



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-33087** APN: 139-34-431-011; 139-34-418-013 thru 045; 139-33-811-018 & 019; 139-34-418-010

Name of Property Owner: CMS Mission Arts, LLC

Name of Applicant: CMS Nevada, LLC

Name of Representative: Liz Sorokas

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: _____

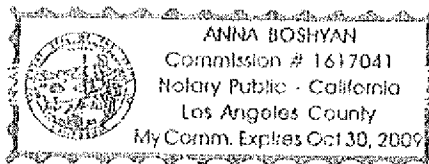
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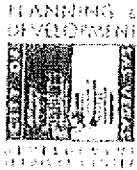
DAVID MUZZEY

Subscribed and sworn before me

This 14th day of January, 2009

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-33087** APN: 439-24-001-011; 439-24-410-043 thru 045; 435-33-311-018 & 019; 439-24-410-010

Name of Property Owner: Mozes Nevada, LLC

Name of Applicant: CMS Nevada, LLC

Name of Representative: Liz Sorekas

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

 X 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: _____

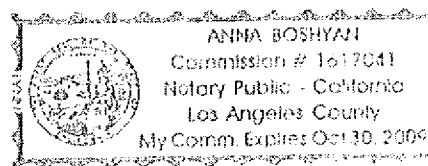
Signature of Property Owner: *David Mozes*

Print Name: DAVID MOZES

Subscribed and sworn before me

This 14th day of January, 2009

Anna Boshyan
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-33087** APN: 439-34-401-011; 439-34-410-043 (Map 045); 439-33-511-010 & 019; 439-34-410-010

Name of Property Owner: Fixel Nevada, LLC

Name of Applicant: CMS Nevada, LLC

Name of Representative: Liz Sorekas

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: _____

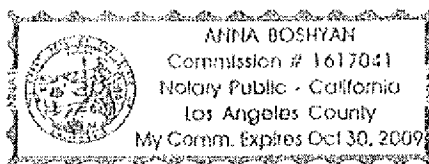
Signature of Property Owner: *David Mozes*

Print Name: DAVID MOZES

Subscribed and sworn before me

This 14th day of January, 2009

ANINA BOSHAYAN
Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-33087** APN: 139-34-401-011; 139-34-410-043 thru 045; 139-33-811-018 & 019; 139-34-410-010

Name of Property Owner: Myles Management, LLC

Name of Applicant: CMS Nevada, LLC

Name of Representative: Liz Sorokac

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 ~~X~~ 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:

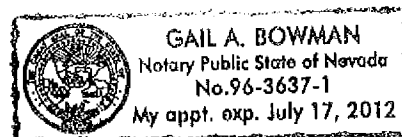
Signature of Property Owner: W. T. Smith

Print Name: WESTLEY / SUTT

Subscribed and sworn before me

This 18th day of January, 2009

Sail A. Bowman
Notary Public in and for said County and State



THE MISSION

ENTITLEMENT SET



Bergman Walls & Associates, Ltd.
ARCHITECTS • PLANNERS • ENGINEERS

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THE MISSION
1001 South First Street
Las Vegas, Nevada

No.	Date	Description
1	11/11/2008	PRE-APPLICATION
2	01/10/2009	PLANNING APPLICATION

TITLE SHEET

PROJECT NUMBER: 232001

1

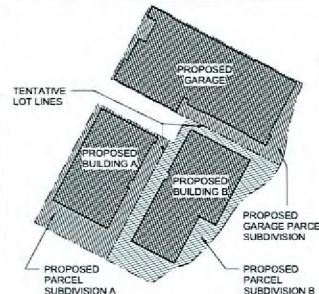
ZONING INFORMATION				
	REQUIRED	PROPOSED		
		BLDG. A	BLDG. B	GARAGE
Min. Front Yard Setback (ft.)	NA*	0'-0"	0'-0"	0'-0"
Min. Side Yard Setback (ft.)	NA*	1'-0"	7'-0"	2'-0"
Min. Corner Side Yard Setback (ft.)	NA*	40'-0"	40'-0"	NA
Min. Rear Yard Setback (ft.)	NA*	10'-0"	6'-0"	1'-0"
Max. Lot Coverage	NA*	59%	54%	79%
Max. Building Height	NA**	60'-0"	60'-0"	130'-0"

* Per the Las Vegas Downtown Centennial Plan, Part VII, Section D, Paragraph 1a: "All structures located in 180 The Las Vegas Arts District are exempted from the automatic application of the building setbacks called for in Title 19.08"

** Per the Las Vegas Downtown Centennial Plan, Part VII, Section D, Paragraph 1c: "Height limits are not automatically applied as called for in Title 19.08"

PARKING LEGEND				
VAN ACCESSIBLE SPACE	ACCESSIBLE SPACE	REGULAR (8' X 18')	COMPACT (8' X 18')	
VAN ACCESSIBLE SPACE				2
ACCESSIBLE SPACE				10
REGULAR (8' X 18')				418
COMPACT (8' X 18')				110
TOTAL PARKING				540

TENTATIVE PARCEL SUBDIVISION MAP



	PARCEL SUBDIVISION A	PARCEL SUBDIVISION B	GARAGE PARCEL SUBDIVISION
ZONING	C-2	C-2	C-2
LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
TENTATIVE PARCEL AREA	34,178 SF	43,551 SF	47,217 SF
BUILDING FOOTPRINT	20,010 SF	23,387 SF	37,334 SF
TOTAL BUILDING AREA	43,110 SF	51,630 SF	282,420 SF
FLOOR AREA RATIO	1.27	1.19	5.98

OWNER

CMS NEVADA LLC
3450 Cahuenga Blvd West, Unit 704
Los Angeles, CA 90068
p. 866.712.2100 f. 866.958.5810
David Mozes - david@cmsne.com

ARCHITECT / INTERIOR DESIGN

BERGMAN WALLS & ASSOCIATES LTD
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Las Vegas, NV 89146
p. 702.940.0000 f. 702.940.0001
George Bergman, AIA - gb@bwaltd.com

BERGMAN WALLS & ASSOCIATES LTD
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Culver City, CA 90232
p. 310.837.1700 f. 310.837.3400
Greg Lorusso, AIA - greg@bwaltd.com

LANDSCAPE

ATTANASIO LANDSCAPE ARCHITECTURE
7945 West Sahara Avenue, Suite 208
Las Vegas, NV 89117
p. 702.255.7160 f. 702.255.7169
Chris Attanasio - chrisa@ala-lv.com

LAND USE ATTORNEY

KUMMER KAEMPER BONNER RENSHAW & FERRARIO
3800 Howard Hughes Pkwy, 7th Floor
Las Vegas, NV 89169
p. 702.693.4274 f. 702.796.7181
Elizabeth Sorokac - esorokac@kkbfr.com

CIVIL

WRIGHT ENGINEERS
7425 Peak Drive
Las Vegas, NV 89128
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John Walker - jwalker@wrightengineers.com

PARKING

FEHR & PEERS
201 Santa Monica Blvd., Suite 500
Santa Monica, CA 90401
p. 310.458.9916 f. 310.394.7663
John Muggnidge - j.muggnidge@lehrandpeers.com

SHARED PARKING DEMAND SUMMARY

PEAK MONTH: NOVEMBER -- PEAK PERIOD: 11 AM, WEEKDAY

Land Use	Project Data	Weekday				Weekend			
		Base Rate	Mode Adj.	Capitve Ratio	Project Rate	Base Rate	Mode Adj.	Capitve Ratio	Project Rate
Community Shopping Center (4000 sqft)	19,020 sqft GLA	3.75	0.95	0.95	4.40	3.75	0.95	0.95	4.40
Employee		0.70	0.95	1.00	0.63	0.70	0.95	1.00	0.63
Family Restaurant	23,380 sqft GLA	3.30	0.35	0.80	0.84	12.75	0.35	0.80	3.69
Employee		1.50	0.52	1.00	0.80	2.35	0.80	1.00	1.35
Convention Center	24,740 sqft GLA	5.50	1.00	1.00	5.50	5.50	1.00	1.00	5.50
Employee		0.50	0.30	1.00	0.45	0.50	0.30	1.00	0.45
Office 225 to 100 sqft	49,940 sqft GLA	0.29	1.00	1.00	0.29	0.33	1.00	1.00	0.33
Employee		3.38	1.00	1.00	3.38	0.34	1.00	1.00	0.34
Customer Employee Reserved						303			303
Customer Employee Reserved						213			213
Total						522			522

THE MISSION - LAS VEGAS PARKING REQUIREMENTS PER CITY CODE

Land Use	Size	Units/ Sq Ft	Rate	Parking Spaces Required
Retail	19,920	sf	1 space / 250 sf	78
Family Restaurant (1)	23,380	sf	1 space per 50 sf of public seating and waiting area (including outdoor patios for seating and waiting), plus one space for each 200 square foot of the total remaining gross area, with a minimum of ten spaces required	372
Office/Executive Office	49,940	sf	1 space / 200 sf	127
Total Parking Required (Without Event Space)				577
Event Space	24,740	sf	1 space per 100 sq	246
Total Parking Required (With Event Space)				865

The estimator are based on Table 2 - Land Use Table, Chapter 16.04 of the Las Vegas Zoning Code
[1] - 70% of the restaurant square footage is assumed to be dedicated to dining and waiting area

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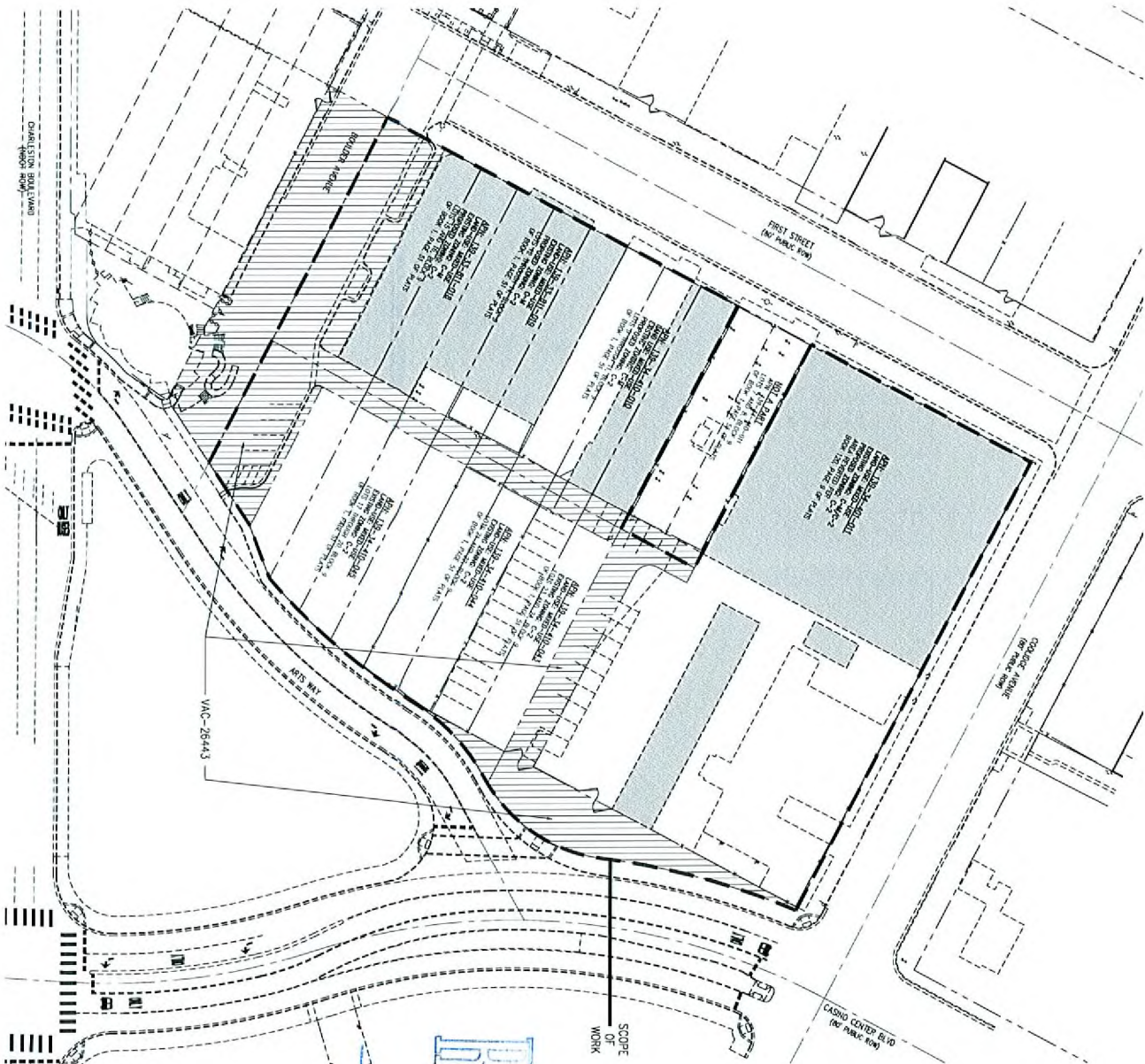
PARKING SUMMARY:

Parking required per Las Vegas Zoning Code: 865
Parking required per Shared Parking Analysis: 522
Parking provided in Project: 540

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SDR-33087
03/12/09 PC



VICINITY MAP
N.T.S.



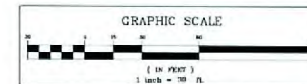
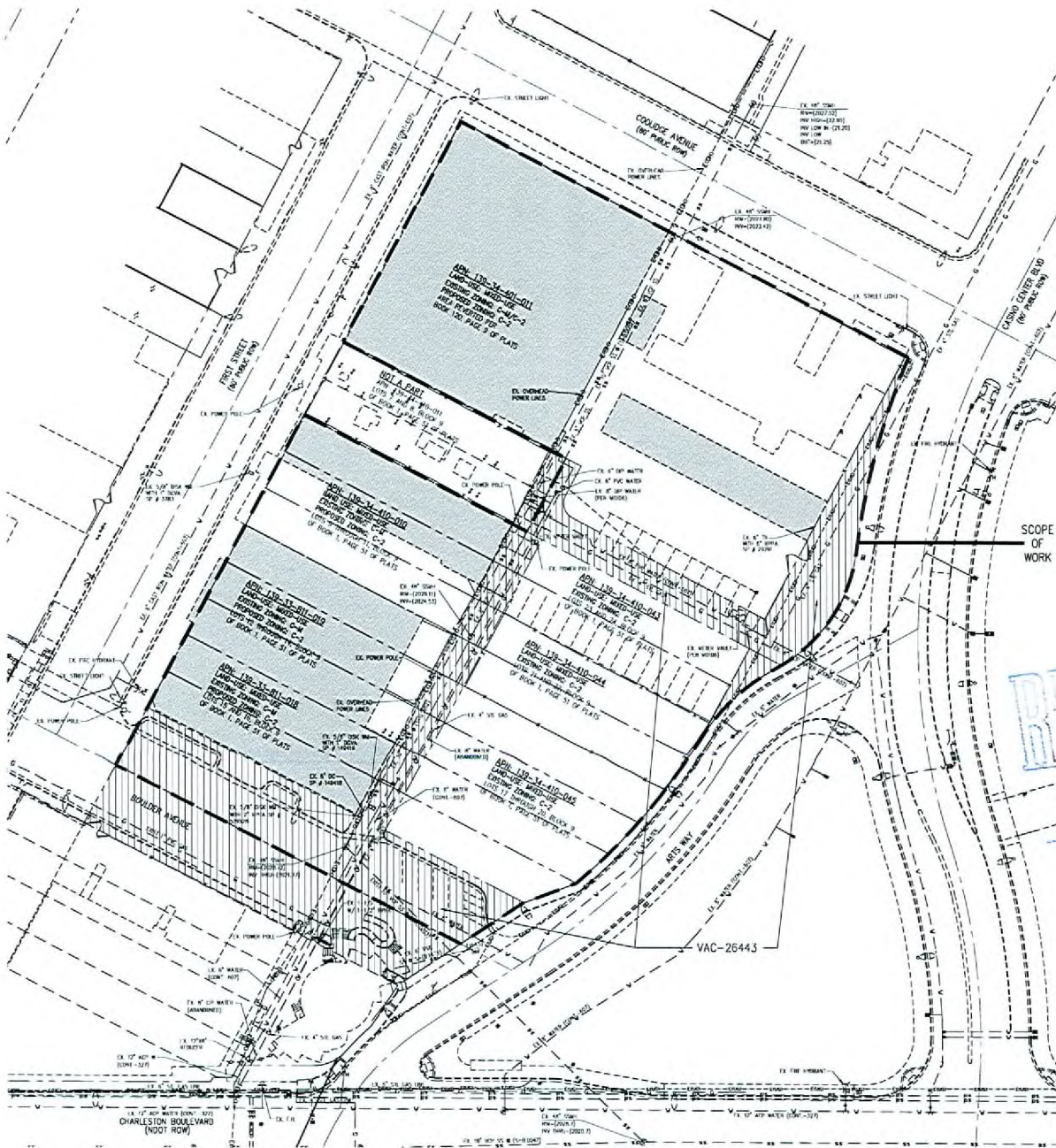
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NOTE: SHADED GRAY AREAS
ARE EXISTING BUILDINGS



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B W & A B. W. & A. Architects, Inc. 1001 South First Street Las Vegas, Nevada 89101 (702) 399-1111 FAX (702) 399-1112 www.bwa.com		THE MISSION 1001 South First Street Las Vegas, Nevada		CONSULTANT DATE: 03/12/09 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]	
EXISTING SITE PLAN - EXISTING PROPERTY LINES		SCALE 1" = 100'		SHEET NO. 230001	



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NOTE: SHADED GRAY AREAS ARE EXISTING BUILDINGS

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03/12/09 PC**

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THE MISSION 1001 South First Street Las Vegas, Nevada										
<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/15/2008</td> <td>PRE-COMPLICATION</td> </tr> <tr> <td>2</td> <td>11/13/2008</td> <td>PLUMBING APPLICATION</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	11/15/2008	PRE-COMPLICATION	2	11/13/2008	PLUMBING APPLICATION
NO.	DATE	DESCRIPTION								
1	11/15/2008	PRE-COMPLICATION								
2	11/13/2008	PLUMBING APPLICATION								
EXISTING UTILITY PLAN										
PROJECT NO. 232001	DRAWING DATE 03/12/09									
2C										

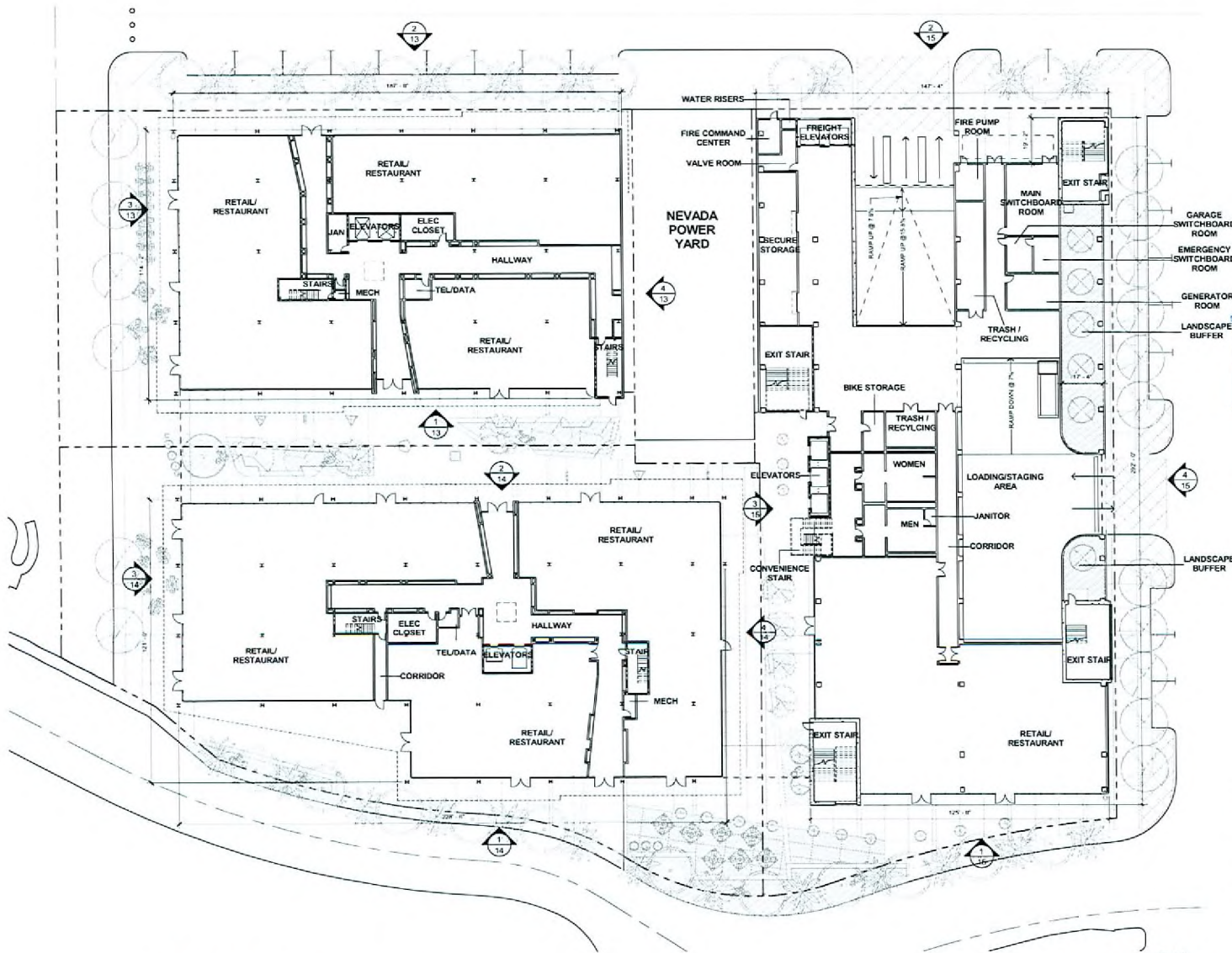
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TITLE
PROPOSED SITE
PLAN - PROPOSED
PROPERTY LINES

PROJECT NUMBER 232001	DRAWING DATE 00
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	PARCEL SUBDIVISION A	PARCEL SUBDIVISION B	GARAGE PARCEL SUBDIVISION
ZONING	C-2	C-2	C-2
LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
TENTATIVE PARCEL AREA	34,178 SF	43,551 SF	47,217 SF
BUILDING FOOTPRINT	20,010 SF	23,367 SF	37,334 SF
TOTAL BUILDING AREA	43,110 SF	51,630 SF	262,420 SF
FLOOR AREA RATIO	1.27	1.19	5.98



1 LEVEL 1 MASTER PLAN
1" = 20'-0"

Scale 1" = 20'-0"

LEVEL 1	
BUILDING	MAX. OCCUPANCY (PER IBC)
A*	775
B*	187
GARAGE*	510

* ASSUMING 45% RETAIL/55% RESTAURANT SPLIT

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Borgman Webb & Associates, Ltd.
architects • engineers • planners

4401 S. Rainbow Blvd., Suite 100 Las Vegas, NV 89146
702.735.1000 FAX 702.735.1001
www.bwa.com

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THE MISSION
1001 South First Street
Las Vegas, Nevada

No.	Date	Description
1	11/17/2008	PRI-APPLICATION
2	01/03/2009	FINAL APPLICATION

11/17/2008

TITLE
FIRST FLOOR
MASTER PLAN

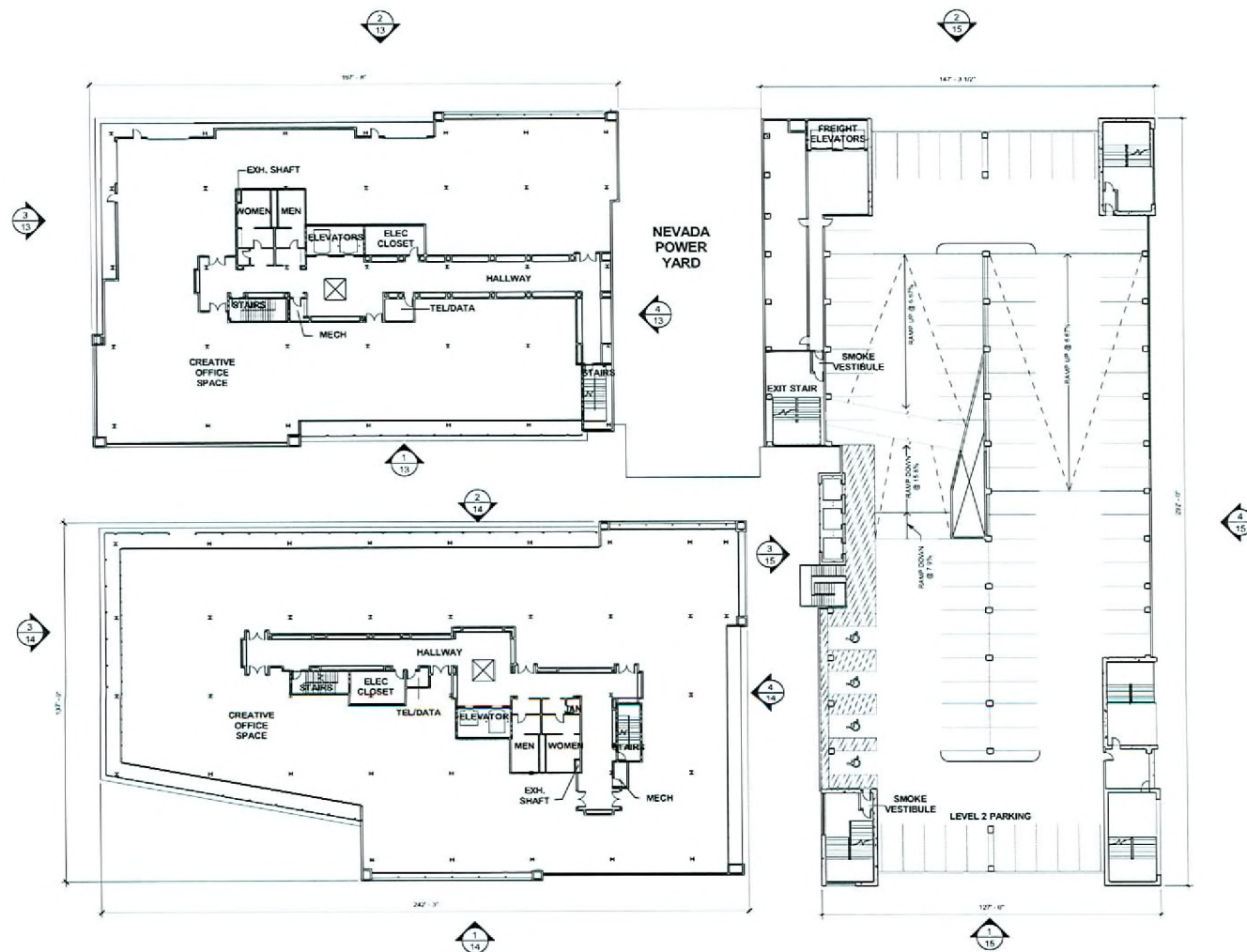
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232001

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1 LEVEL 2 MASTER PLAN
1" = 20'-0"

0 20' 40'
Scale: 1" = 20'-0"



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LEVEL 2	
BUILDING	MAX. OCCUPANCY (PER B.C.)
A	216
B	268
GARAGE	147

PARKING COUNT AT LEVEL 2 AND LEVEL 2.5	
REGULAR	49
COMPACT	20
ACCESSIBLE	2
VAN ACCESSIBLE	2
TOTAL	73



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THE MISSION
1001 South First Street
Las Vegas, Nevada

No.	Date	Description
1	1/11/2008	PRI. APPLICATION
2	1/11/2008	FILING APPLICATION

TITLE
SECOND FLOOR
MASTER PLAN

PROJECT NUMBER
232001

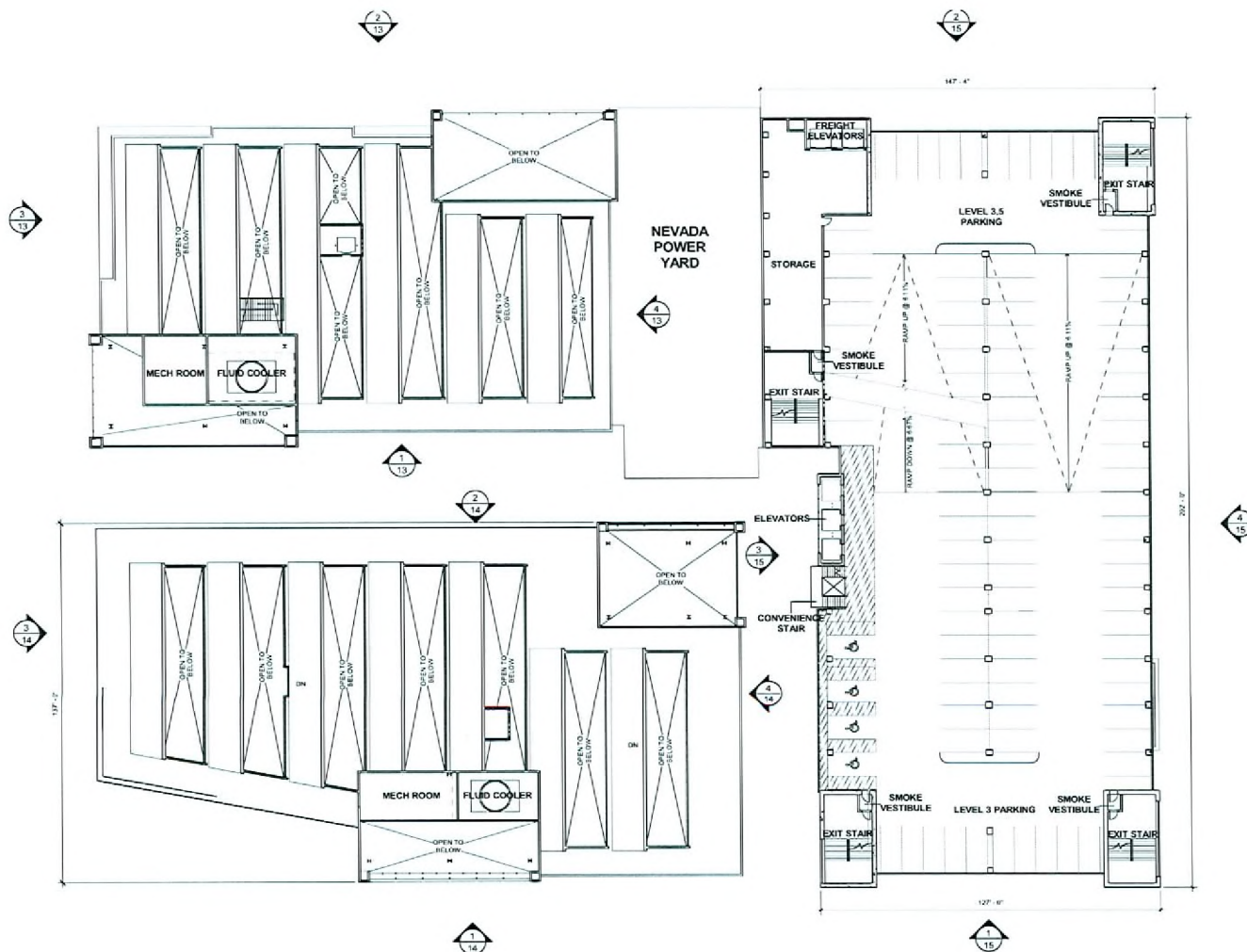
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1 LOW ROOF / LEVEL 3 MASTER PLAN
1" = 20'-0"

Scale: 1" = 20'-0"



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LEVEL 3	
BUILDING	MAX OCCUPANCY (PER IBC)
A	6
B	5
GARAGE	168

PARKING COUNT AT LEVEL 3 AND LEVEL 3.5	
REGULAR	74
COMPACT	20
ACCESSIBLE	4
VAN ACCESSIBLE	0
TOTAL	98

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03/12/09 PC



Bergman White & Associates, Ltd.
ARCHITECTS • ENGINEERS • PLANNERS
400 S. GARDEN, SUITE 1000 LAS VEGAS, NV 89101
TEL: 702.735.1000 FAX: 702.735.1001

WE warrant that the drawings and specifications prepared by us for the project described herein are in accordance with the requirements of the applicable building codes and standards and that we are duly licensed and qualified to provide such services.

CONSULTANT

THE MISSION
1001 South First Street
Las Vegas, Nevada

No.	Date	Description
1	1/17/2009	PRE-APPLICATION
2	5/13/2009	PLANNING APPLICATION

REVISION

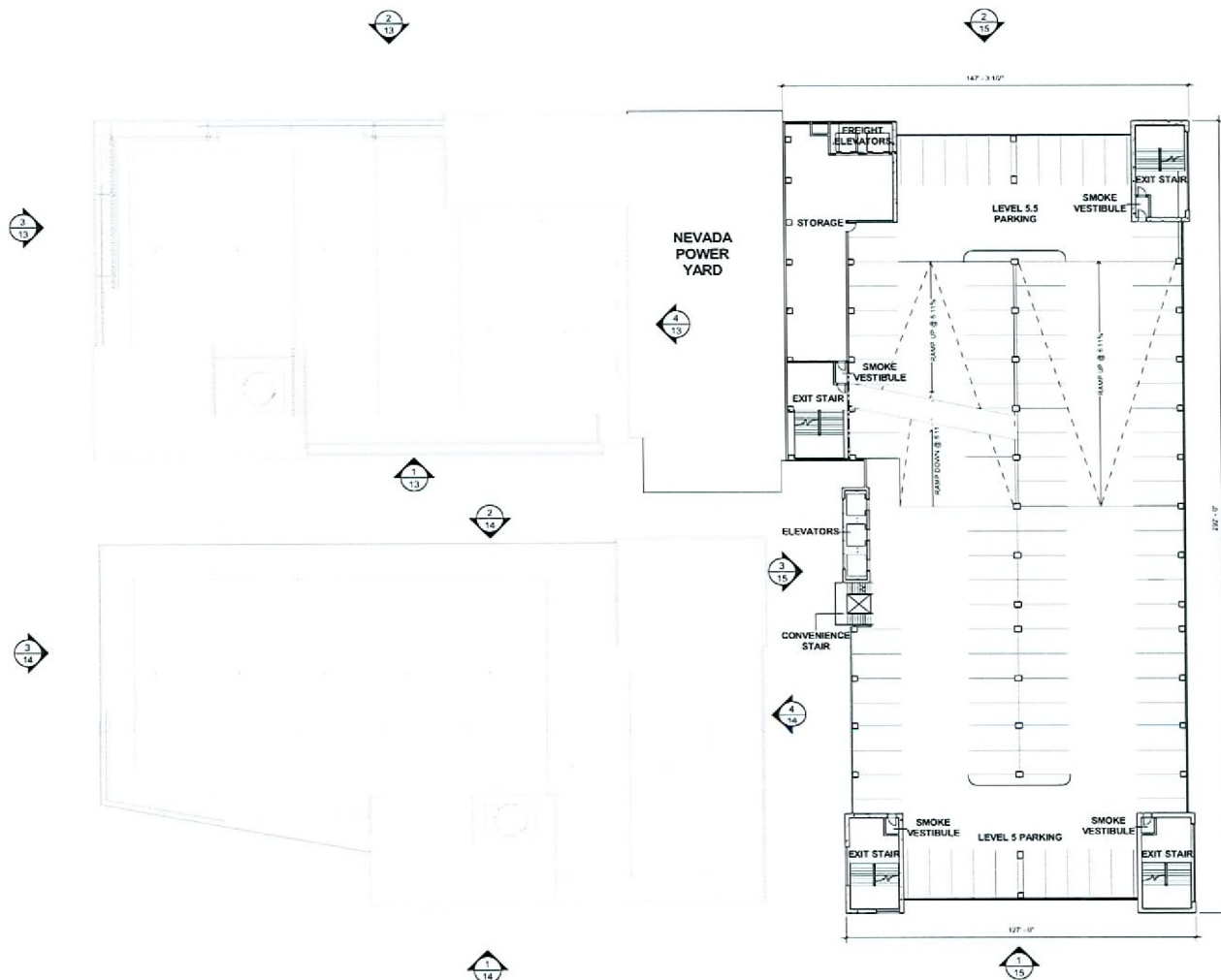
TITLE
**THIRD FLOOR
MASTER PLAN**

PROJECT NUMBER
232001

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1 LEVEL 5 MASTER PLAN
1" = 20'-0"

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LEVEL 5	
BUILDING	MAX. OCCUPANCY (PER IBC)
A	N/A
B	N/A
GARAGE	168

PARKING COUNT AT LEVEL 5 AND LEVEL 5.5	
REGULAR	81
COMPACT	20
ACCESSIBLE	0
VAN ACCESSIBLE	0
TOTAL	101

Scale: 1" = 20'-0"



Bergman Walls & Associates, Ltd.
architects • engineers • planners
1001 South First Street
Las Vegas, NV 89101
Tel: 702.399.1000 Fax: 702.399.1001
www.bwa.com

CONSULTANT

THE MISSION
1001 South First Street
Las Vegas, Nevada

No.	Date	Description
1	1/15/2008	PRE-APPLICATION
2	8/15/2008	FILING APPLICATION
3		
4		
5		
6		
7		
8		
9		
10		

DESIGN

TITLE
**FIFTH FLOOR
MASTER PLAN**

PROJECT NUMBER: 232001

8

**ZON-33088
SDR-33087
03/12/09 PC**

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001 South First Street
Las Vegas, Nevada

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TITLE
SEVENTH FLOOR
MASTER PLAN

PROJECT NUMBER 232001	DRAWING DATE ---
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LEVEL 7	
BUILDING	MAX. OCCUPANCY (PER IBC)
A	N/A
B	N/A
GARAGE	110

PARKING COUNT AT LEVEL 7	
REGULAR	59
COMPACT	10
ACCESSIBLE	0
VAN ACCESSIBLE	0
TOTAL	69

ZON-33088
SDR-33087
03/12/09 PC



CONSULTANT

THE MISSION

1001 South First Street
Las Vegas, Nevada

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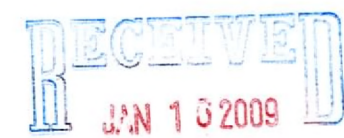
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TITLE:
EIGHTH FLOOR
MASTER PLAN

PROJECT NUMBER	DRAWING DATE
232001	

11

212001.S.10 CENTRAL 03



LEVEL 8	
BUILDING	MAX. OCCUPANCY (PER IBC)
A	N/A
B	N/A
GARAGE	1,699

1 LEVEL 8 MASTER PLAN
1" = 20'-0"

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SDR-33087
03/12/09 PC



ZON-33088
SDR-33087
03/12/09 PC



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1001 South First Street
Las Vegas, Nevada 89101
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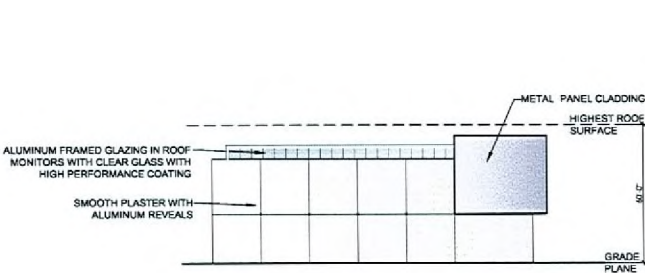
THE MISSION
1001 South First Street
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NO.	DATE	DESCRIPTION
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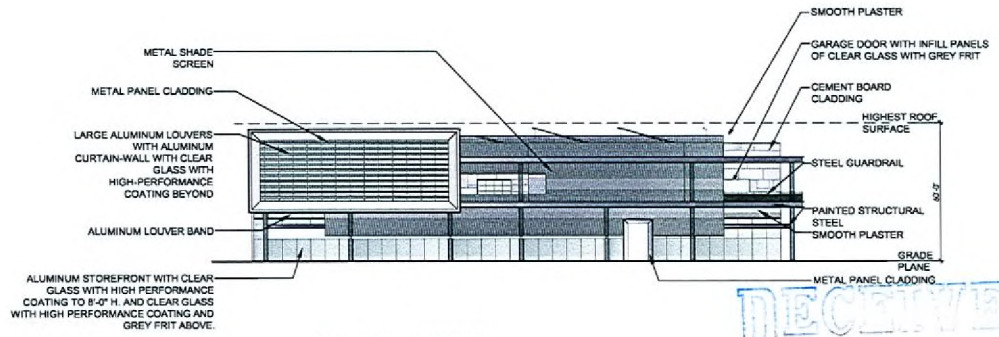
BUILDING A - EXTERIOR ELEVATIONS

PROJECT NO. 232001
DRAWING DATE -

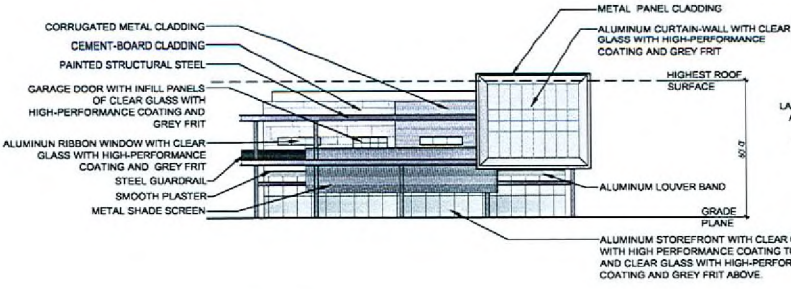
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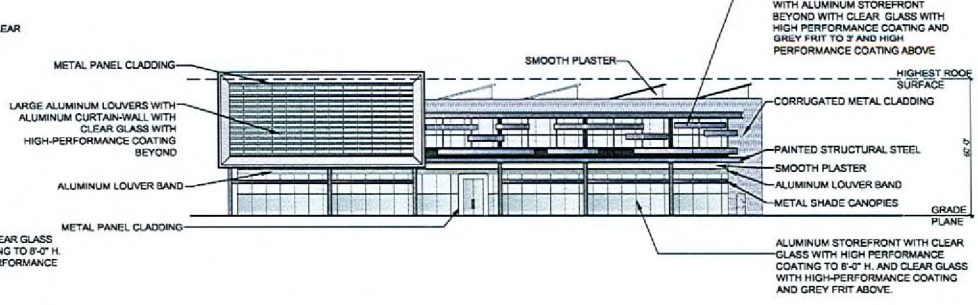
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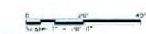
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SCALE 1/8" = 1'-0"



1 BUILDING A - SOUTH ELEVATION
SCALE 1/8" = 1'-0"



1 BUILDING A - EAST ELEVATION
SCALE 1/8" = 1'-0"



**ZON-33088
SDR-33087
03/12/09 PC**

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Bergman Walls & Associates, Ltd.

1985 E. James Street, Suite C
Las Vegas, NV 89104
1 702 366-6661 / 702 366-6661

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CONSULTANT

THE MISSION

001 South First Street
Las Vegas, Nevada

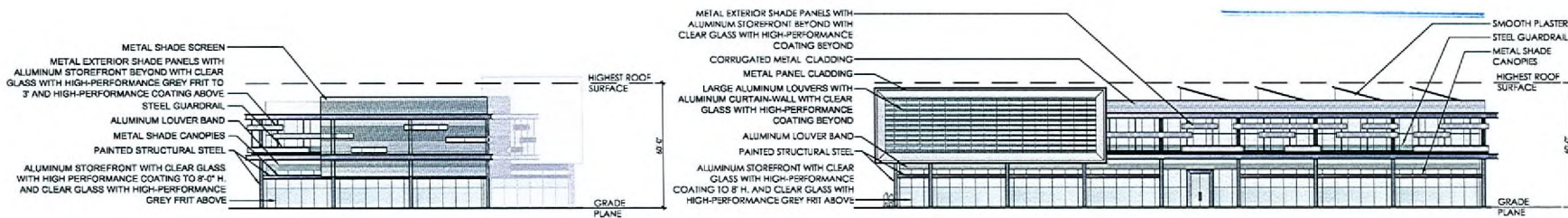
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14/25

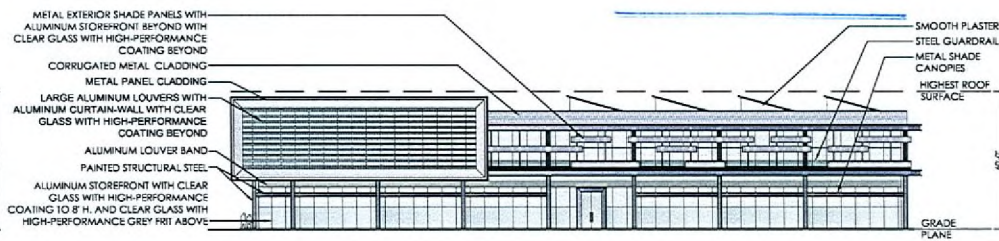
BUILDING B-
EXTERIOR
ELEVATIONS

PROJECT NO.

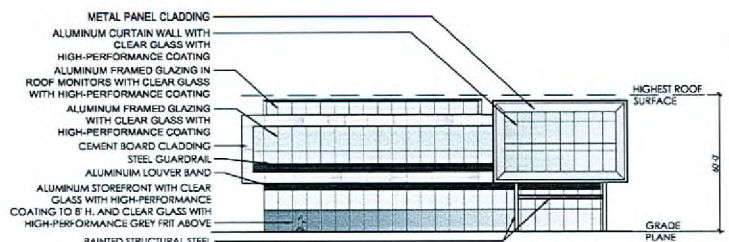
4



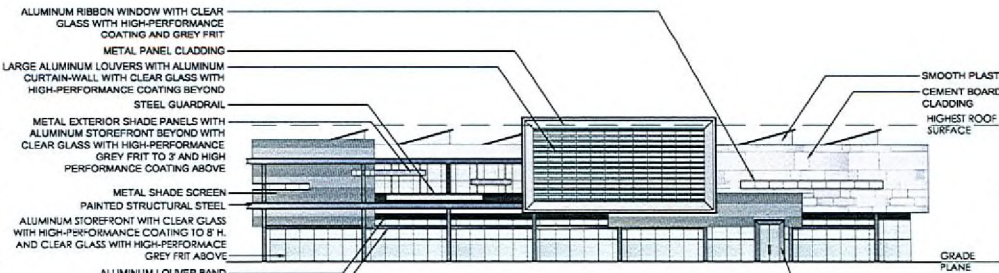
4 BUILDING B - NORTH ELEVATION
1:1 SCALE 1" = 20'-0"



2 BUILDING B - WEST ELEVATION
14 Scale: 1" = 30'-0"



2 BUILDING B - SOUTH ELEVATION



7 BUILDING B - EAST ELEVATION
14 SCALE 1" = 30'-0"

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Las Vegas, Nevada

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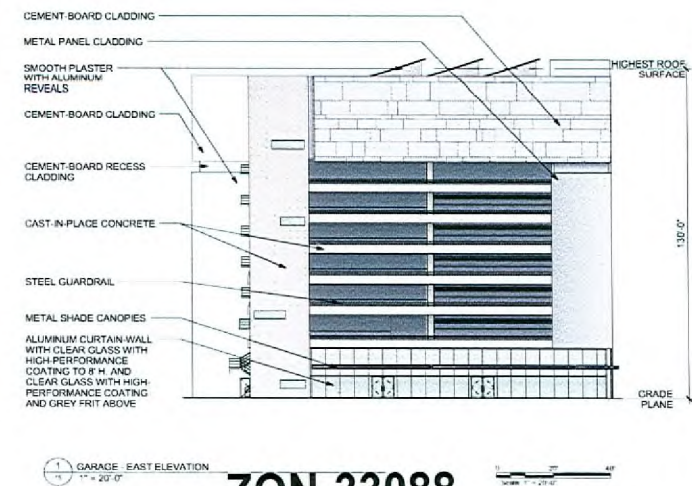
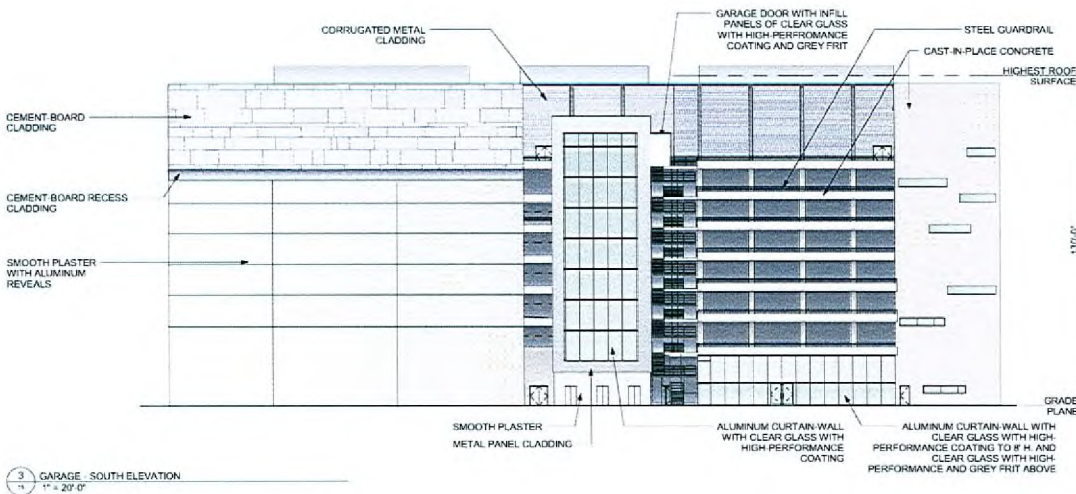
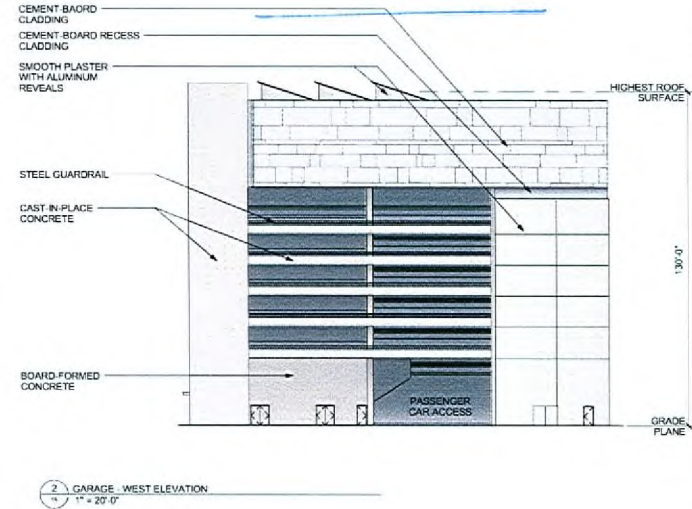
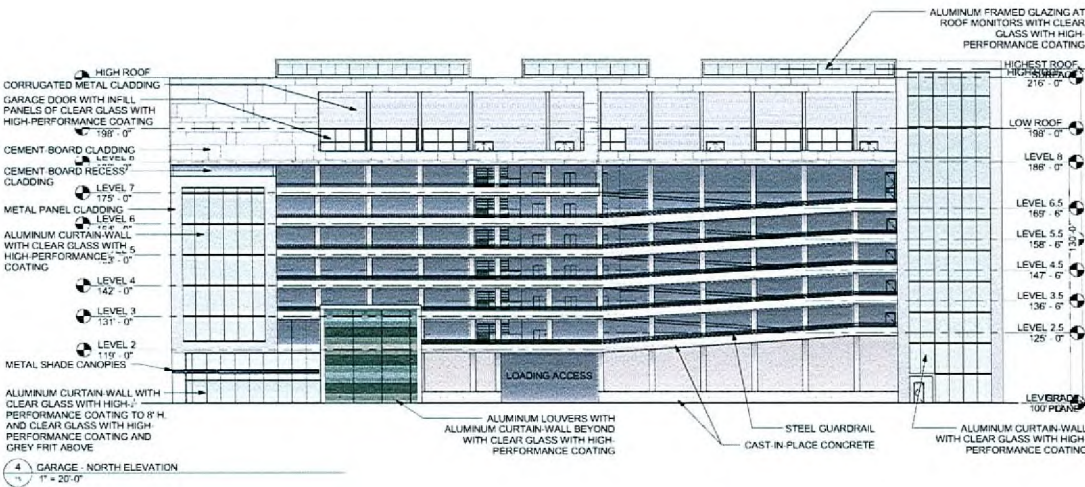
1001 South First Street
Las Vegas, Nevada

No.	Date	Description
1	11/12/2008	PRE-APPLICATION
2	01/19/2009	PLUMB APPLICATION

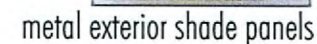
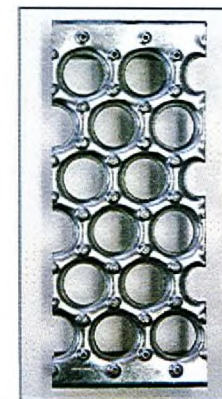
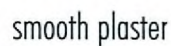
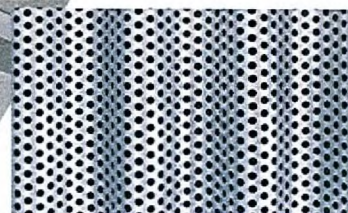
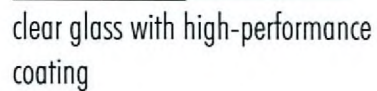
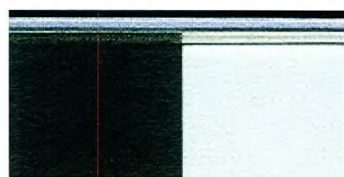
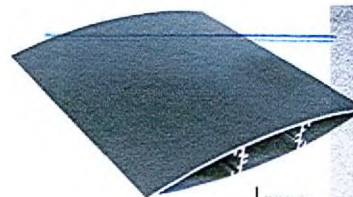
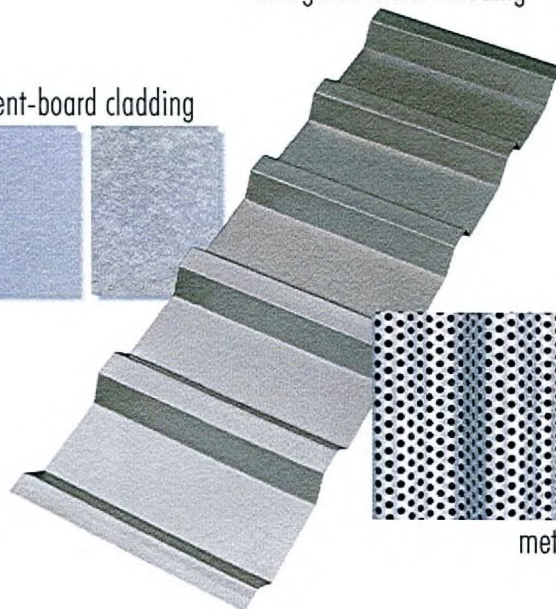
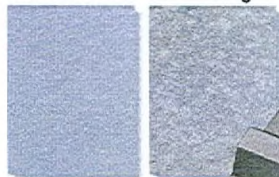
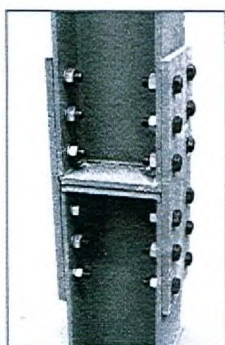
TITLE: **GARAGE - EXTERIOR ELEVATIONS**

PROJECT NUMBER: 232001

15



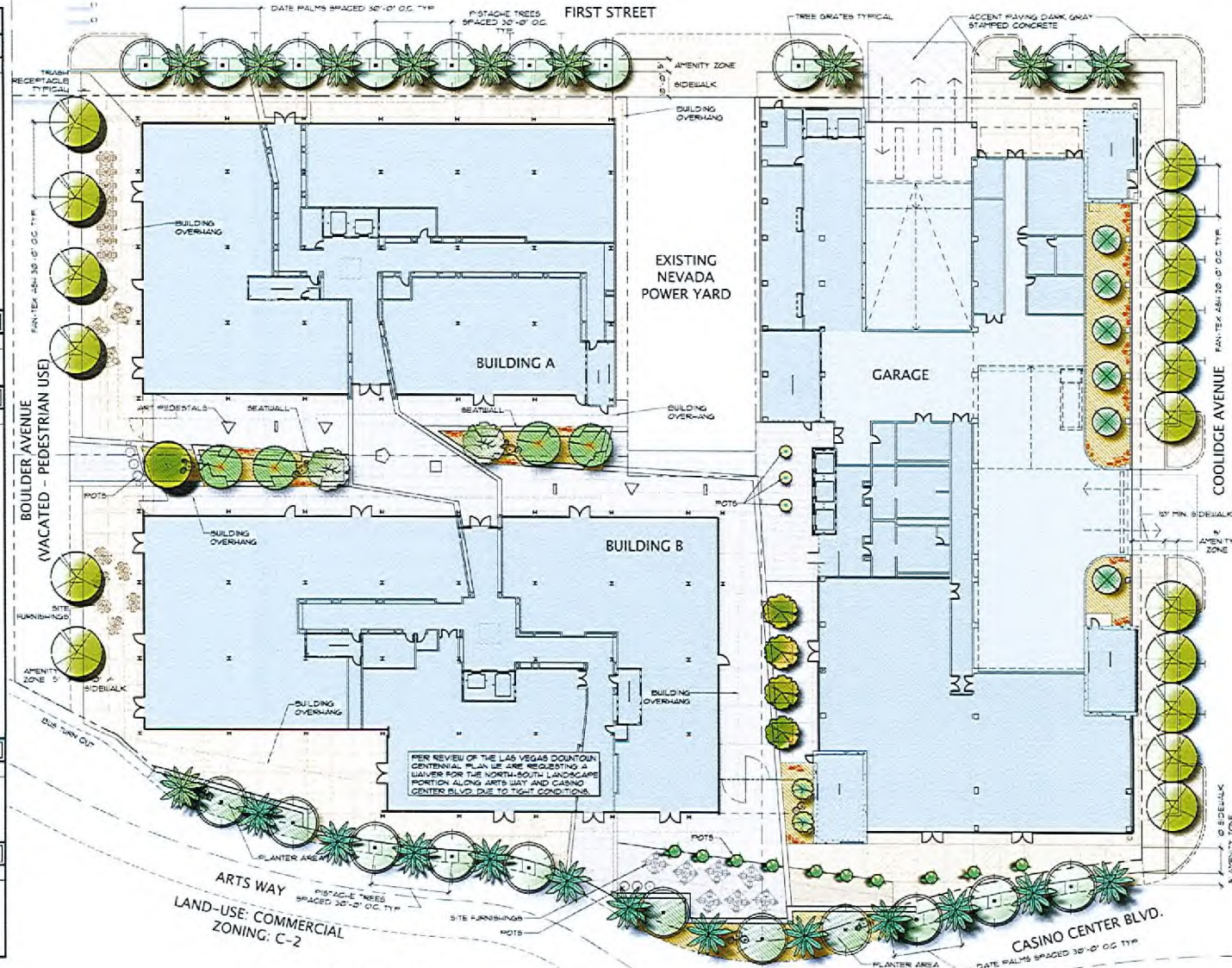
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LANDSCAPE LEGEND				
TREES				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPEC.
	<i>Jacaranda acuminata</i>	Tulip Tree	24" DBH	ANA/ANSI
	<i>Dischidandra cuneata</i>	Bottle Tree	24" DBH	ANA/ANSI
	<i>Citrus x limonia</i>	Orange Tree	24" DBH	ANA/ANSI
	<i>Ficus religiosa</i>	Fig Tree	24" DBH	ANA/ANSI
	<i>Ficus religiosa</i>	Fig Tree	24" DBH	ANA/ANSI
	<i>Ficus religiosa</i>	Fig Tree	24" DBH	ANA/ANSI
	<i>Ficus religiosa</i>	Fig Tree	24" DBH	ANA/ANSI
	<i>Ficus religiosa</i>	Fig Tree	24" DBH	ANA/ANSI
	<i>Ficus religiosa</i>	Fig Tree	24" DBH	ANA/ANSI
PALMS				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPEC.
	<i>Phoenix dactyloides</i>	Date Palm	24" DBH	ANA/ANSI
SHRUBS / ACCENTS / GROUNDCOVERS				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPEC.
	<i>Agave americana</i>	Century Plant	5 Gal	ANA/ANSI
	<i>Cordyline allamanda</i>	Red Cordyline	5 Gal	ANA/ANSI
	<i>Cordyline allamanda</i>	Red Cordyline	5 Gal	ANA/ANSI
	<i>Cordyline allamanda</i>	Red Cordyline	5 Gal	ANA/ANSI
	<i>Cordyline allamanda</i>	Red Cordyline	5 Gal	ANA/ANSI
	<i>Cordyline allamanda</i>	Red Cordyline	5 Gal	ANA/ANSI
	<i>Cordyline allamanda</i>	Red Cordyline	5 Gal	ANA/ANSI
	<i>Cordyline allamanda</i>	Red Cordyline	5 Gal	ANA/ANSI
	<i>Cordyline allamanda</i>	Red Cordyline	5 Gal	ANA/ANSI
	<i>Cordyline allamanda</i>	Red Cordyline	5 Gal	ANA/ANSI
CACTI				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MIN. SPEC.
	<i>Cholla</i>	Cholla	5 Gal	ANA/ANSI
	<i>Cholla</i>	Cholla	5 Gal	ANA/ANSI
	<i>Cholla</i>	Cholla	5 Gal	ANA/ANSI
BOULDERS / ROCK MULCH				
SYMBOL	DESCRIPTION			
	"Mesa Verde" Granite Boulders in various sizes - 2" min. to 4" available from Kalanick Materials Inc. Ph: 702-286-9033 Contact: Chris Carrillo			
	All "Mesa Verde" Areas to receive a 2" layer of 1/2" screened "Arizona Brown" decorative rock mulch available from Kalanick Materials Inc. Ph: 702-286-9033 Contact: Chris Carrillo			



1 LANDSCAPE PLAN

SCALE: 1" = 20'

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Suite 210
Las Vegas, NV 89147
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THE MISSION
1001 South First Street
Las Vegas, Nevada

REVISIONS
NO. DATE DESCRIPTION
1 03/12/09 L1.01 LANDSCAPE PLAN
2 03/12/09 L1.01 LANDSCAPE PLAN

LANDSCAPE
PLAN

PROJECT NO: 233001 DWN NO: DATE

L1.01