



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-37340** APN: 139-34-110-007

Name of Property Owner: City Parkway V, Inc.

Name of Applicant: Heritage-Nevada VIII, LLC

Name of Representative: _____

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: _____

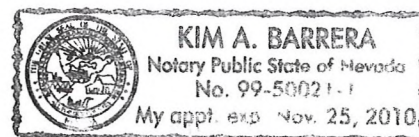
Signature of Property Owner: Elizabeth N. Pretwell

Print Name: Elizabeth N. Pretwell

Subscribed and sworn before me

This 3 day of February, 20 10
Kim A. Barrera

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time re-SDR-25059
 Project Address (Location) Southwest Corner Grand Central Parkway & Parkway
 Project Name World Jewelry Center Proposed Use Mixed Use
 Assessor's Parcel #(s) 139-34-110-007 Ward # 5
 General Plan: existing MXU proposed N/A Zoning: existing PD proposed N/A
 Commercial Square Footage 2.3 Million Floor Area Ratio N/A
 Gross Acres 5.84 Acres Lots/Units 98 Density N/A
 Additional Information _____

PROPERTY OWNER City Parkway V, Inc. Contact Elizabeth N. Fretwell
 Address 400 Stewart Avenue, 8th Floor Phone: (702) 229-6501 Fax: (702) 388-1807
 City Las Vegas State NV Zip 89101
 E-mail Address _____

APPLICANT Heritage-Nevada VIII, LLC Contact Robert Zarnegin
 Address 421 N. Beverly Drive, Suite 350 Phone: (310) 888-1882 Fax: (310) 888-8838
 City Beverly Hills State CA Zip 90210
 E-mail Address rzarnegin@probitinternational.com

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

Property Owner Signature* Elizabeth N. Fretwell

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

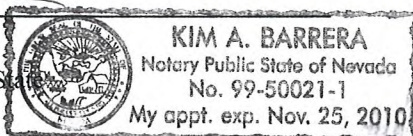
Print Name Elizabeth N. Fretwell

Subscribed and sworn before me

This 3 day of February, 20 10.

Kim A. Barrera

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>EOT - 37340</u>
Meeting Date:	<u>3/17/10</u>
Total Fee:	<u>\$ 300</u>
Date Received:*	<u>2/4/10</u>
Received By:	<u>Romeo</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.

WORLD JEWELRY CENTER



PLANNING & DEVELOPMENT DEPARTMENT SUBMITTAL
OCTOBER 9, 2007

APA # 25034



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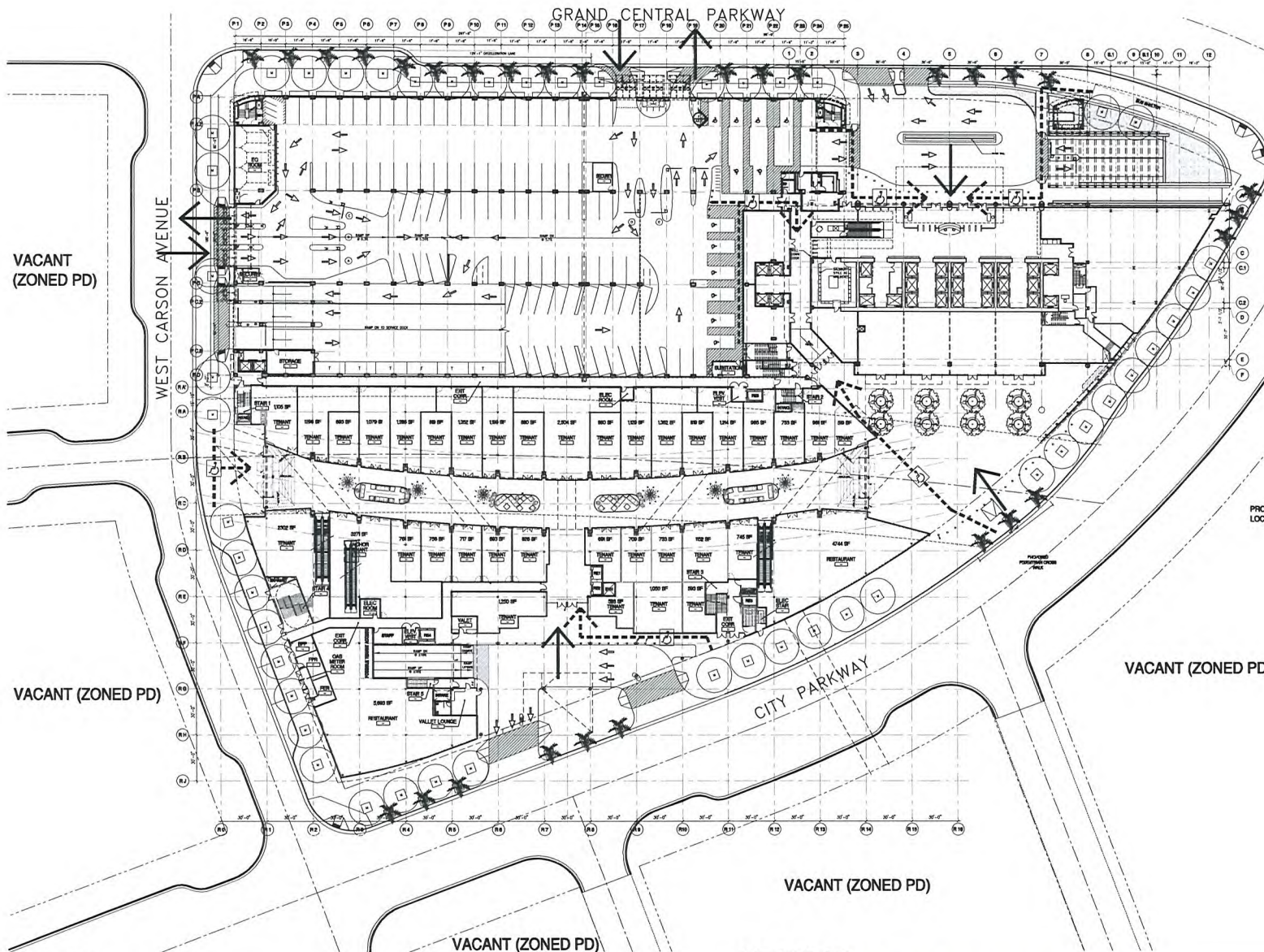
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EOT-37340
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LEGEND

← INGRESS/ EGRESS

--- ADA ACCESSIBILITY



VICINITY MAP SCALE: N.T.S.

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



OCTOBER 9, 2007 1.1

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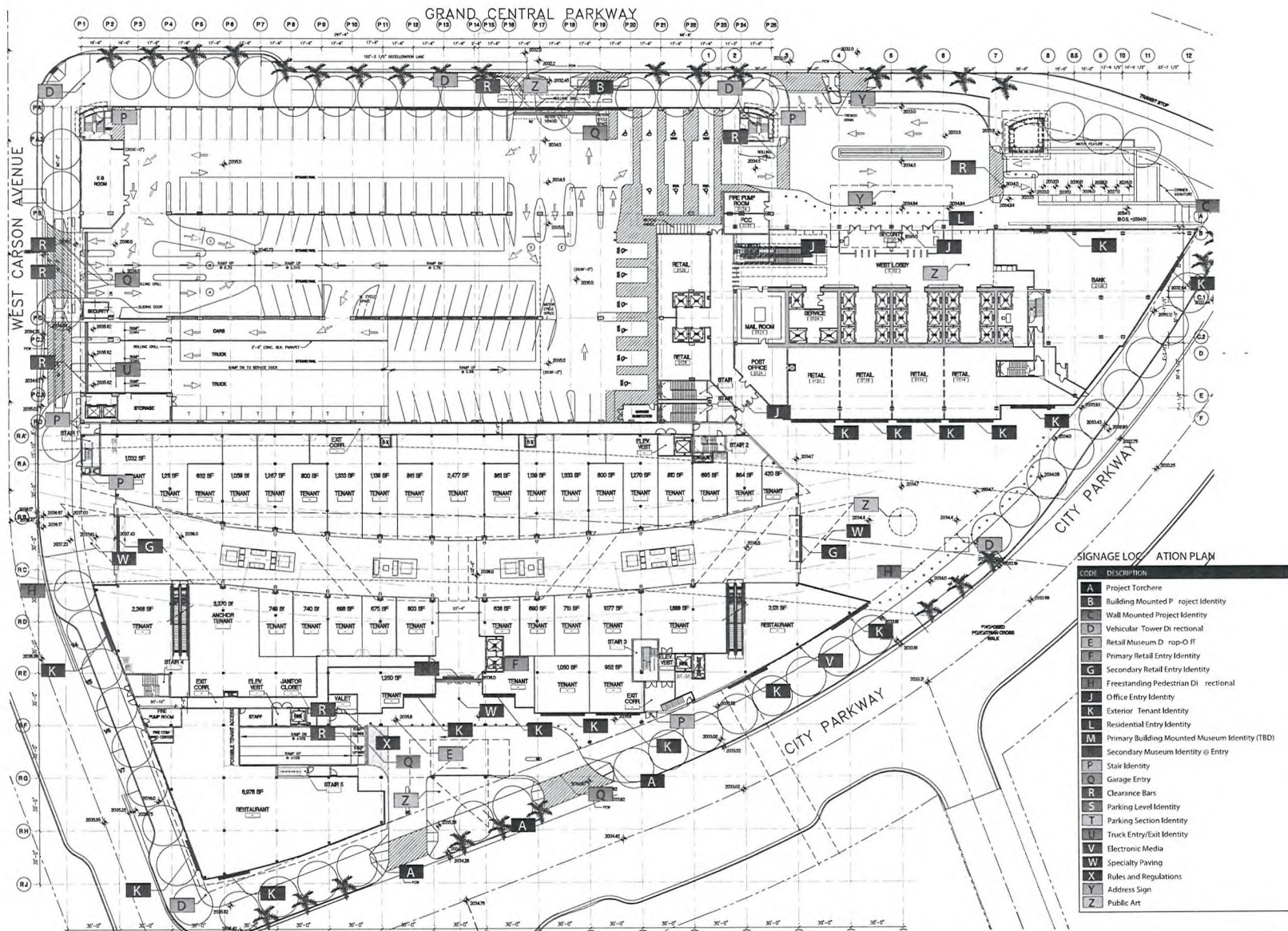
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PLANNING & DEVELOPMENT**

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SIGNAGE LOCATION PLAN

CODE	DESCRIPTION
A	Project Torchere
B	Building Mounted P - project Identity
C	Wall Mounted Project Identity
D	Vehicular Tower Di - rectional
E	Retail Museum Di - rop-O ff
F	Primary Retail Entry Identity
G	Secondary Retail Entry Identity
H	Freestanding Pedestrian Di - rectional
J	Office Entry Identity
K	Exterior Tenant Identity
L	Residential Entry Identity
M	Primary Building Mounted Museum Identity (TBD)
N	Secondary Museum Identity @ Entry
P	Stair Identity
Q	Garage Entry
R	Clearance Bars
S	Parking Level Identity
T	Parking Section Identity
U	Truck Entry/Exit Identity
V	Electronic Media
W	Specialty Paving
X	Rules and Regulations
Y	Address Sign
Z	Public Art

SIGNAGE LOCATION PLAN

October 09, 2007 1.2

APA # 25034



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Redmond Schwartz Mark
Design

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ARCHITECTS

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 (808,667 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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G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.
World's Greatest Information
702.804.2164

Probitry International Corporation
October 9, 2007
Page 2

398-A135

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 characteristic 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 onsite 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 onsite land uses. Patrons utilizing multiple onsite 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 onsite 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

SITE PLAN

OCTOBER 9, 2007 1.3

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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	92	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		3,852	3,135		2,720

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

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.

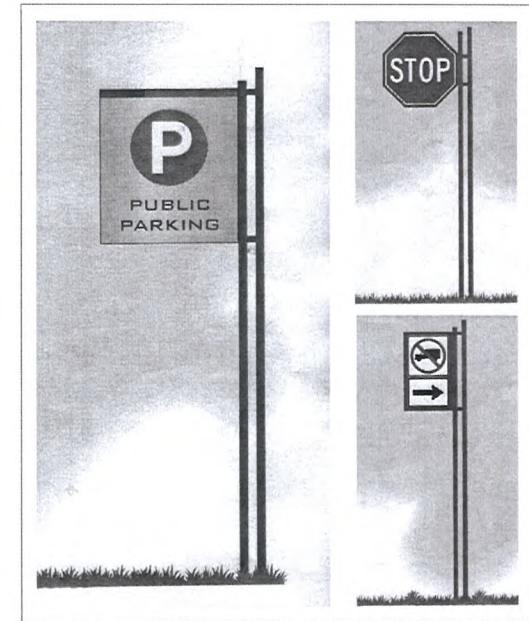
Patrick S. Byrd, P.E., P.T.O.E.
Traffic Engineer

cg
Attach.

cc: Gary Dempster, Alton Porter Architects
John Tobin, GCW

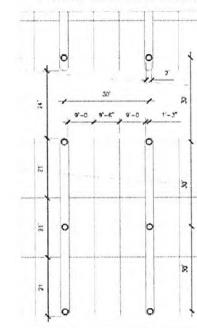


SEE PAGES ONE AND TWO ON SHEET 1.3

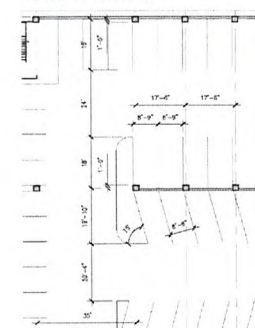


D FREE-STANDING
VEHICULAR DIRECTIONAL SIGNS -
PER UNION PARK DESIGN STANDARDS

PROPOSED RETAIL VALET PARKING



PROPOSED 90° TOWER PARKING



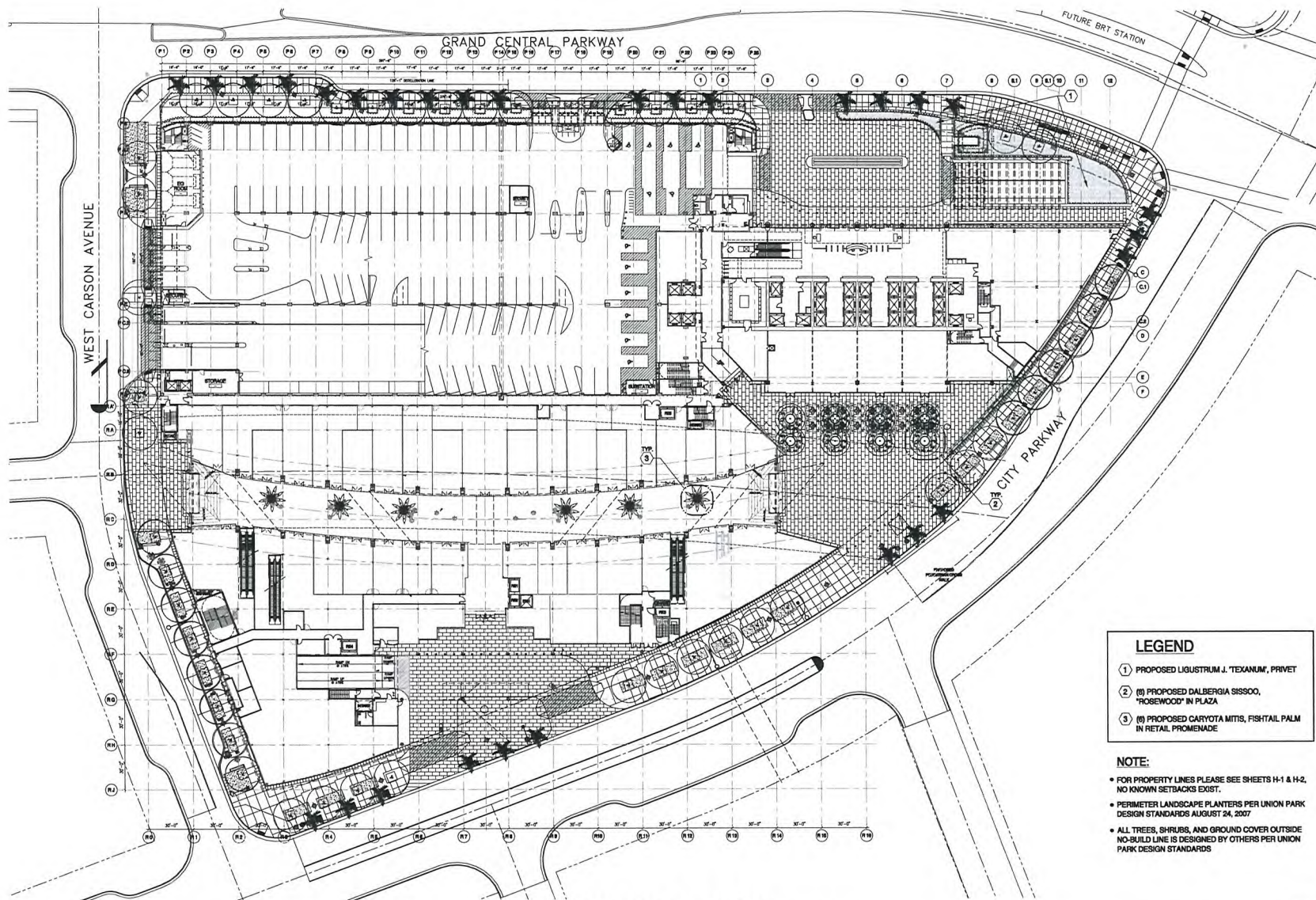
PROPOSED 75° TOWER PARKING

SITE PLAN



APA # 25034

OCTOBER 9, 2007 1.4



APA # 25034

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

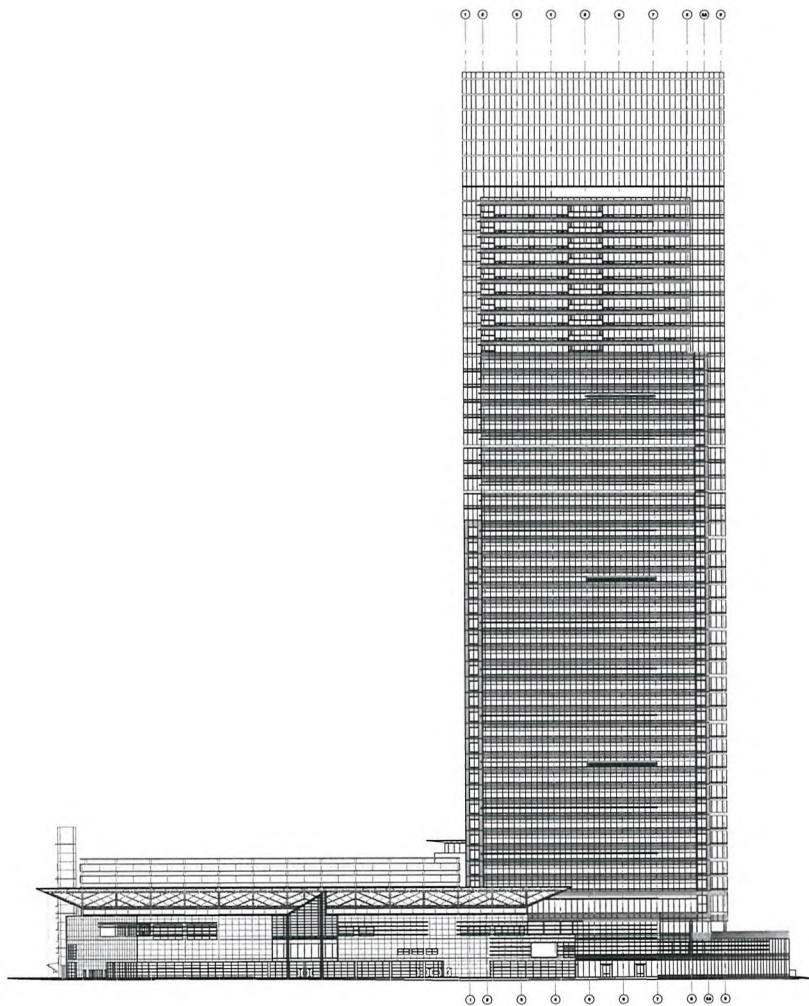
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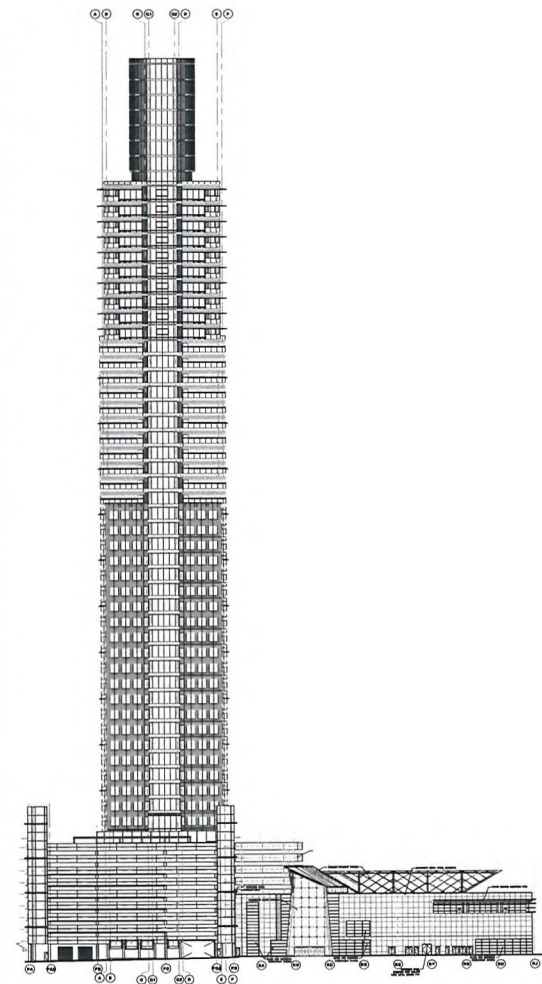


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EAST

HEIGHT LIMIT	2607'-0"
TOP OF PARAPET	2607'-0"
80	2607'-0"
80 COOLING TOWER	
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87 MECHANICAL	2394'-0"
88	2394'-0"
85 MACHINE ROOM	2394'-0"
84 MECHANICAL / MACHINE ROOM	2394'-0"
83 FLOOR	2394'-0"
82 PENTHOUSE RESIDENTIAL	2394'-0"
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SOUTH

BUILDING ELEVATIONS

SCALE: 1" = 50'-0"

OCTOBER 9, 2007 3.1

APA # 25034



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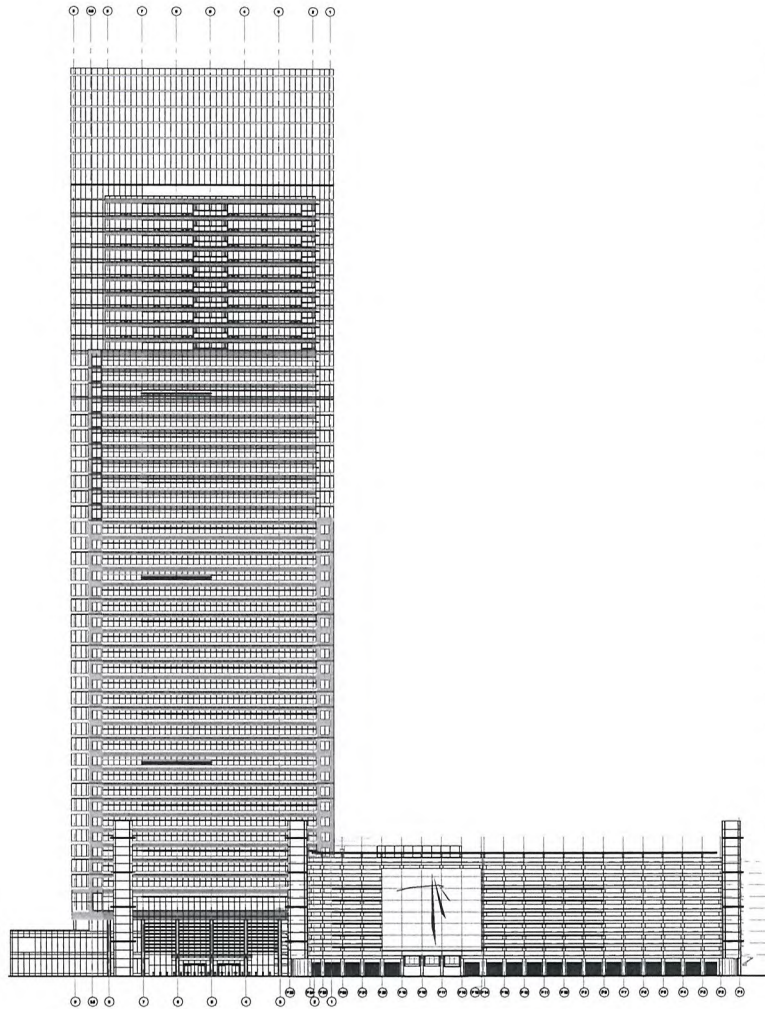
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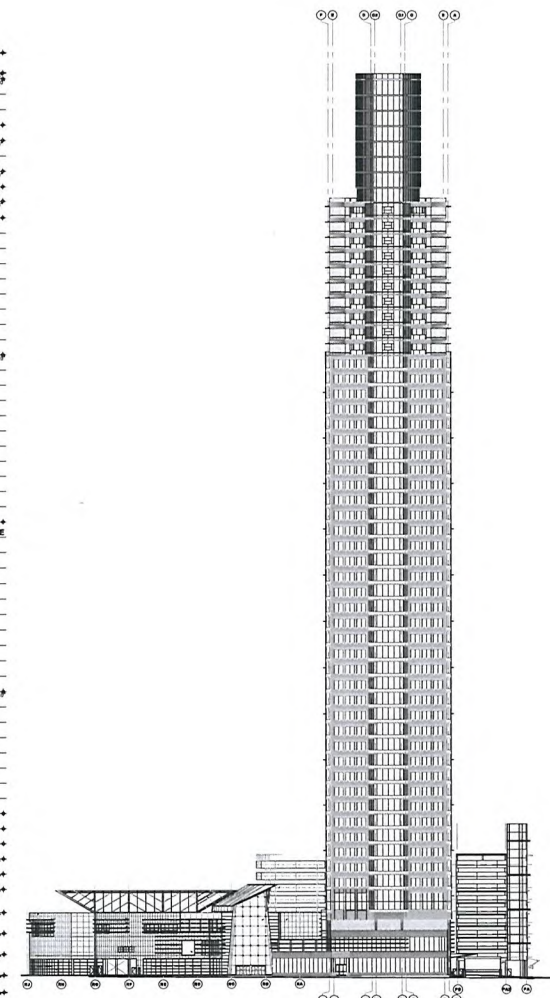
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WEST

HEIGHT LIMIT	2800'-0"
TOP OF PARAPET	2700'-0"
88	2700'-0"
89 COOLING TOWER	2700'-0"
88	2700'-0"
87 MECHANICAL	2700'-0"
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81	2700'-0"
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78	2700'-0"
77	2700'-0"
76	2700'-0"
75 MACHINE ROOM	2700'-0"
74 MACHINE ROOM	2700'-0"
73 HIGH RISE RESIDENTIAL	2700'-0"
72 HIGH RISE OFFICE / STRUCTURAL BRACED FRAME	2700'-0"
71	2700'-0"
70 MECHANICAL	2700'-0"
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66	2700'-0"
65	2700'-0"
64	2700'-0"
63 MACHINE ROOM / FIRE EQUIPMENT	2700'-0"
62 HIGH RISE OFFICE	2700'-0"
61 MID RISE OFFICE LEVEL / STRUCTURAL BRACED FRAME	2700'-0"
60	2700'-0"
59	2700'-0"
58 MECHANICAL	2700'-0"
57	2700'-0"
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54	2700'-0"
53 SUBSTATION / FIRE EQUIPMENT	2700'-0"
52 MACHINE ROOM	2700'-0"
51 MID RISE OFFICE	2700'-0"
50 LOW RISE OFFICE / STRUCTURAL BRACED FRAME	2700'-0"
49	2700'-0"
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47	2700'-0"
46 MECHANICAL	2700'-0"
45	2700'-0"
44	2700'-0"
43 TYPICAL LOW RISE OFFICE / FIRE EQUIPMENT	2700'-0"
42 SMALL SPEC OFFICE / MACHINE ROOM	2700'-0"
41 SMALL SPEC OFFICE / MACHINE ROOM	2700'-0"
40 SPA / ANCILLARY OFFICE	2700'-0"
39 CLUB	2700'-0"
38 ANCILLARY OFFICE / SUBSTATION / BRACED FRAME	2700'-0"
37	2700'-0"
36 CONFERENCE	2700'-0"
35	2700'-0"
34 MEZZANINE / MECHANICAL	2700'-0"
33	2700'-0"
32 RESTAURANT / MEZZANINE	2700'-0"
31	2700'-0"
30 GROUND FLOOR / LOBBY	2700'-0"
29 BASEMENT	2700'-0"



NORTH

BUILDING ELEVATIONS

SCALE: 1" = 50'-0"



OCTOBER 9, 2007 3.2

APA # 25034



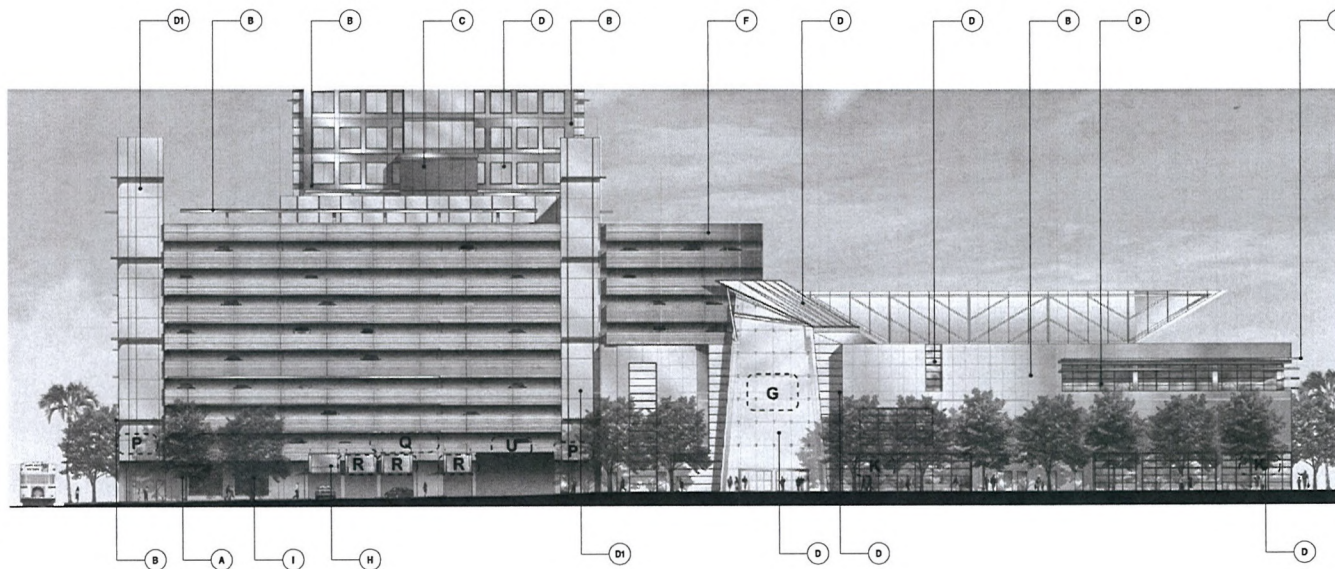
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310.858.8838 fax

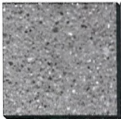
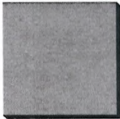
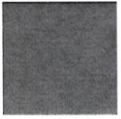
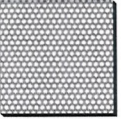
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A EXPOSED CONCRETE
- 
B "SILVER SMITH" PAINTED, MATTE FINISH METAL PANELS
- 
C 1 1/8" WARM GRAY GLASS SPANDREL
- 
D 1" BLUE GRAY TINTED CLEAR GLASS
- 
D1 1" BLUE GRAY TINTED TRANSLUCENT GLASS
- 
E BUILDING MOUNTED PROJECT IDENTITY
- 
F PERFORATED CORRUGATED METAL PANELS
- 
G BRUSHED STAINLESS STEEL COLUMN COVERS
- 
H PERFORATED PAINTED METAL PANELS
- 
I LARGE ROCK GABION WALLS

SOUTH

XX ——— INDICATES PROPOSED SIGN LOCATION-SEE SHEET 1.2

BUILDING ELEVATIONS

SCALE: N.T.S.



OCTOBER 9, 2007 3.3

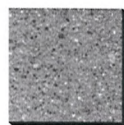
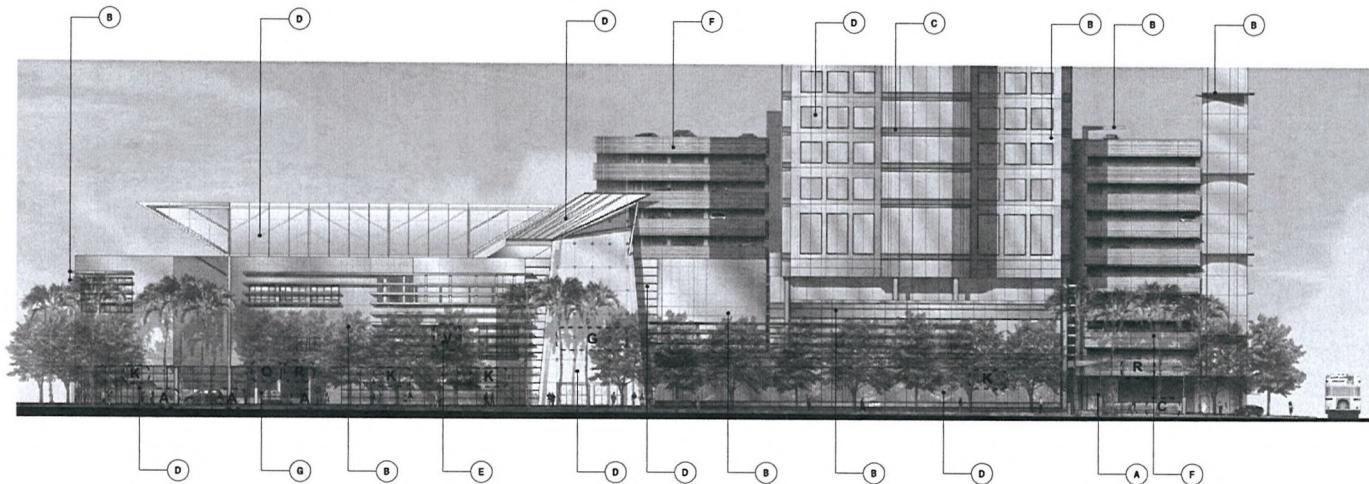
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A EXPOSED
CONCRETE



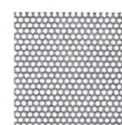
B "SILVER SMITH"
PAINTED, MATTE
FINISH METAL
PANELS



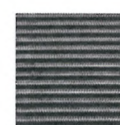
C 1 1/8\"/>



D 1\"/>



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

BUILDING ELEVATIONS

SCALE: N.T.S.

REF N

OCTOBER 9, 2007 3.4

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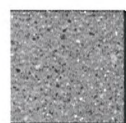
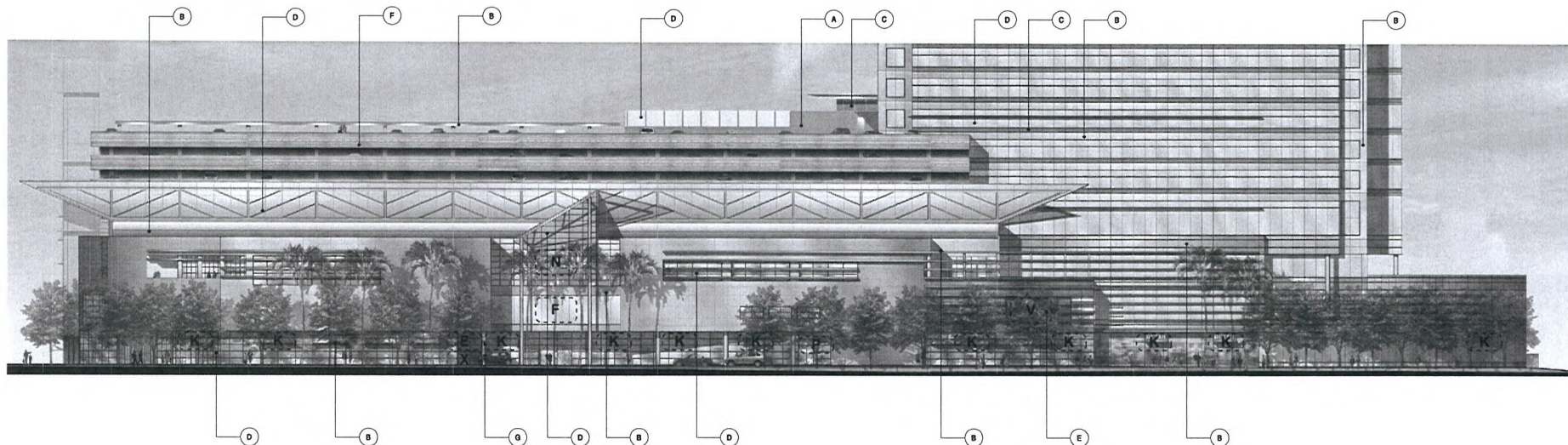


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(A) EXPOSED CONCRETE



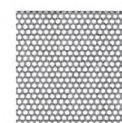
(B) "SILVER SMITH" PAINTED, MATTE FINISH METAL PANELS



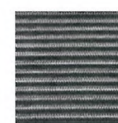
(C) 1/4" WARM GRAY GLASS SPANDREL



(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

BUILDING ELEVATIONS

SCALE: N.T.S.

OCTOBER 9, 2007 3.5

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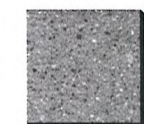
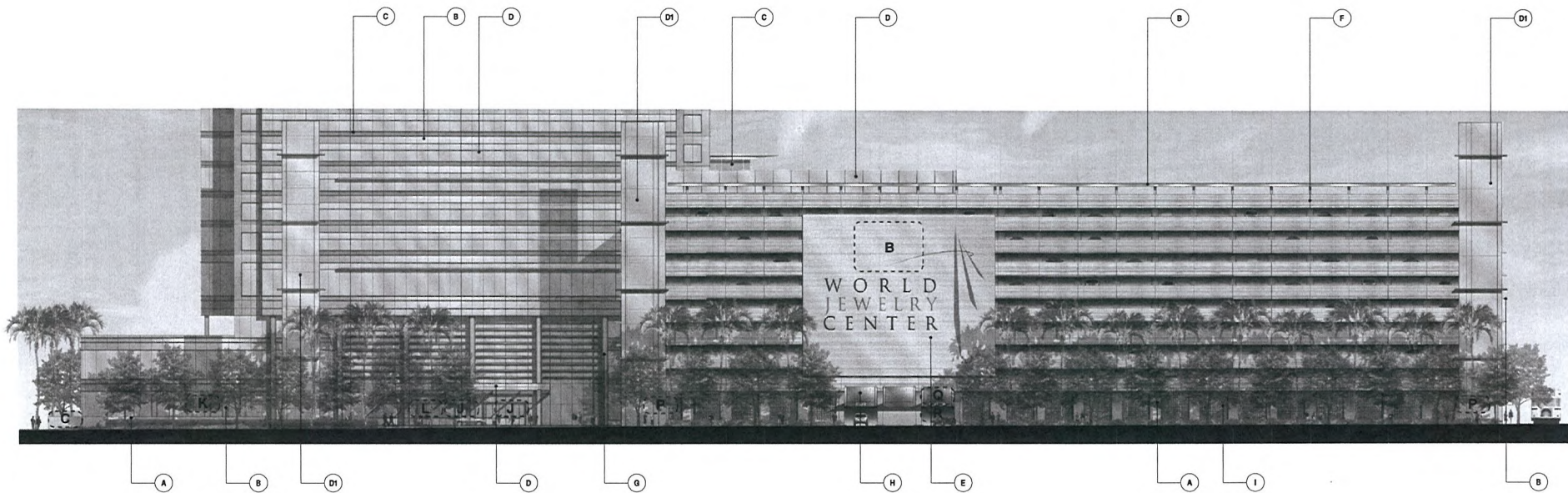


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A EXPOSED CONCRETE



B "SILVER SMITH" PAINTED, MATTE FINISH METAL PANELS



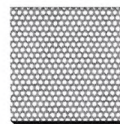
C 1 1/2" WARM GRAY GLASS SPANDREL



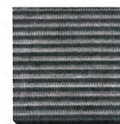
D 1" BLUE GRAY TINTED CLEAR GLASS



D1 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

WEST

XX

INDICATES PROPOSED SIGN LOCATION- SEE SHEET 1.2

BUILDING ELEVATIONS

SCALE: N.T.S.



OCTOBER 9, 2007 3.6

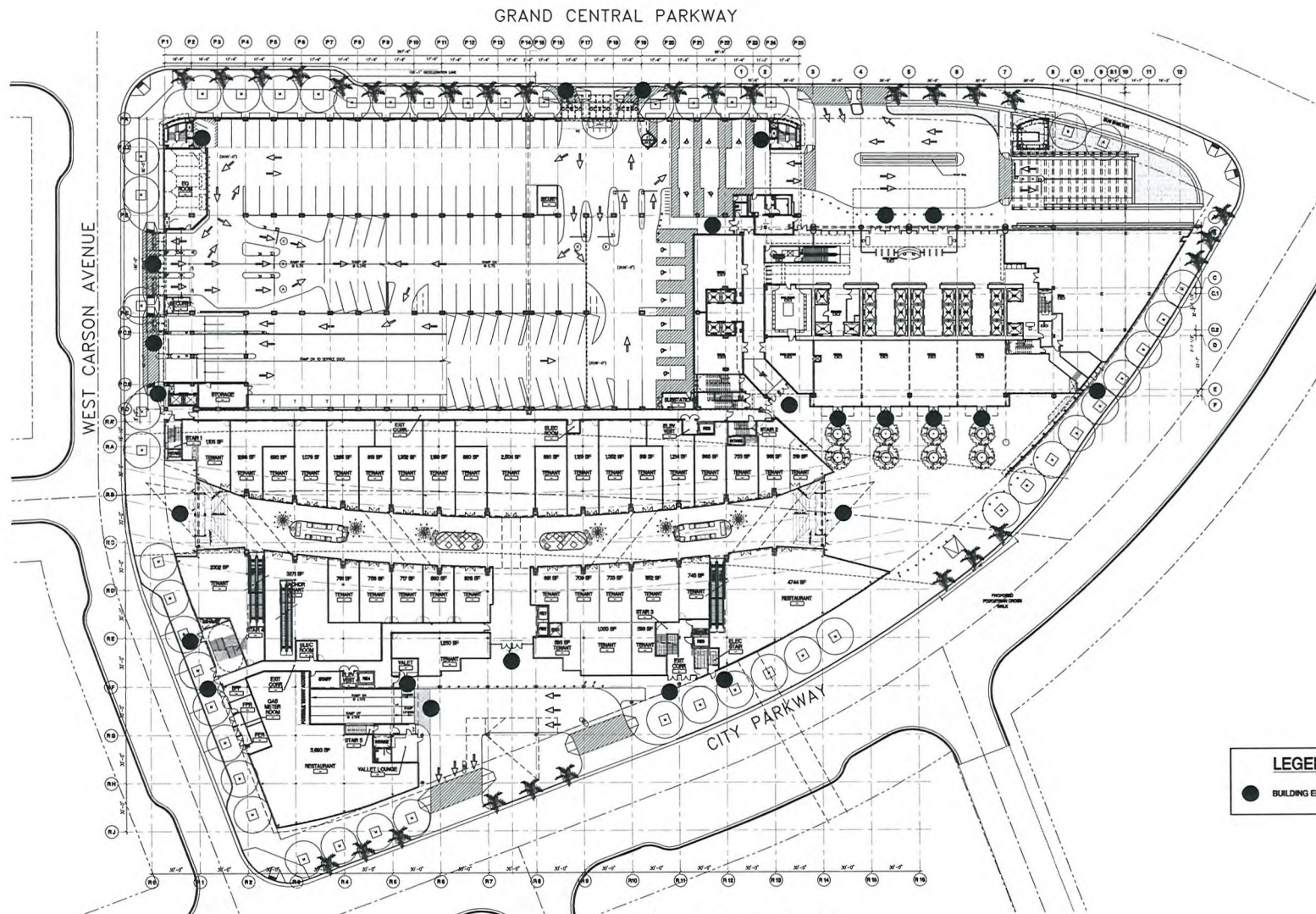
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LOBBY LEVEL COMPOSITE PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"

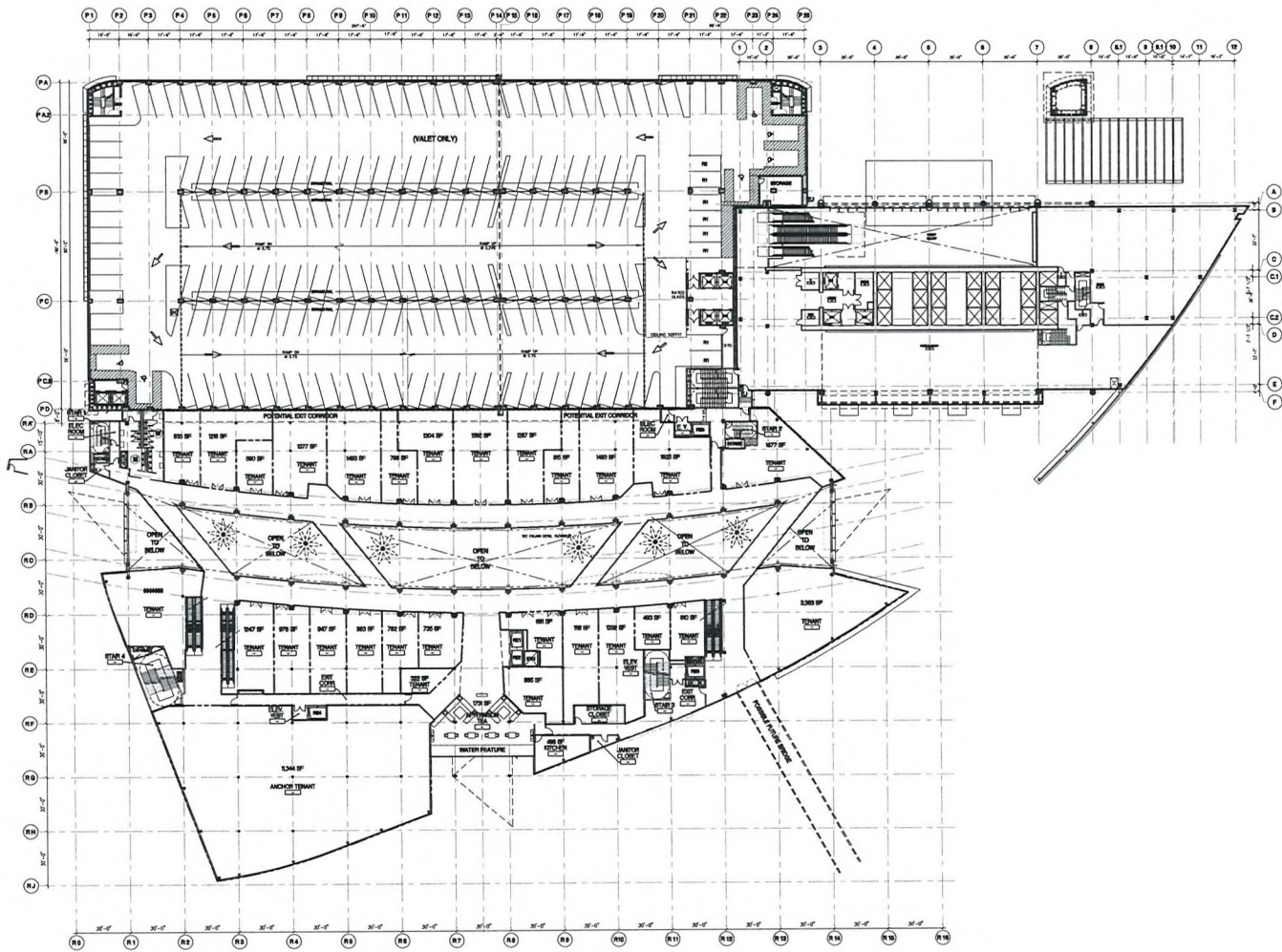
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SECOND LEVEL COMPOSITE PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"



OCTOBER 9, 2007 4.3

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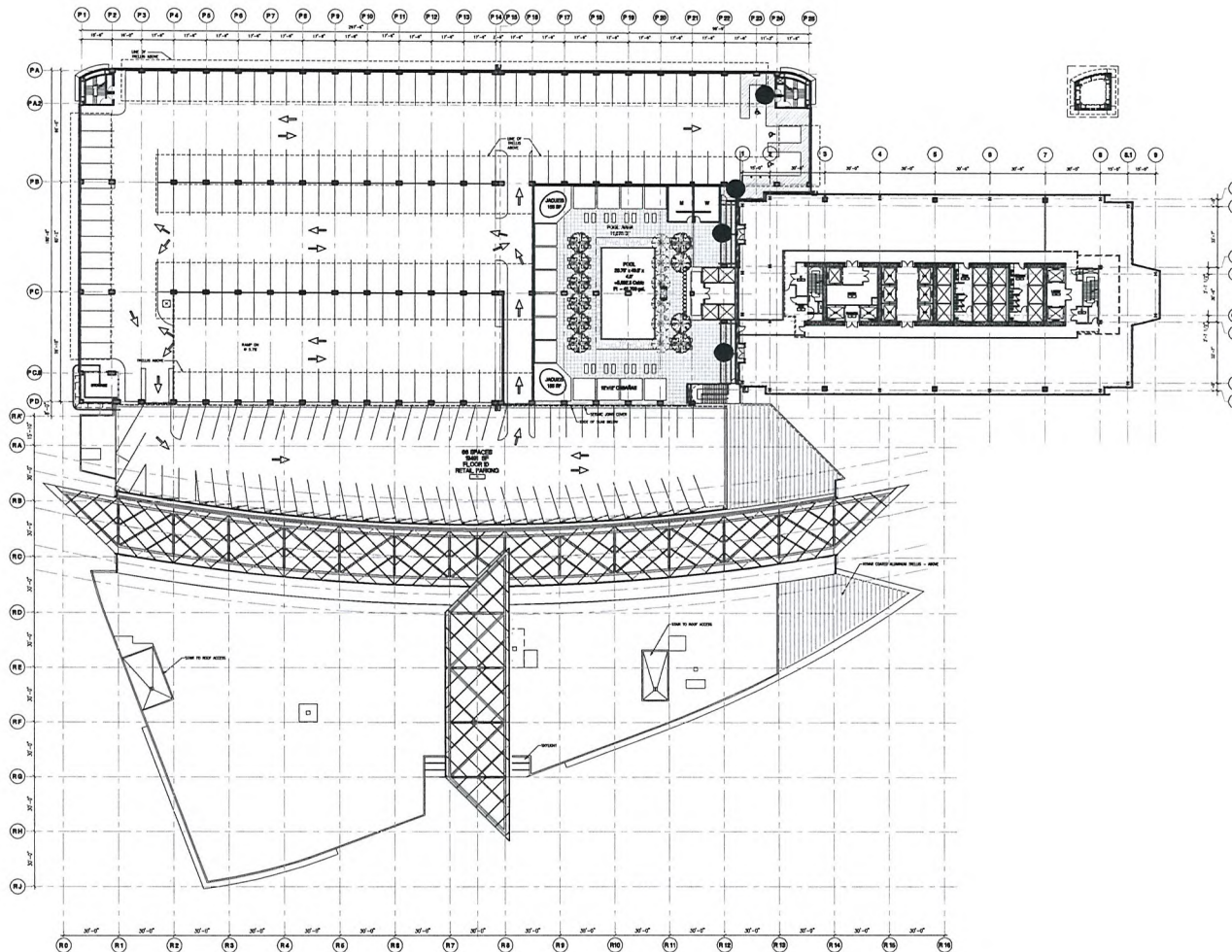
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POOL DECK LEVEL 10 COMPOSITE PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"

LEGEND

● BUILDING ENTRANCES/ EXITS



OCTOBER 9, 2007 4.5

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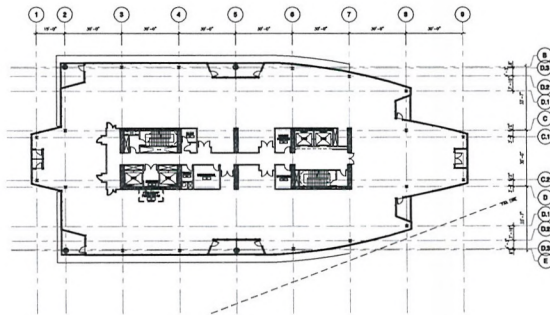
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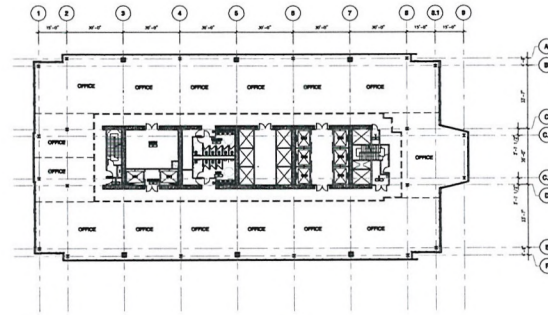
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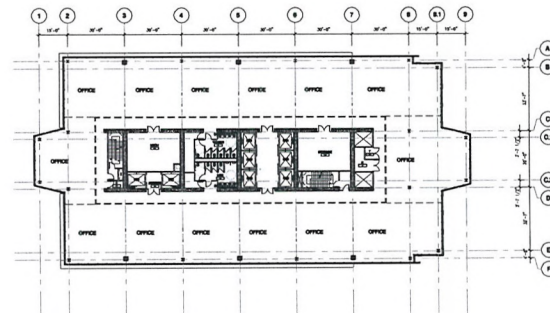


RESIDENTIAL PLAN

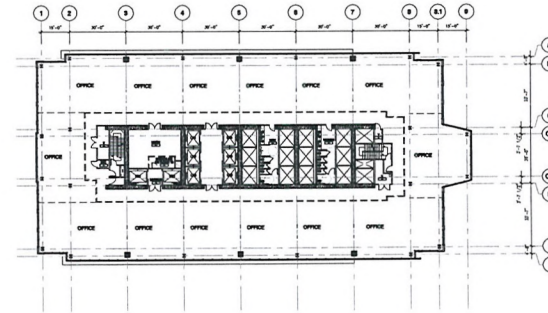
PLEASE SEE SHEET 4.7 FOR PROPOSED INTERIOR CONDO LAYOUTS



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

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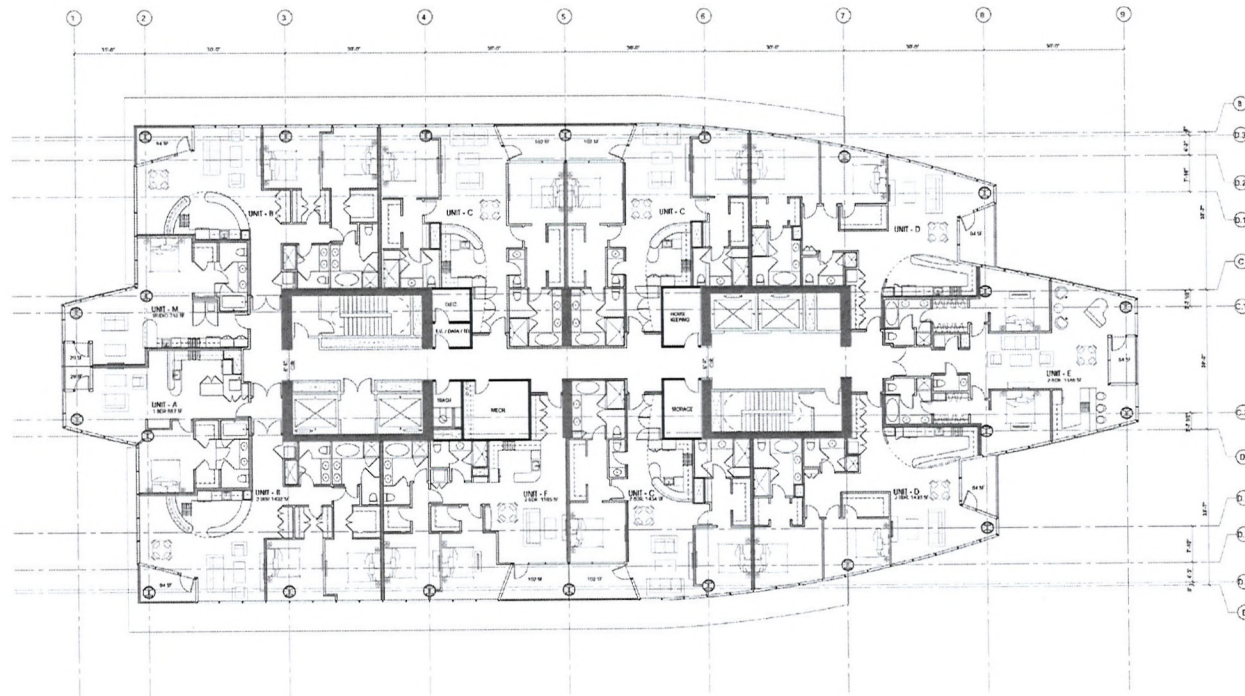
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PROPOSED RESIDENTIAL INTERIOR LAYOUT
FLOOR PLANS

SCALE: N.T.S.



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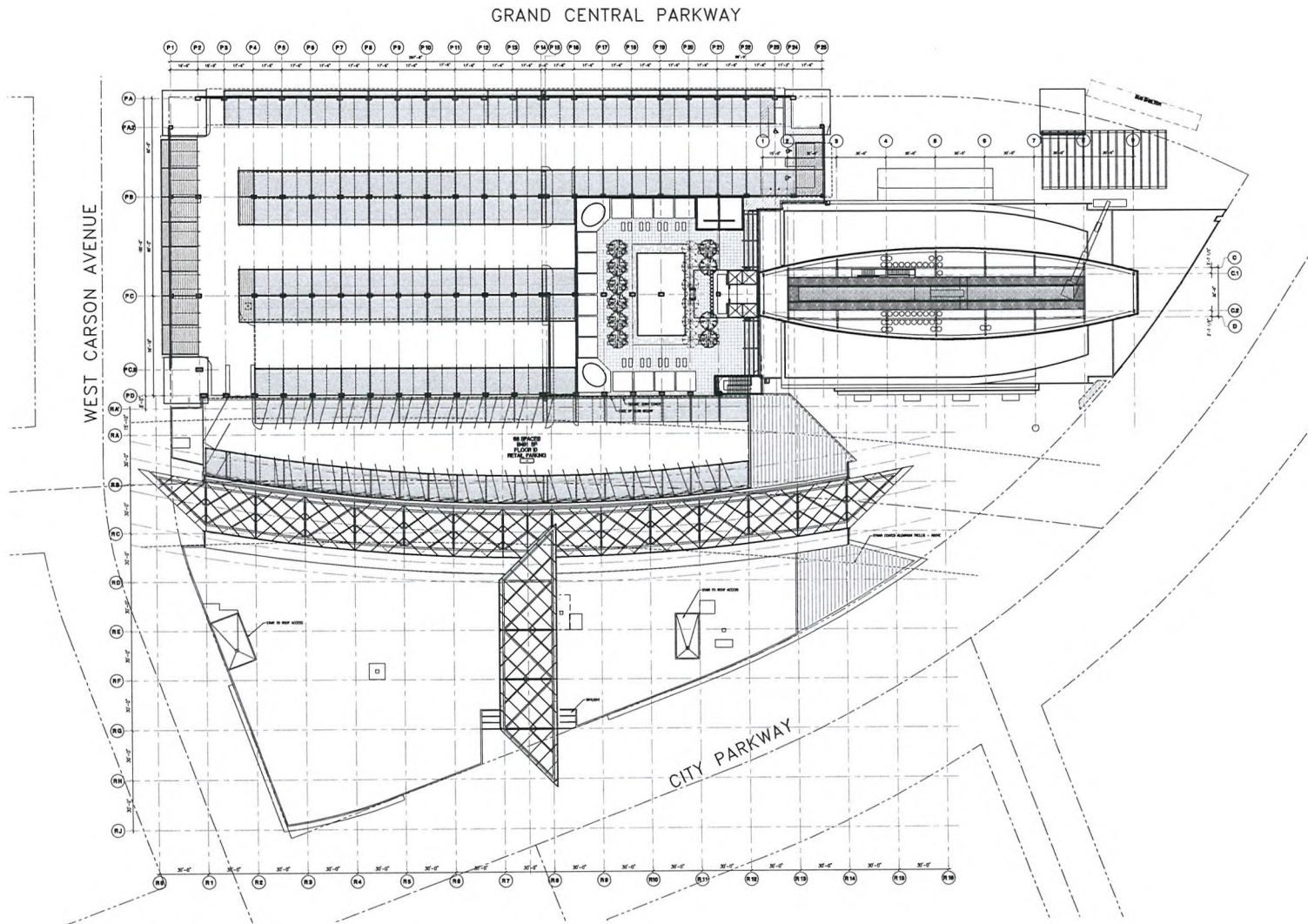
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ROOF PLAN
FLOOR PLANS

SCALE: 1" = 30'-0"



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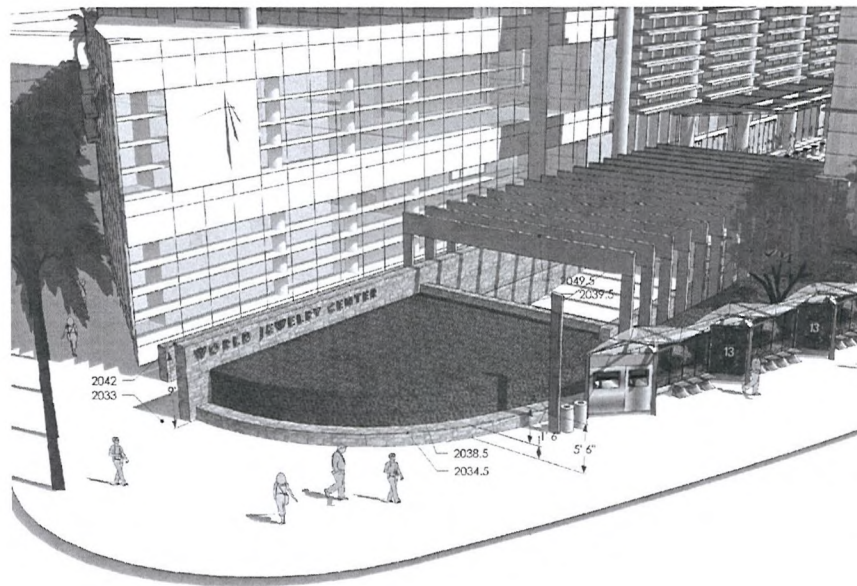
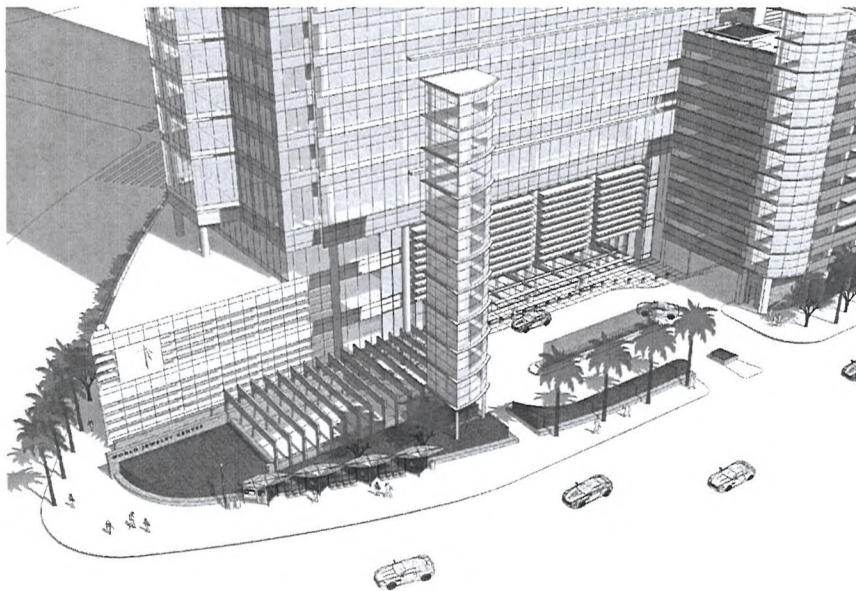
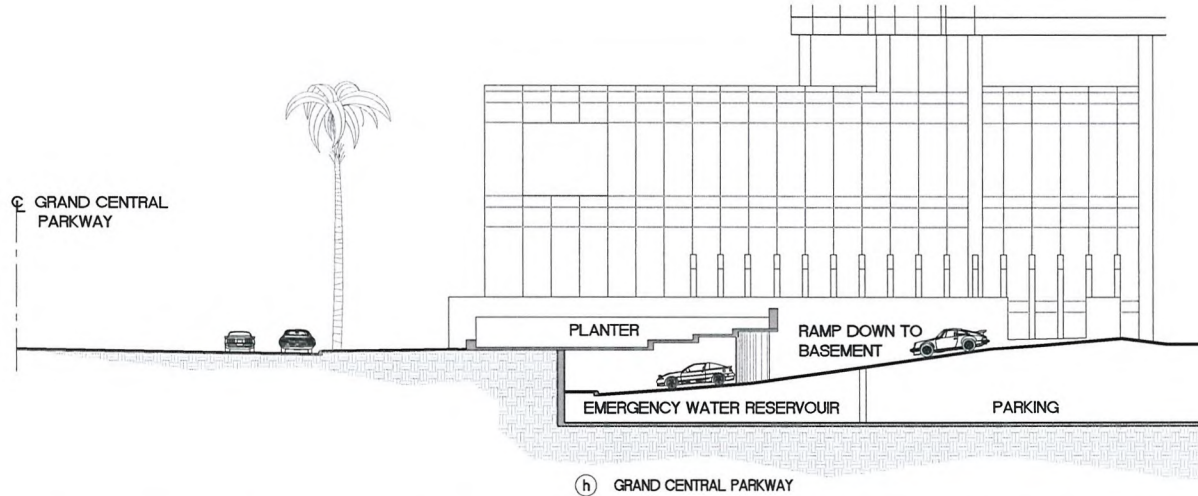


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CURB STUDY SECTION & RENDERINGS

SCALE: 1" = 10'-0"

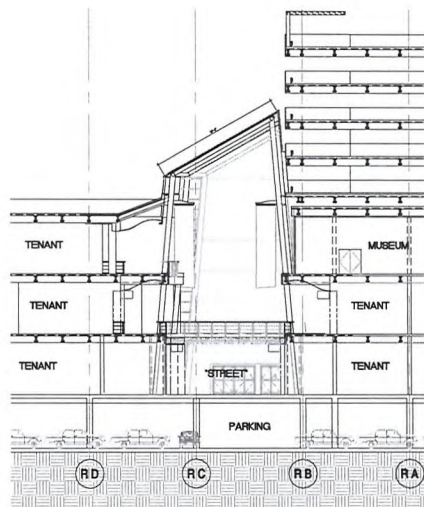
October 11, 2007 6.5

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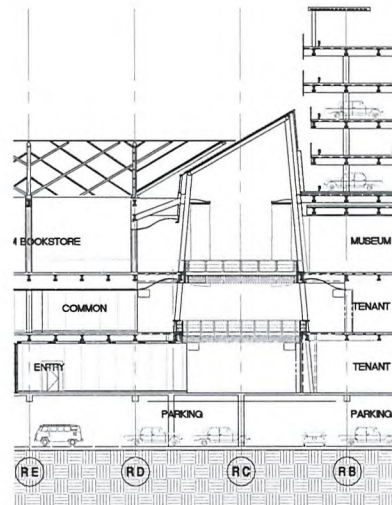
WORLD JEWELRY CENTER



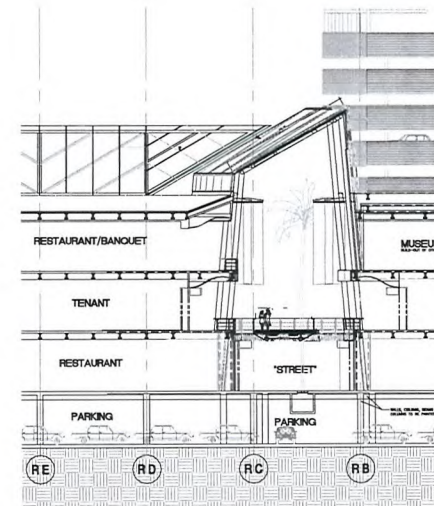
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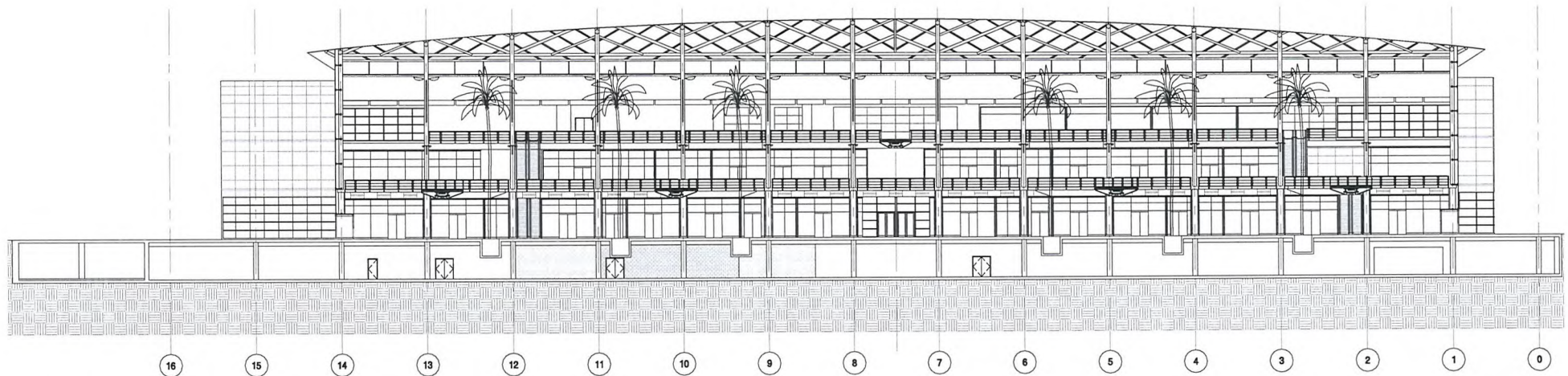
SECTION- R3, SOUTH



SECTION- R8, SOUTH



SECTION- R13, SOUTH



SECTION- RB, WEST

SCALE: 1/16" = 1'-0"

October 11, 2007 7.9

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