



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25059** APN: Part of 139-34-110-004

Name of Property Owner: City Parkway V, Inc.

Name of Applicant: Heritage-Nevada VIII, LLC

Name of Representative: Gary Dempster

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: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner:

Douglas Selby

Print Name:

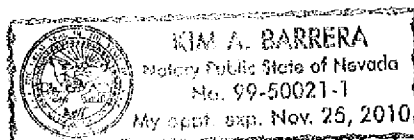
Douglas Selby

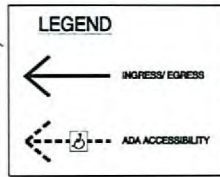
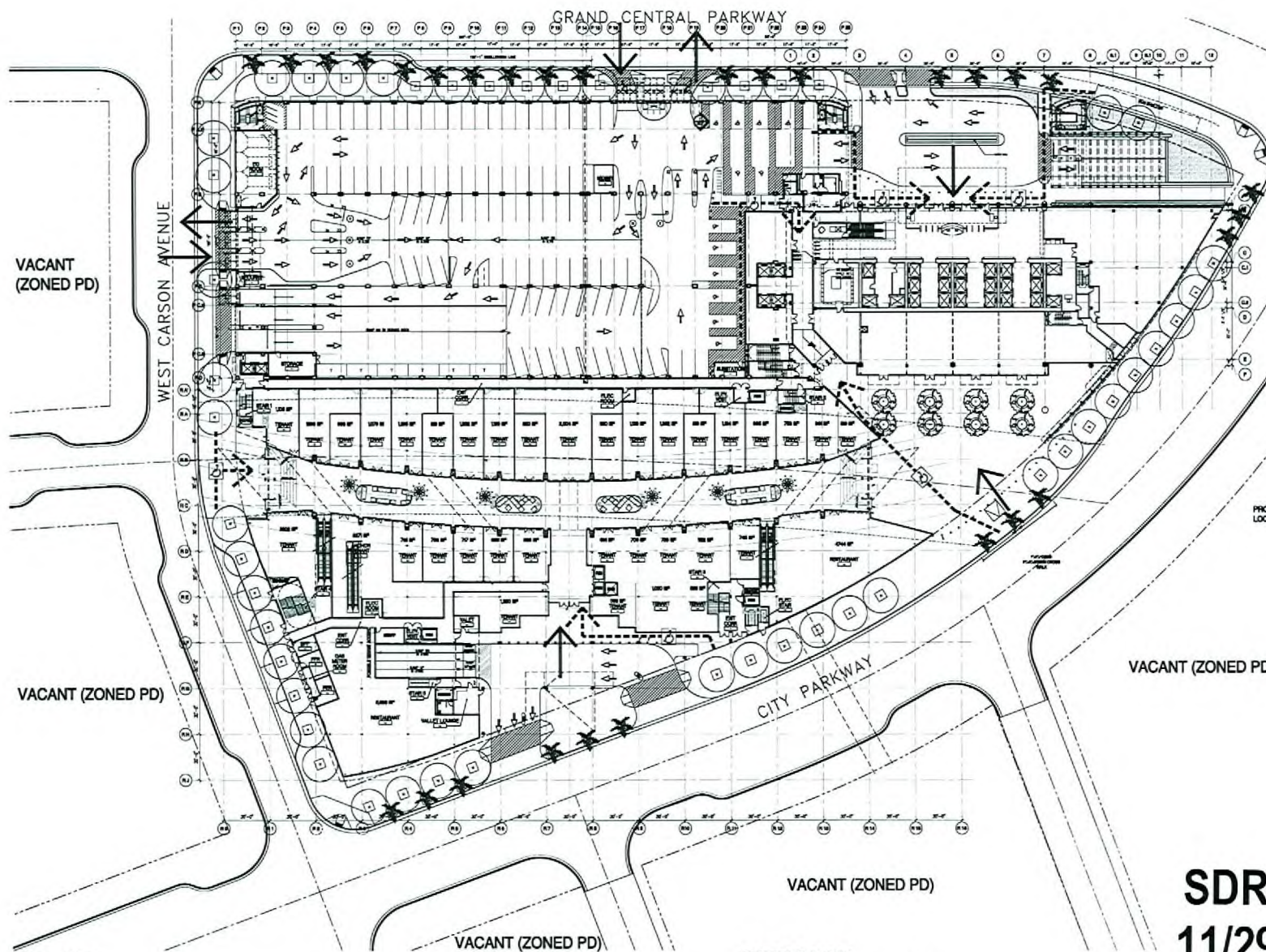
Subscribed and sworn before me

This 3 day of October, 2007

Kim A. Barrera

Notary Public in and for said County and State





VICINITY MAP SCALE: N.T.S.

SITE PLAN SCALE: 1" = 30'-0"

SDR-25059
11/29/07 PC

OCTOBER 9, 2007 1.1

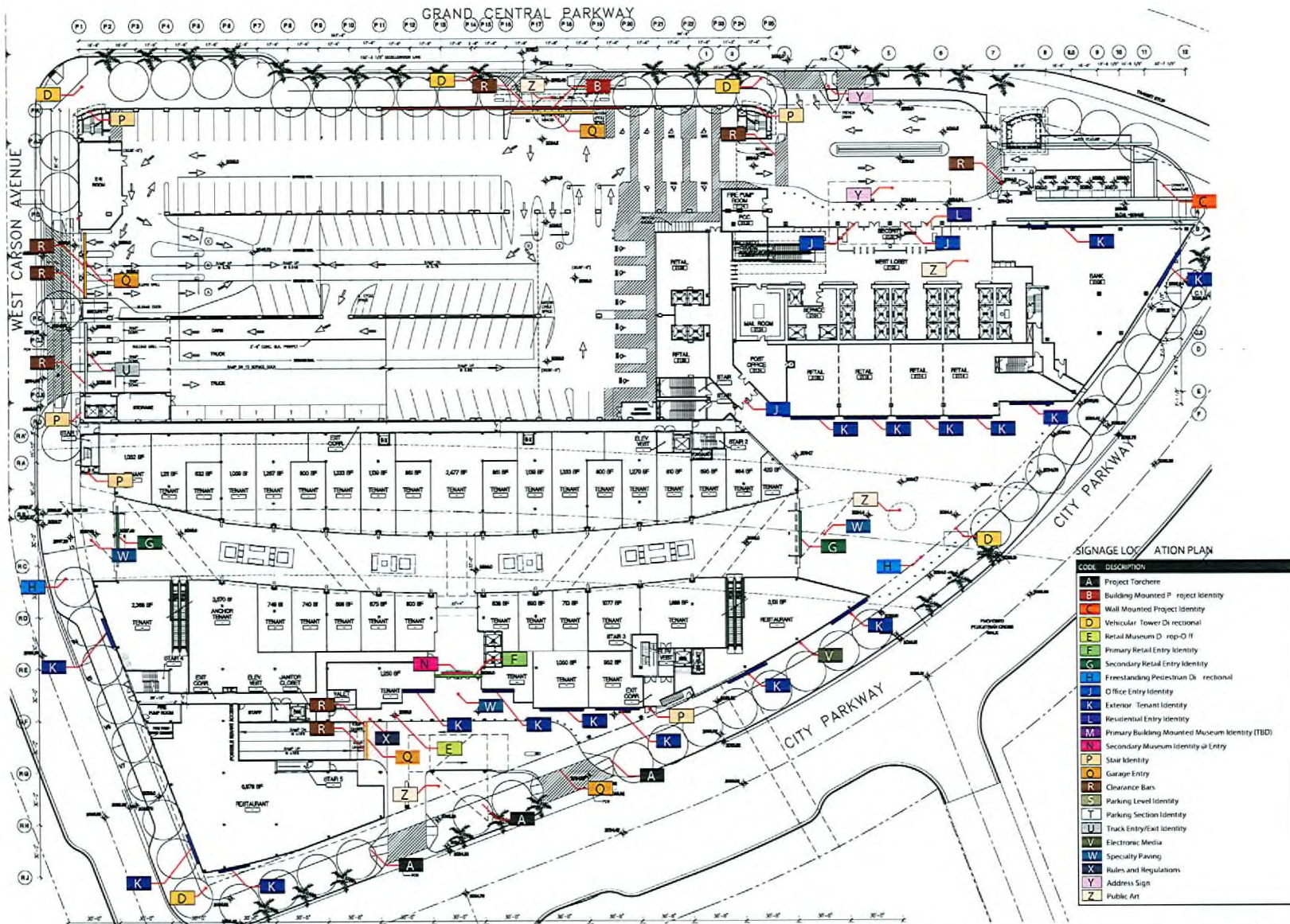
APA # 25034

PRIORITY INTERNATIONAL CORPORATION
 421 N. Beverly Drive, Suite 300
 Beverly Hills, California 90210
 310.856.1822 voice
 310.856.6838 fax

WORLD JEWELRY CENTER

RECEIVED
 OCT 09 2007

ALTON + POSTER ARCHITECTS
 444 South Flower Street, 4th Floor
 Los Angeles, CA 90013
 Tel: 213.688.1800 Fax: 213.688.1801
 Web: www.altonposter.com
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SIGNAGE LOCATION PLAN

October 09, 2007

1.2

APA # 25034



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ARCHITECTS

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Shared Parking 2nd Edition. We believe this factor is very conservative, and that it could easily be much higher, particularly in the context of the whole Union Park site.

A captive market reduction of 67% has been assumed for the museum. We understand the majority of museum visitors are expected to be retail patrons who are interested in how gems are mined and cut, and brought to market. Relatively few primary trips to the museum are expected.

A captive market reduction of 85% has been assumed for the food court and museum café. These uses are amenities to other Project uses, and the only primary vehicular trips to them are likely to be employees.

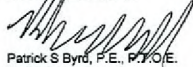
A captive market reduction of 94% and 65% has been assumed for the Health Club and Bank, respectively. It is understood that these amenities will be for office tenants only not for the general public. Therefore, it is anticipated that the only primary vehicular demands will be from employees.

The final calculated parking demand after shared parking savings are accounted for is 3,852 based on CLV Code requirements and 2,720 spaces based on recommended *Shared Parking* ratios.

It should be noted that further parking demand reductions could be realized, depending on the proportion of transit and taxi trips to and from the Union Park development.

The current site plan provides 2,778 parking spaces (previously 2,711 parking spaces). Thus resulting in a shortfall of 1,074 spaces (previously a shortfall of 1,078 spaces) based on CLV Code Requirements and a surplus of 58 spaces (previously a surplus of 57 spaces) based on recommended *Shared Parking* ratios for the weekday peak hour. The utilization of common parking areas provided by the Union Park development could augment the proposed parking supply.

Very truly yours,
G. C. WALLACE, INC.


Patrick S. Byrd, P.E., P.T.O.E.
Traffic Engineer

cc
Attach.

cc: Gary Dempster, Altoon Porter Architects
John Tobin, GOW



SEE PAGES ONE AND TWO ON SHEET 1.3

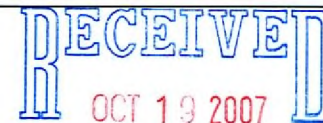
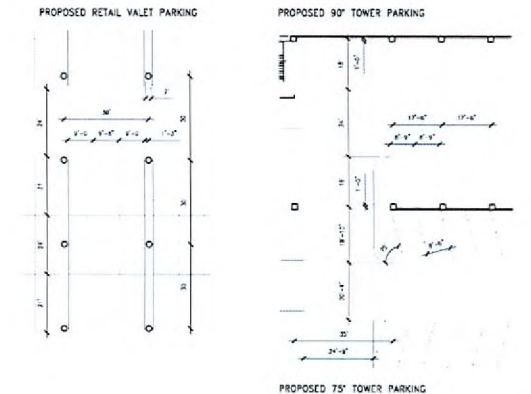
Table 5. Captive Market Adjustment

	Parking Demand per CLV Ratios			Parking Demand per Shared Parking Ratios		
	Unadjusted Demand (2:00 PM)	Non Captive	Adjusted Demand	Unadjusted Demand (2:00 PM)	Non Captive	Adjusted Demand
Office	3,029	100%	3,029	1,942	100%	1,942
General Retail	428	90%	385	348	90%	313
Food Court	62	15%	14	102	15%	15
Museum Café	63	15%	9	70	15%	11
Tower Rest.	108	90%	97	121	90%	109
Raw Bar	26	15%	4	25	15%	4
Restaurant	114	90%	102	127	90%	114
Museum	83	33%	27	83	33%	27
Condo	179	100%	179	179	100%	179
Health Club	84	6%	5	103	6%	6
Bank	39	6%	2	36	6%	2
Total	4,121		3,862	3,135		2,720

NOTE:
TOTAL STANDARD SPACES = 2,715
TOTAL COMPACT SPACES = 0
TOTAL HANDICAP SPACES = 63



D FREE-STANDING VEHICULAR DIRECTIONAL SIGNS - PER UNION PARK DESIGN STANDARDS





G. C. WALLACE INC.
1111 WALLACE DRIVE, SUITE 300
LOS ANGELES, CALIFORNIA 90024

When Contact Information:
702.804.2104

398-A135

October 9, 2007

Nabil Albert, RA
Director, Development and Construction
Probitry International Corporation
421 North Beverly Drive, Suite 350
Beverly Hills, CA 90210

Subject: World Jewelry Center Shared Parking Study

Dear Mr. Albert:

G. C. Wallace (GCW) has updated the shared parking study summarized in a letter dated August 13, 2007. The new analysis accounts for an increase in office, retail, and residential land use.

The subject Project is now planned to incorporate the following land use square footages:

- Office – 908,481 SF Gross Floor Area, which is an increase of 7,843 SF compared to the previous analysis (809,667 SF Gross Floor Area minus elevator shafts, stairwells, and floor area containing mechanical, electrical, communications, and security equipment, an increase of 9,879 SF compared to the previous analysis)
- Retail – 112,481 SF (GFA), an increase of 6,468 SF compared to the previous analysis (100,500 SF Gross Leasable Area (GLA), an increase of 8,274 SF compared to the previous analysis)
- Food Court – 8,631 SF a decrease of 1,247 SF compared to the previous analysis (6,473 SF public seating and 2,158 SF service area) (GLA)
- Museum Cafe – 5,875 SF a decrease of 3,009 SF compared to the previous analysis (4,406 SF public seating and 1,469 SF service area) (GLA)
- Casual Dining Restaurant – 10,701 SF an increase of 712 SF compared to the previous analysis (8,026 SF public area and 2,675 SF service area) (GLA)
- Health Club – 23,879 SF (GFA) the same when compared to the previous analysis (20,919 SF Gross Floor Area minus elevator shafts, stairwells, and floor area containing mechanical, electrical, communications, and security equipment, the same when compared to the previous analysis)
- Museum – 24,802 (GFA), a decrease of 244 SF compared to the previous analysis
- Bank – 10,930 (GFA), an increase of 1,051 SF over the previous analysis
- Residential Condos (studio & 1 Bedroom) - 21 Units, an increase of 9 units compared to the previous analysis.
- Residential Condos (2 Bedroom) – 72 units, a decrease of 1 unit compared to the previous analysis.
- Residential Condos (3 Bedroom) – 5 units, the same when compared to the previous analysis.
- Raw Bar – 2,094 SF a decrease of 1,001 SF compared to the previous analysis (1,880 SF public seating and 214 SF service area) (GLA)
- Tower Restaurant - 10,145 SF an increase of 638 SF compared to the previous analysis (7,609 SF public seating and 2,536 SF service area) (GLA)

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Probitry International Corporation
October 9, 2007
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The starting point of a shared parking analysis is the calculation of unadjusted parking demand based on individual base parking ratios. Unadjusted demand has been calculated based on ratios recommended in *Shared Parking, 2nd Edition* published by the Urban Land Institute (ULI). The base ratio for office use, which is approximately 28% less than the CLV Code requirement, is based on the average rate reported in *Parking Generation 3rd Edition* for office use in an urban area. The rate recommended in *Parking Generation 3rd Edition* reflects the urban characteristics of Union Park, while the CLV Code does not differentiate between urban or suburban areas.

It should be noted that the *Shared Parking, 2nd Edition* notes that regardless of the methodology used, GFA should exclude vehicle-parking areas, and floor areas occupied by mechanical, electrical, communications and security equipment. Additionally, elevator shafts, stairwells and atrium areas were excluded for the *Shared Parking 2nd Edition* ratios calculation, due to the fact these are either non-floor areas (Atrium) or common areas (Elevator shafts and stairwells) and are not purchased by the individual office tenants.

If land uses were taken individually, without the benefit of shared parking adjustments, parking requirements would total 4,397 based on CLV Code requirement and 3,315 spaces based on recommended *Shared Parking 2nd Edition* ratios. Parking requirement calculations without adjustments for shared parking analyses are summarized and included as Table 1.

It should be noted, only weekday demands were analyzed as it was assumed that much of the office component, accounting for over 80% of the proposed on-site land use, would not be operating on the weekend, and would therefore not be critical to the estimation of the peak parking demand.

Because the proposed Project is a mixed-use development, it is reasonable to assume that, as a whole, it will demand fewer parking spaces than predicted by the summation of each individual land use. This is the direct result of varying peak parking demand hours for different land uses and captive market reductions, which is a concept readily recognized in the Institute of Transportation Engineers (ITE) *Parking Generation Manual* and *Shared Parking 2nd Edition*. As a result, a shared parking analysis is applicable, especially when considering uninterrupted pedestrian connections between proposed land uses.

As stated, the values reported in Table 1 represent the unadjusted individual land use parking requirements that compose the Project. Using the total demands outlined in Table 1, the anticipated operating times for each land use, and the historical hourly parking accumulation distribution data presented on pages 16 through 19 of the Urban Land Institute (ULI) *Shared Parking 2nd Edition*, shared parking demands for each weekday hour can be calculated. Tables 2, 3 and 4 depict total parking demands by hour of day and land use type for a typical weekday. As shown in Table 3 and 4, the peak hour demands occur from 2:00 PM to 3:00 PM at 4,243 for CLV Code requirements and 3,135 spaces for Shared Parking ratios.

As outlined in the ULI *Shared Parking 2nd Edition*, past experience and studies indicate customer-parking needs at mixed-use sites are further reduced due to the patronage of multiple on-site land uses. Patrons utilizing multiple on-site land uses are termed "captive market" per *Shared Parking 2nd Edition*. An example of a "captive market" could be the following scenario: A person working in the office land use eats lunch at the on-site restaurant and shops at one of the retail sites. This person will not require additional parking demand since one parking spot is accommodating three different unique land uses. With this concept in mind, parking demands were further reduced for the restaurant and retail sites as summarized in Table 4.

As shown in Table 4, the retail and casual dining land use demands have been reduced by 10% based on typical captive market reductions taken in the various case study analyses compiled in the

SEE PAGE THREE OF THREE ON SHEET 1.4

APA # 25034



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SITE PLAN



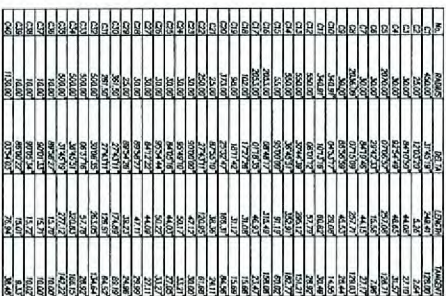
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SDR-25059
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11/29/07 PC

LINE MATERIAL		
NO.	DESCRIPTION	QUANTITY
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1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	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[illegible]

LEGEND

_____	BOUNDARY LINE
_____	STREET CENTERLINE
_____	LOT LINES / RIGHT-OF-WAY LINES
_____	CARE LABEL
_____	LINE LABEL
_____	MATERIAL LABEL
_____	FILING IDENTIFICATION AS NOTED
_____	SET 5/8" FIELD AND ALUMINUM CAR STAMPED PLUS 9859 OR AS NOTED

CURVE DATA TABLES

SDR-25059
11/29/07 PC

CLV DRAWING NO. 107V4816
SHEET 17 OF

DRAWING NO. HC-1	1	
	5	

BID# 08.1730.11

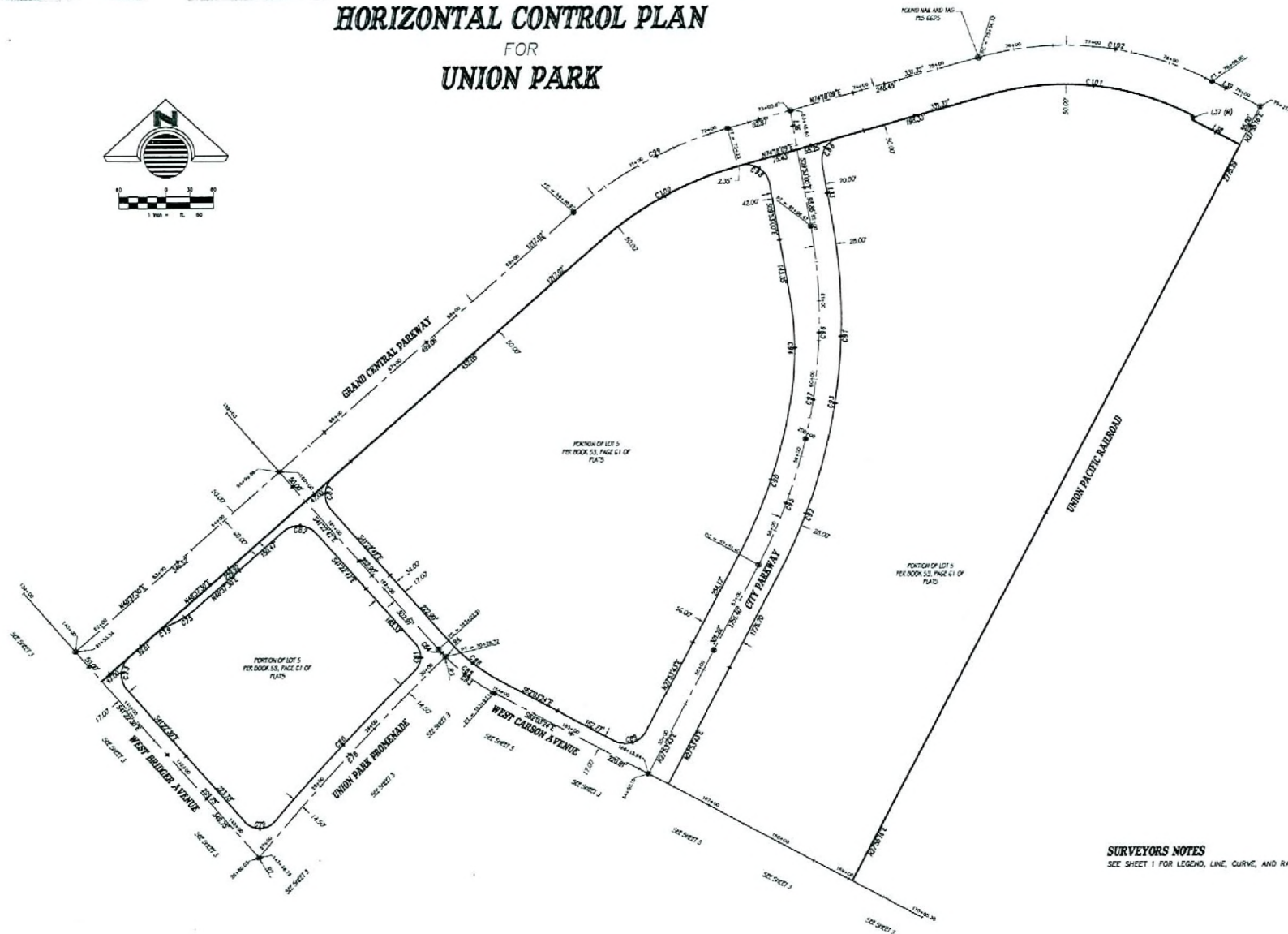
DEPARTMENT OF PUBLIC WORKS	
SHEET	PROJECT
HORIZONTAL CONTROL	UNION PARK



SCALE (1/4") = 1"=100'	SCALE (1/2") = N/A	DATE: JULY 23, 2007
DRAWN BY: RCS	DESIGNED BY: RCS	CHECKED BY:

HORIZON SURVEYS
 9901 CORNWORTH CROSBY DRIVE, SUITE 120
 LAS VEGAS, NEVADA 89144
 PHONE (702) 228-0066
 FAX (702) 228-0677

[illegible]



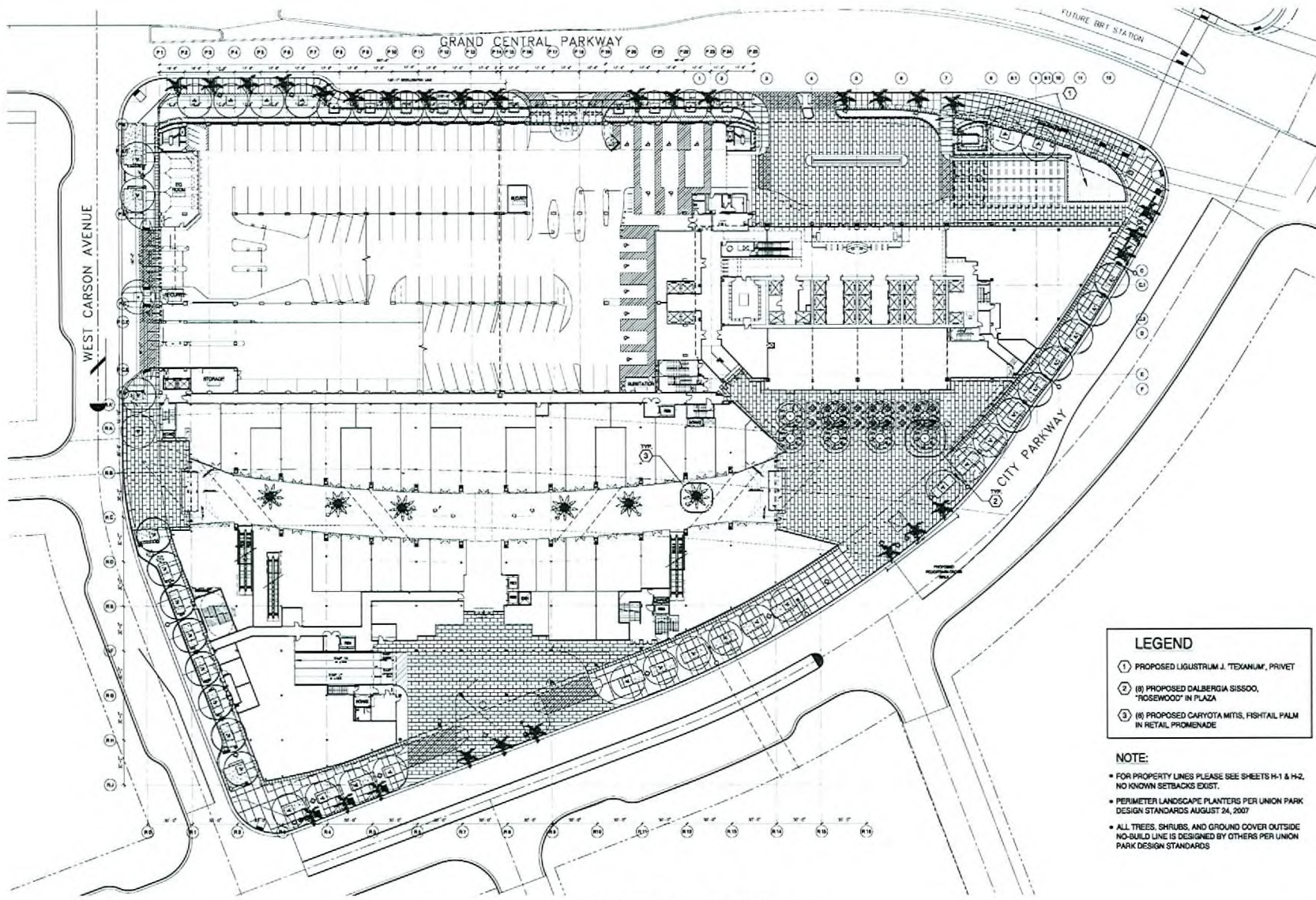
SURVEYORS NOTES
SEE SHEET 1 FOR LEGEND, LINE, CURVE, AND RADIAL DATA TABLES.

	SHEET HORIZONTAL CONTROL	PROJECT UNION PARK			SCALE 1"=40' DRAWN BY: JES CHECKED BY: JES SCALE 1"=40' DATE: JUL 11, 2007	8901 COMPTON CROSS DRIVE, SUITE 300 LAS VEGAS, NEVADA 89144 PHONE (702) 389-0066 FAX (702) 389-0077	REVISIONS	DATE

CLV DRAWING NO. 107V4816
SHEET 18 OF 18

SDR-25059
11/29/07 PC

OCT 09 2007



LEGEND

- ① PROPOSED LIGUSTRUM J. TEXANUM, PRIVET
- ② (H) PROPOSED DALBERGIA SISSEO, "ROSEWOOD" IN PLAZA
- ③ (H) PROPOSED CARYOTA MITIS, HSKITAL PALM IN RETAIL PROMENADE

NOTE:

- FOR PROPERTY LINES PLEASE SEE SHEETS H-1 & H-2, NO KNOWN SETBACKS EXIST.
- PERIMETER LANDSCAPE PLANTERS PER UNION PARK DESIGN STANDARDS AUGUST 24, 2007
- ALL TREES, SHRUBS, AND GROUND COVER OUTSIDE NO-BUILD LINE IS DESIGNED BY OTHERS PER UNION PARK DESIGN STANDARDS



APA # 25034

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

OCTOBER 9, 2007 2.1

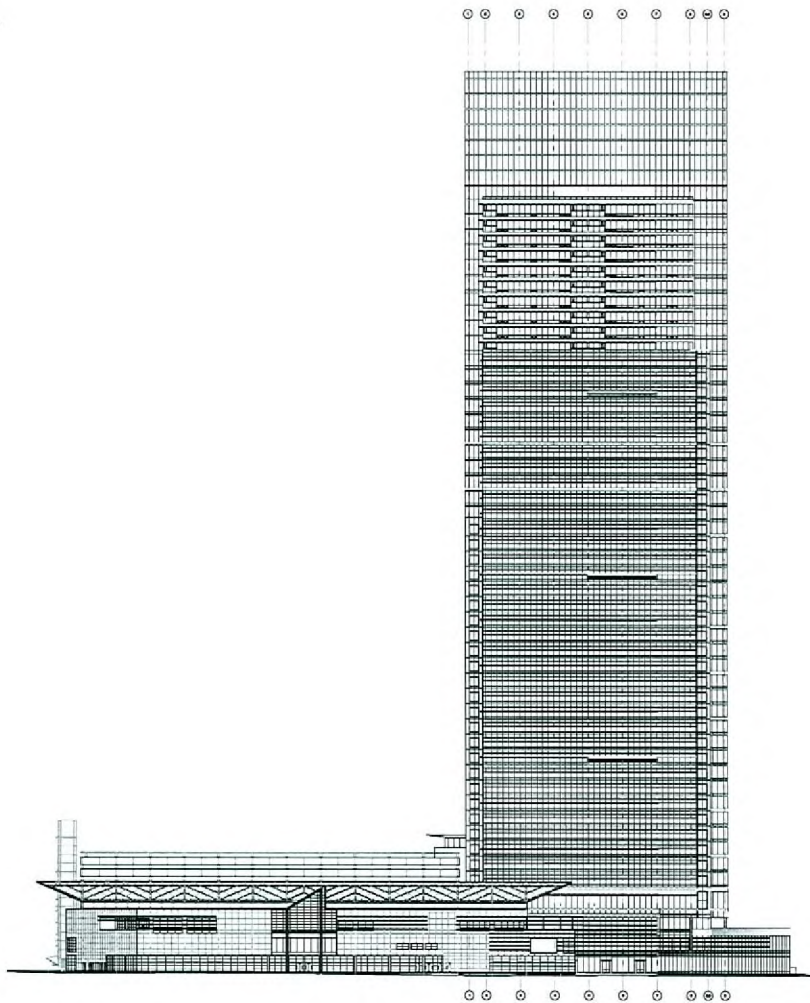
PRIORITY INTERNATIONAL CORPORATION
 421 N. Beverly Drive, Suite 350
 Beverly Hills, California 90210
 310.886.1867 voice
 310.886.9836 fax



SDR-25059
11/29/07 PC

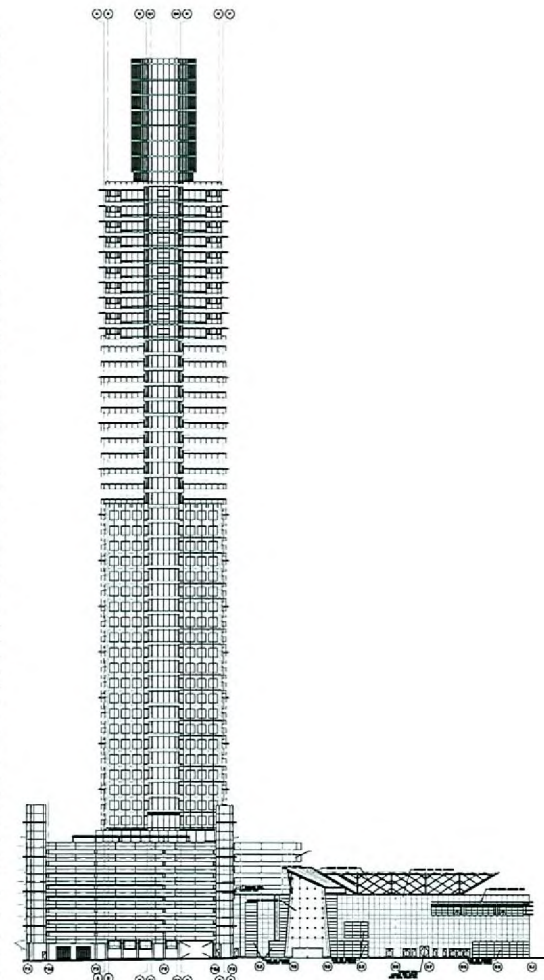
RECEIVED
 OCT 09 2007

ALTOON + PORTER
 ARCHITECTS
 444 South Flower Street, 40th Floor
 Los Angeles, California 90013
 Tel: 213.221.1900 Fax: 213.221.1901
 Web: www.altoonporter.com
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EAST

HEIGHT LIMIT	300'-0"
TYP. OF PARTIAL	300'-0"
80	300'-0"
89 COOLING TOWER	300'-0"
88	300'-0"
87 MECHANICAL	300'-0"
86	300'-0"
85 MACHINE ROOM	300'-0"
84 MECHANICAL / MACHINE ROOM	300'-0"
83	300'-0"
82	300'-0"
81	300'-0"
80	300'-0"
79	300'-0"
78	300'-0"
77	300'-0"
76	300'-0"
75	300'-0"
74	300'-0"
73	300'-0"
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10	300'-0"
9	300'-0"
8	300'-0"
7	300'-0"
6	300'-0"
5	300'-0"
4	300'-0"
3	300'-0"
2	300'-0"
1	300'-0"
0	300'-0"



SOUTH

APA # 25034

BUILDING ELEVATIONS

SCALE: 1" = 50'-0"

OCTOBER 9, 2007 3.1

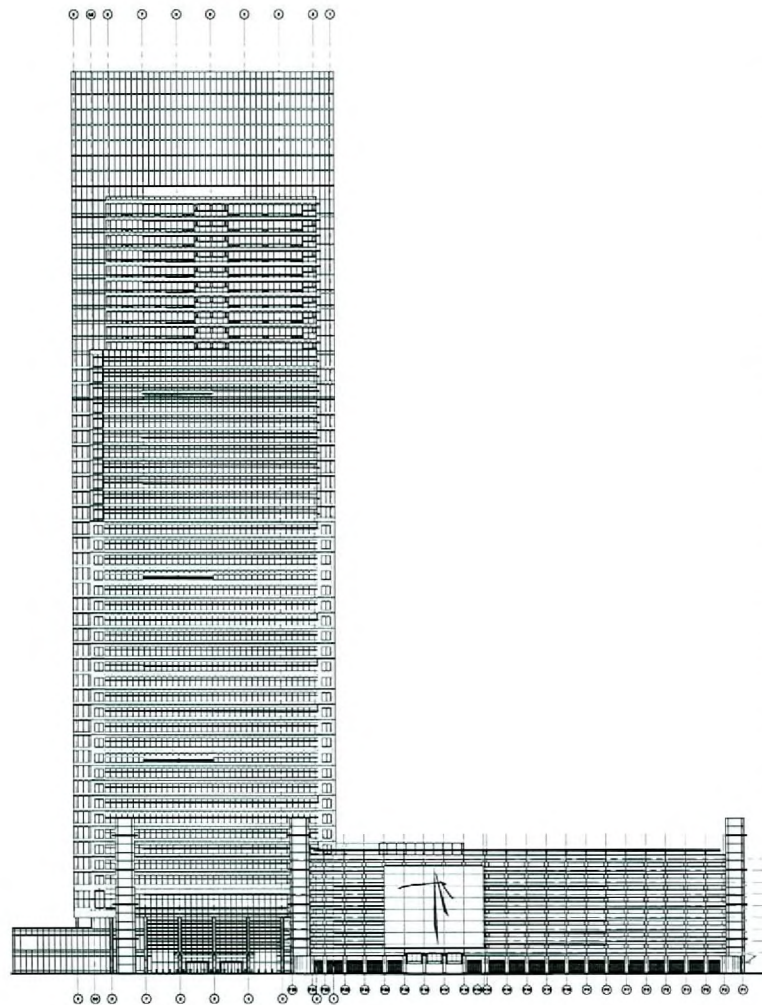

 PRIORITY INTERNATIONAL CORPORATION
 421 N. Beverly Drive, Suite 350
 Beverly Hills, California 90210
 310.686.1800 - voice
 310.686.8833 fax

WORLD
 JEWELRY
 CENTER

SDR-25059
 11/29/07 PC

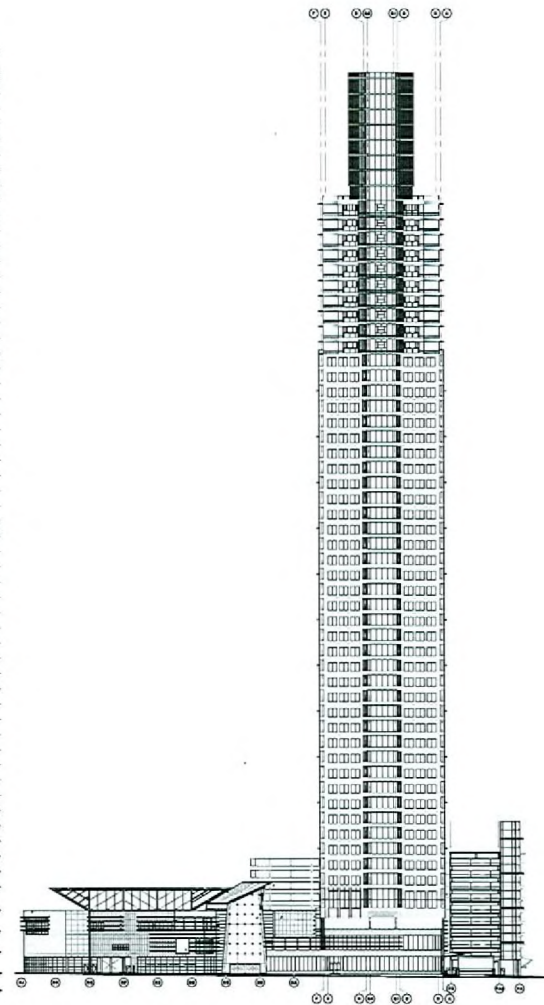
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 OCT 09 2007

ALLISON + PORTER
 ARCHITECTS
 444 South Flower Street, 4th Floor
 Los Angeles, CA 90013
 Tel: (213) 697-1000 Fax: (213) 697-1001
 Web: http://www.allisonporter.com
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WEST

HEIGHT LIMIT	200'-0"
TOP OF PARAPET	200'-0"
80	200'-0"
79 COOLING TOWER	198'-0"
78	198'-0"
77 MECHANICAL	196'-0"
76	196'-0"
65 MACHINE ROOM	194'-0"
64 MECHANICAL / MACHINE ROOM	192'-0"
63	192'-0"
62 FLOOR	190'-0"
61 PENTHOUSE RESIDENTIAL	188'-0"
60	188'-0"
59	186'-0"
58	186'-0"
57	184'-0"
56	184'-0"
55	182'-0"
54 MACHINE ROOM	180'-0"
53	180'-0"
52 HIGH RISE RESIDENTIAL	178'-0"
51 HIGH RISE OFFICE / STRUCTURAL SPACED FRAME	176'-0"
50	176'-0"
49	174'-0"
48	174'-0"
47	172'-0"
46	172'-0"
45	170'-0"
44	170'-0"
43	168'-0"
42	168'-0"
41	166'-0"
40	166'-0"
39	164'-0"
38	164'-0"
37	162'-0"
36	162'-0"
35	160'-0"
34	160'-0"
33	158'-0"
32 MACHINE ROOM / FIRE EQUIPMENT	156'-0"
31 HIGH RISE OFFICE	154'-0"
30 HIGH RISE OFFICE LEVEL / STRUCTURAL SPACED FRAME	152'-0"
29	152'-0"
28	150'-0"
27	150'-0"
26	148'-0"
25	148'-0"
24	146'-0"
23	146'-0"
22 SUBSTATION / FIRE EQUIPMENT	144'-0"
21 MACHINE ROOM	142'-0"
20 MID RISE OFFICE	140'-0"
19 LOW RISE OFFICE / STRUCTURAL SPACED FRAME	138'-0"
18	138'-0"
17	136'-0"
16	136'-0"
15 MECHANICAL	134'-0"
14	134'-0"
13	132'-0"
12 TYPICAL LOW RISE OFFICE / FIRE EQUIPMENT	130'-0"
11 SMALL RISE OFFICE / MACHINE ROOM	128'-0"
10 SMALL RISE OFFICE / MACHINE ROOM	126'-0"
9 SPA / AUXILIARY OFFICE	124'-0"
8 CLUB	122'-0"
7 AUXILIARY OFFICE / SUBSTATION	120'-0"
6 BRASS FRAME	118'-0"
5 CONFERENCE	116'-0"
4 MECHANICAL / MECHANICAL	114'-0"
3 RESTAURANT / MEZZANINE	112'-0"
2	110'-0"
1 GROUND FLOOR / LOBBY	108'-0"
0	106'-0"
-1	104'-0"
-2	102'-0"



NORTH

APA # 25034

BUILDING ELEVATIONS

SCALE: 1" = 50'-0"

OCTOBER 9, 2007 3.2

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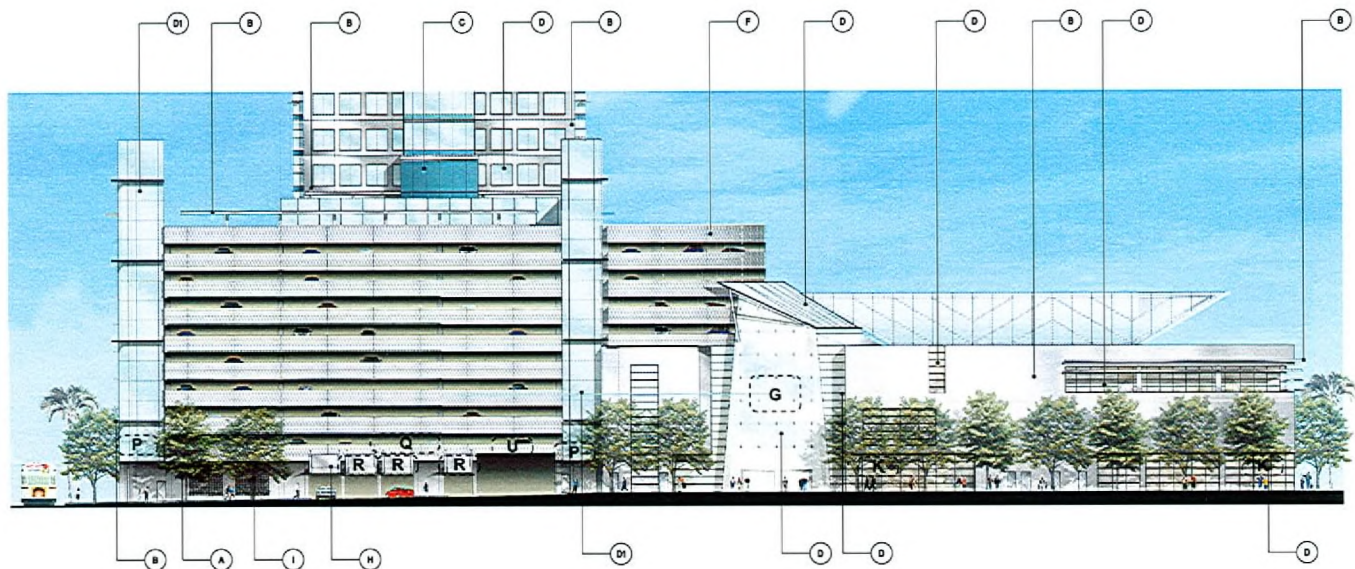
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A EXPOSED CONCRETE



B "SILVER SMITH" PAINTED, MATTE FINISH METAL PANELS



C 1 1/2" WARM GRAY GLASS SPANDREL



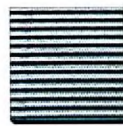
D1 1" BLUE GRAY TINTED CLEAR GLASS



D 1" BLUE GRAY TINTED TRANSLUCENT GLASS



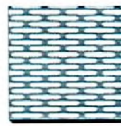
E BUILDING MOUNTED PROJECT IDENTITY



F PERFORATED CORRUGATED METAL PANELS



G BRUSHED STAINLESS STEEL COLUMN COVERS



H PERFORATED PAINTED METAL PANELS



I LARGE ROCK GABION WALLS

SOUTH



INDICATES PROPOSED SIGN LOCATION- SEE SHEET 1.2

BUILDING ELEVATIONS

SCALE: N.T.S.



OCTOBER 9, 2007 3.3

APA # 25034

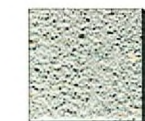
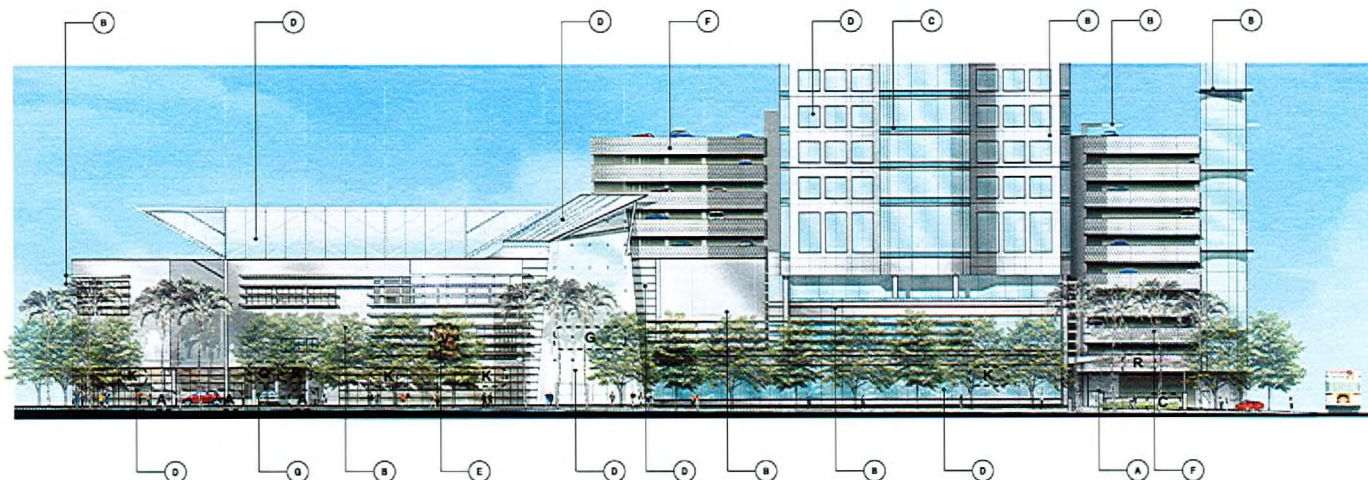
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A EXPOSED CONCRETE



B "SILVER SMITH" PAINTED, MATTE FINISH METAL PANELS



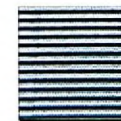
C 1 1/4" WARM GRAY GLASS SPANDREL



D 1" BLUE GRAY TINTED CLEAR GLASS



E BUILDING MOUNTED PROJECT IDENTITY



F PERFORATED CORRUGATED METAL PANELS



G BRUSHED STAINLESS STEEL COLUMN COVERS

NORTH

XX

INDICATES PROPOSED SIGN LOCATION- SEE SHEET 1.2

APA # 25034

BUILDING ELEVATIONS

SCALE: N.T.S.

OCTOBER 9, 2007 3.4

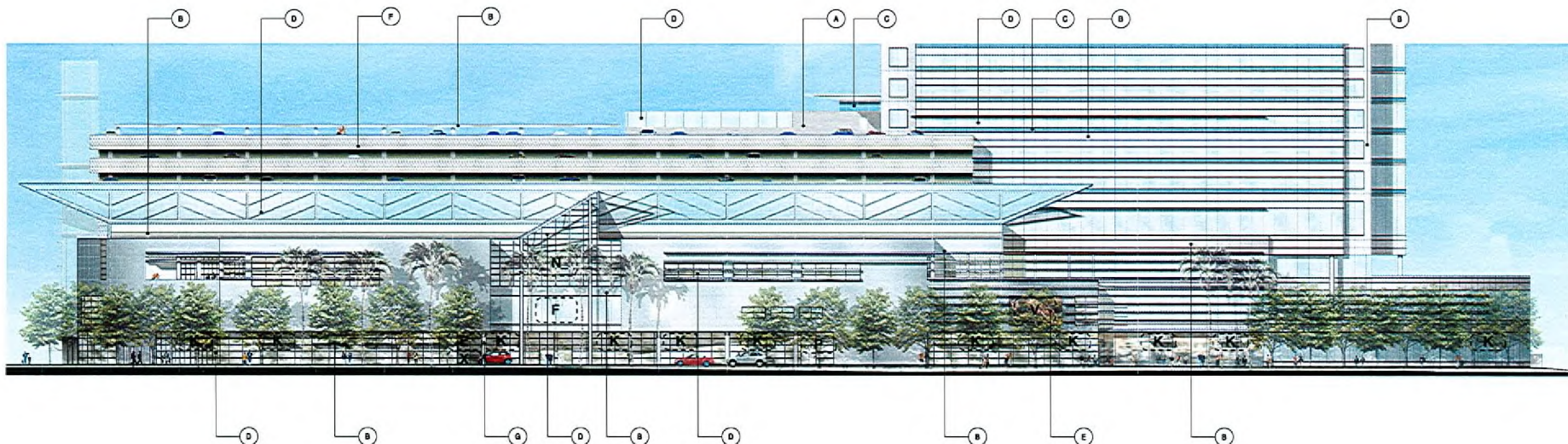
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A EXPOSED CONCRETE



B "SILVER SMITH" PAINTED, MATTE FINISH METAL PANELS



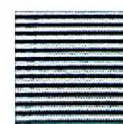
C 1 1/4" WARM GRAY GLASS SPANDREL



D 1" BLUE GRAY TINTED CLEAR GLASS



E BUILDING MOUNTED PROJECT IDENTITY



F PERFORATED CORRUGATED METAL PANELS



G BRUSHED STAINLESS STEEL COLUMN COVERS

EAST

XX

INDICATES PROPOSED SIGN LOCATION- SEE SHEET 1.2

APA # 25034

BUILDING ELEVATIONS

SCALE: N.T.S.

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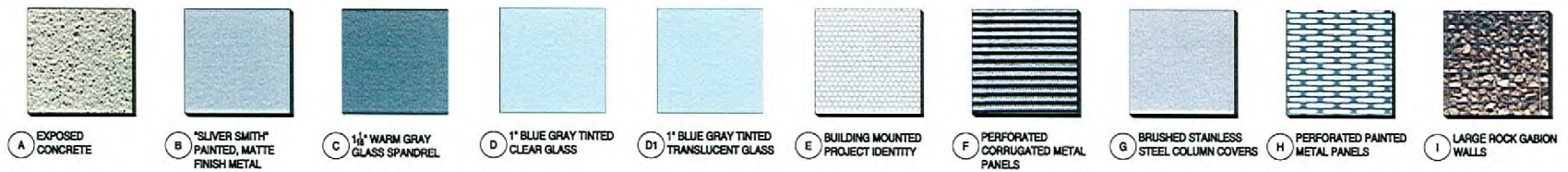
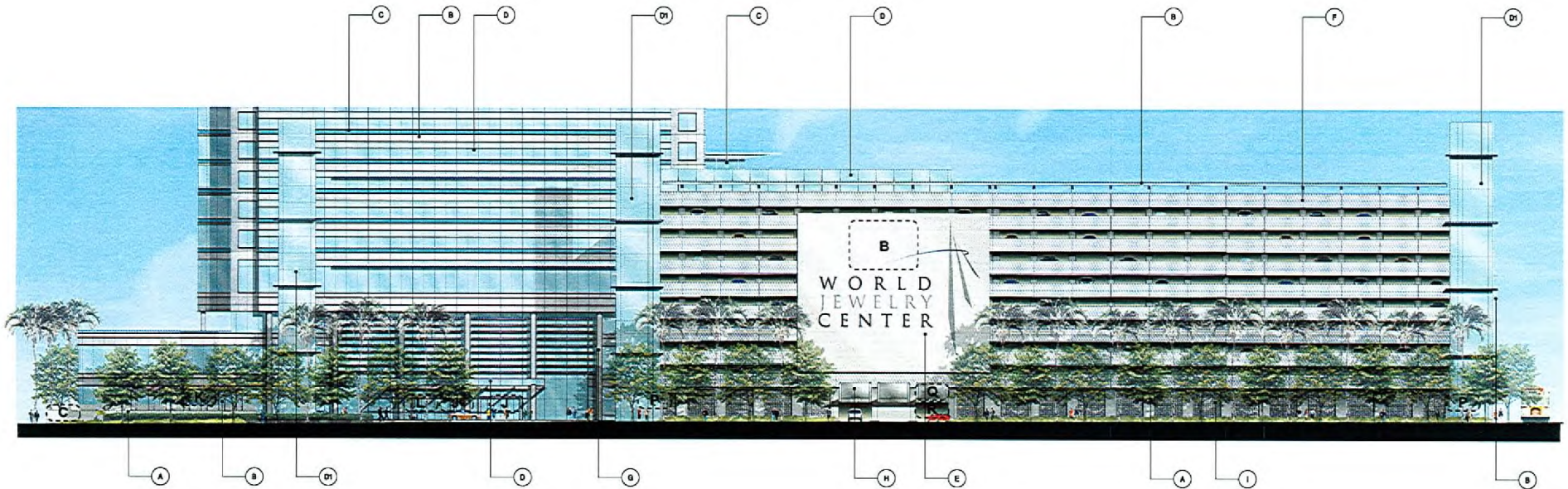
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WEST

XX

INDICATES PROPOSED
SIGN LOCATION- SEE
SHEET 1.2

APA # 25034

BUILDING ELEVATIONS

SCALE: N.T.S.

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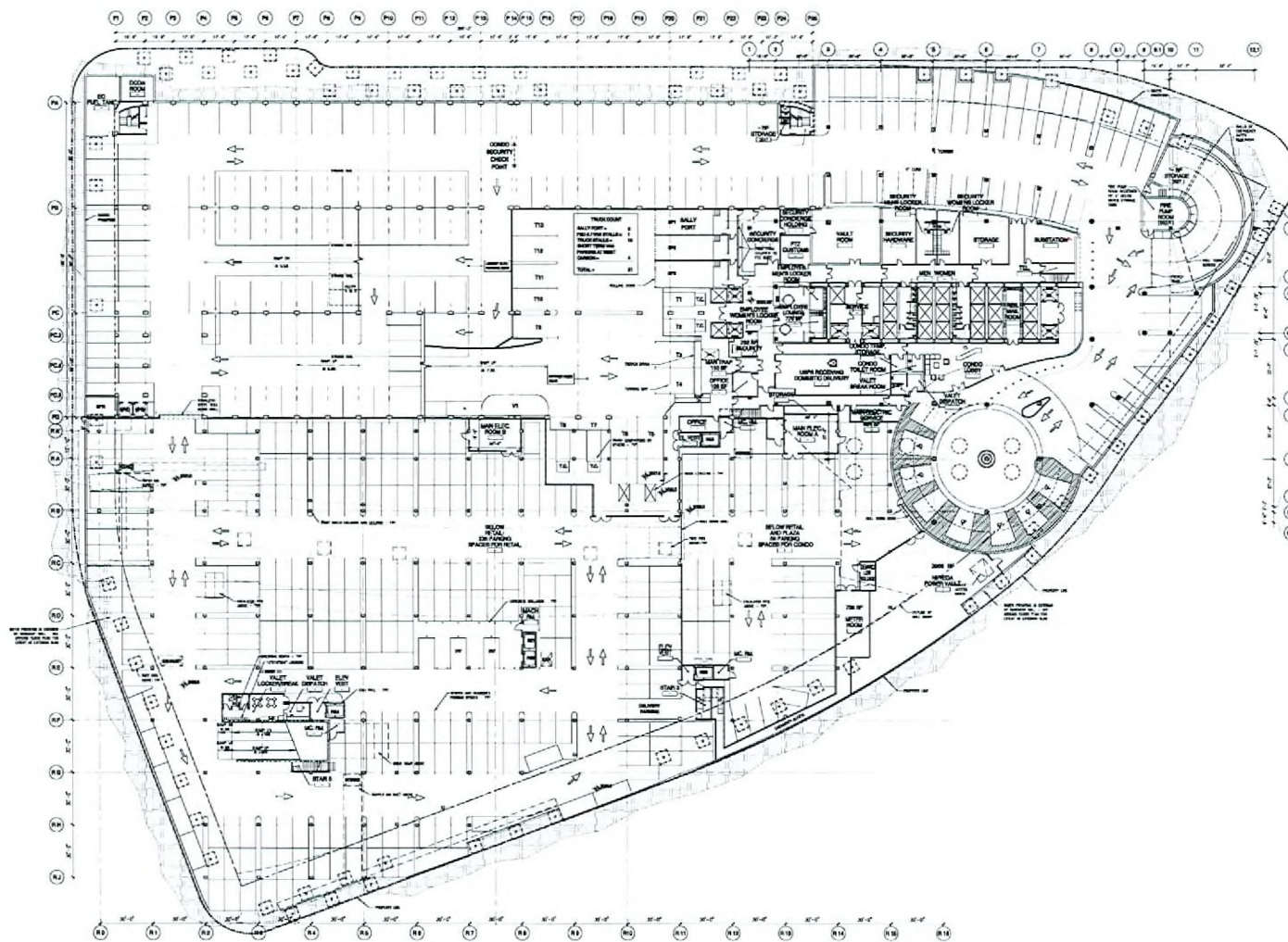
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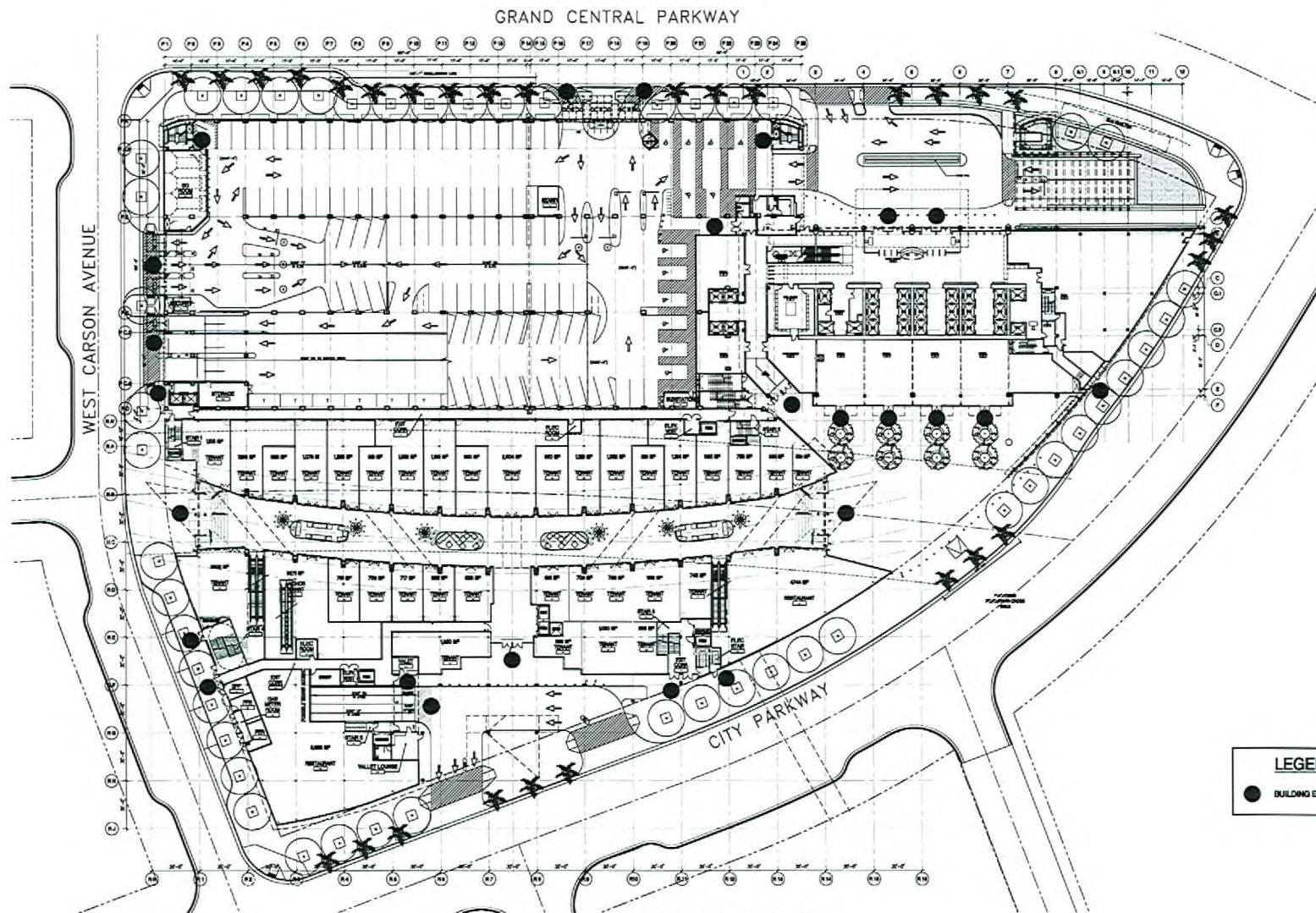
SCALE: 1" = 30'-0"

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LOBBY LEVEL COMPOSITE PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"

LEGEND

● BUILDING ENTRANCES/ EXITS



APA ♦ 25034

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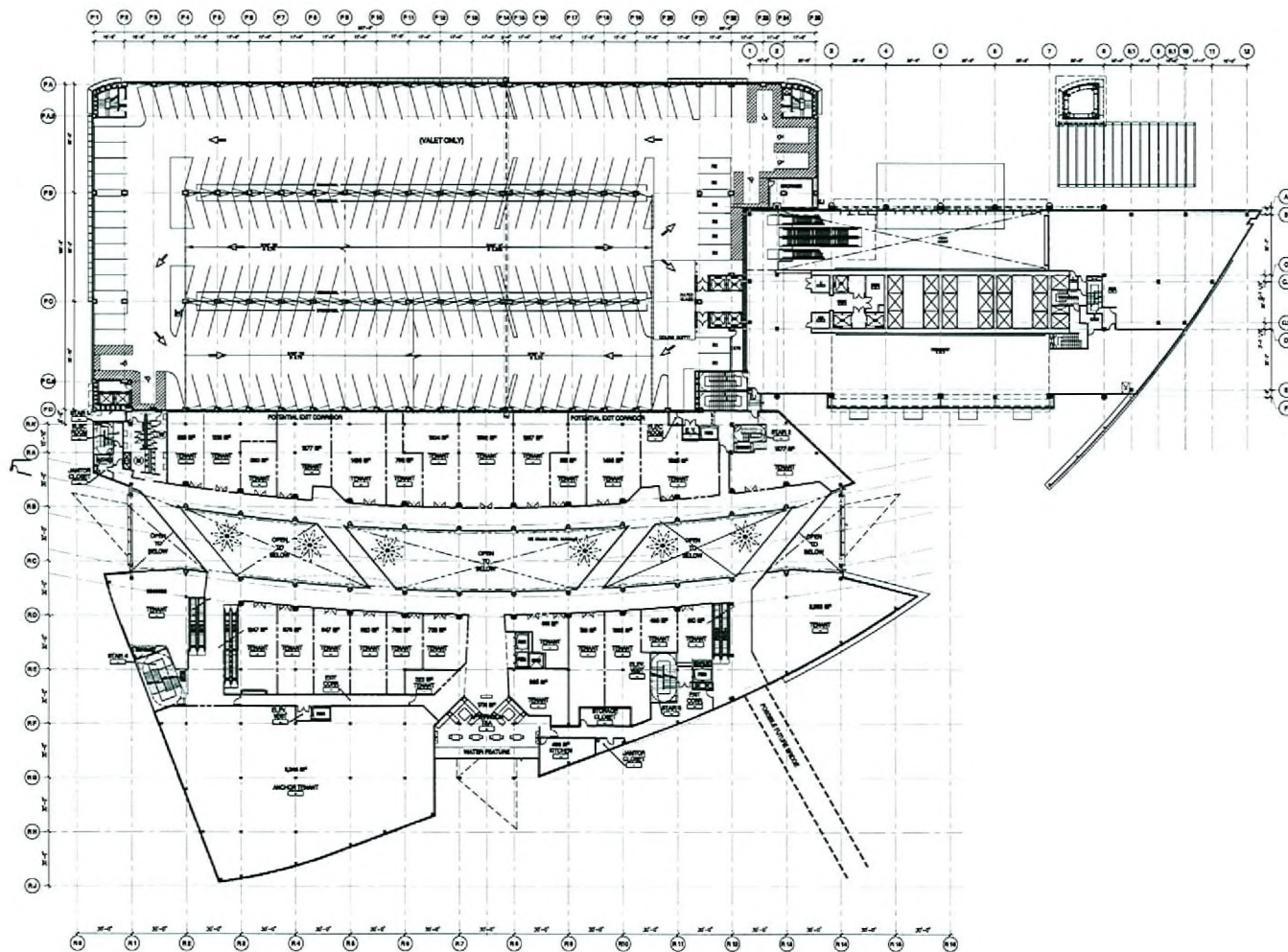
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SECOND LEVEL COMPOSITE PLAN
FLOOR PLANS

SCALE: 1" = 30'-0"

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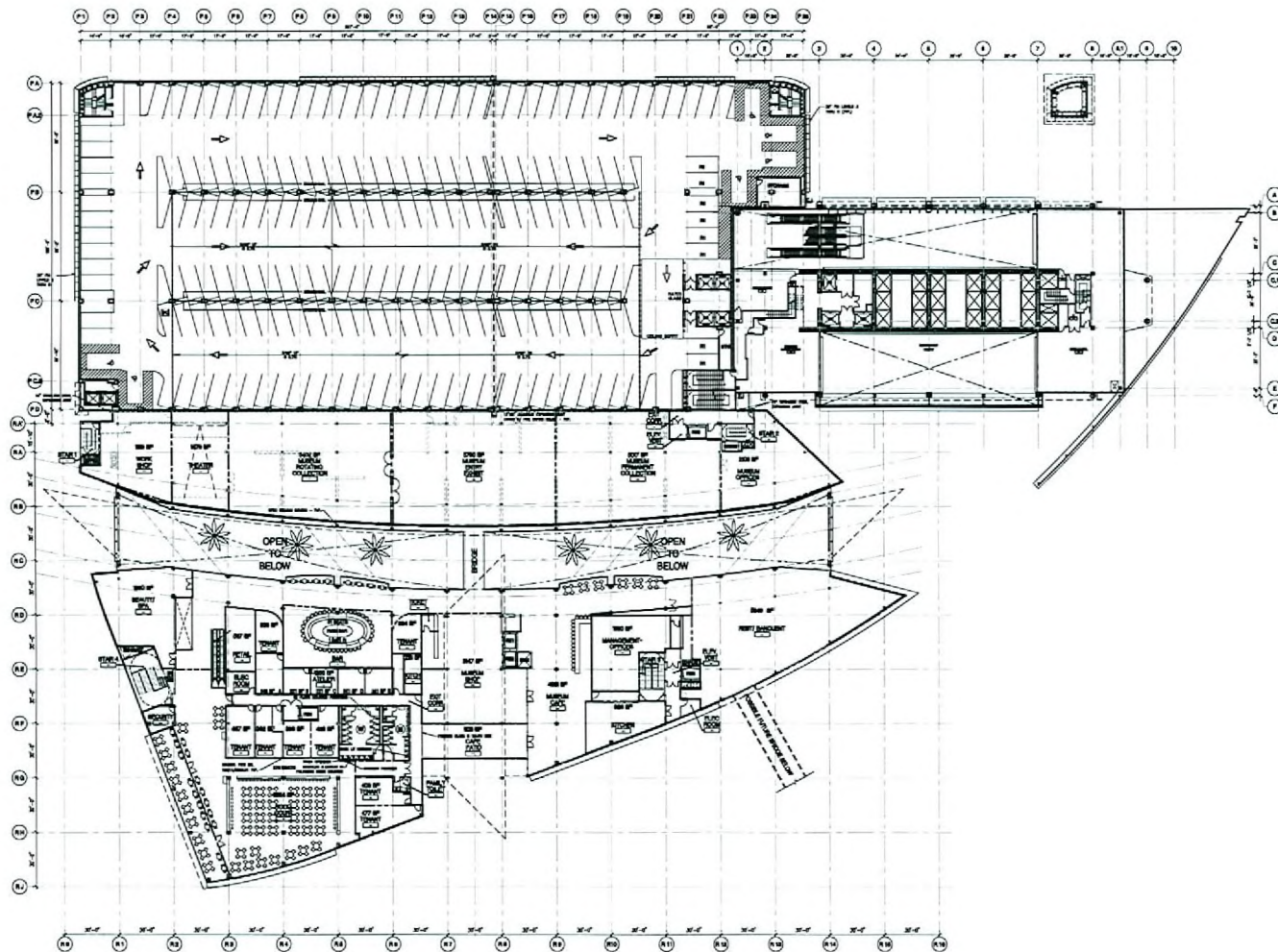


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THIRD LEVEL COMPOSITE PLAN
FLOOR PLANS

SCALE: 1" = 30'-0"

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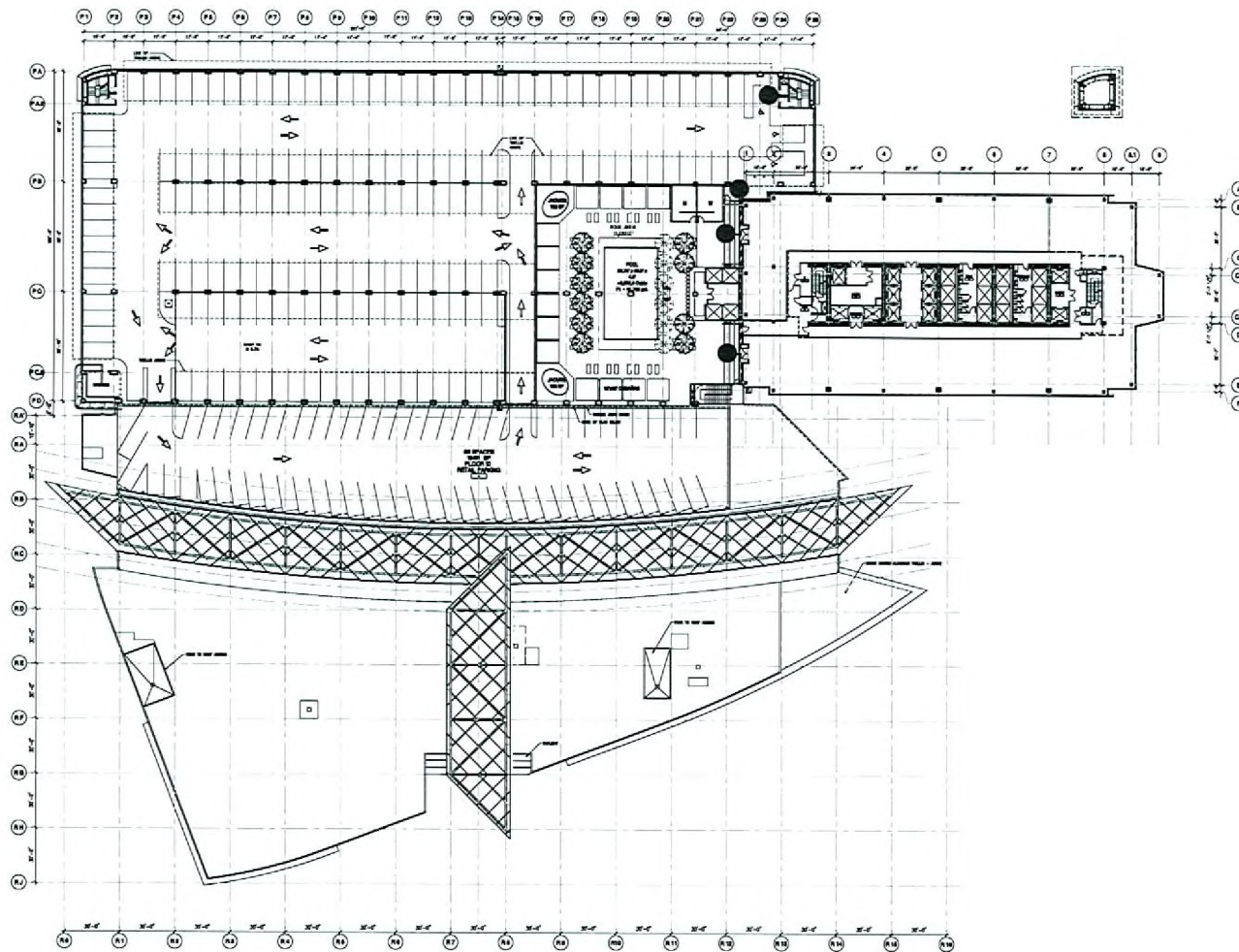


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POOL DECK LEVEL 10 COMPOSITE PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"



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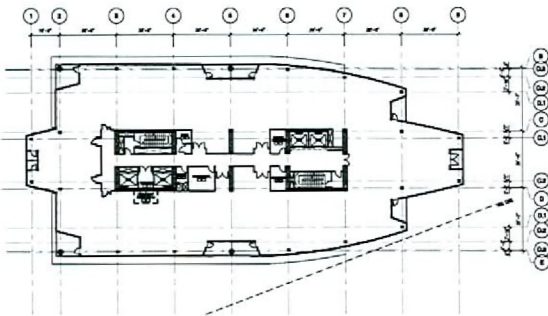
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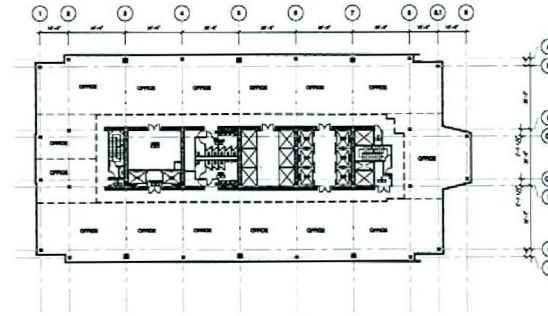
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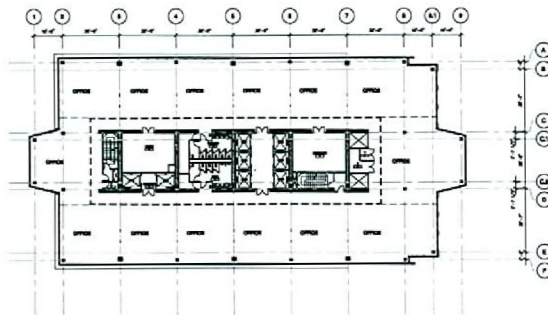
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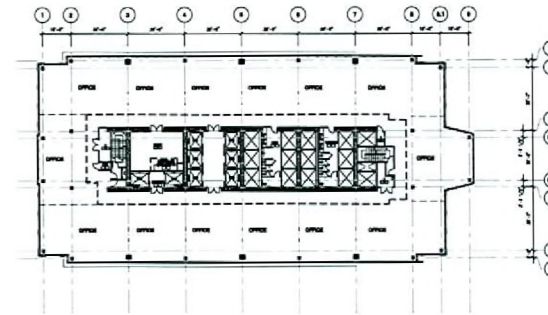
RESIDENTIAL PLAN
PLEASE SEE SHEET 4.7 FOR PROPOSED INTERIOR CONDO LAYOUTS



MID RISE OFFICE PLAN



HIGH RISE OFFICE PLAN



LOW RISE OFFICE PLAN

TYPICAL TOWER FLOOR PLANS

FLOOR PLANS

SCALE: 1" = 30'-0"



OCTOBER 9, 2007 4.6

APA # 25034



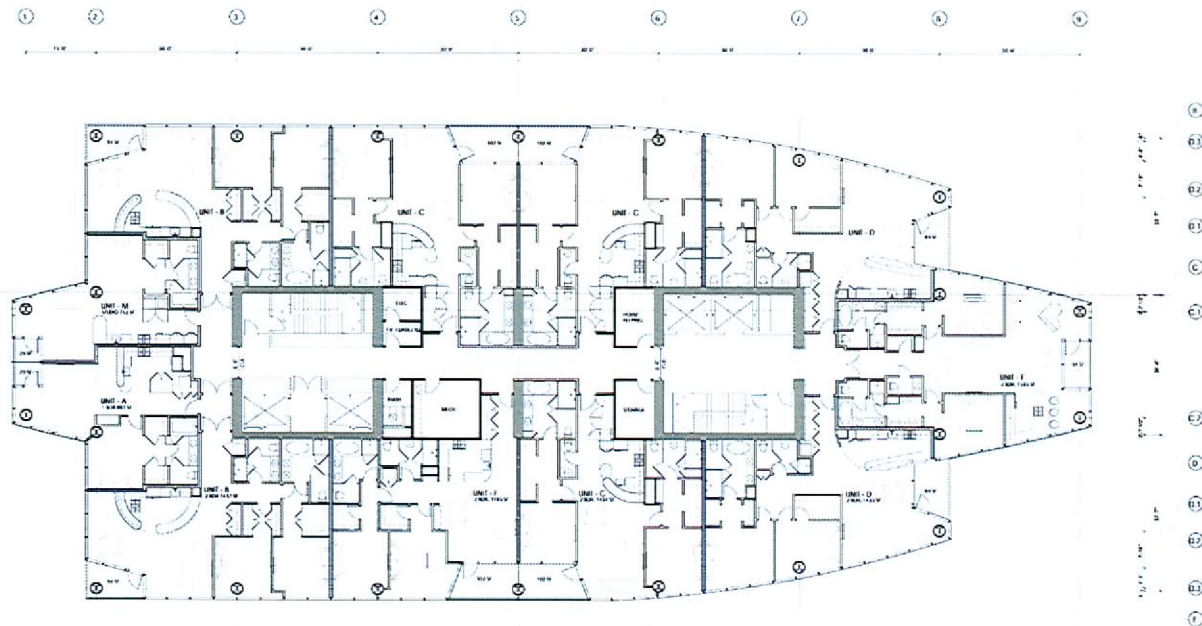
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APA # 25034

PROPOSED RESIDENTIAL INTERIOR LAYOUT
FLOOR PLANS

SCALE: N.T.S.



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SDR-25059
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SDR 25059				
Heritage Nevada VIII, LLC				
SWC of Grand Central Pkwy & City Pkwy.				
Proposed 57-story mixed-use development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	WAREHOUSE [1000 SF]	1120	4.96	5,555
AM Peak Hour			0.45	504
PM Peak Hour			0.47	526
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-RISE APARTMENT[DWELL]	98	4.20	412
AM Peak Hour			0.30	29
PM Peak Hour			0.35	34
<i>(heaviest 60 minutes)</i>				
Total New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)				5,967
AM Peak Hour				533
PM Peak Hour				561
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Grand Central Pkwy.				
Average Daily Traffic (ADT)	8,713			
PM Peak Hour	697			
<i>(heaviest 60 minutes)</i>				
City Pkwy.				
Average Daily Traffic (ADT)	4,563			
PM Peak Hour	365			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Grand Central Pkwy.	34300			
City Pkwy.	32585			

This project will add approximately 5,967 trips per day on Grand Central Pkwy. and City Pkwy. This will increase expected volumes by about 68 percent on Grand Central and by about 131 percent on City. Grand Central is at about 25 percent of capacity and City is at about 14 percent of capacity.
Based on Peak Hour use, this development will add roughly 561 additional cars into the area; which works out to about 9 every minute.
Note that this report assumes all traffic from this development uses all named streets.