



**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **SDR-23606** APN: 13933-610-013 & 139-33-511-005  
 Name of Property Owner: WMC II Associates LLC & WMCV Assoc. LLC  
 Name of Applicant: World Market Center  
 Name of Representative: Robert Holgate

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): \_\_\_\_\_

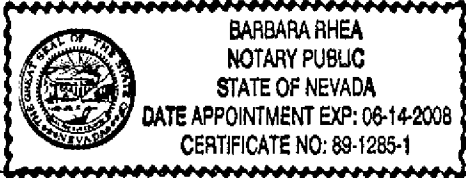
APN: \_\_\_\_\_

Signature of Property Owner:

Print Name: JACK KASHANI

Subscribed and sworn before me  
 This 31<sup>st</sup> day of July, 2007

Notary Public in and for said County and State





ED VANCE AND ASSOCIATES  
 900 PARKWAY CENTER SUITE 100  
 LAS VEGAS, NEVADA 89144  
 P. 702.946.8193 F. 702.946.5190  
 www.edvanceassociates.com

WORLD MARKET CENTER  
 PHASE 4 - DESIGN REVIEW



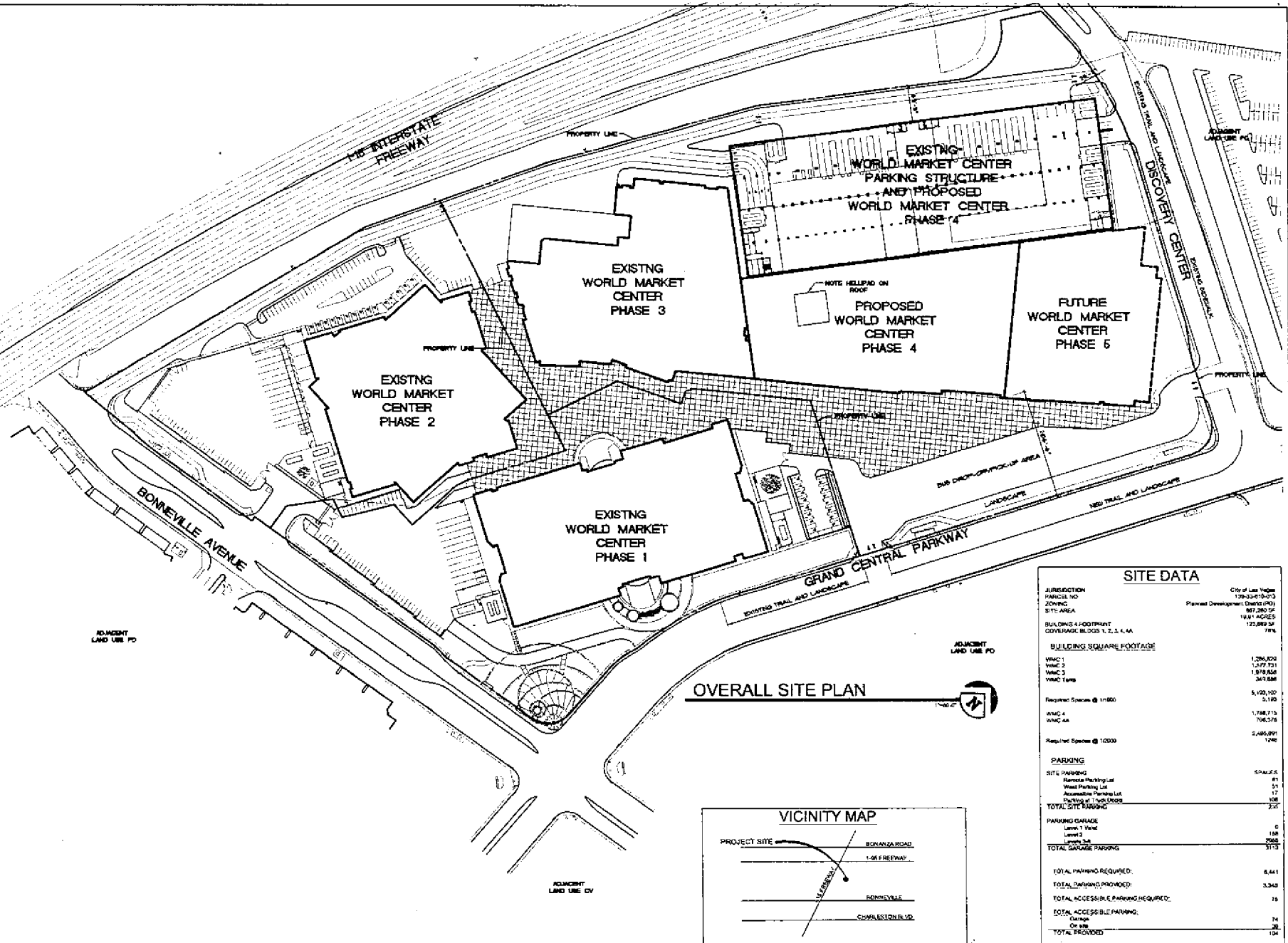
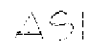
Architecture Urban Design  
 Jon A. Jerde, P.A.I.A.  
 912 Ocean Front Walk  
 Venice, California 90291  
 310.398.1877

EDWARD A. VANCE  
 Ed Vance & Associates  
 900 S. Pavilion Center Dr. Ste. 100  
 Las Vegas, Nevada 89144  
 Phone 702.946.8915  
 Fax 702.946.8915

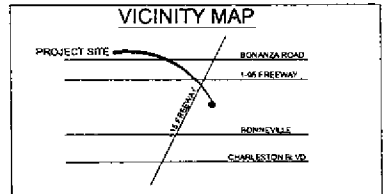
EV&A Job Number:

Designer: Sean Dehn

ARCHITECTURAL  
 SITE PLAN

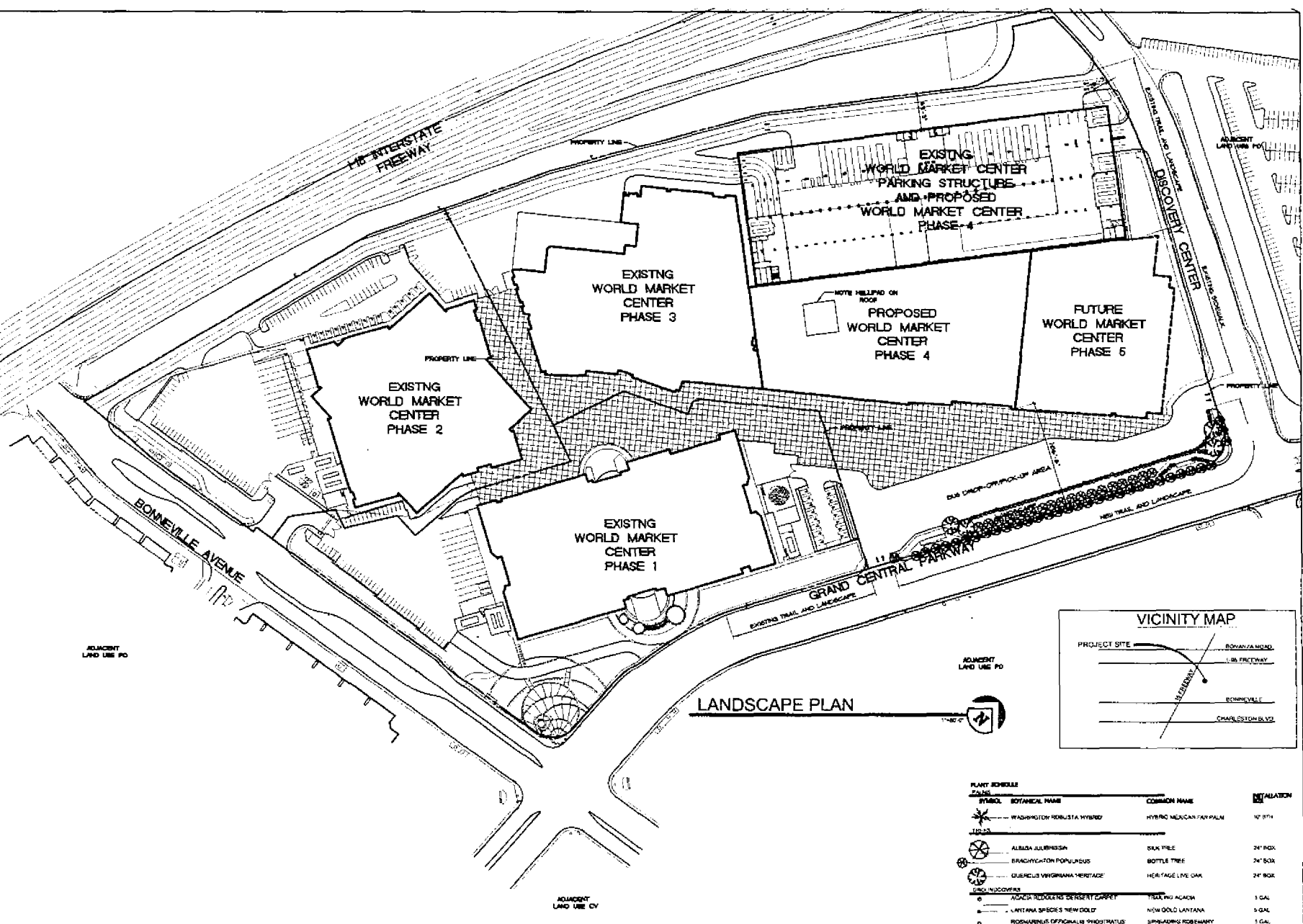


**OVERALL SITE PLAN**

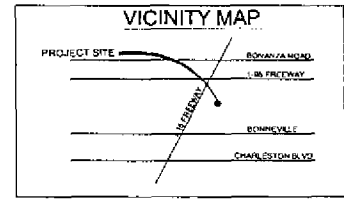


SITE DATA	
JURISDICTION	City of Las Vegas
PARCEL NO	129-32619-013
ZONING	Planned Development (DPOD 191)
SITE AREA	867,280 SF
	19.87 ACRES
BUILDING FOOTPRINT	123,889 SF
COVERAGE BLOCS 1, 2, 3, 4, AA	7.8%
BUILDING SQUARE FOOTAGE	
WMC 1	1,286,870
WMC 2	1,377,733
WMC 3	1,876,806
WMC 4/AA	343,888
Required Spaces @ 11800	5,192,102
	5,190
WMC 4	1,788,713
WMC AA	706,278
Required Spaces @ 10000	2,489,091
	126
PARKING	
SITE PARKING	574,475
Remote Parking Lot	81
Wash Parking Lot	17
Accessible Parking Lot	108
Truck/Trailer	108
TOTAL SITE PARKING	737
PARKING GARAGE	
Level 1 Valet	0
Level 2	188
Level 3	2666
TOTAL GARAGE PARKING	3133
TOTAL PARKING REQUIRED:	8,441
TOTAL PARKING PROVIDED:	3349
TOTAL ACCESSIBLE PARKING REQUIRED:	75
TOTAL ACCESSIBLE PARKING PROVIDED:	28
Garage	74
On site	28
TOTAL PROVIDED	104

**SDR-23606**  
**09/13/07 PC**

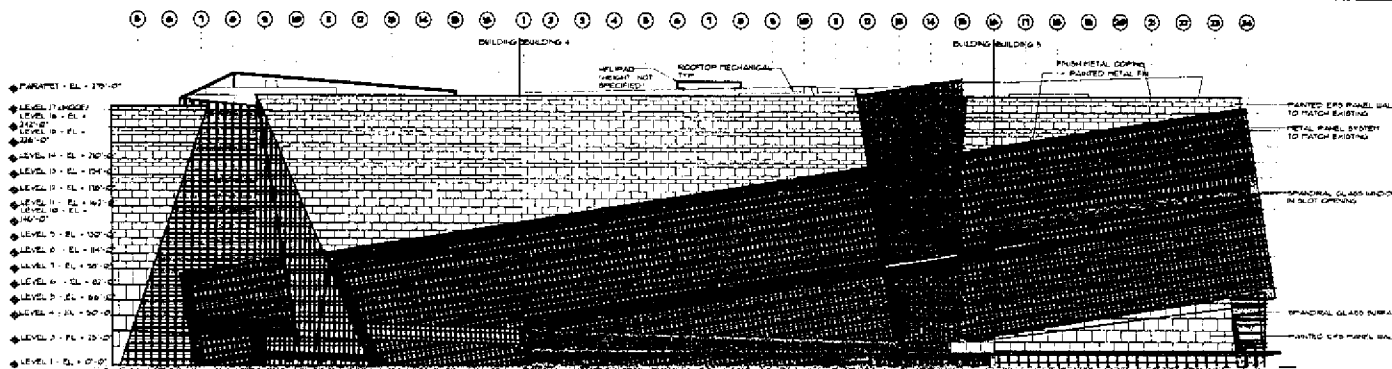


LANDSCAPE PLAN

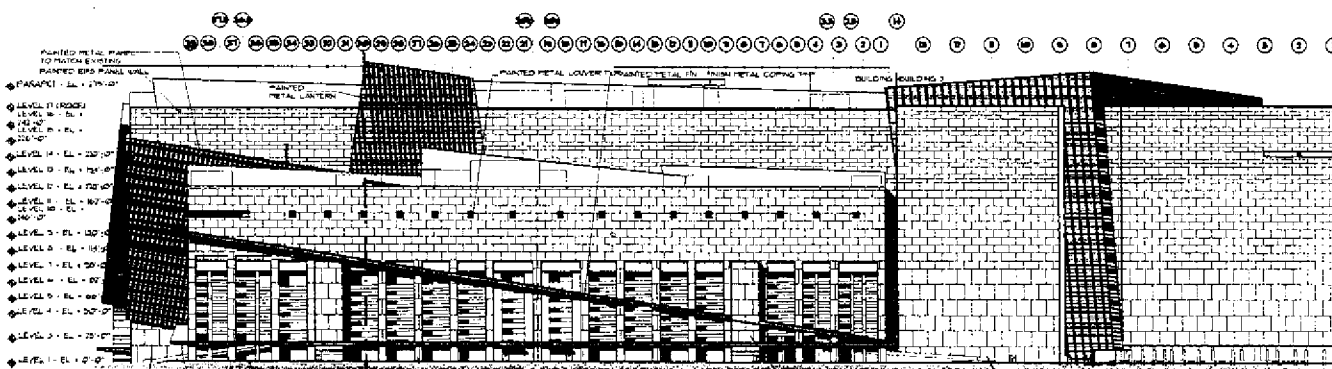


PLANT SCHEDULE	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY
TREES	(Symbol)	WASHINGTON REDBUD HYBRID	HYBRID MEXICAN FAT PALM	10' 8" H
TREES	(Symbol)	ALBIDA ALBUHESSIA	SILK TREE	24" BOX
TREES	(Symbol)	BRACHYGATON POPULUS	BOTTLE TREE	24" BOX
TREES	(Symbol)	QUERCUS VIRGINIANA HERITAGE	HERITAGE LIVE OAK	24" BOX
SHRUBS	(Symbol)	ADONIS REDDING DESERT CACTY	TRAILING AGAVE	1 GAL
SHRUBS	(Symbol)	LANTANA SPECIES NEW GOLD	NEW GOLD LANTANA	1 GAL
SHRUBS	(Symbol)	RODANDEUS OFFICINALIS PROSTRATUS	SPREADING ROSEMARY	1 GAL
ACCENTS	(Symbol)	DASYLIRION WHEELERII	DESERT AGAVE	1 GAL
ACCENTS	(Symbol)	HEATSEAL OR PAMPALONA TREE	RED YUCCA	1 GAL
ACCENTS	(Symbol)	TECCOMA SPECIES ORANGE JERILEE	ORANGE JURA DE TANGUET FLOWER	1 GAL

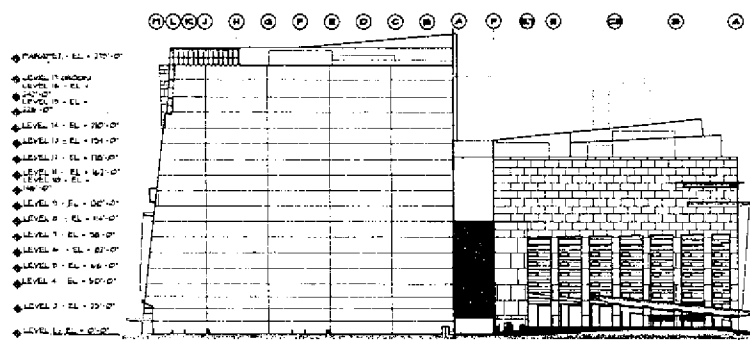
SDR-23606  
09/13/07 PC



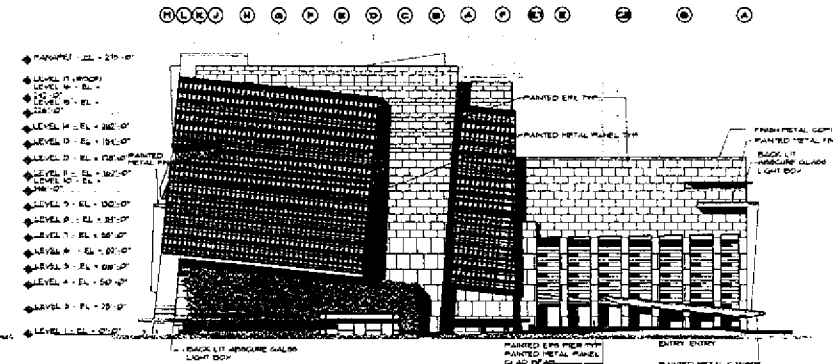
**EXTERIOR ELEVATION - EAST**  
1" = 60'-0"



**EXTERIOR ELEVATION - WEST**  
1" = 60'-0"



**EXTERIOR ELEVATION - NORTH**  
1" = 60'-0"



**EXTERIOR ELEVATION - SOUTH**  
1" = 60'-0"

**SDR-23606**

**09/13/07 PC**





ED VANCE AND ASSOCIATES  
180 PAVILION CENTER DRIVE SUITE 160  
LAS VEGAS, NEVADA 89144  
P. 702.946.8193 F. 702.946.8196  
www.edvanceassociates.com

WORLD MARKET CENTER  
PHASE 4 - DESIGN REVIEW

**JERDE**

Architecture Urban Design  
Jon A. Jerde, F.A.I.A.

313 Ocean Front Walk  
Vance, California 90291  
(310) 392-1067

THIS DOCUMENT IS THE PROPERTY OF ED VANCE AND ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND PHASE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, 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 ED VANCE AND ASSOCIATES.

EDWARD A. VANCE  
Ed Vance & Associates  
300 S. Pavilion Center Dr. Ste. 160  
Las Vegas, Nevada 89144  
Phone 702.946.8915  
Fax 702.946.8916

EV&A Job Number:

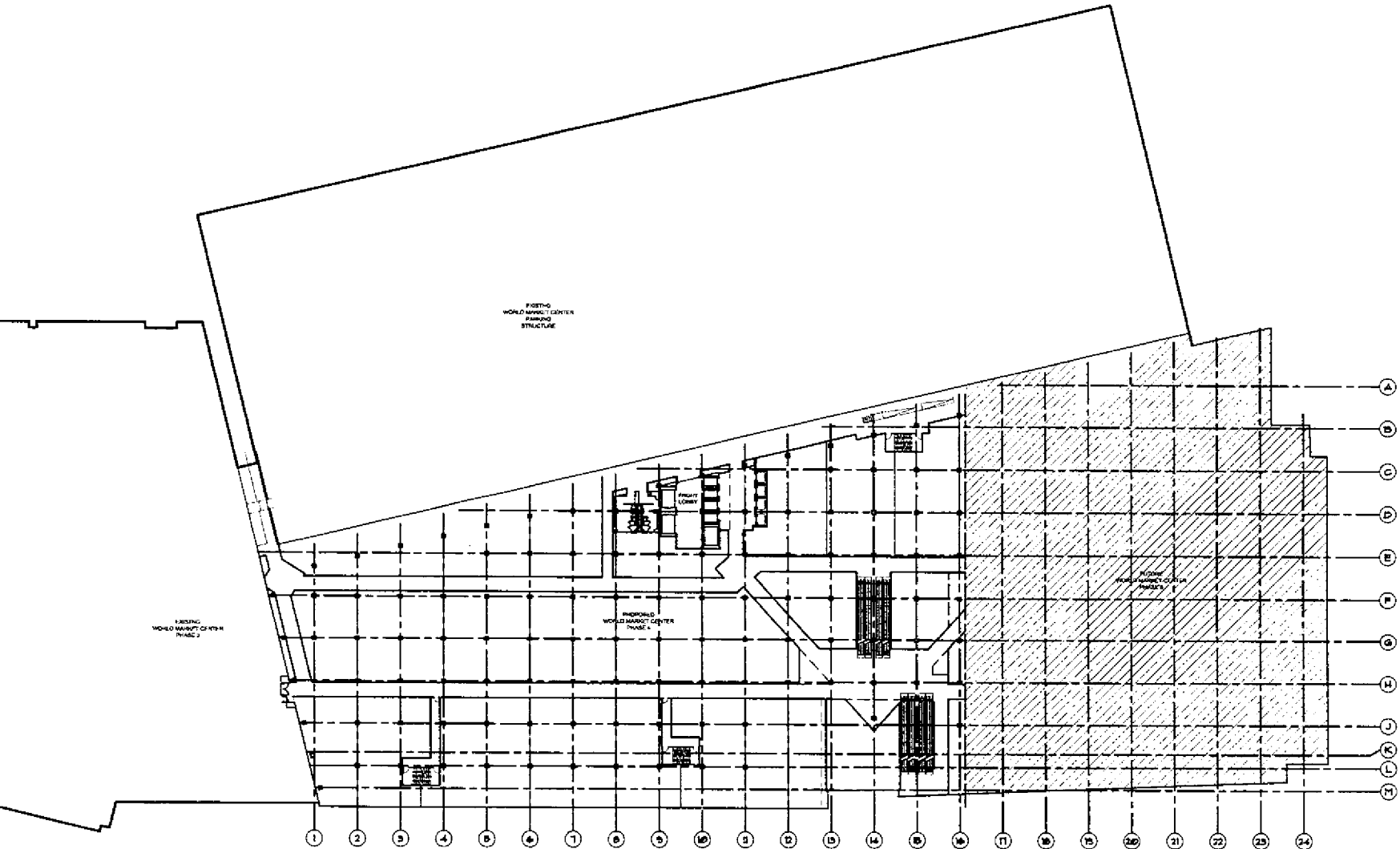
Revision: \_\_\_\_\_ Issue Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

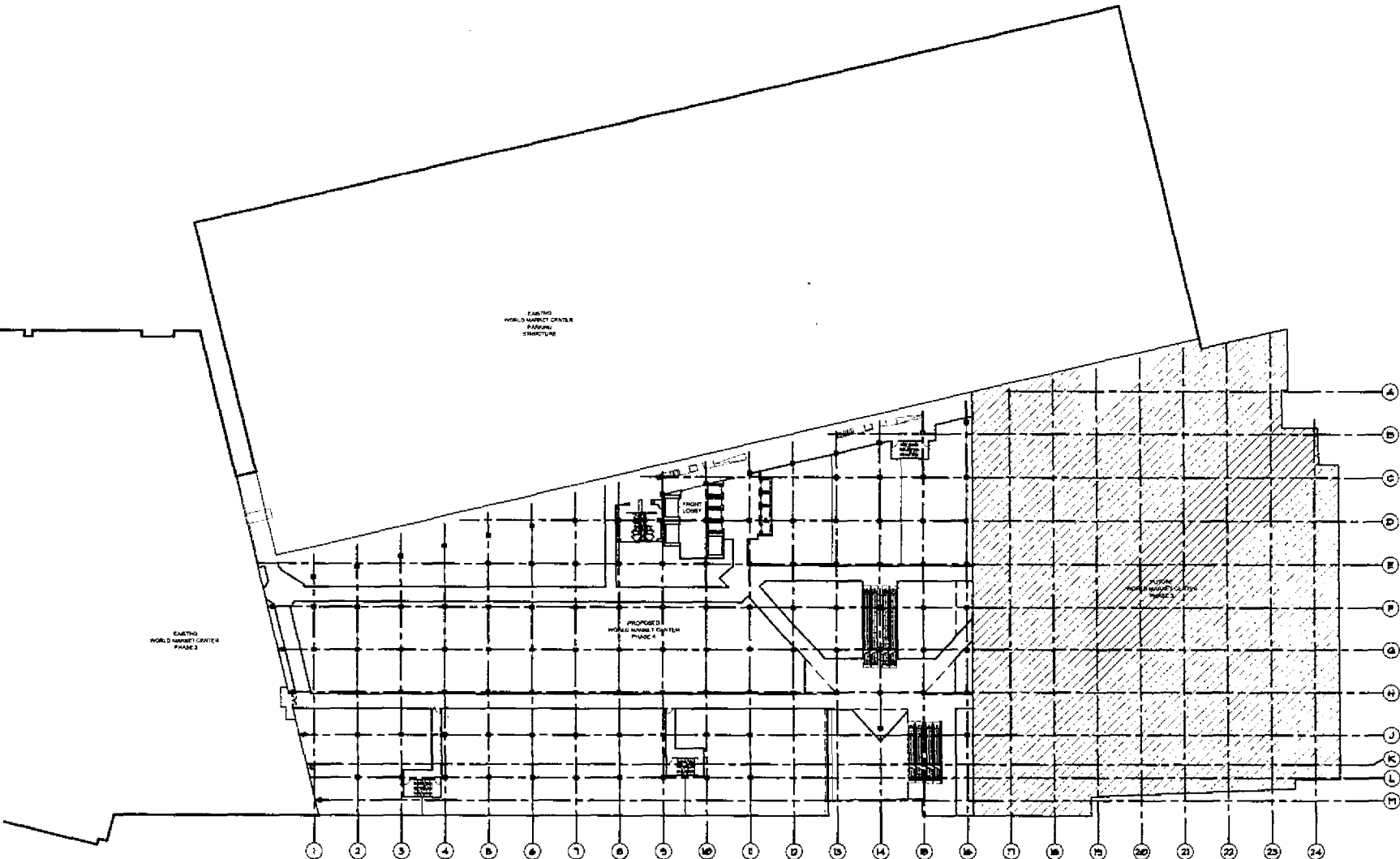


FLOOR PLAN LEVEL 03



**SDR-23606**  
**09/13/07 PC**

BUILDING  
FLOOR  
PLANS  
ALOS

FLOOR PLAN LEVEL 04

**SDR-23606**  
**09/13/07 PC**



ED VANCE AND ASSOCIATES  
 500 PAVILION CENTER DRIVE SUITE 140  
 LAS VEGAS, NEVADA 89144  
 P. 702.346.8195 F. 702.346.8156  
 www.edvance.com/edvance.html

WORLD MARKET CENTER  
 PHASE 4 - DESIGN REVIEW



Architecture Urban Design  
 Jon A. Jerde, F.A.I.A.

813 Ocean Front Walk  
 Venice, California 90291  
 310.388.1897

ED VANCE AND ASSOCIATES ARCHITECTS AND ASSOCIATES IS A REGISTERED PROFESSIONAL ARCHITECTURAL FIRM IN THE STATE OF NEVADA. THE ARCHITECTS ARE NOT RESPONSIBLE FOR THE DESIGN OF ANY OTHER PROFESSIONAL SERVICES PROVIDED BY OTHER PROFESSIONALS.

EDWARD A. VANCE  
 Ed Vance & Associates  
 900 S. Pavilion Center Dr. Ste. 140  
 Las Vegas, Nevada 89144  
 Phone 702.346.8915  
 Fax 702.346.8916

EV&A Job Number:

Revision: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_

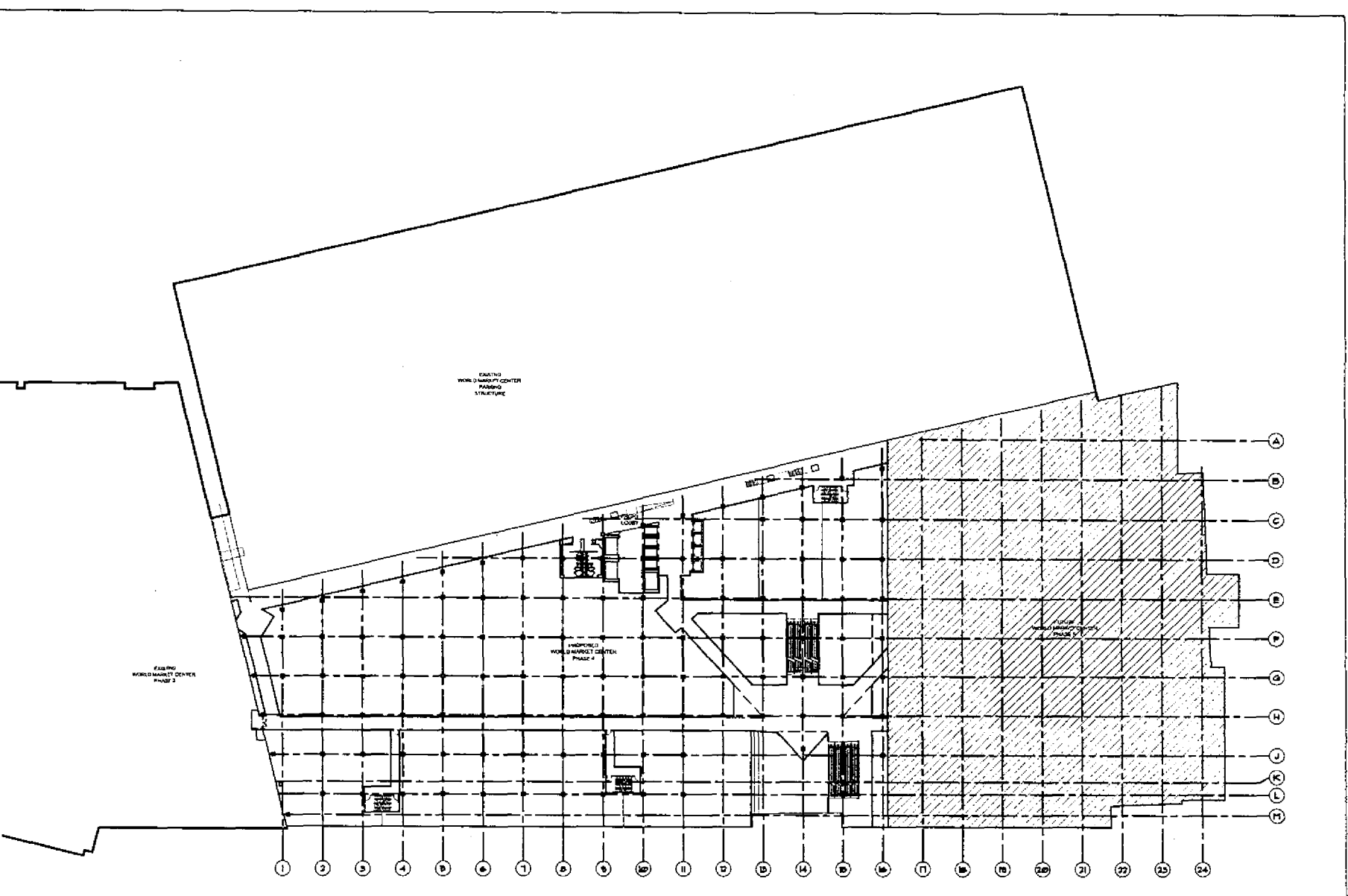
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BUILDING  
 FLOOR  
 PLANS  
 A105



FLOOR PLAN LEVEL 05 

**SDR-23606**  
**09/13/07 PC**



ED VANCE AND ASSOCIATES  
 900 FAYLON CENTER DRIVE SUITE 100  
 LAS VEGAS, NEVADA 89144  
 P. 702.346.8915 F. 702.346.8916  
 www.edvanceassociates.com

WORLD MARKET CENTER  
 PHASE 4 - DESIGN REVIEW

**JERDE**

Architectural Urban Design  
 John A. Jerde, P.A.I.A.

313 Queen Fight Walk  
 Venice, California 90291  
 (310) 386-1887

Professional seal and stamp required for use of this drawing. The seal and stamp of the professional shall be placed on the drawing and shall be legible. The seal and stamp shall be placed on the drawing and shall be legible. The seal and stamp shall be placed on the drawing and shall be legible.

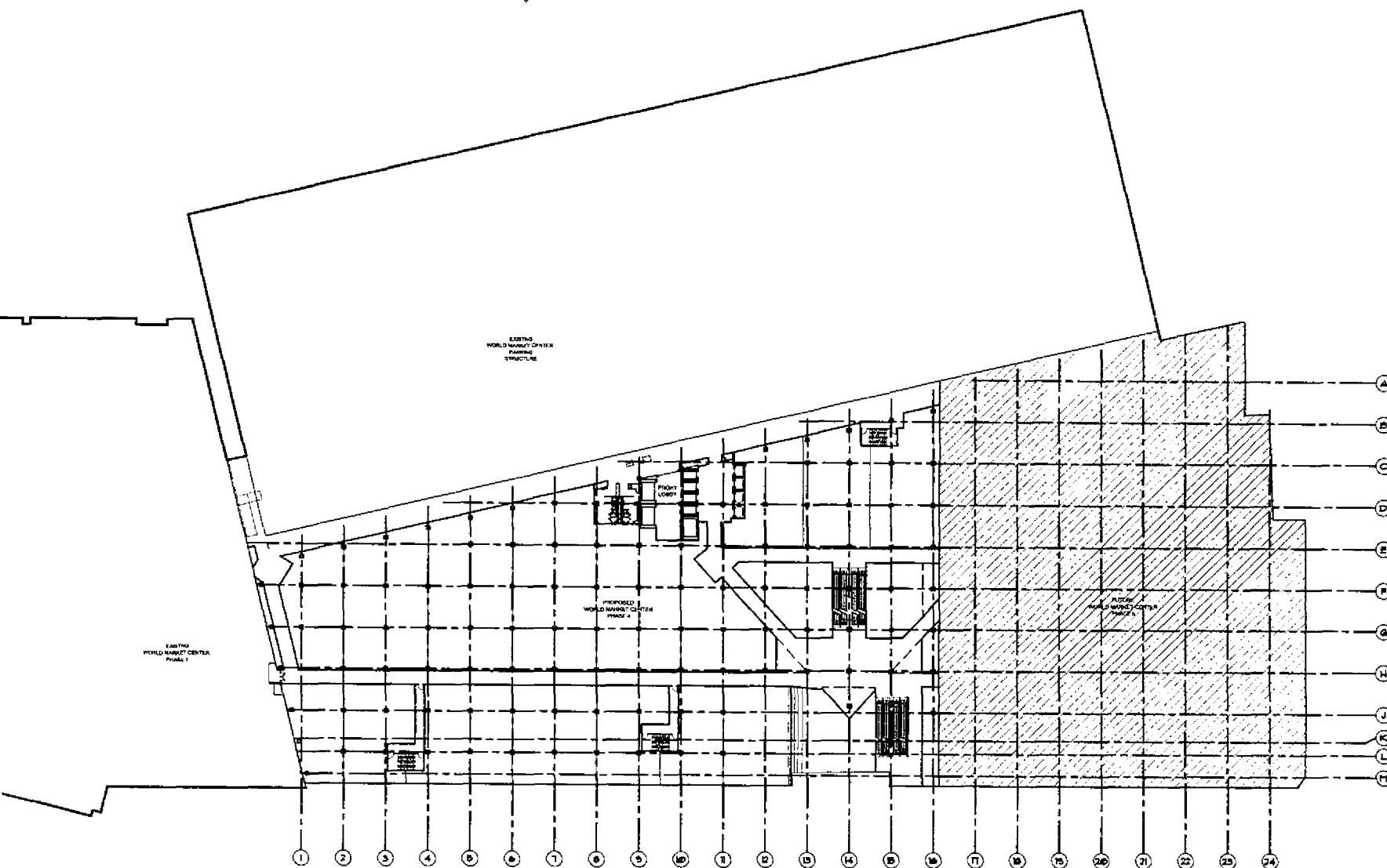
EDWARD A. VANCE  
 Ed Vance & Associates  
 800 S. Pavilion Center Dr. Ste. 100  
 Las Vegas, Nevada 89144  
 Phone: 702.346.8915  
 Fax: 702.346.8916

EVA Job Number

Revision \_\_\_\_\_ Issue Date \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

BUILDING  
 FLOOR  
 PLANS  
 A1006

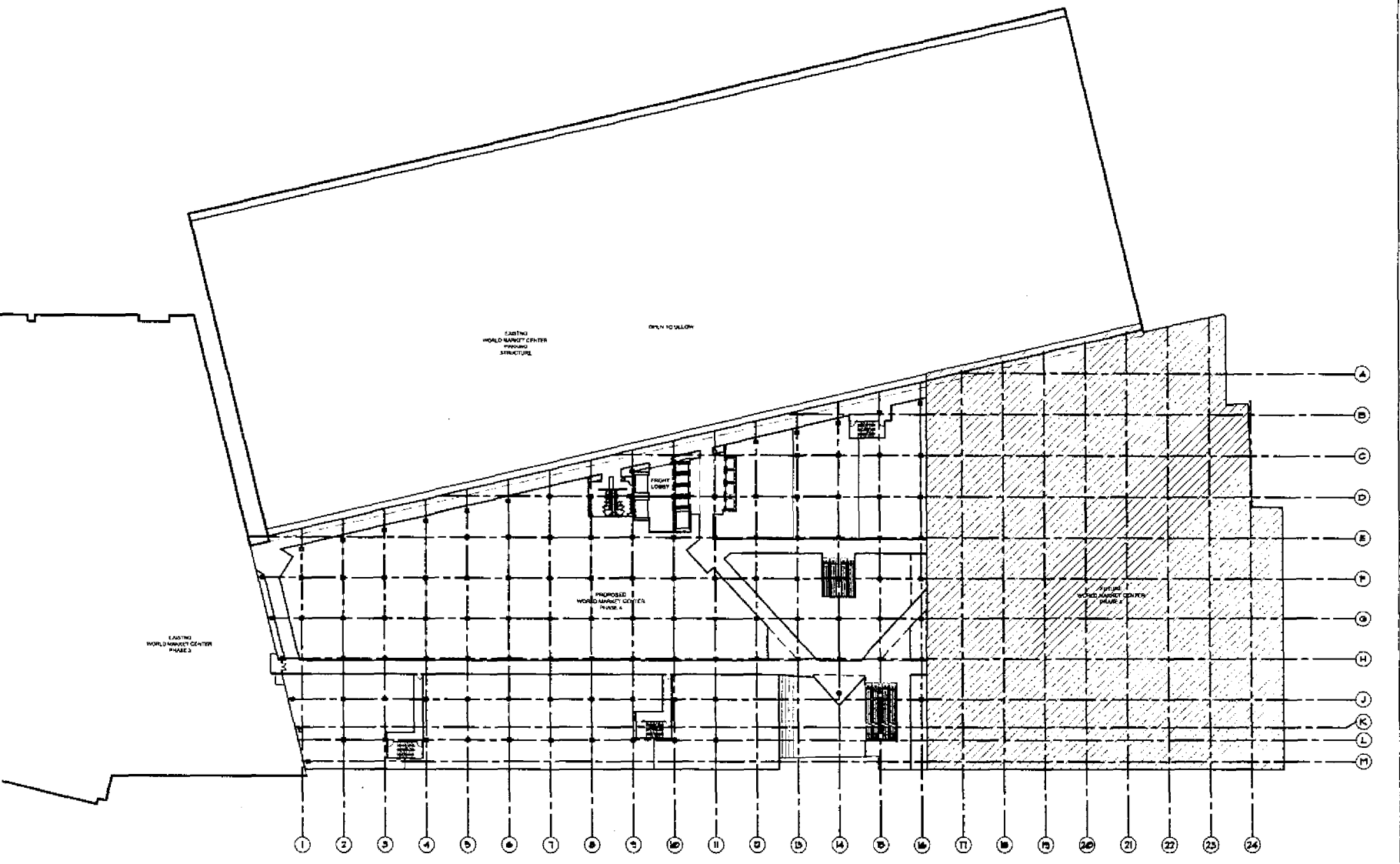


FLOOR PLAN LEVEL 06

**SDR-23606**

**09/13/07 PC**



FLOOR PLAN LEVEL 07 

**SDR-23606**  
**09/13/07 PC**



ED YANKE AND ASSOCIATES  
 900 S. PAVILION CENTER DRIVE, SUITE 100  
 LAS VEGAS, NEVADA 89144  
 P. 702.546.8193 F. 702.546.8196  
 www.edvancouver.com

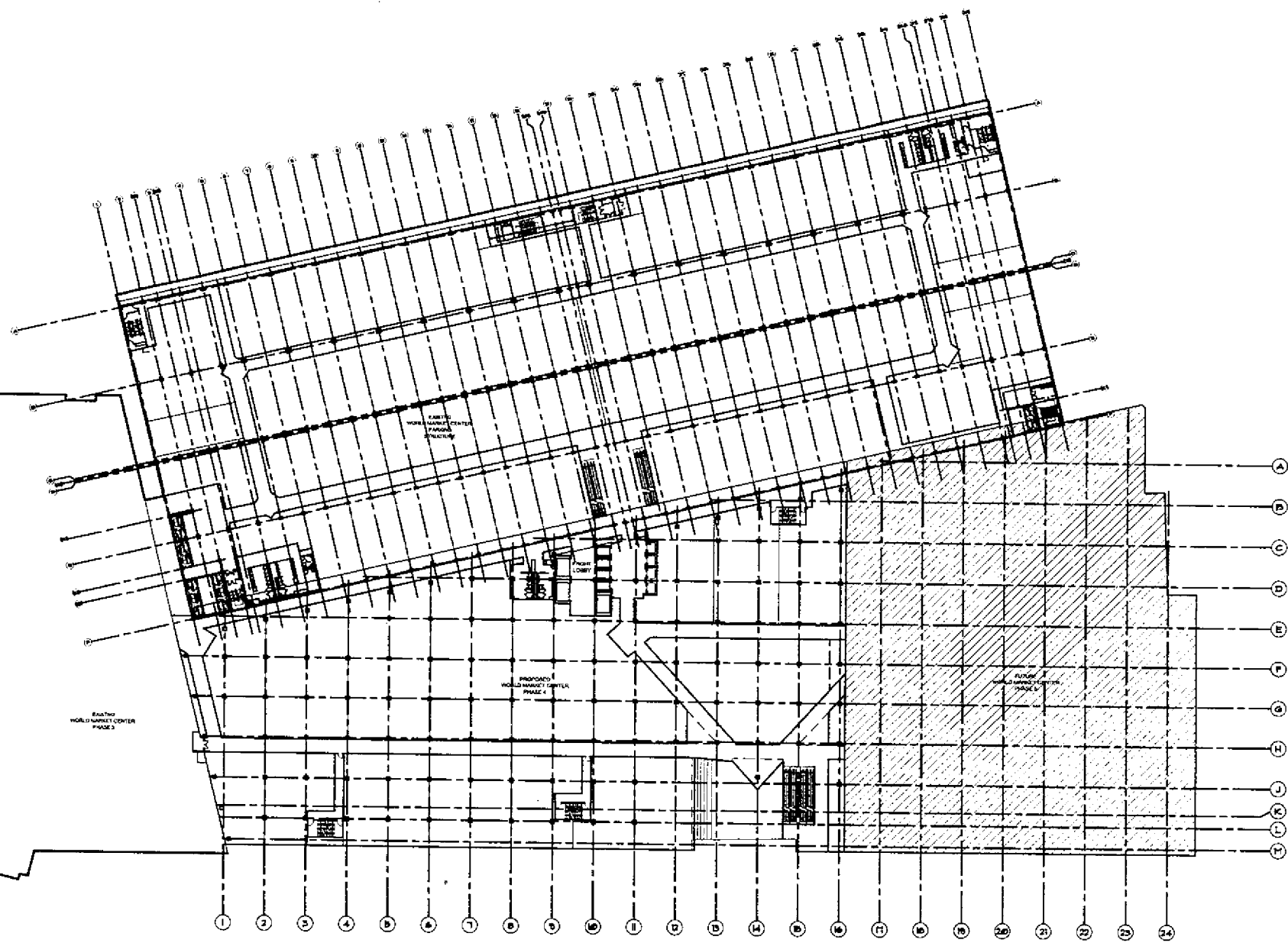
WORLD MARKET CENTER  
 PHASE 4 - DESIGN REVIEW



Architecture Urban Design  
 Jon A. Jerde, F.A.I.A.  
 813 Ocean Front Walk  
 Venice, California 90291  
 (310) 396-1867

EDWARD A. YANCE  
 Ed Vance & Associates  
 900 S. Pavilion Center Dr. Ste. 100  
 Las Vegas, Nevada 89144  
 Phone 702.546.8915  
 Fax 702.546.8918

EV&A Job Number:  
 \_\_\_\_\_  
 Revision \_\_\_\_\_ Name, Date  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



FLOOR PLAN LEVEL 08  
**SDR-23606**  
**09/13/07 PC**

BUILDING  
 FLOOR  
 PLANS  
 ALOS



ED VANCE AND ASSOCIATES  
 100 PAVILION CENTER DRIVE SUITE 100  
 EAST WINDSOR, MASSACHUSETTS 01834  
 P. 702.946.8194 F. 702.946.8196  
 www.edvanceassociates.com

WORLD MARKET CENTER  
 PHASE 4 - DESIGN REVIEW



Architecture Urban Design  
 Jon A. Jerde, P.A.L.A.  
 813 Ocean Front Walk  
 Venice, California 90291  
 (310) 396-1887

Approved for construction purposes only. This drawing is not to be used for any other purpose without the written consent of Ed Vance & Associates. All rights reserved. No part of this drawing may be reproduced without the written consent of Ed Vance & Associates.

EDWARD A. VANCE  
 Ed Vance & Associates  
 100 S. Pavilion Center Dr. Ste. 100  
 Las Vegas, Nevada 89166  
 Phone 702.946.8115  
 Fax 702.946.8116

EVA Job Number:

Revised: \_\_\_\_\_ Issue Date: \_\_\_\_\_

\_\_\_\_\_

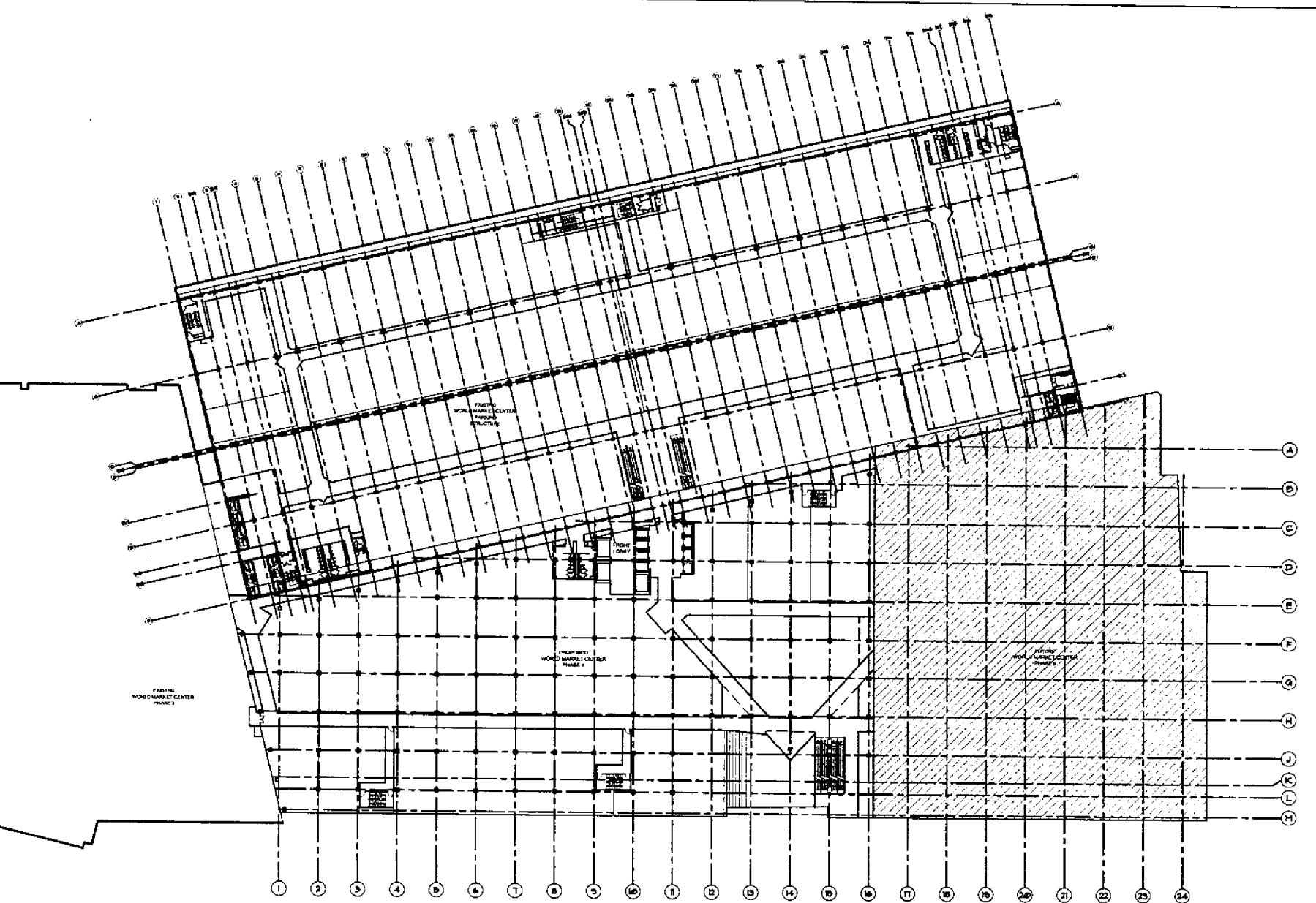
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

BUILDING  
 FLOOR  
 PLANS  
 ALOS



FLOOR PLAN LEVEL 09  
**SDR-23606**  
 09/13/07 PC



ED VANCE AND ASSOCIATES  
 600 PAVILION CENTER DRIVE SUITE 110  
 LAS VEGAS, NEVADA 89144  
 P: 702.948.8193 F: 702.948.8194  
 www.edvanceassociates.com

WORLD MARKET CENTER  
 PHASE 4 - DESIGN REVIEW

**JERDE**

Architecture Urban Design  
 Jon A. Jerde, F.A.I.A.  
 213 Dean Frown Walk  
 Venice, California 90291  
 (310) 380-1997

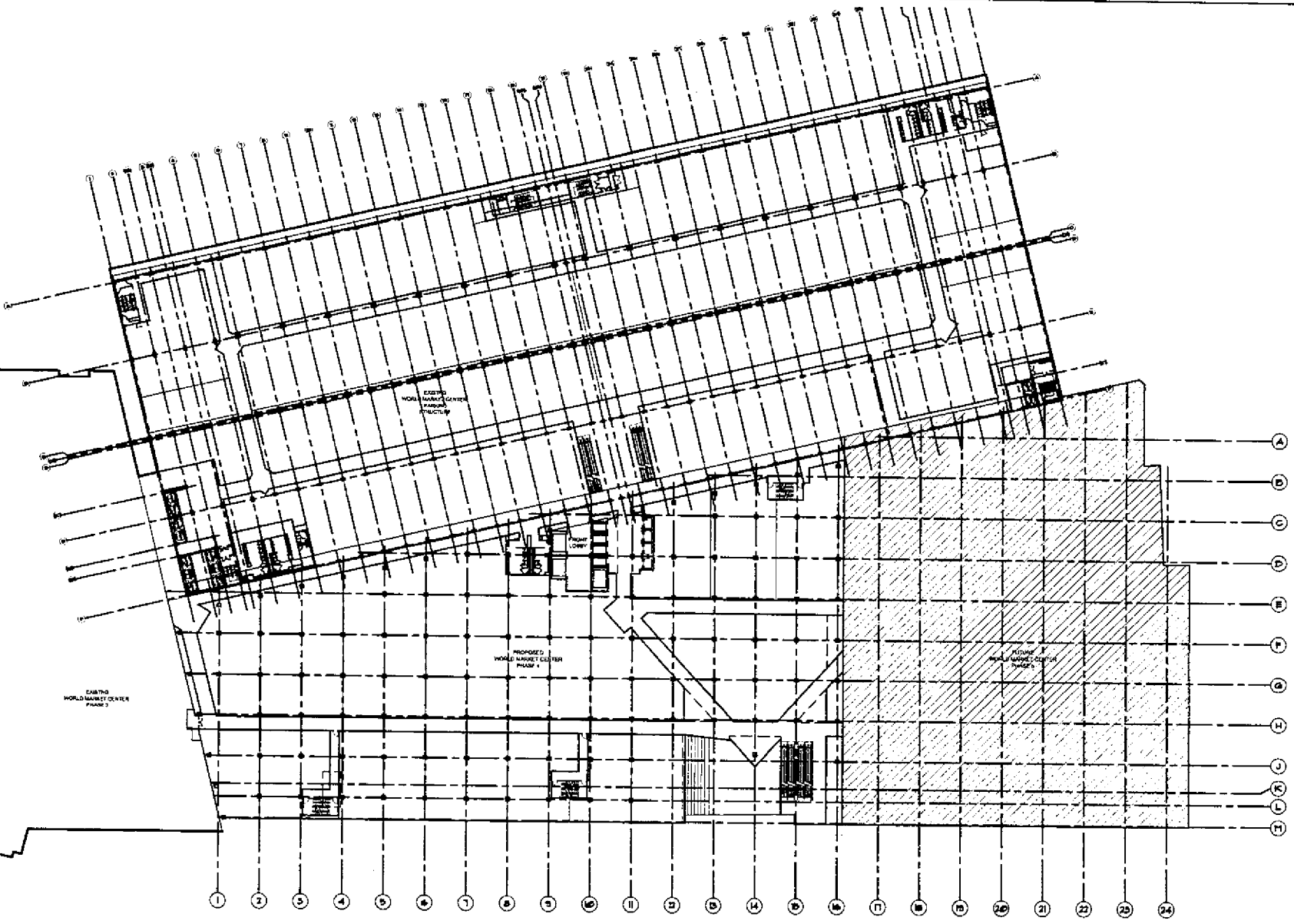
EDWARD A. VANCE AND ASSOCIATES, ARCHITECTS, IS THE ARCHITECT OF RECORD FOR THE PROJECT. THE ARCHITECT HAS PREPARED THESE PLANS FOR THE PROJECT AND IS NOT RESPONSIBLE FOR ANY OTHER WORK PERFORMED BY OTHER PROFESSIONALS.

EDWARD A. VANCE  
 Ed Vance & Associates  
 900 S. Pavilion Center Dr. Ste. 100  
 Las Vegas, Nevada 89144  
 Phone 702.948.8915  
 Fax 702.948.9918

EVA Job Number:

Revision: \_\_\_\_\_ Issue Date:

BUILDING  
 FLOOR  
 PLANS  
 AEC



FLOOR PLAN LEVEL 10



**SDR-23606**  
**09/13/07 PC**

REVISION



ED VANCE AND ASSOCIATES  
 900 PAVILION CENTER DRIVE SUITE 100  
 LAS VEGAS, NEVADA, 89144  
 P: 702.946.8100 F: 702.946.8106  
 www.edvanceandassociates.com

WORLD MARKET CENTER  
 PHASE 4 - DESIGN REVIEW



Architecture Urban Design  
 201 A, Jerde, P.A.A.  
 510 Coast Front Walk  
 Venice, California 90291  
 (310) 305-1087

EDWARD A. VANCE  
 Ed Vance & Associates  
 900 S. Pavilion Center Dr. Ste. 100  
 Las Vegas, Nevada 89144  
 Phone: 702.946.8100  
 Fax: 702.946.8106

EVA-A-003 Number

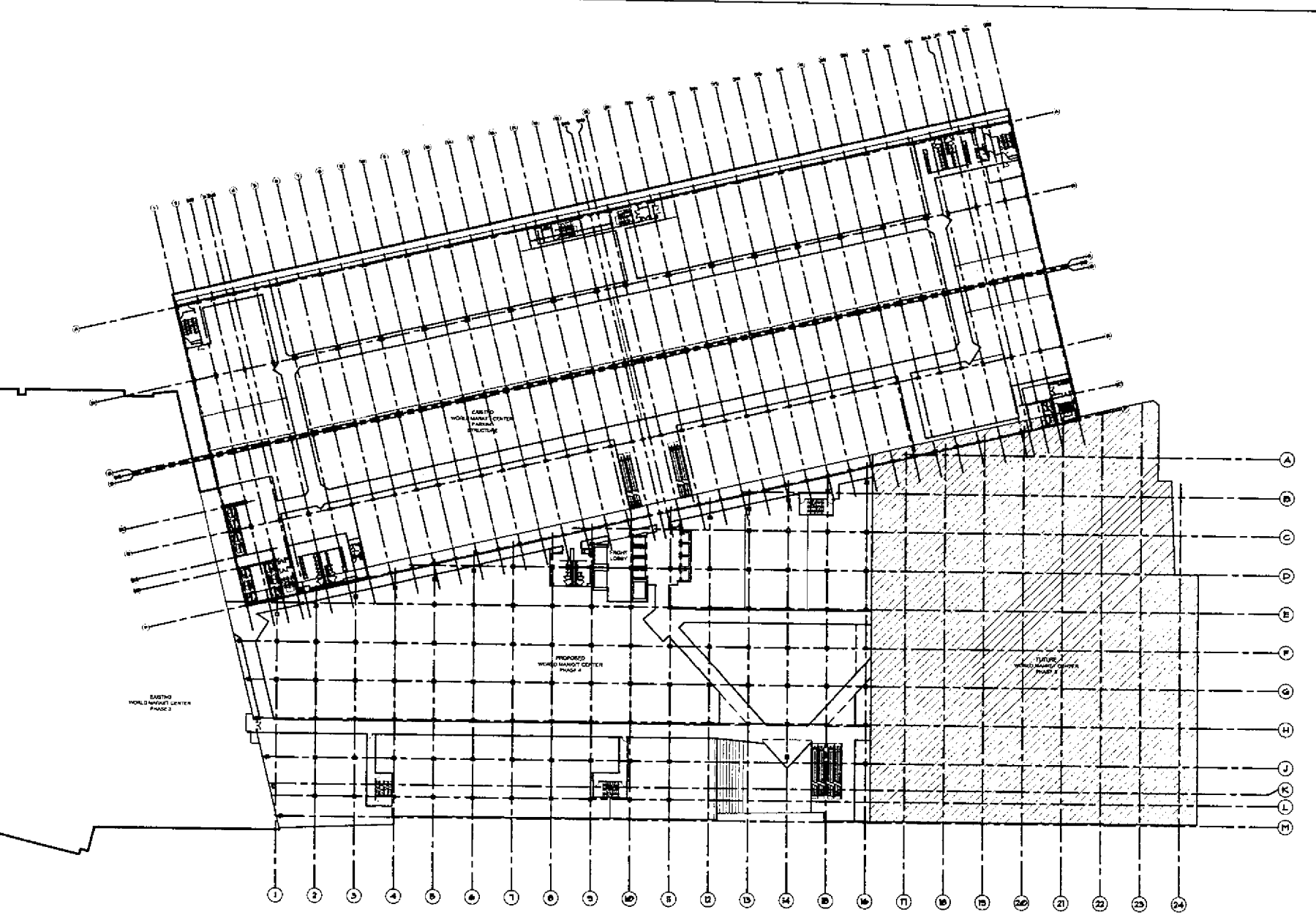
Revisions: \_\_\_\_\_ Issues: \_\_\_\_\_

BUILDING  
 FLOOR  
 PLANS  
 ALL

FLOOR PLAN LEVEL 11

SDR-23606

09/13/07 PC



WORLD MARKET CENTER  
PHASE 4 - DESIGN REVIEW**JERDE**Architecture Urban Design  
Jeri A. Jerde, F.AIA913 Ocean Front Walk  
Venice, California 90291  
(310) 390-1987

EDWARD A. VANDE  
Ed Vande & Associates  
300 S. Pavilion Center Dr. Ste 100  
Las Vegas, Nevada 89144  
Phone: 702.946.8105  
Fax: 702.946.8110

EDWARD A. VANDE  
Ed Vande & Associates  
300 S. Pavilion Center Dr. Ste 100  
Las Vegas, Nevada 89144  
Phone: 702.946.8105  
Fax: 702.946.8110

EVA Job Number

Revision: \_\_\_\_\_ Issue Date: \_\_\_\_\_

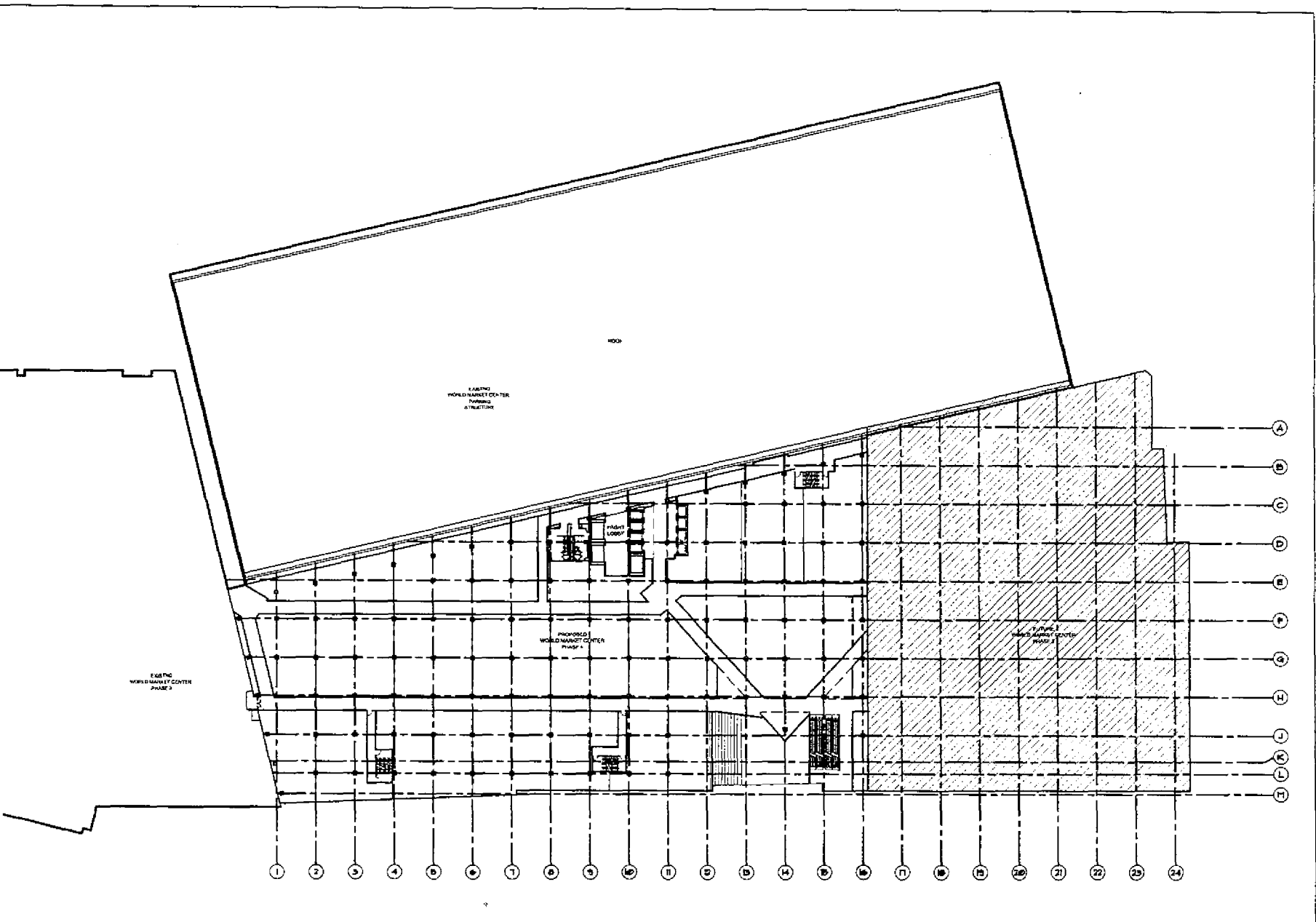
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

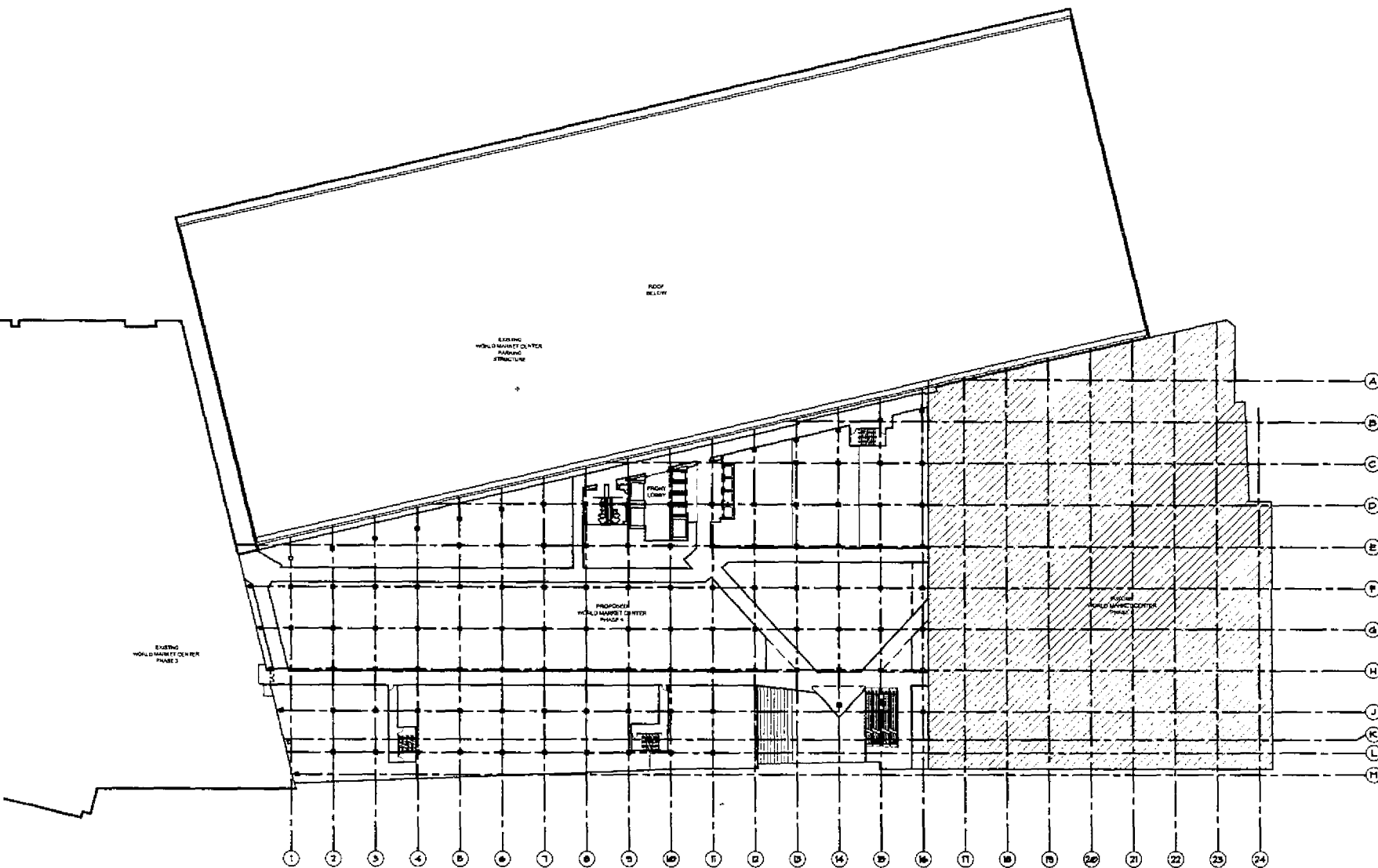
\_\_\_\_\_

\_\_\_\_\_

BUILDING  
FLOOR  
PLANS  
ALL

FLOOR PLAN LEVEL 12

**SDR-23606****09/13/07 PC**



FLOOR PLAN LEVEL 13

**SDR-23606**  
**09/13/07 PC**

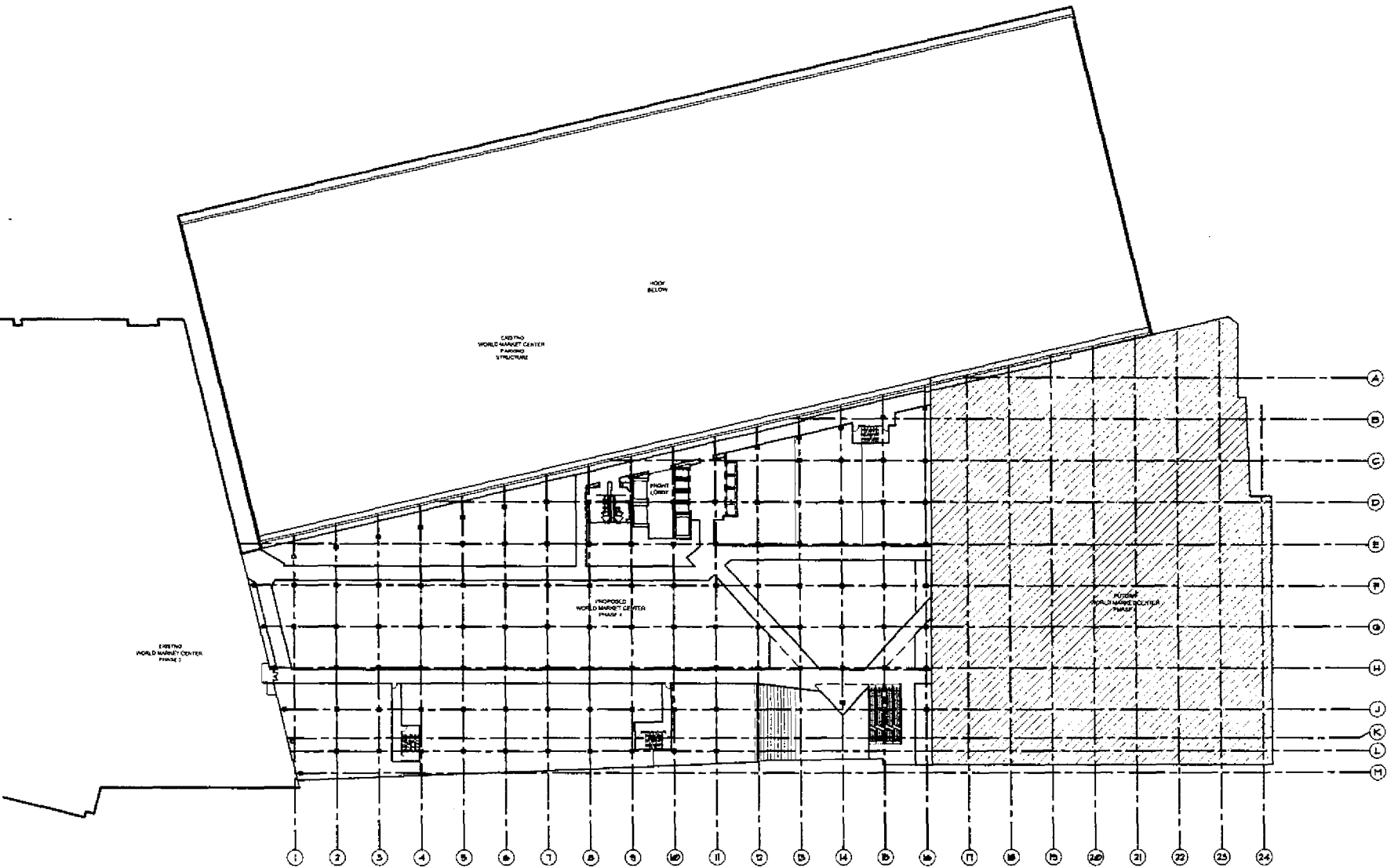
I hereby certify that I am a duly Licensed Professional Engineer in the State of Nevada and that I am duly Licensed as an Architect in the State of California. I am the author of the design shown on this drawing and I am responsible for its design and construction. I am not providing any design services to any other party without the written consent of the client.

EDWARD A. VANCE  
Ed Vance & Associates  
900 S. Flamingo Center Dr. Ste. 160  
Las Vegas, Nevada 89144  
Phone 702.946.8915  
Fax 702.946.8916

EVRA Job Number

Revision: \_\_\_\_\_ Issue Date: \_\_\_\_\_


BUILDING  
FLOOR  
PLANS  
A104



FLOOR PLAN LEVEL 14

**SDR-23606**

**09/13/07 PC**



EVRA Job Number

WORLD MARKET CENTER  
PHASE 4 - DESIGN REVIEW

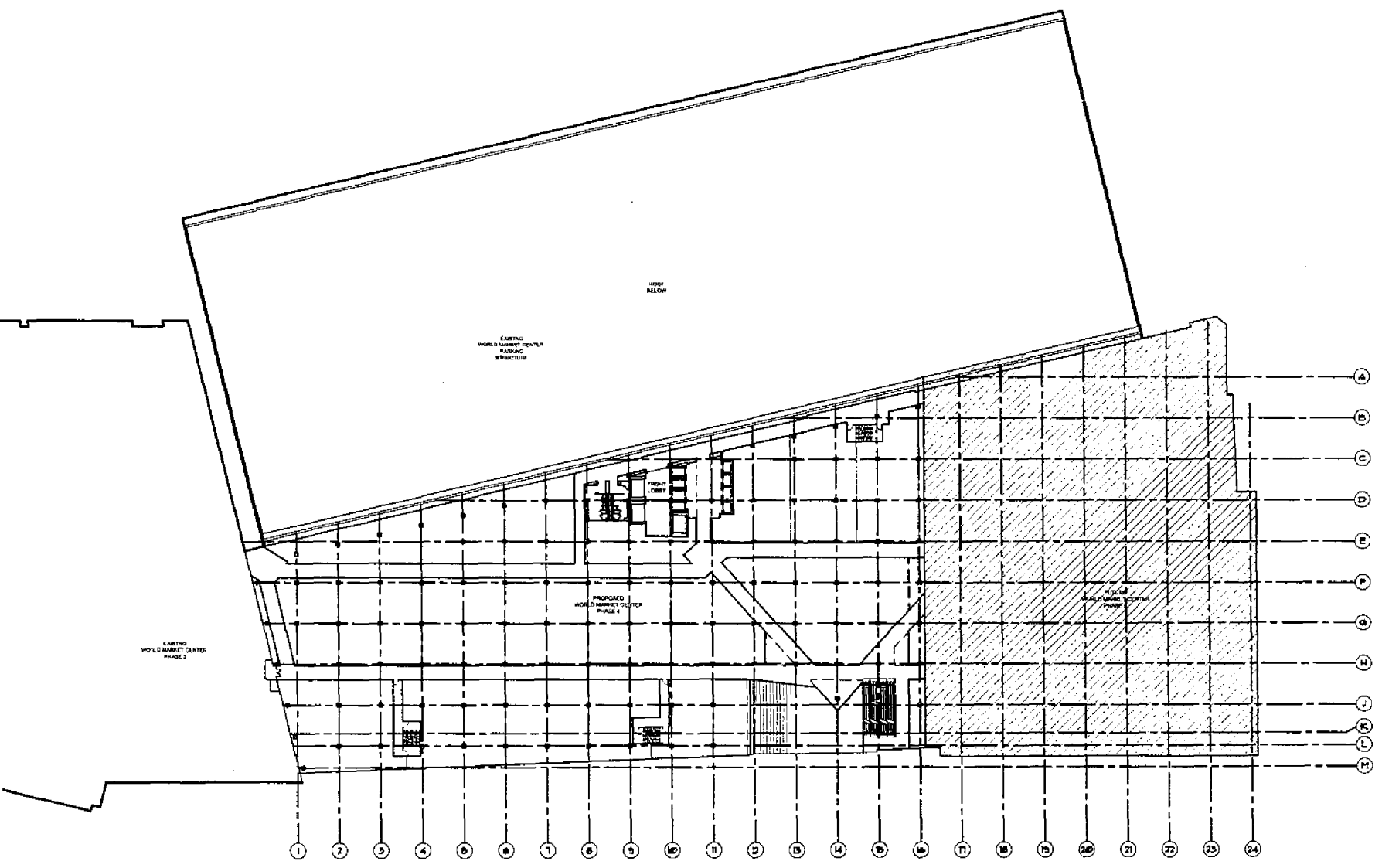
**JERDE**  
Architecture Urban Design  
John A. Jerde, F.A.A.

913 Desert Front Walk  
Venice, California 90291  
(310) 396-1987

EDWARD A. VANCE  
Ed Vance & Associates  
900 S. Pavilion Center Dr., Ste. 100  
Las Vegas, Nevada 89144  
Phone 702.946.8195  
Fax 702.946.8196

EV&A Job Number: \_\_\_\_\_

Revision	Issue Date



FLOOR PLAN LEVEL 15

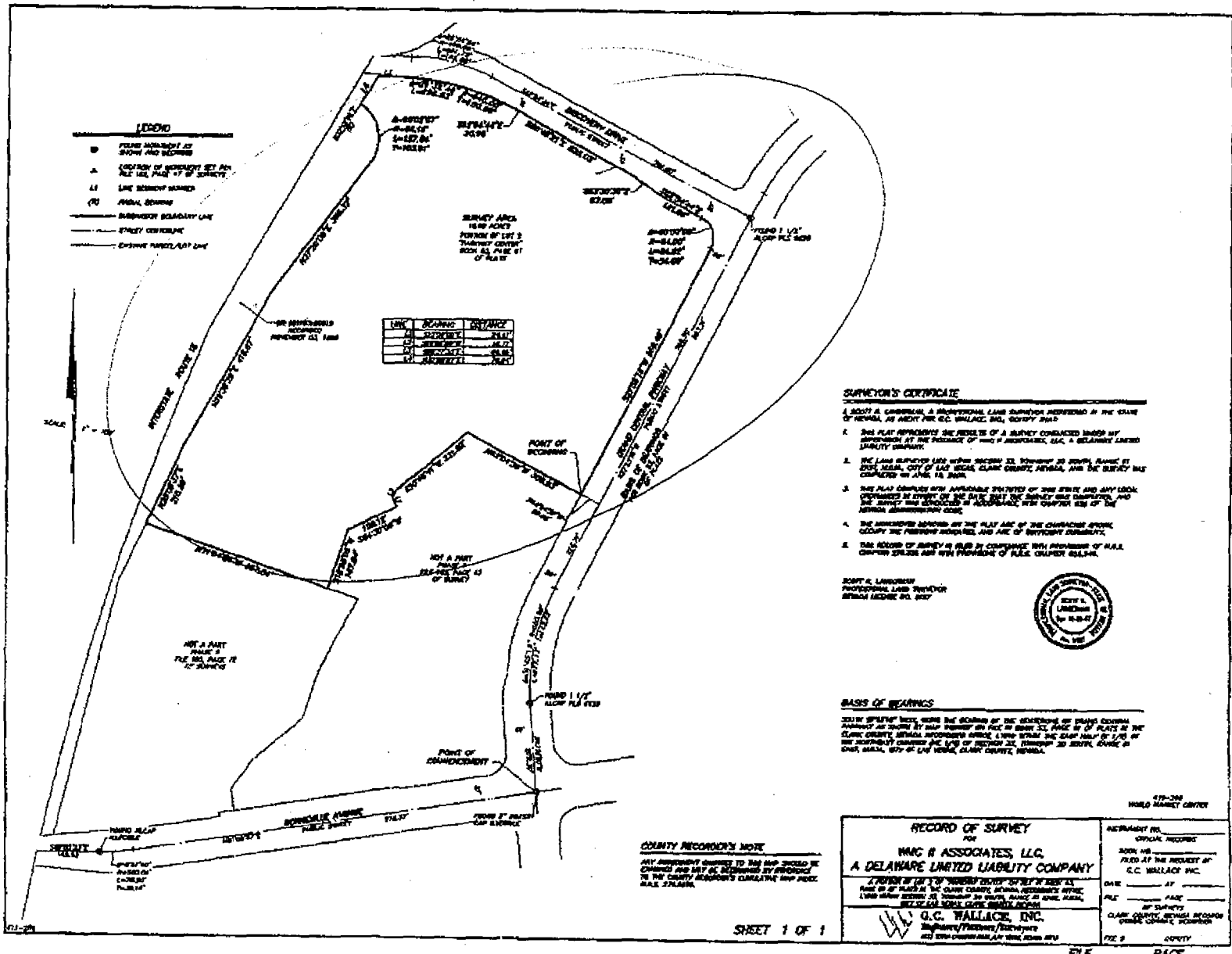
**SDR-23606**  
**09/13/07 PC**

BUILDING  
FLOOR  
PLANS  
Δ15



Phase 4

Bldg sq ft 2,495,091



SDR-23606  
09/13/07 PC

WORLD MARKET CENTER  
PHASE 4 - DESIGN REVIEW

**JERDE**  
Architecture + Urban Design  
Jon A. Jerde, F.A.I.A.  
910 Queen Elizabeth Walk  
Nevada Cultural Center  
(702) 591-1987

EDWARD A. VANCE  
Ed Vance & Associates  
500 S. Pavilion Center Dr. Ste. 1041  
Las Vegas, Nevada 89145  
Phone: (702) 583-8915  
Fax: (702) 586-8916

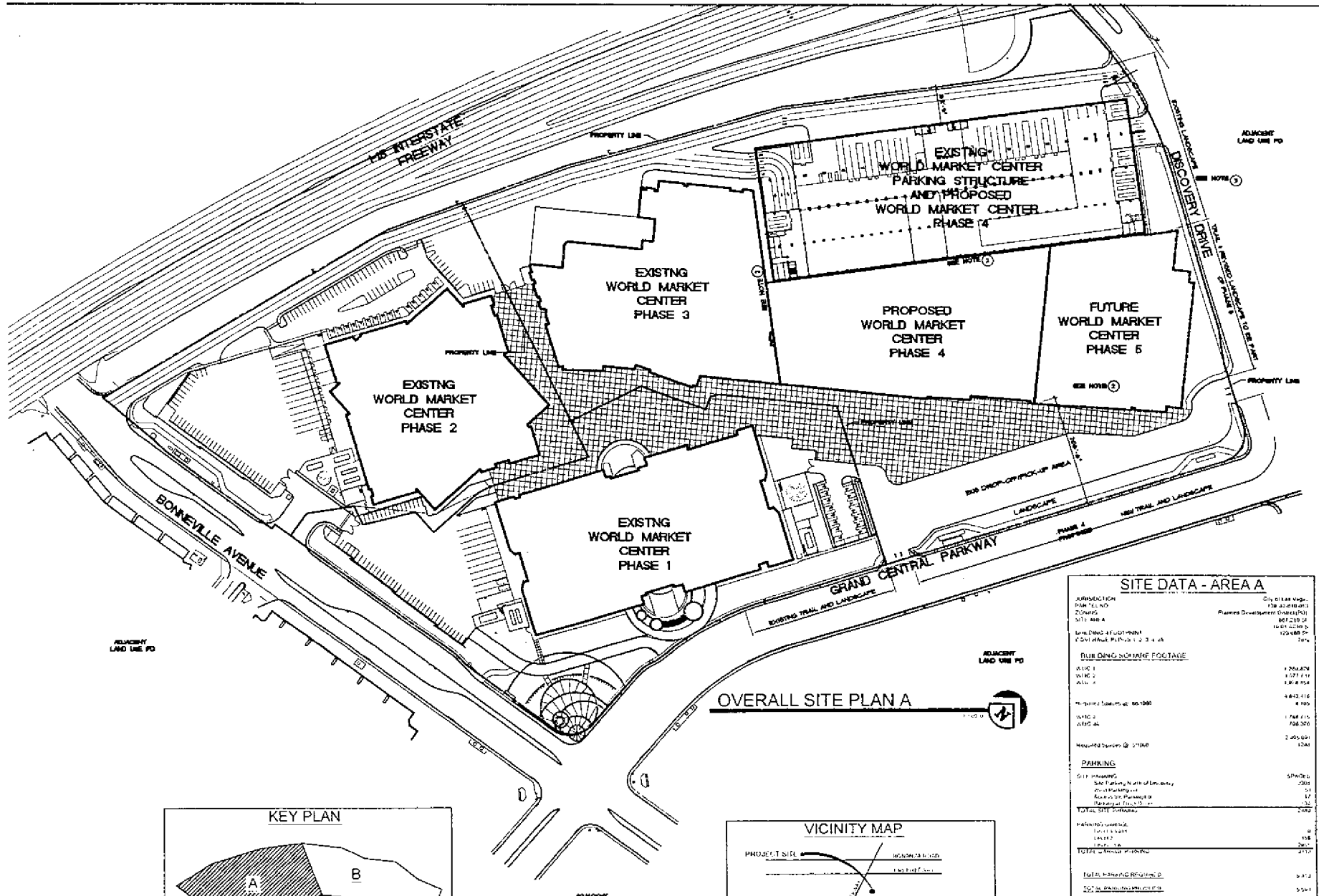
EVA 2011-04-04

Revisions: \_\_\_\_\_  
Issues: \_\_\_\_\_

RECEIVED

ARCHITECTURAL  
SITE PLAN

AS.11

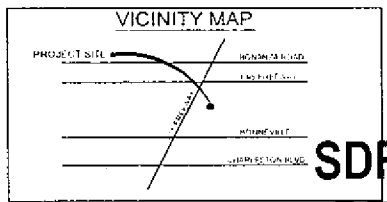
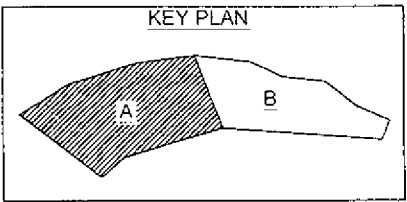


**SITE DATA - AREA A**

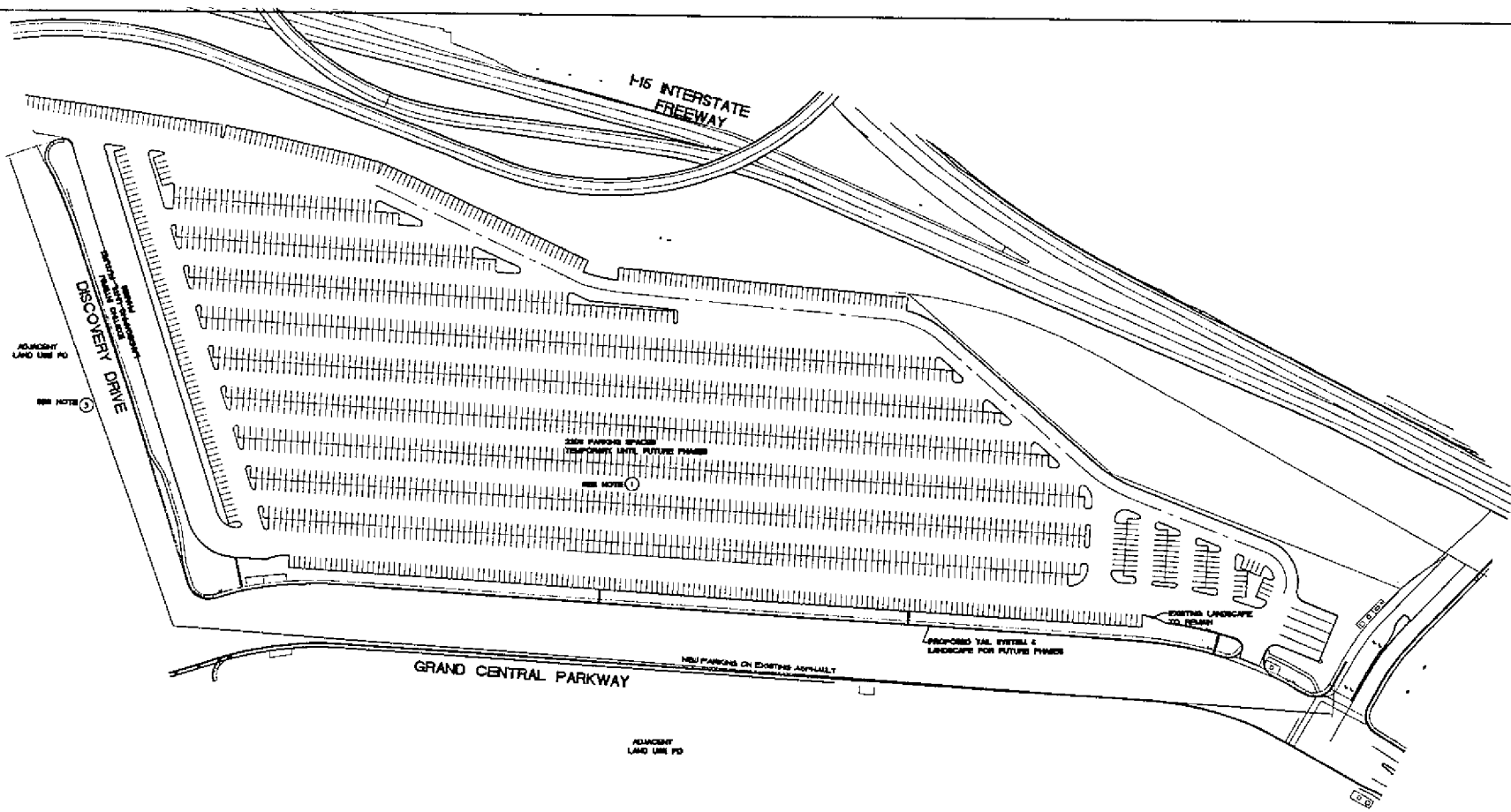
ADJACENT LAND USE PD	ADJACENT LAND USE PD	ADJACENT LAND USE PD	ADJACENT LAND USE PD
----------------------	----------------------	----------------------	----------------------

<b>BUILDING SQUARE FOOTAGE</b>	
BLDG 1	1,244,879
BLDG 2	1,077,814
BLDG 3	1,818,950
BLDG 4	1,442,118
BLDG 5	4,100
<b>Required Spaces at 60-100</b>	4,100
BLDG 1	1,748,175
BLDG 2	1,088,300
BLDG 3	2,455,600
BLDG 4	1,324

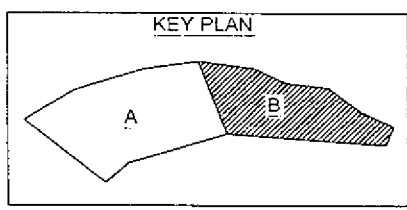
<b>PARKING</b>	
<b>SITE PARKING</b>	5,945
Site Parking North of University	2,000
Site Parking West of University	34
Reserved Site Parking	17
Reserved Site Parking	136
<b>TOTAL SITE PARKING</b>	2,400
<b>PARKING REQUIRED</b>	9,472
Level 1	4,972
Level 2	4,500
<b>TOTAL REQUIRED PARKING</b>	9,472
<b>TOTAL AVAILABLE PARKING (SITE + RESERVED)</b>	2,400
<b>TOTAL AVAILABLE PARKING (SITE + RESERVED)</b>	2,400
<b>TOTAL AVAILABLE PARKING (SITE + RESERVED)</b>	2,400
<b>TOTAL AVAILABLE PARKING (SITE + RESERVED)</b>	2,400
<b>TOTAL AVAILABLE PARKING (SITE + RESERVED)</b>	2,400
<b>TOTAL AVAILABLE PARKING (SITE + RESERVED)</b>	2,400



**SDR-23606**  
**REVISED**  
**09/13/07 PC**



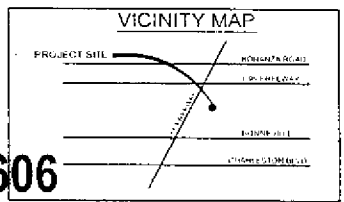
**OVERALL SITE PLAN B**  
FOR 100 ACRES



**NOTES:**  
 NOTE 1: TEMPORARY PARKING LOT, WHICH IS SUBJECT TO FUTURE PHASE LANDSCAPE DESIGN BY INTERIM PARTNER(S) CO.  
 NOTE 2: WORKING REQUIRED TO MOVE GRAND CENTRAL PARKWAY CENTER LINE TO EXISTING CENTER LINE, FROM 100' TO 110' OF TRACK AREA. ALSO PHASE 4 PARKING TO BE LOCATED IN EXISTING FUTURE PHASE PROJECT SITE.  
 NOTE 3: DISCOVERY DRIVE FINAL OPEN SPACE TO BE PERMITTED BY CITY ENGINEER AND COORDINATED TO TRAFFIC SIGNALS AND LANDSCAPE REQUIREMENT.

**SITE DATA - AREA B**

NUMBER OF SPACES	100
PARKING PER HOUR	100
PERCENT OF SITE AREA	100%
PARKING SPACES	100



**SDR-23606**  
**REVISED**  
**09/13/07 PC**

**EV&A**  
 ARCHITECTS

ED VANCE AND ASSOCIATES  
 100 FAYLON CENTER DRIVE SUITE 100  
 LAS VEGAS, NEVADA 89144  
 P. 702.866.8162 F. 702.866.8166  
 www.evandassociates.com

WORLD MARKET CENTER  
 PHASE 4 - DESIGN REVIEW

**JERDE**  
 Architecture Urban Ecology  
 Jim A. Jenks, F.A.S.A.

314 Charon Drive West  
 Denver, Colorado 80202  
 (303) 299-1400

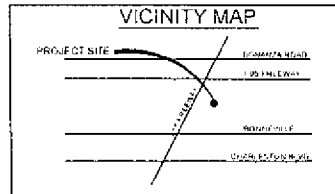
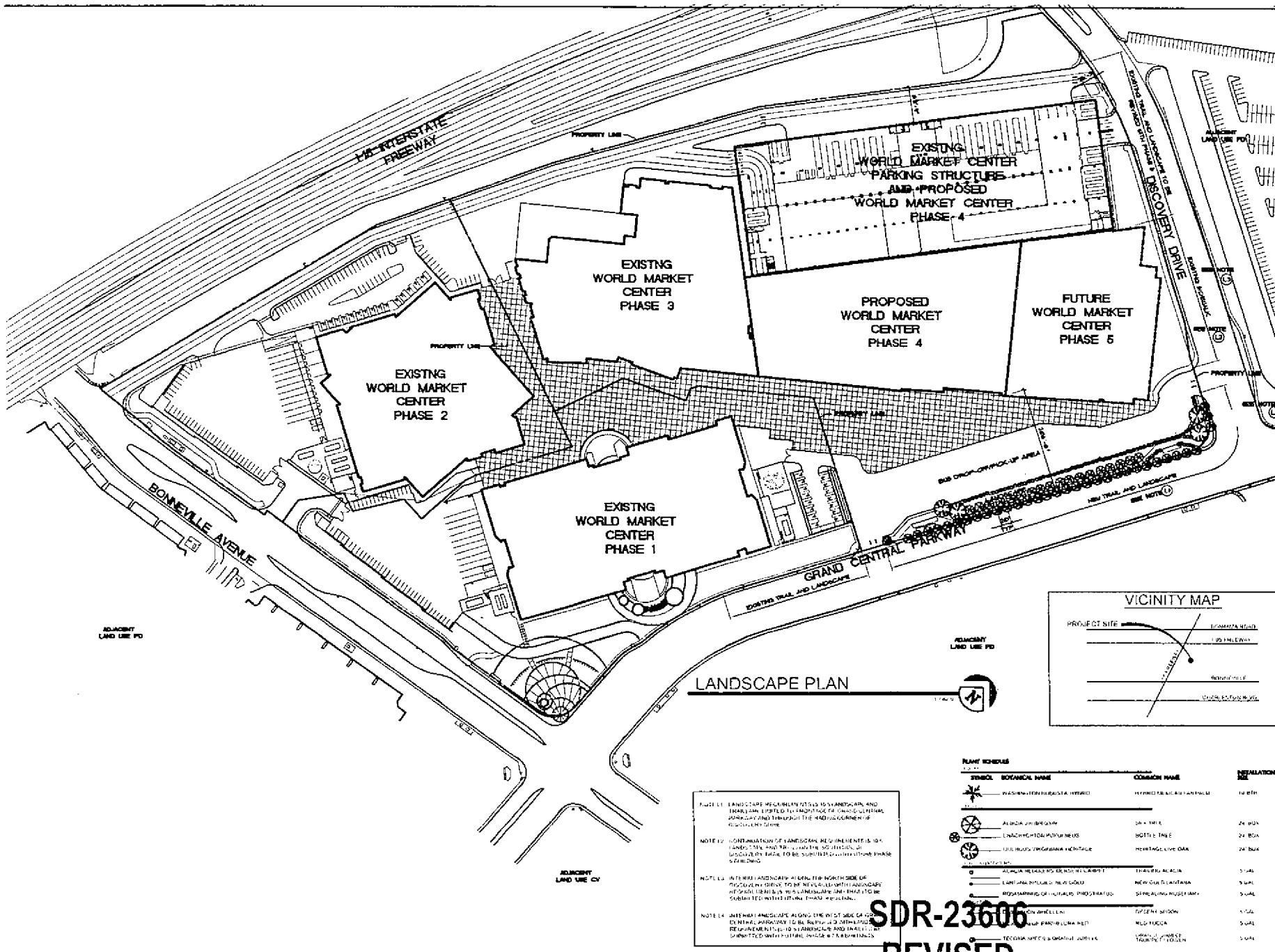
EDWARD A. VANCE  
 100 FAYLON CENTER DRIVE SUITE 100  
 LAS VEGAS, NEVADA 89144  
 PHONE 702-866-8162  
 FAX 702-866-8166

EV&A A&E NUMBER

RECEIVED

ARCHITECTURAL  
 SITE PLAN

AS12



**LANDSCAPE PLAN**

**NOTE 01** LANDSCAPE REQUIREMENTS FOR LANDSCAPE AND TREE PLANTING APPLIED TO PHASE 4 OF GRAND CENTRAL PARKWAY AND THROUGH THE HANDS CORNER OF ECAMATA DRIVE.

**NOTE 02** CONTRIBUTION OF LANDSCAPE REQUIREMENTS TO LANDS, TRAIL AND TRAIL AND TRAIL TO BE SUBMITTED WITH OTHER PHASE 4 SUBMITTALS.

**NOTE 03** ALL TREE AND LANDSCAPE PLANTING TO BE NORTH SIDE OF THE DRIVE AND TO BE REQUIRED WITH ADJACENT PROPERTY. TRAIL AND TRAIL AND TRAIL TO BE SUBMITTED WITH OTHER PHASE 4 SUBMITTALS.

**NOTE 04** LANDSCAPE ALONG THE WEST SIDE OF GRAND CENTRAL PARKWAY TO BE REQUIRED WITH ADJACENT PROPERTY. TRAIL AND TRAIL AND TRAIL TO BE SUBMITTED WITH OTHER PHASE 4 SUBMITTALS.

SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLATION
	WASHINGTONIA HYBRID	HYBRID PALM	10' BT
	ASCARIS ARBOREA	SAVY PALM	24' BT
	EUCALYPTUS MACULATA	BOTTLE TREE	24' BT
	QUERCUS AGRIFOLIA	HEAVY LEAF OAK	24' BT
	ASCARIS ARBOREA	SAVY PALM	24' BT
	EUCALYPTUS MACULATA	BOTTLE TREE	24' BT
	QUERCUS AGRIFOLIA	HEAVY LEAF OAK	24' BT
	ASCARIS ARBOREA	SAVY PALM	24' BT
	EUCALYPTUS MACULATA	BOTTLE TREE	24' BT
	QUERCUS AGRIFOLIA	HEAVY LEAF OAK	24' BT

**SDR-23606**  
**REVISED**  
**09/13/07 PC**

RECEIVED

ARCHITECTURAL  
SITE PLAN

L1