CONSTRUCTION
 2775 S. NELLIS BLVD., SUITE 15
 LAS VEGAS, NEVADA 89121
 Ph: (702) 641-2400
 LICENSE #: 44164

SIGNATURE

41 N. MOJAVE RD.
 LAS VEGAS, NV 89121

SHEETMAN

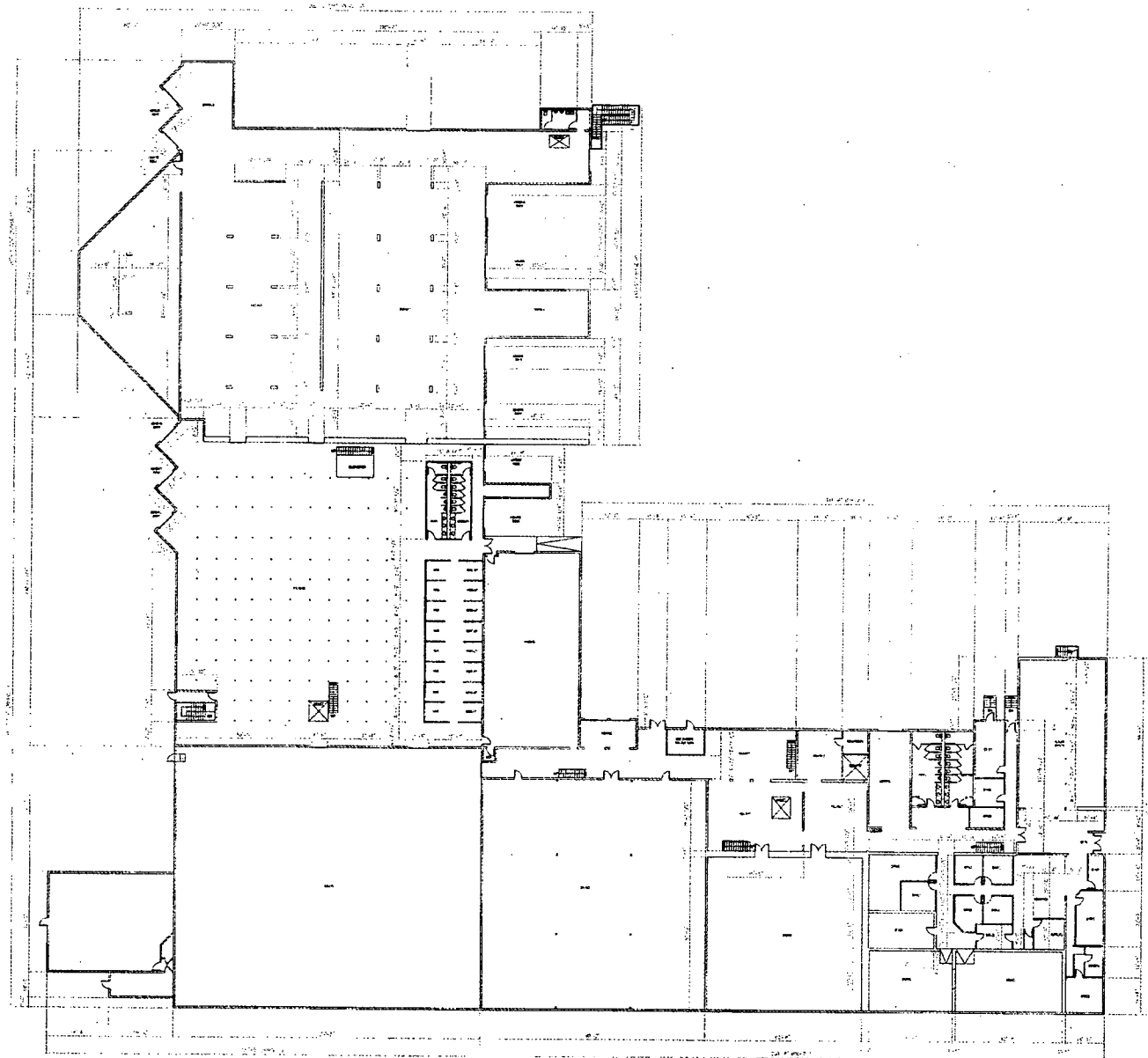
THE USE OF THIS PLAN AND SPECIFICATIONS IS LIMITED TO THE PROJECT AND SITE SHOWN HEREON. NO OTHER USES OR MODIFICATIONS ARE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE LOSS OF PROFITS, REVENUE, OR ANY OTHER ECONOMIC LOSS, ARISING OUT OF OR IN CONNECTION WITH THE USE OF THIS PLAN AND SPECIFICATIONS.

DATE: 08/06/2006
 DRAWN BY: P.T.R.
 SCALE: AS NOTED

SHEET
 SITE

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SUP-16960
 SDR-16963
 11/02/06 PC



Level One Floor Plan
Scale: 1" = 20'-0"



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QUALITY CHOICE CONSTRUCTION
2775 S. NELLIS BLVD., SUITE 5
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Ph.: (702) 641-2400
LICENSE #: 44164

SIGNATURE

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LAS VEGAS, NV 89121

LEVEL ONE FLOOR PLAN (PART 1)

ALL USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND PUBLISHED. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF QUALITY CHOICE CONSTRUCTION. ANY REVISIONS TO THESE PLANS SHALL BE INDICATED BY A REVISION TABLE. ANY REVISIONS TO THESE PLANS SHALL BE INDICATED BY A REVISION TABLE. ANY REVISIONS TO THESE PLANS SHALL BE INDICATED BY A REVISION TABLE.

DATE: 09/06/2006

DRAWN BY: FTR

SCALE: AS NOTED

SHEET
A1.00

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SUP-16960
SDR-16963
11/02/06 PC

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QUALITY CHOICE CONSTRUCTION
 2775 S. NELLIS BLVD., SUITE 5
 LAS VEGAS, NEVADA 89121
 Ph.: (702) 641-2400
 LICENSE #: 44164

SIGNATURE

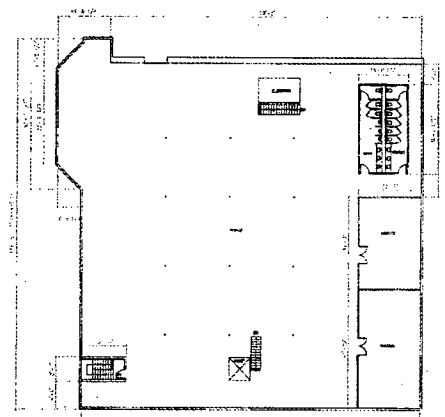
41 N. MOJAVE RD.
 LAS VEGAS, NV 89121

LEVEL TWO & THREE FLOOR PLAN

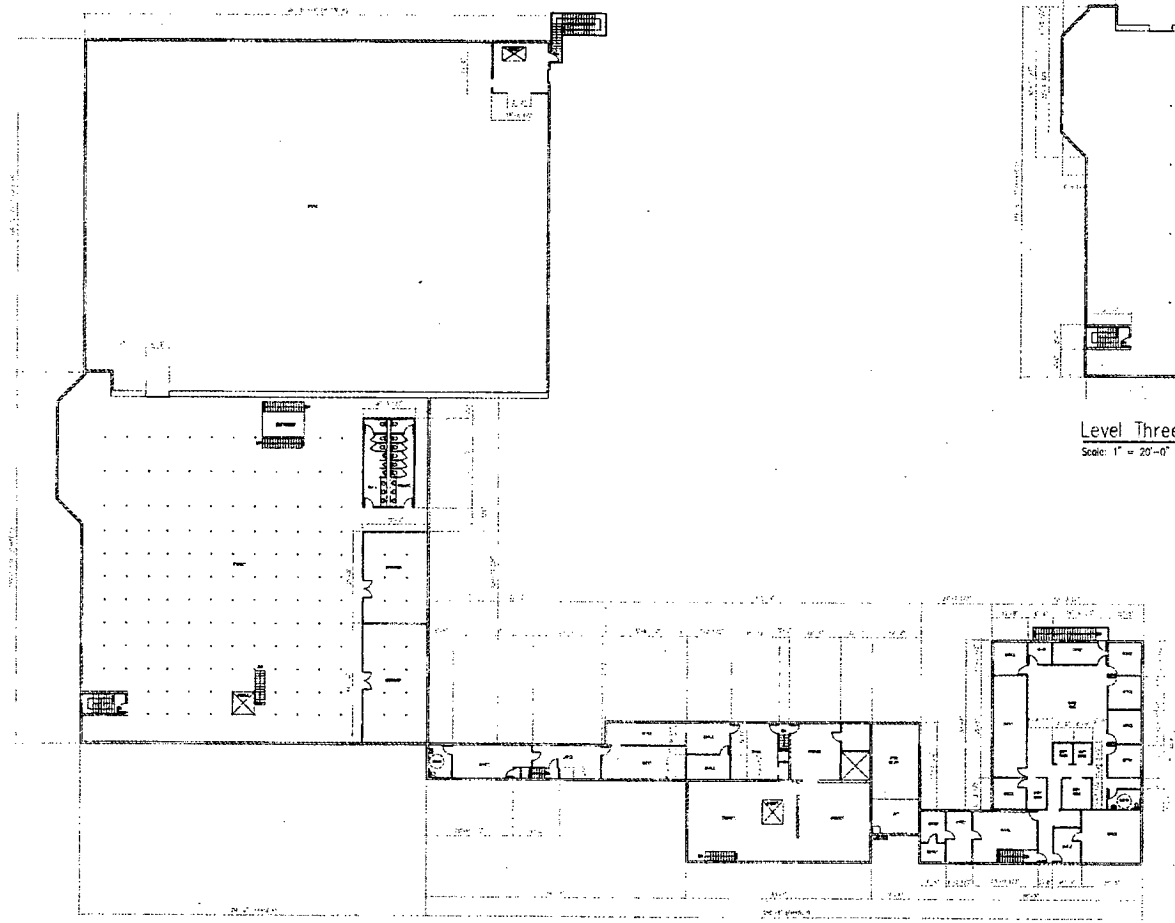
ALL USES OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL USER FOR THE PROJECT AND SITE SPECIFIC. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF QUALITY CHOICE CONSTRUCTION IS EXPRESSLY LIMITED TO BLACK BOX. THE USER ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING THE LOSS OF PROFITS, ARISING OUT OF ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF QUALITY CHOICE CONSTRUCTION. THE USER'S USE OF THESE PLANS IS LIMITED TO THE PROJECT AND SITE SPECIFIC. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF QUALITY CHOICE CONSTRUCTION IS EXPRESSLY LIMITED TO BLACK BOX.

DATE: 09/06/2006
 DRAWN BY: PTR
 SCALE: AS NOTED

SHEET
 A2.00



Level Three Floor Plan
 Scale: 1" = 20'-0"

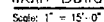
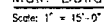
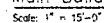
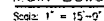


Level Two Floor Plan
 Scale: 1" = 20'-0"



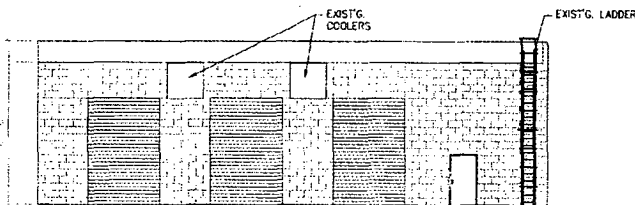
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SUP-16960
 SDR-16963
 11/02/06 PC



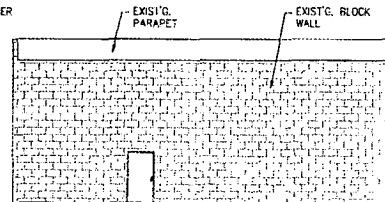
A3.00

SUP-16960
SDR-16963
11/02/06 PC



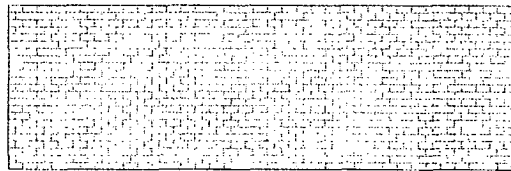
Maintenance Building North Elevation

Scale: 1/8" = 1'-0"



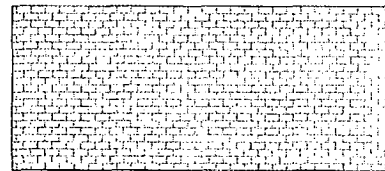
Maintenance Building East Elevation

Scale: 1/8" = 1'-0"



Maintenance Building South Elevation

Scale: 1/8" = 1'-0"



Maintenance Building West Elevation

Scale: 1/8" = 1'-0"

#	REVISED BY
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QUALITY CHOICE CONSTRUCTION
2775 S. NELLS BLVD. SUITE 5
LAS VEGAS, NEVADA 89121
Ph: (702) 641-2400
LICENSE # 44164

SIGNATURE

41 N. MOJAVE RD.
LAS VEGAS, NV 89121

MAINTENANCE BUILDING EXTERIOR ELEVATIONS

ALL USE OF THIS PLAN AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SET FOR THIS PROJECT. ANY REVISIONS OR ALTERATIONS MUST BE APPROVED BY THE ARCHITECT. NO PART OF THIS SET SHALL 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. WITHOUT THE WRITTEN PERMISSION OF QUALITY CHOICE CONSTRUCTION. THIS DOCUMENT MAY NOT BE USED FOR ANY OTHER PROJECT. ANY VIOLATION OF THIS AGREEMENT SHALL BE CONSIDERED A BREACH OF CONTRACT. QUALITY CHOICE CONSTRUCTION

DATE: 09/06/2006

DRAWN BY: PTR

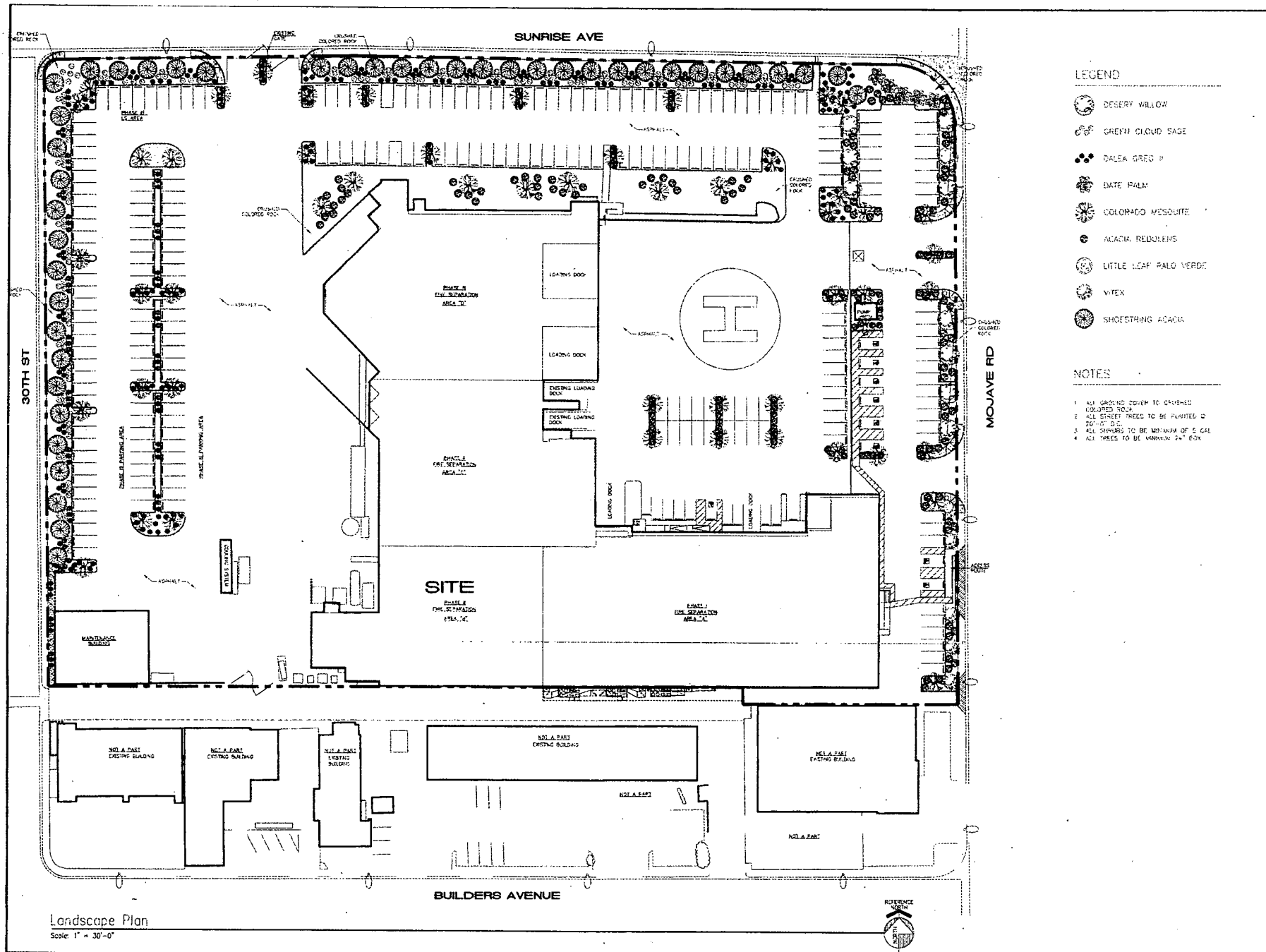
SCALE: AS NOTED

SHEET

A4.00

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SUP-16960
SDR-16963
11/02/06 PC



Landscape Plan
Scale: 1" = 30'-0"

LEGEND

- DESERT WILLOW
- GREEN CLOUD SAGE
- DALEA GREY P.
- DATE PALM
- COLORADO MESQUITE
- ACACIA REDOLENS
- LITTLE LEAF PALO VERDE
- VITER
- SHOESTRING ACACIA

NOTES

1. ALL GRASS COVER TO CRUSHED COLORED ROCK
2. ALL STREET TREES TO BE PLANTED @ 20'-0" O.C.
3. ALL SHRUBS TO BE MINIMUM OF 5 GAL
4. ALL TREES TO BE MINIMUM 24" DBH

#	REVISED BY
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QUALITY CHOICE CONSTRUCTION
2775 S. NELLIS BLVD., SUITE 5
LAS VEGAS, NEVADA 89121
PH: (702) 641-2400
LICENSE #: 44164

41 N. MOJAVE RD.
LAS VEGAS, NV 89121

ALL USE OF THIS PLAN AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE FOR WHICH IT WAS PREPARED. NO OTHER USE OR REUSE OF THIS PLAN OR SPECIFICATIONS IS PERMITTED WITHOUT THE WRITTEN CONSENT OF QUALITY CHOICE CONSTRUCTION. THE CLIENT MAY NOT REUSE OR REPRODUCE OR TRANSMIT OR MAKE ANY OTHER USE OF THIS PLAN OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF QUALITY CHOICE CONSTRUCTION.

DATE: 08/06/2006
DRAWN BY: PTR
SCALE: AS NOTED

SHEET
L1.00

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FRONT OF BUILDING AND PARKING LOT FACING MOJAVE LOOKING
NORTHWEST

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FRONT PARKING AREA LOOKING NORTHWEST FROM MOJAVE

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MAIN ENTRANCE LOOKING WEST FROM MOJAVE

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MOJAVE LOOKING SOUTH AT OFFICE BUILDING

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WEST PROPERTY LINE ON 30TH STREET LOOKING SOUTHEAST AT BUILDING

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SUNRISE AVENUE LOOKING EAST FROM REAR GATE ENTRANCE

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MAIN ENTRANCE LOOKING WEST FROM MOJAVE

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MAIN ENTRANCE LOOKING SOUTH

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MAIN ENTRANCE OFF MOJAVE LOOKING SOUTHWEST.

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SOUTH PROPERTY LINE LOOKING WEST FROM MOJAVE

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SOUTH PROPERTY LINE LOOKING EAST

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SOUTH BUILDING WALL LOOKING EAST

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SOUTH BUILDING WALL LOOKING EAST

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LOOKING NORTHEAST AT BUILDINGS

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