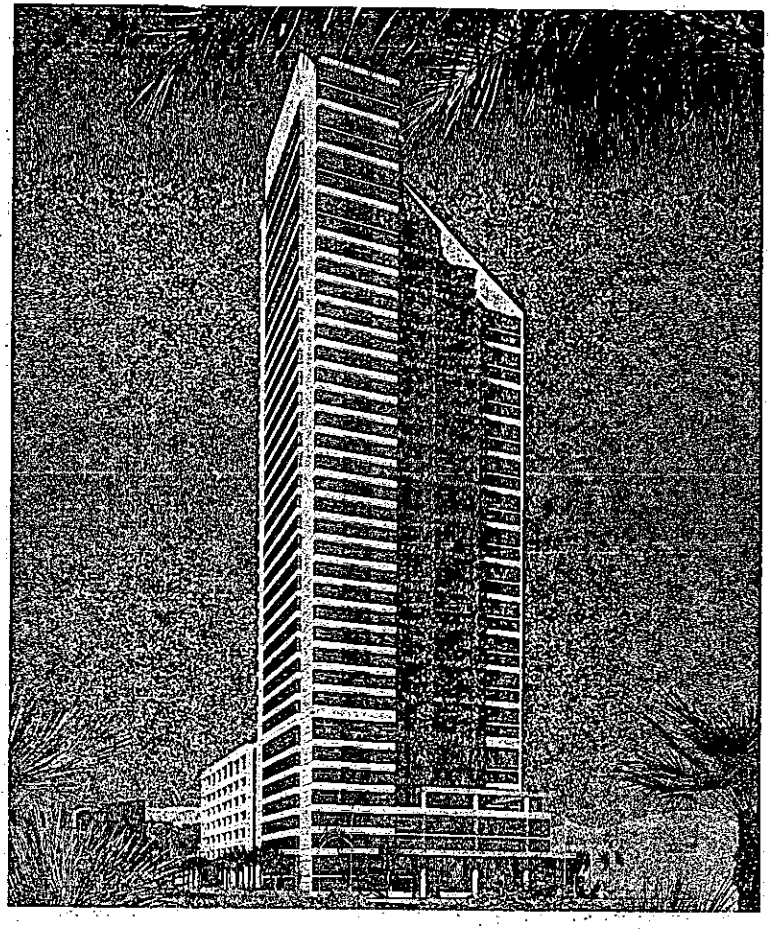

NEON HEIGHTS

LAS VEGAS, NEVADA
777 fremont street

PLANNING & DEVELOPMENT SUBMITTAL DOCUMENTS
SITE DEVELOPMENT REVIEW (SDR)
ISSUED: 11/21/2006

Developer:
Martinez & Associates
Las Vegas, Nevada

Architect:
ROBERT B. DUPREE
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Neon Heights
Las Vegas, Nevada
Martinez & Associates

Unit, Home Office, & Parking Analysis: 11/21/2006

[illegible]

395 units

Unit Info:

[illegible]

NEON HEIGHTS

Building Area Tabulations 11/21/2006

	residential	garage	retail	pool deck	common	home office	6th fl roof*	amenities	
Floor 1		56,256	9,833		6,938				87,026
Floor 2	1,307				6,666	3,137			11,121
Floor 3	2,331	34,565	6,060		3,363	2,737		420	49,478
Floor 4	2,331	34,565			3,371	3,157			43,423
Floor 5	7,354	34,565			3,196		5,746		50,866
Floor 6	7,354	34,565			3,196				45,113
Floor 7	7,354	34,565			3,196				45,113
Floor 8	7,354	34,565			3,196				45,113
Floor 9	9,086			29,665	3,668			2,231	48,101
Floor 10	12,833				2,354				15,187
Floor 11	12,833				2,354				15,187
Floor 12	12,833				2,354				15,187
Floor 13	12,833				2,354				15,187
Floor 14	12,833				2,354				15,187
Floor 15	12,833				2,354				15,187
Floor 16	12,833				2,354				15,187
Floor 17	12,833				2,354				15,187
Floor 18	12,833				2,354				15,187
Floor 19	12,833				2,354				15,187
Floor 20	12,833				2,354				15,187
Floor 21	12,833				2,354				15,187
Floor 22	12,833				2,354				15,187
Floor 23	12,833				2,354				15,187
Floor 24	12,833				2,354				15,187
Floor 25	12,833				2,354				15,187
Floor 26	12,833				2,354				15,187
Floor 27	12,833				2,354				15,187
Floor 28	12,833				2,354				15,187
Floor 29	12,833				2,354				15,187
Floor 30	12,833				2,354				15,187
Floor 31	12,833				2,354				15,187
Floor 32	12,833				2,354				15,187
Floor 33	12,498				2,722				15,219
Floor 34	11,547				2,626				14,174
Floor 35	10,856				2,312				13,007
Floor 36	9,297				2,504				11,802
Floor 37	8,482				2,316				10,798
Floor 38	7,592				2,099				9,692
Floor 39 Mech. Rm					1,266				1,266
									449,718
Total	399,783	237,648	15,892	29,665	106,996	9,060	5,746	2,771	

* - roof deck area only, uninhabitable

gross building area: 419,762 sq.ft.
gross building area less deck areas: 776,393 sq.ft.

Home Offices

	Per Floor Counts:			Area (s.f.)	Qty	Area Ext.
	2	3	4			
Tenant Office #1	1	1	1	472	3	1,417
Tenant Office #2	1	1	1	430	3	1,289
Tenant Office #3	1	1	1	309	3	929
Tenant Office #4	1	1	1	377	3	1,131
Tenant Office #5	1	1	1	380	3	1,140
Tenant Office #6	1		1	420	2	840
Tenant Office #7	1	1	1	416	3	1,264
Tenant Office #8	1	1	1	361	3	1,082
	8	7	8		23	9,060

Office Area Per Floor

Level	Area
2	3,137 s.f.
3	2,737 s.f.
4	3,157 s.f.
total:	9,060

Occupancy Load Calculation 11/21/2006

Level	Occupancy load
Floor 1	719 Occ
Floor 2	78 Occ
Floor 3	756 Occ
Floor 4	242 Occ
Floor 5	221 Occ
Floor 6	221 Occ
Floor 7	221 Occ
Floor 8	210 Occ
Floor 9	657 Occ
Floor 10	74 Occ
Floor 11	74 Occ
Floor 12	74 Occ
Floor 13	74 Occ
Floor 14	74 Occ
Floor 15	74 Occ
Floor 16	74 Occ
Floor 17	74 Occ
Floor 18	74 Occ
Floor 18	74 Occ
Floor 20	74 Occ
Floor 21	74 Occ
Floor 22	74 Occ
Floor 23	74 Occ
Floor 24	74 Occ
Floor 25	74 Occ
Floor 26	74 Occ
Floor 27	74 Occ
Floor 28	74 Occ
Floor 28	74 Occ
Floor 30	74 Occ
Floor 31	74 Occ
Floor 32	74 Occ
Floor 33	69 Occ
Floor 34	63 Occ
Floor 35	58 Occ
Floor 36	63 Occ
Floor 37	72 Occ
Floor 38	72 Occ
Roof / Mach. Rm	8 Occ
Total	5,414 Occ

SHEET INDEX

[illegible]

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LEGEND:

COMMERCIAL

MULTI-FAMILY

PAVEMENT

PARKING

STREET

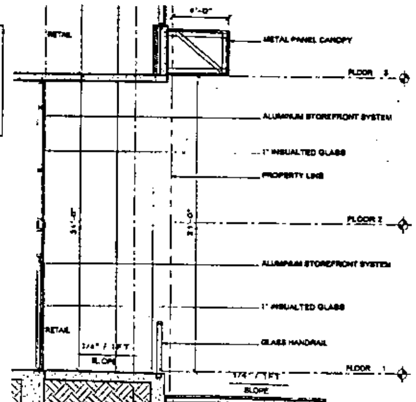
PARKING METER

EXISTING LIGHT POLE

TYPICAL PALM TREE.

TYPICAL SHADE TREE.

PARKING ANALYSIS



03 TYPICAL WALL DETAIL

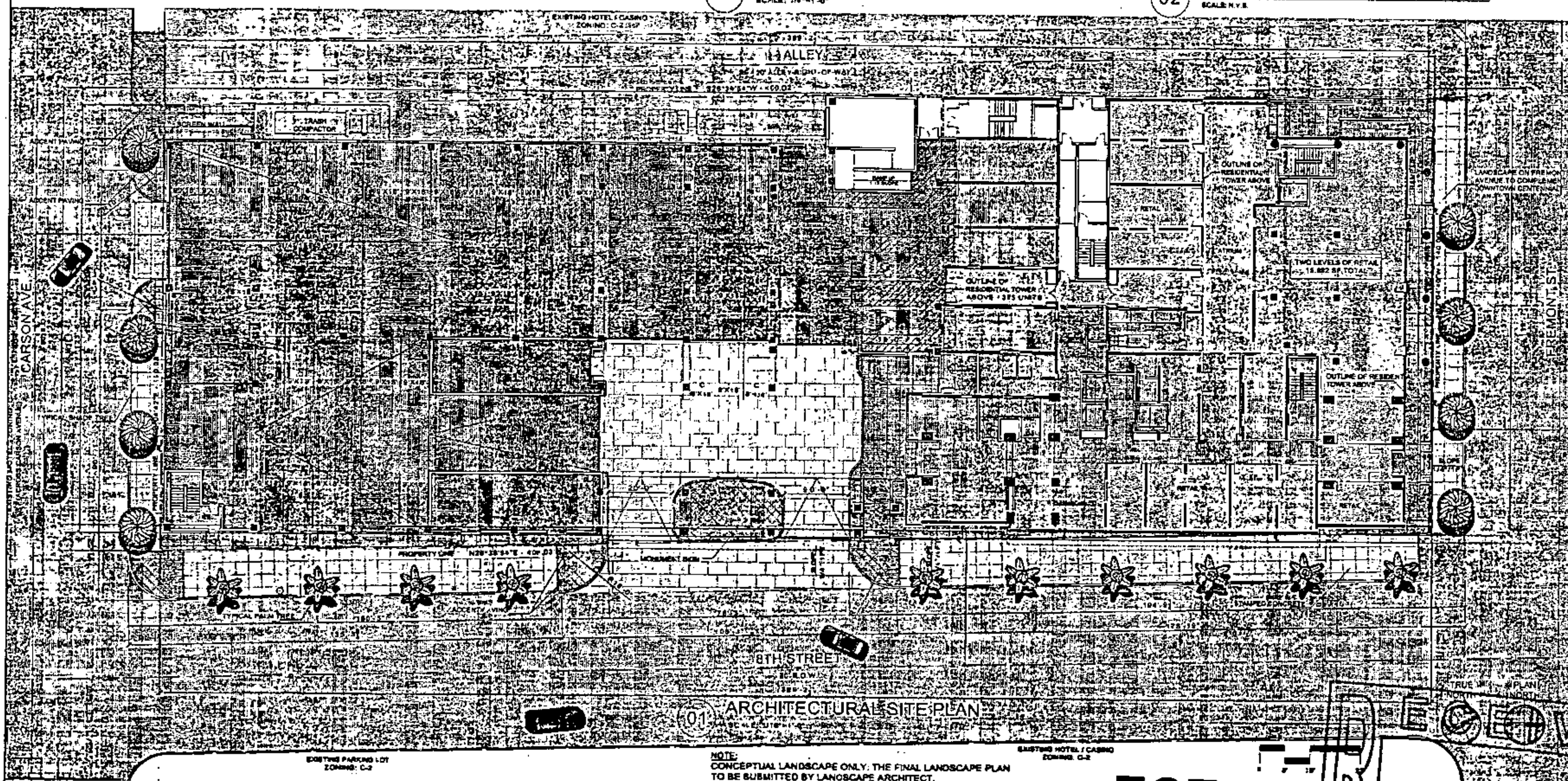
02 VICINITY MAP

SCALE: N.T.S.

BENCHMARK:

BASIS OF BEARINGS:

LEGAL DESCRIPTION:



01 ARCHITECTURAL SITE PLAN

EXISTING PARKING LOT ZONING: C-2

EXISTING HOTEL / CASINO ZONING: C-2

NOTE: CONCEPTUAL LANDSCAPE ONLY. THE FINAL LANDSCAPE PLAN TO BE SUBMITTED BY LANDSCAPE ARCHITECT.

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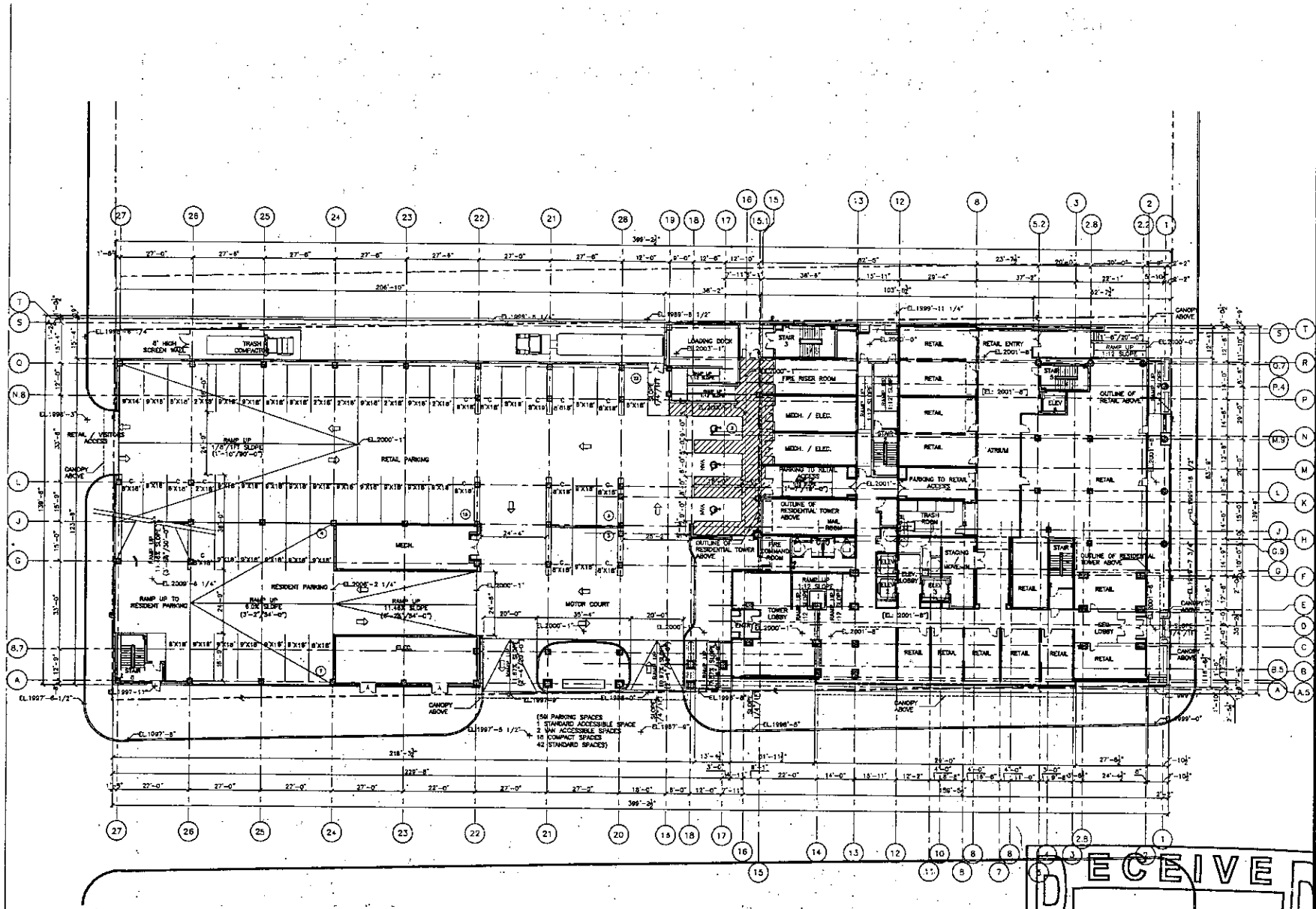

01 LEVEL 01 FLOOR PLAN
SCALE: 1/19"=1'-0"

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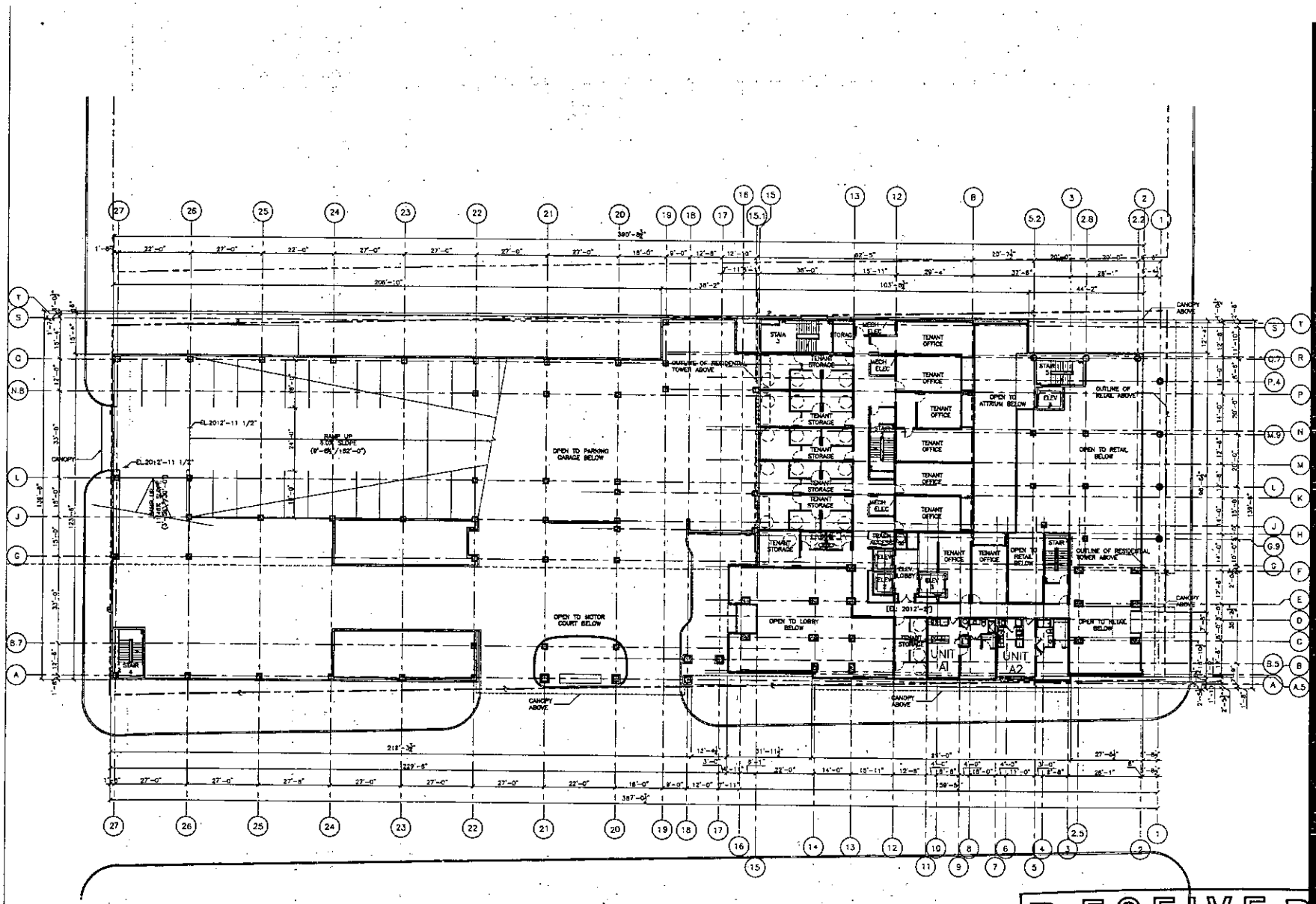

01 LEVEL 02 FLOOR PLAN
SCALE: 1/16"=1'-0"

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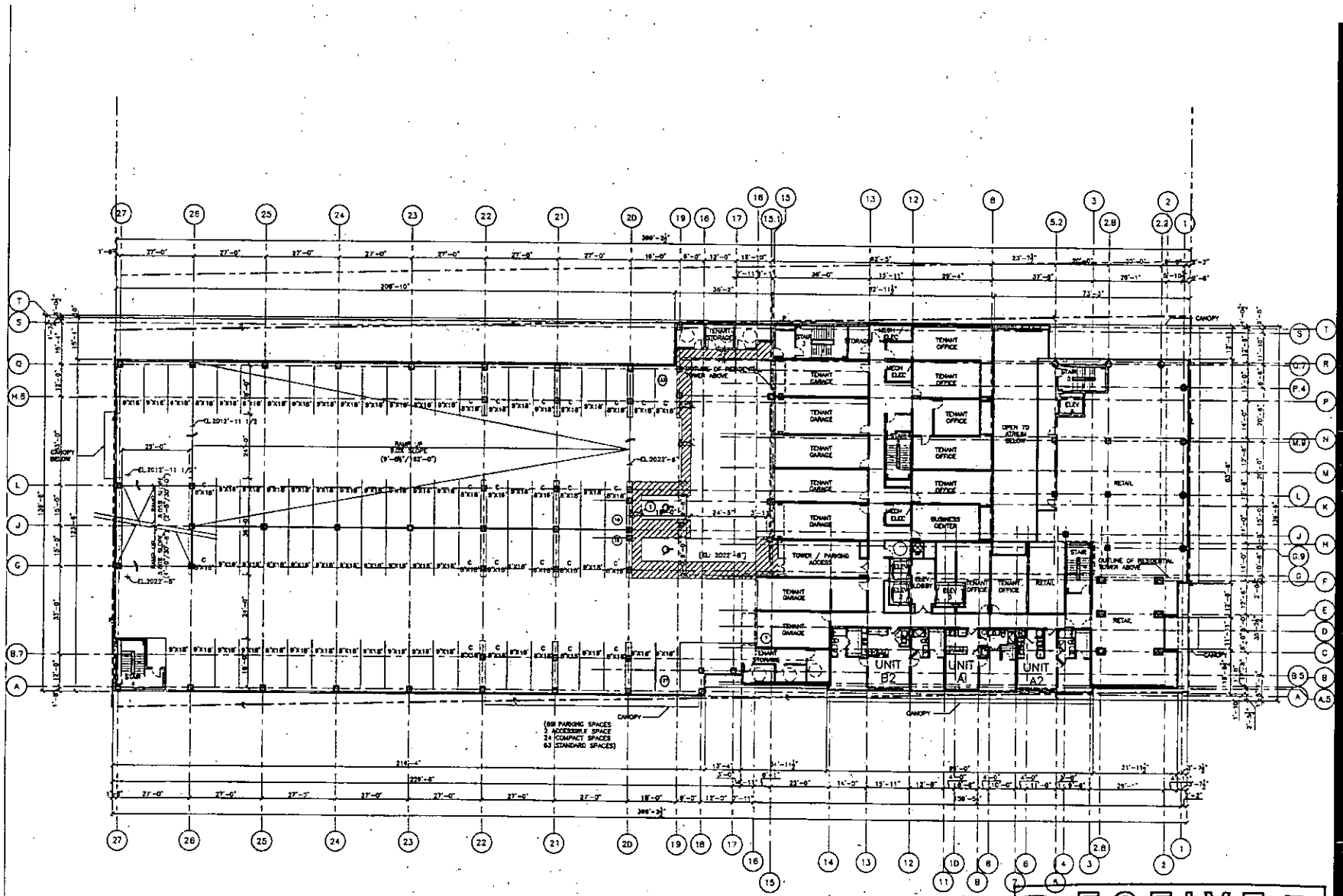

01 LEVEL 03 FLOOR PLAN
SCALE: 1/16"=1'-0"

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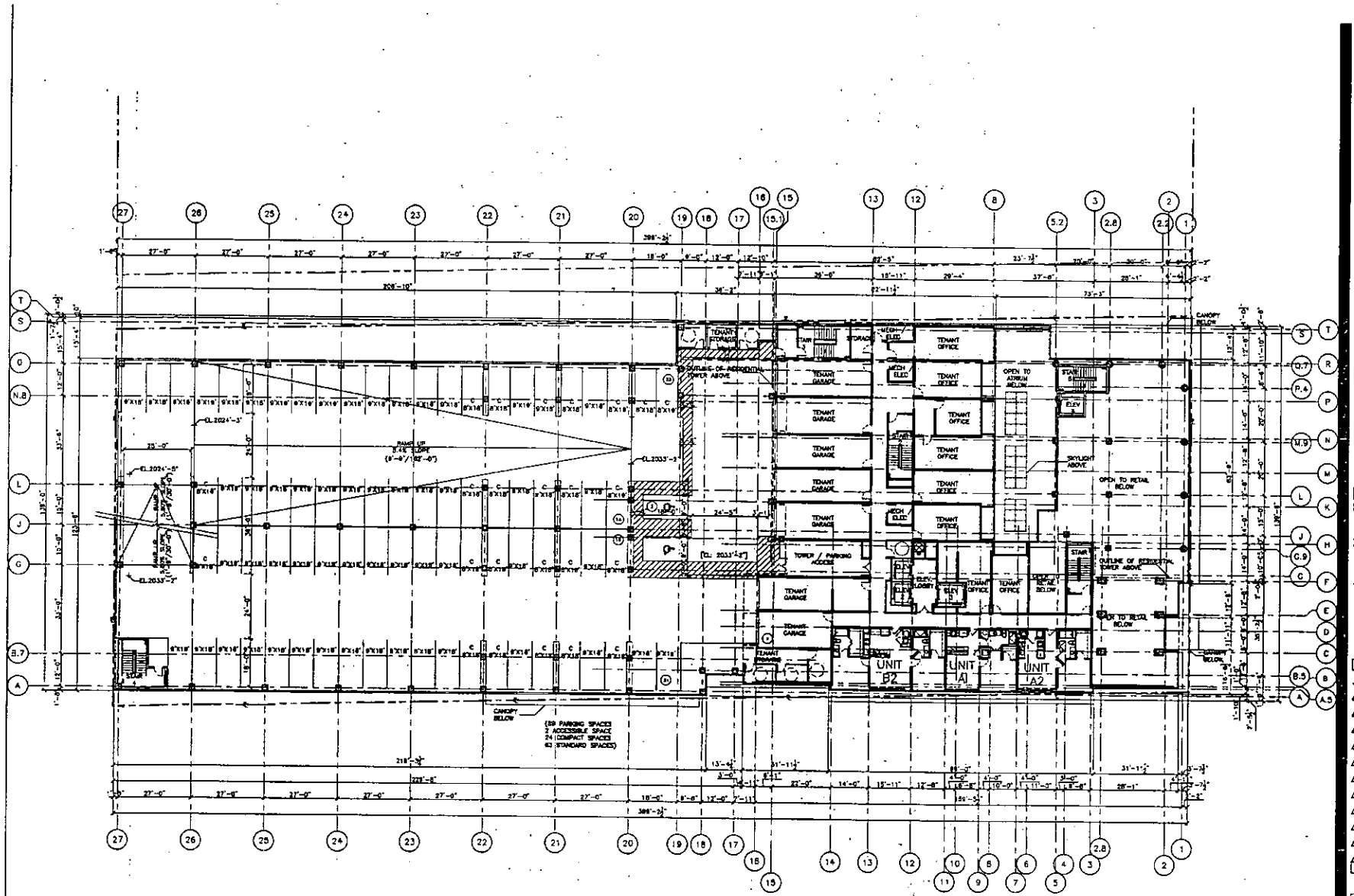

01 LEVEL 04 FLOOR PLAN
SCALE: 1/16"=1'-0"

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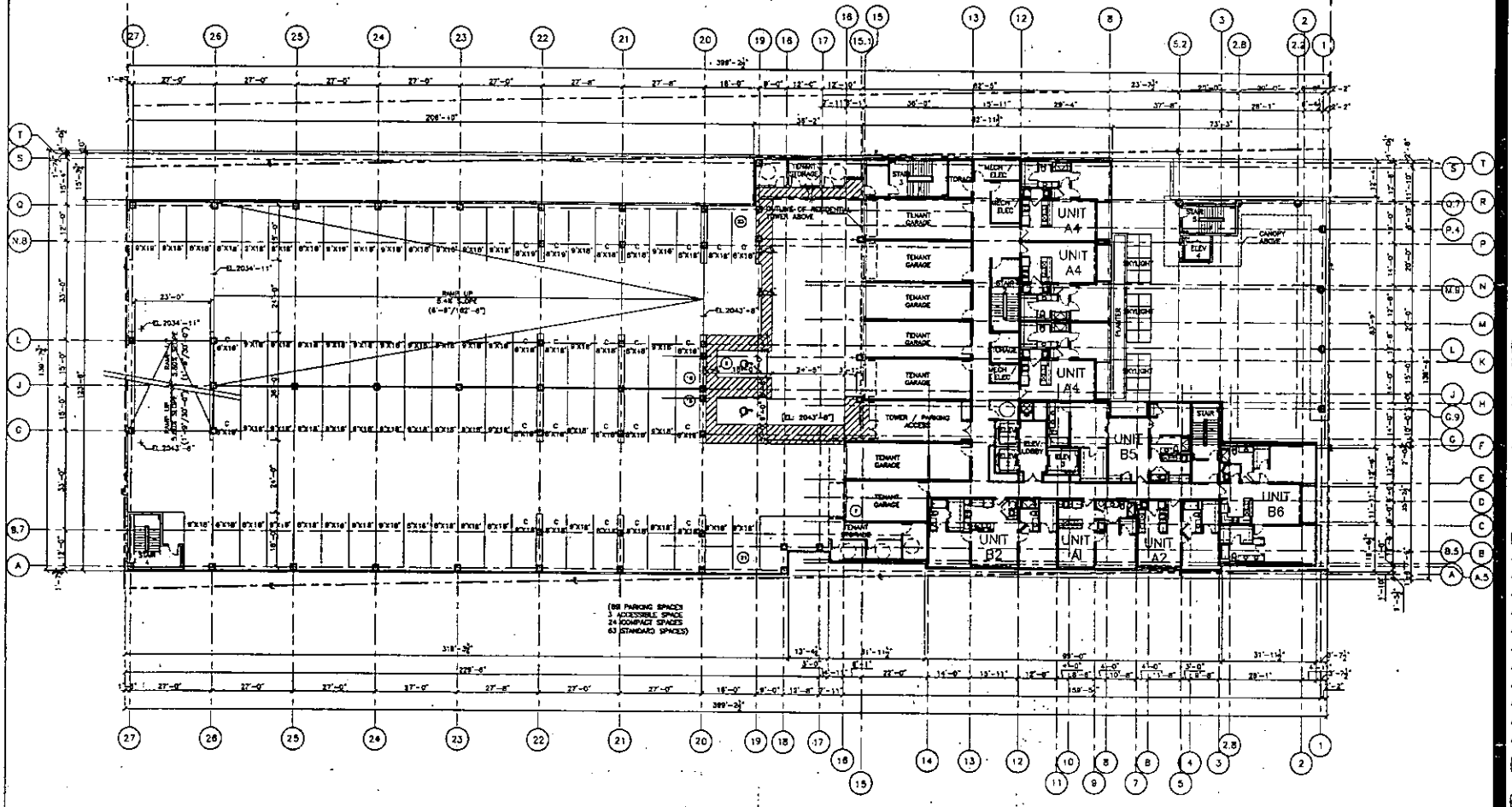

01 LEVEL 05 FLOOR PLAN
SCALE: 1/16"=1'-0"

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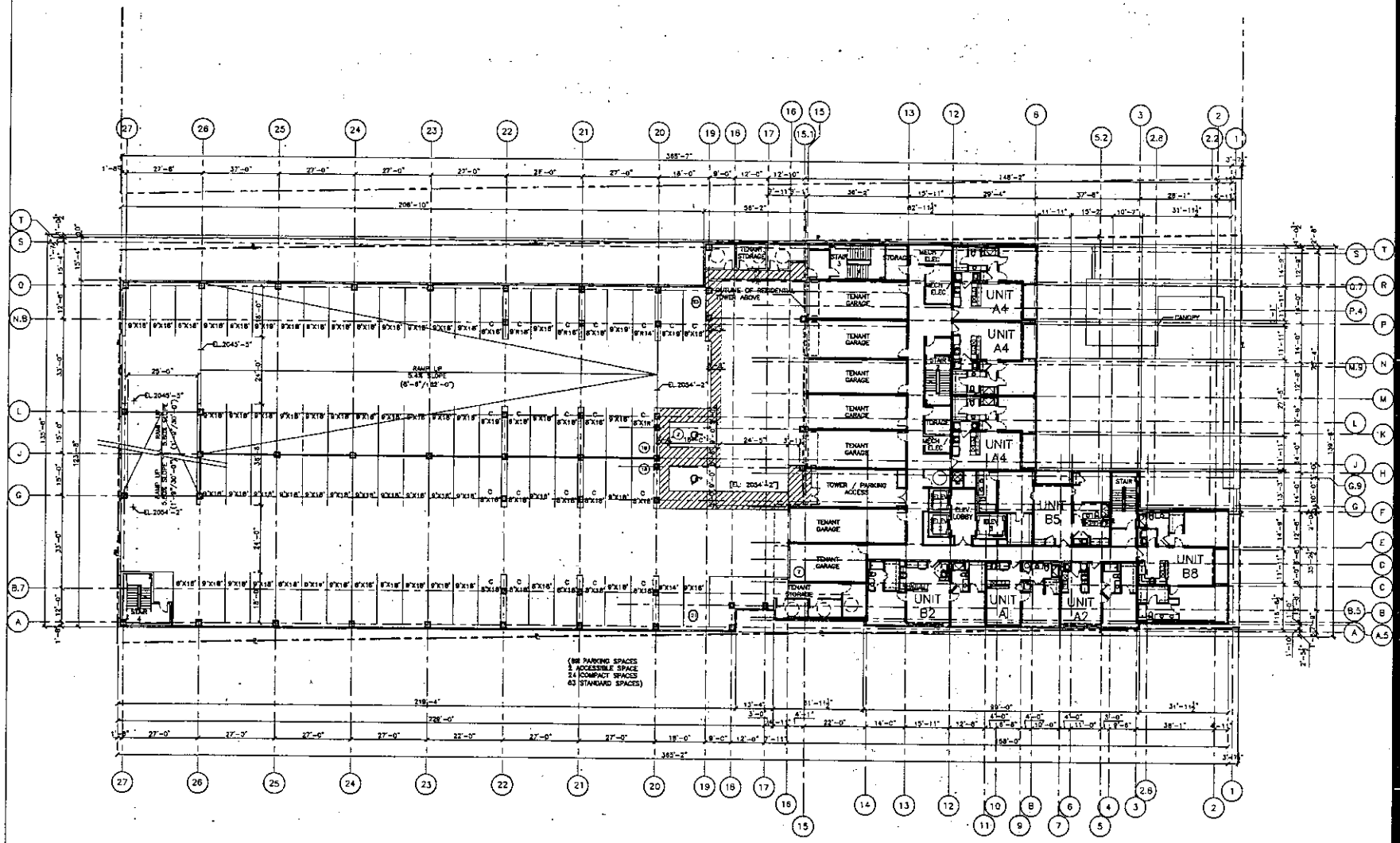

01 LEVEL 06 FLOOR PLAN
SCALE: 1/16"=1'-0"

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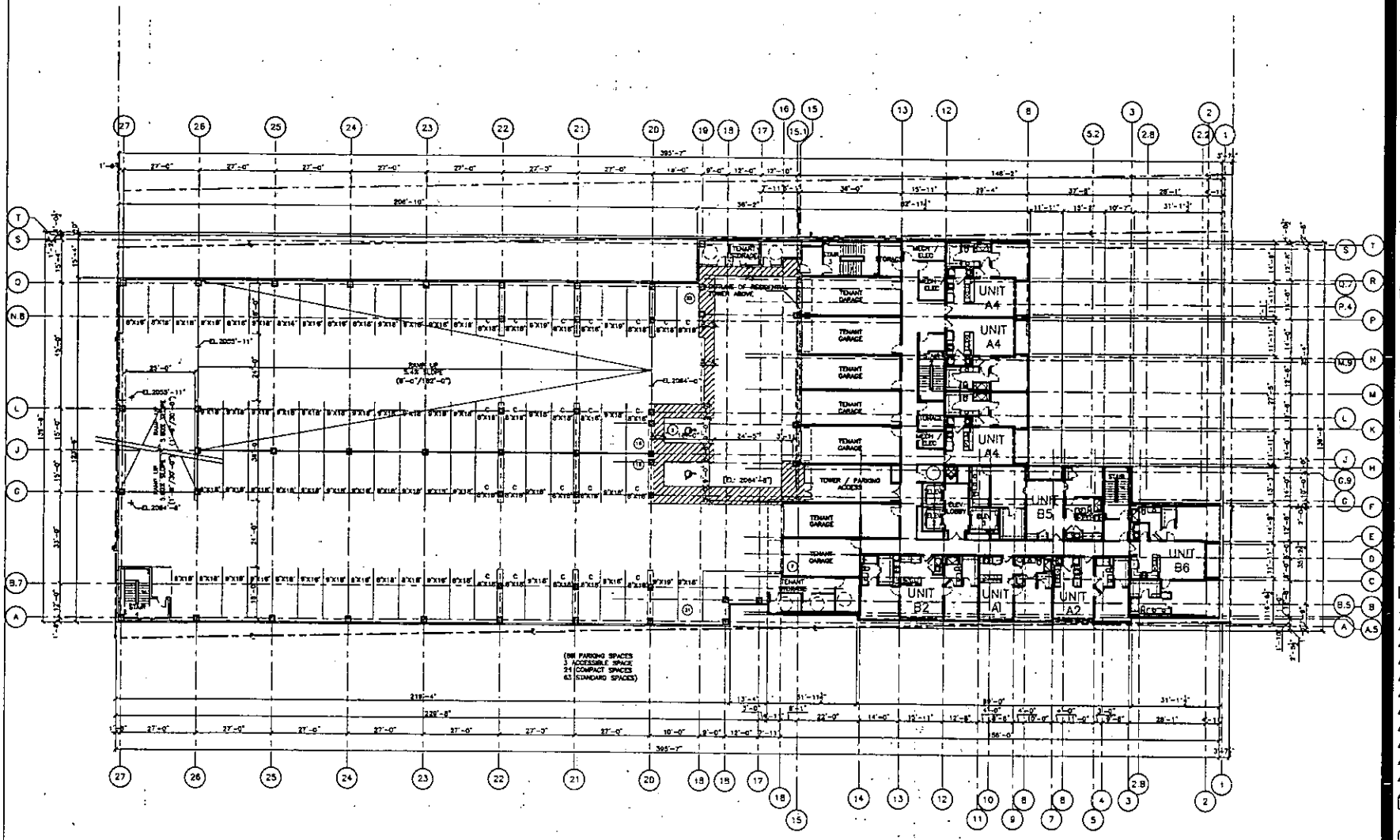

01 LEVEL 07 FLOOR PLAN
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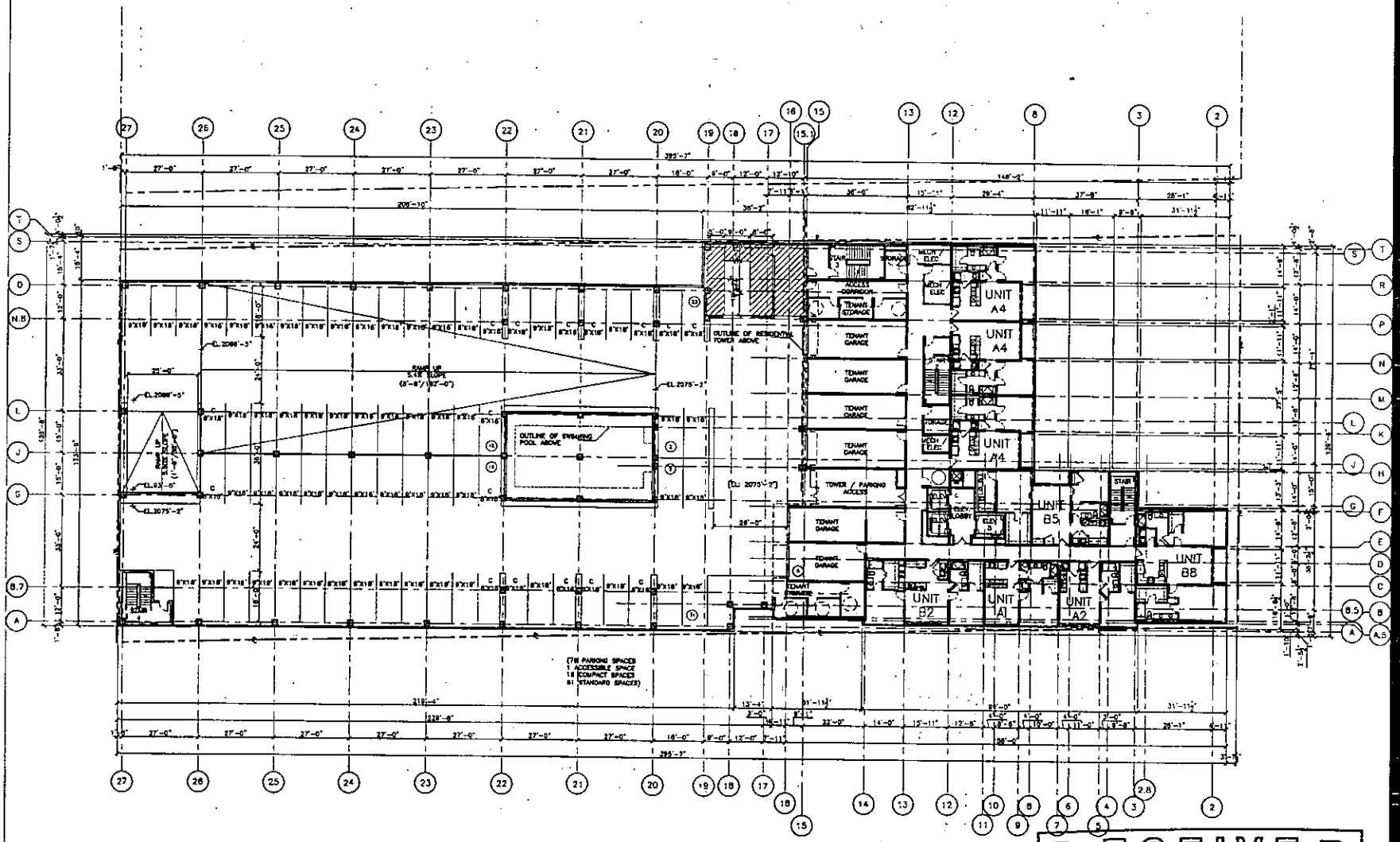

01 LEVEL 08 FLOOR PLAN
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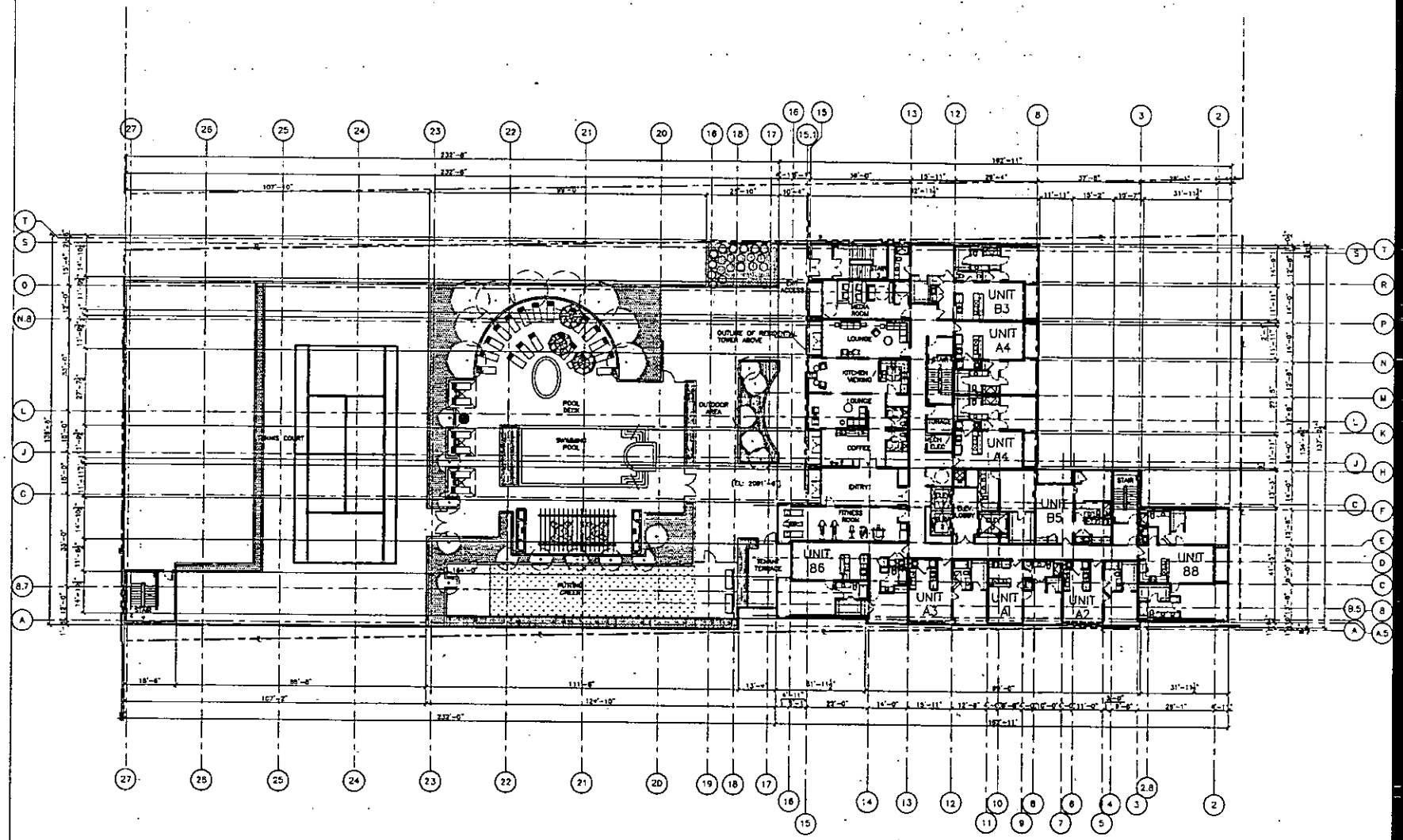

01 LEVEL 09 FLOOR PLAN (SWIMMING POOL LEVEL)
SCALE: 1/16"=1'-0"

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LEVEL 09 FLOOR PLAN (SWIMMING POOL LEVEL)

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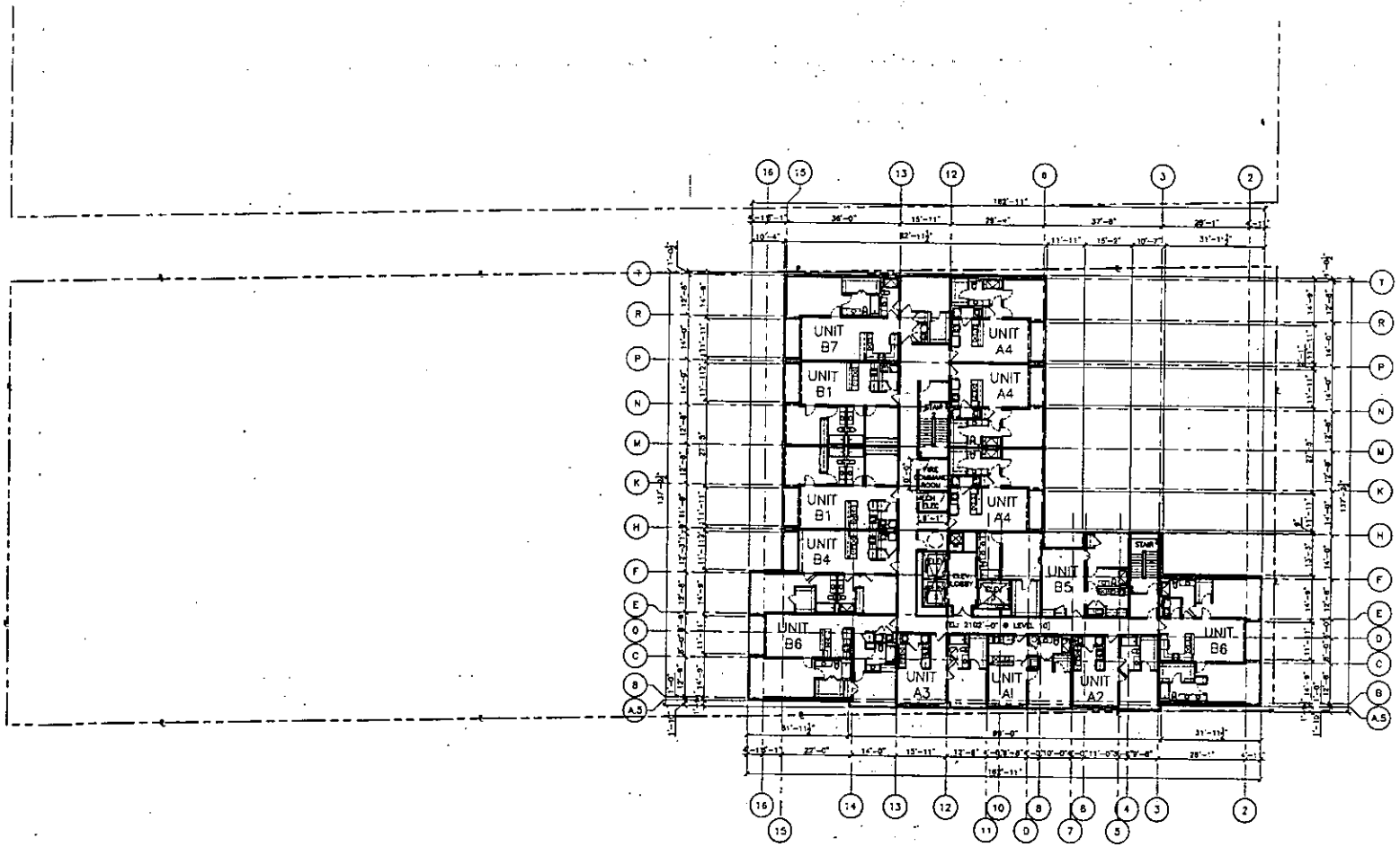

01 LEVELS 10, 20, 30 FLOOR PLAN (FIRE COMMAND ROOM)
SCALE: 1/16"=1'-0"

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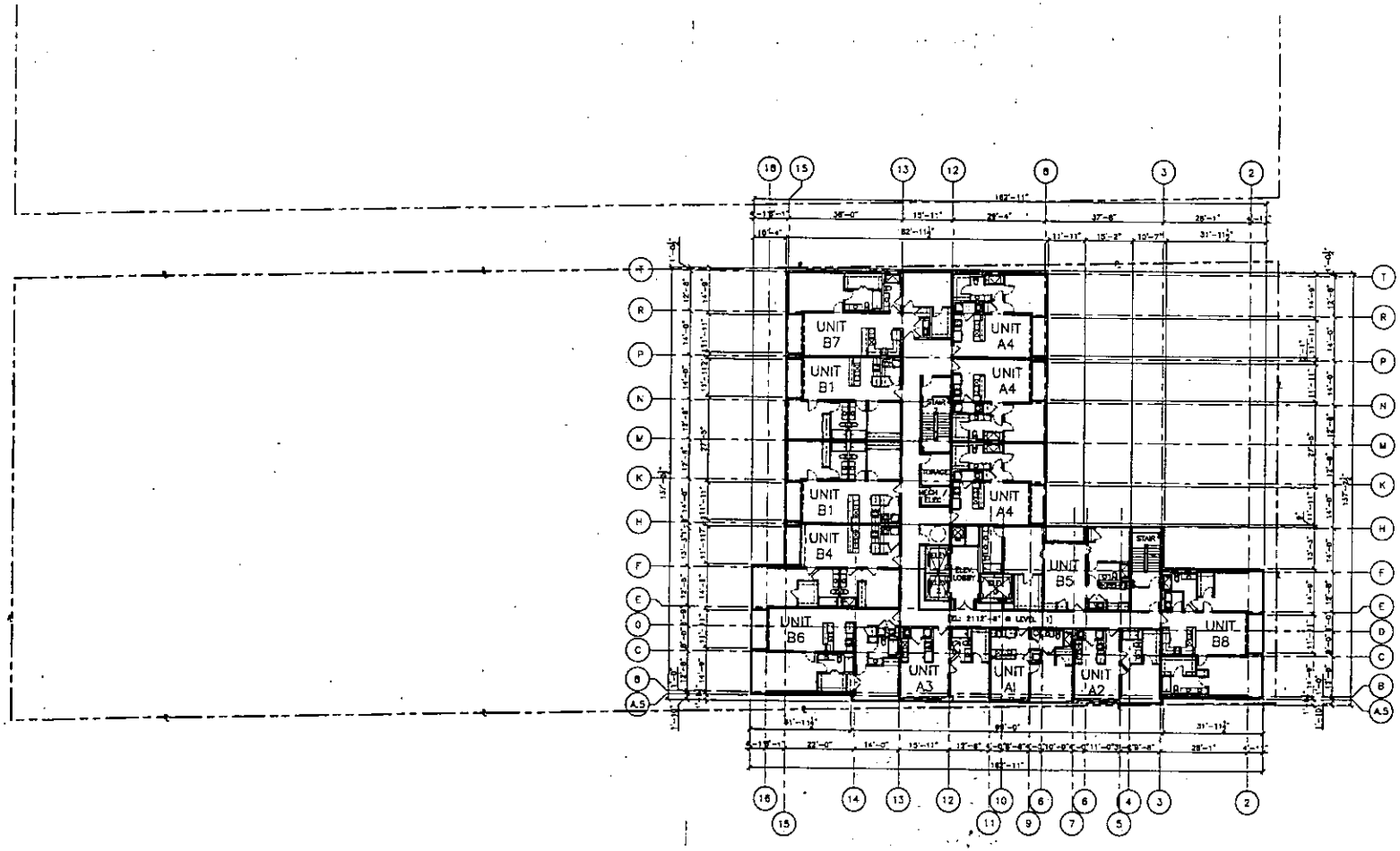

01 LEVELS 11–19, 20–19, 31– 32 FLOOR PLAN (TYPICAL FLOOR PLAN)
SCALE: 1/16"=1'-0"

TRUE NORTH
PLAN NORTH

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NEVADA LICENSE 3294

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Sheet Title
LEVELS 11 - 32 FLOOR PLAN
(TYPICAL FLOOR PLAN)

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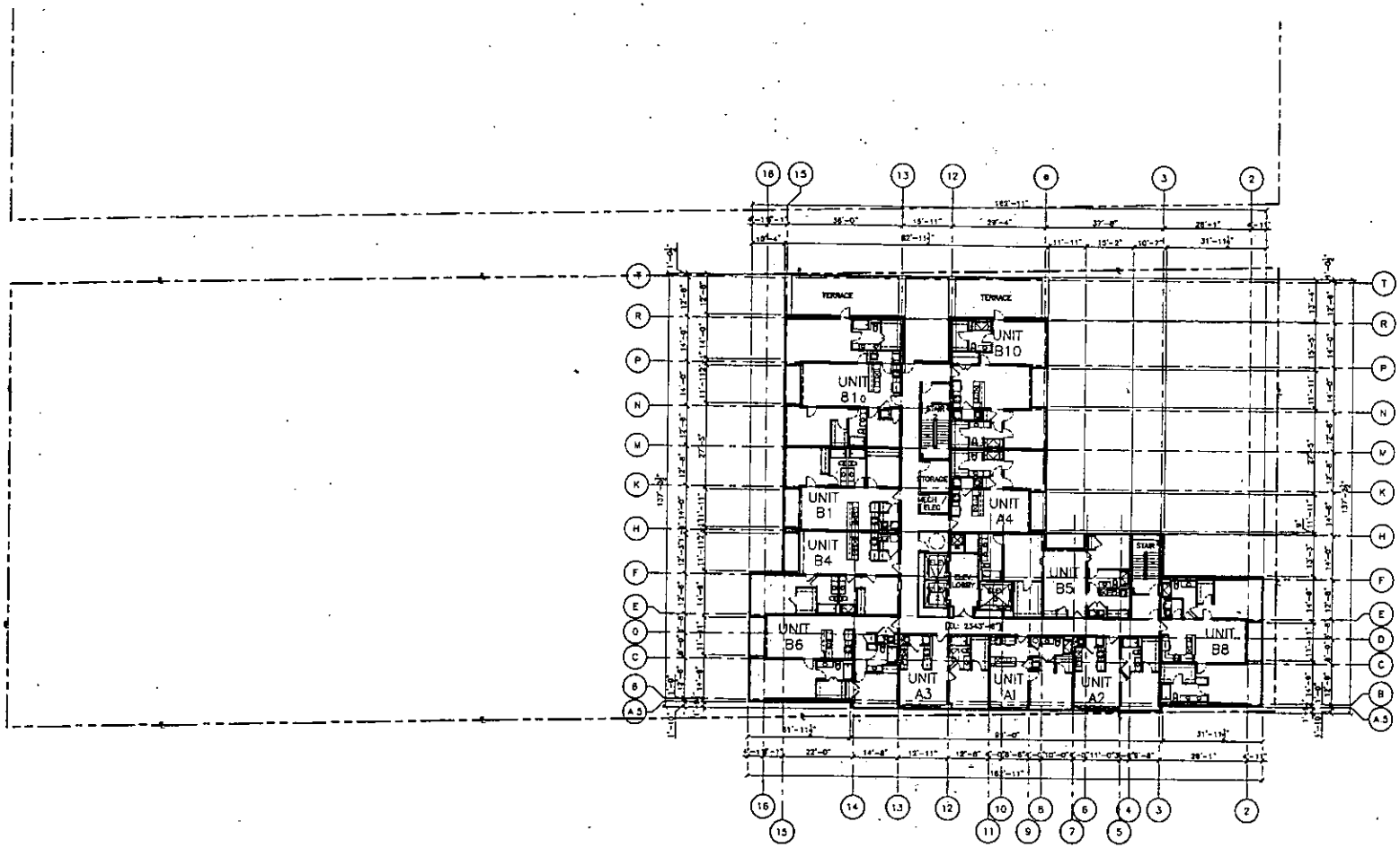

01 LEVEL 33 FLOOR PLAN
SCALE: 1/16"=1'-0"

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LEVEL 33 FLOOR PLAN

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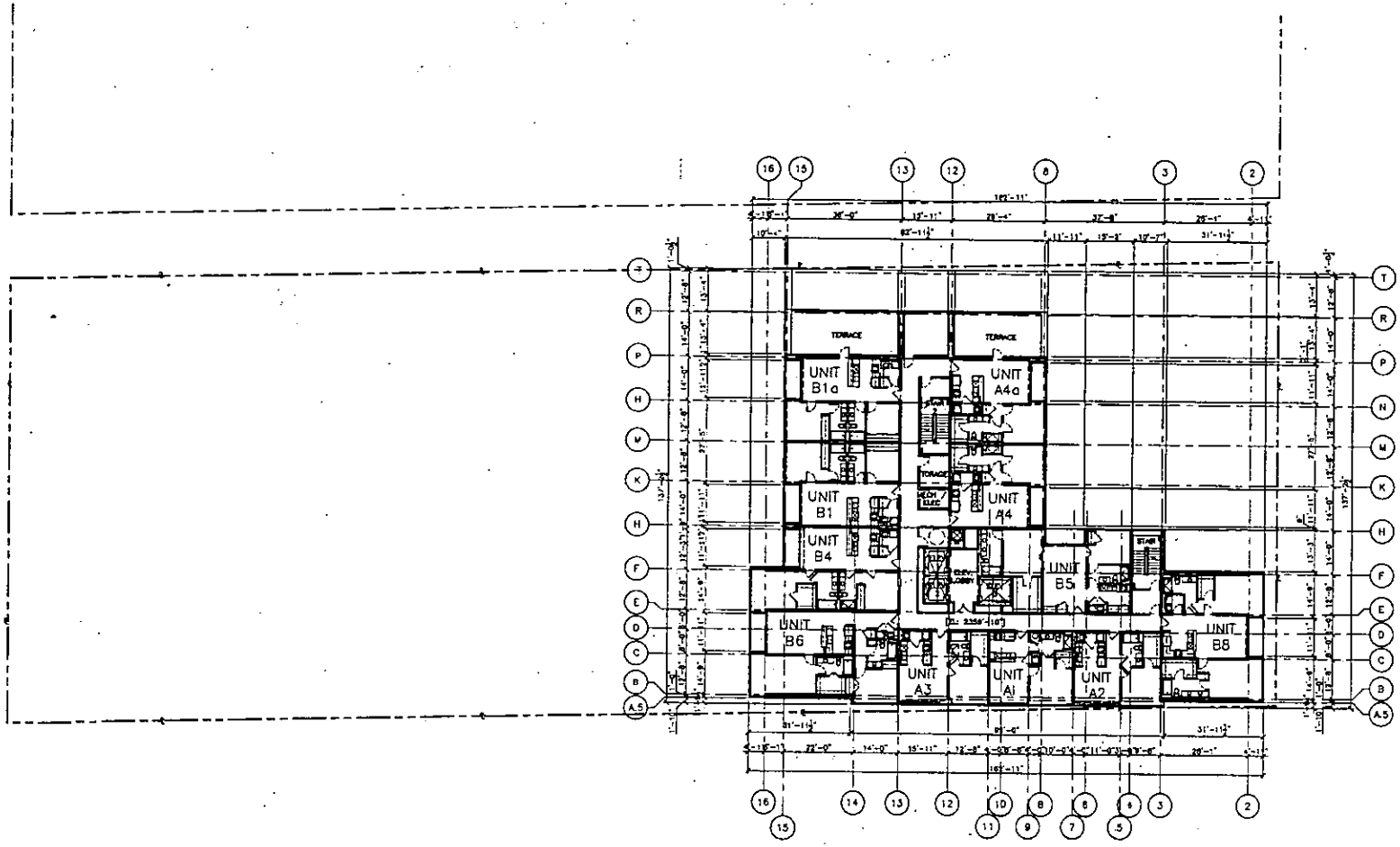

01 LEVEL 34 FLOOR PLAN
SCALE: 1/16"=1'-0"

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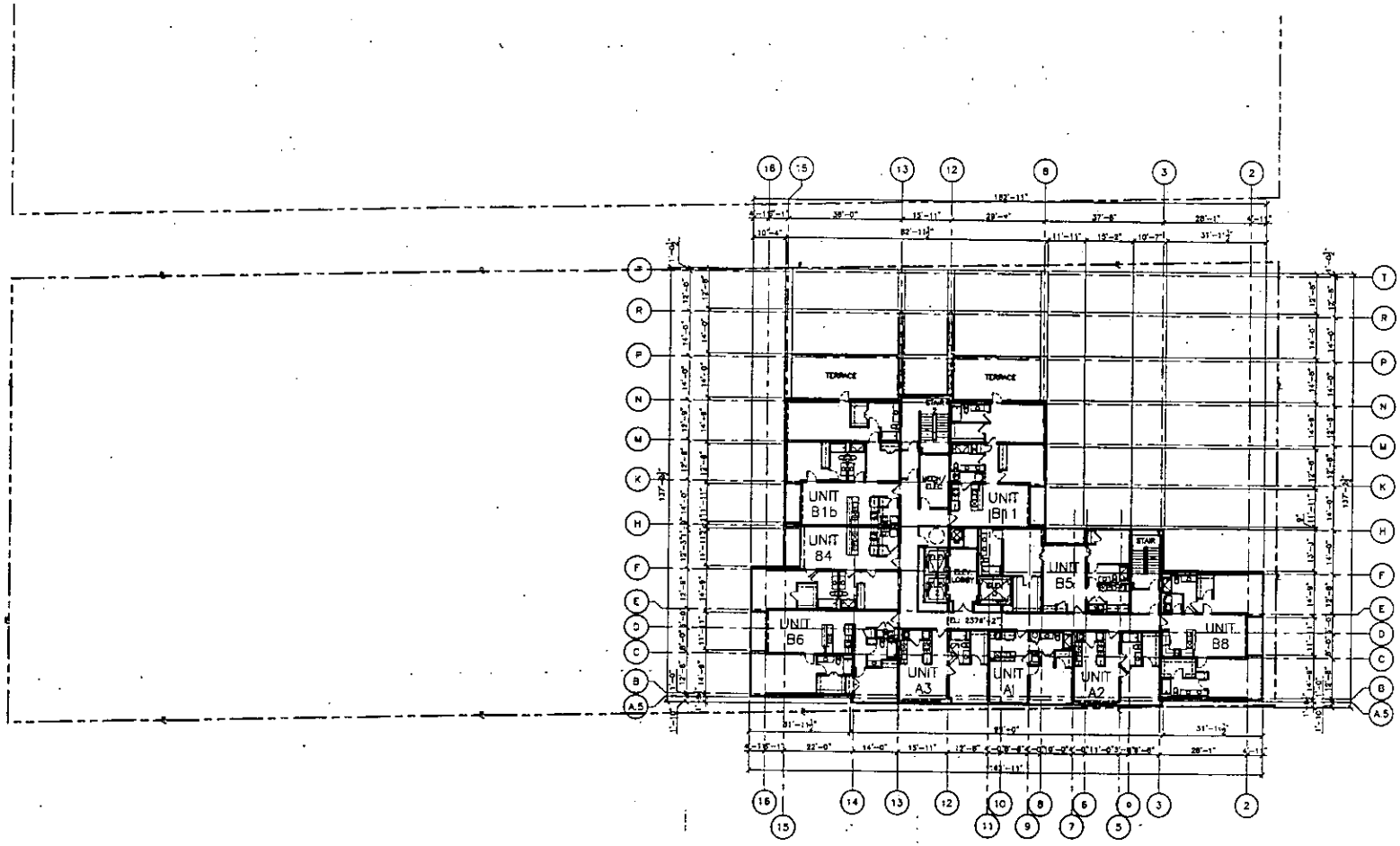
LEVEL 34 FLOOR PLAN

Sheet Number
A2.13



01 LEVEL 35 FLOOR PLAN
SCALE: 1/16"=1'-0"

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LEVEL 35 FLOOR PLAN

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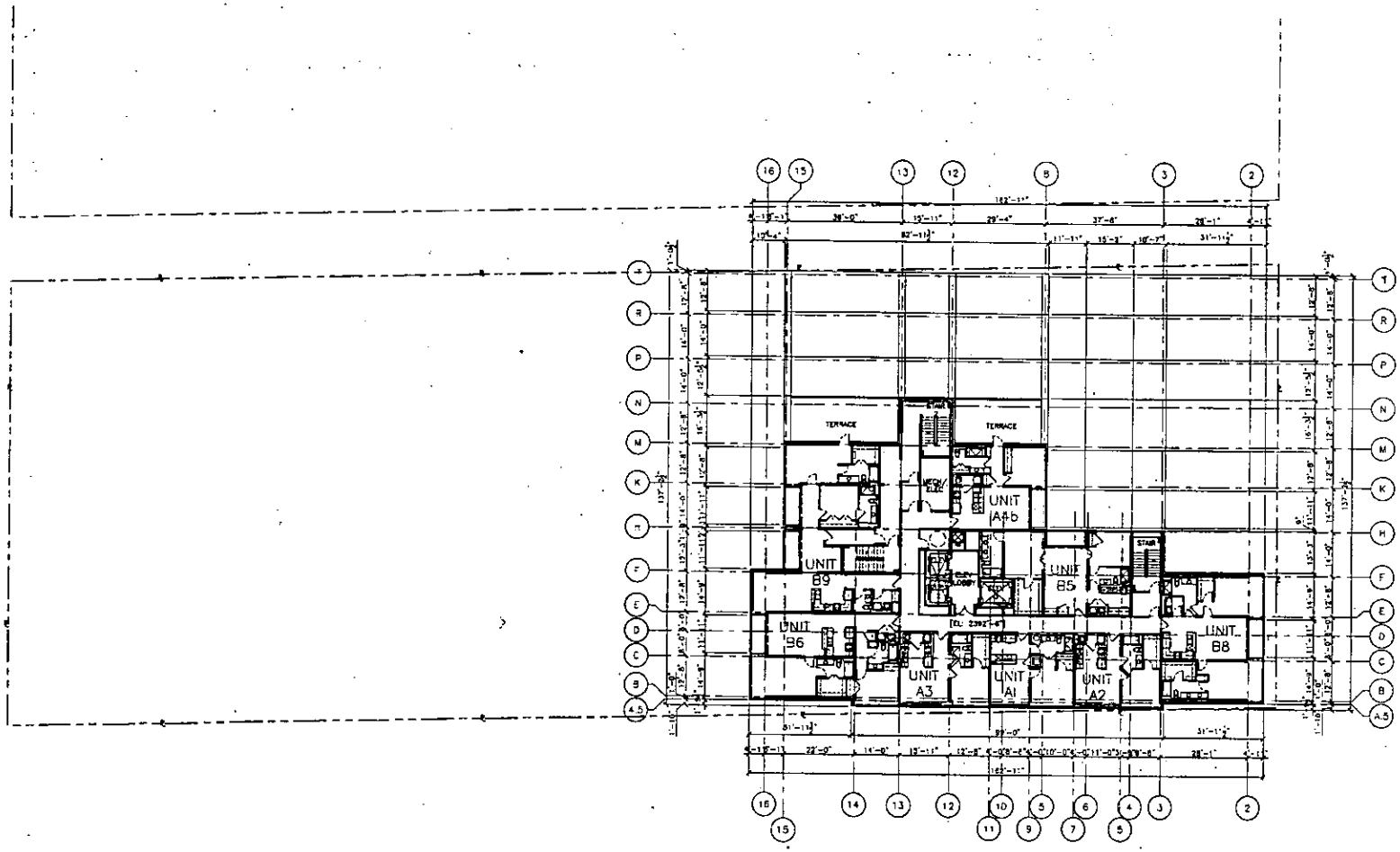

01 LEVEL 36 FLOOR PLAN
SCALE: 1/16"=1'-0"

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LEVEL 36 FLOOR PLAN

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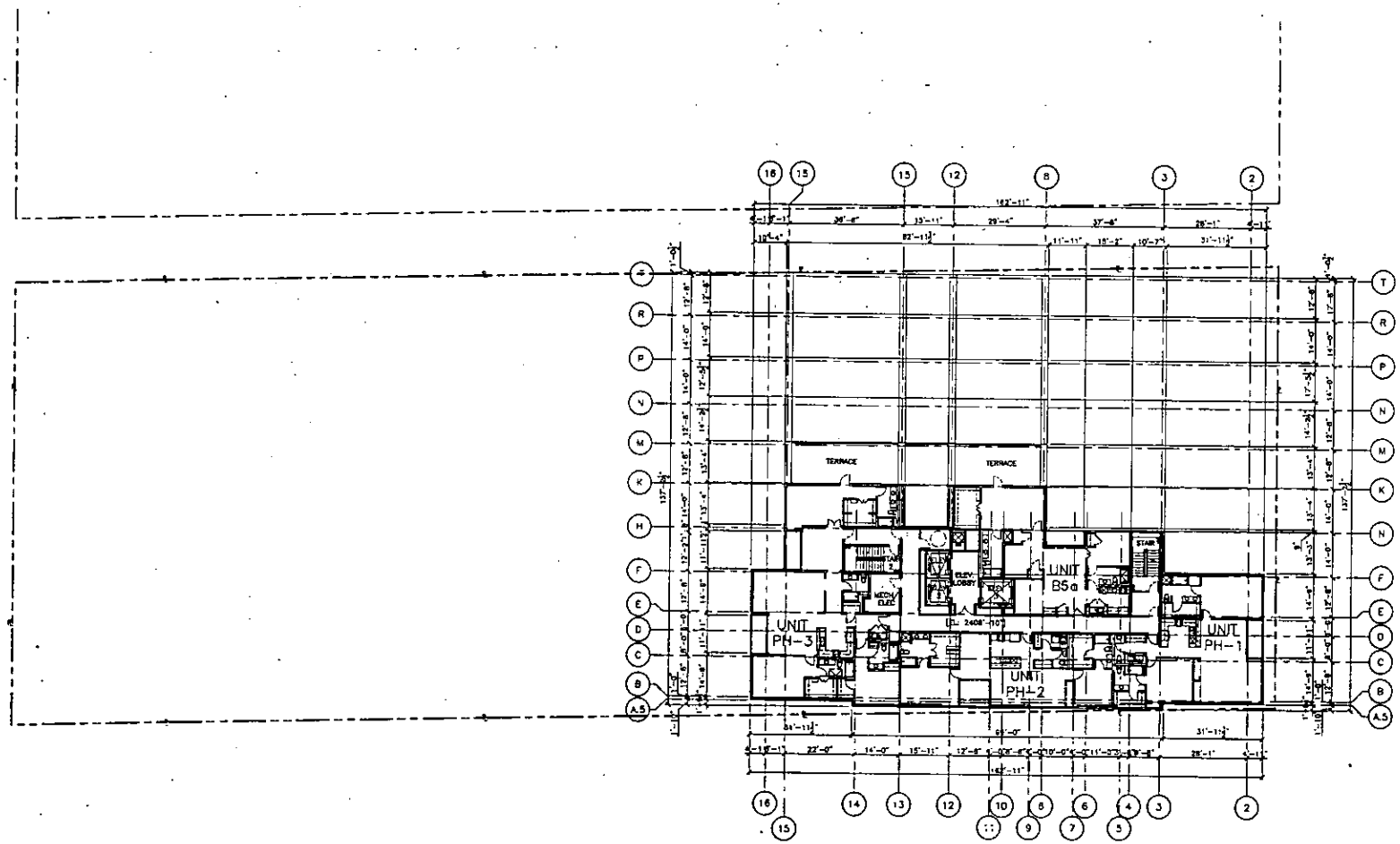

01 LEVEL 37 FLOOR PLAN
SCALE: 1/16"=1'-0"

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PLAN NORTH

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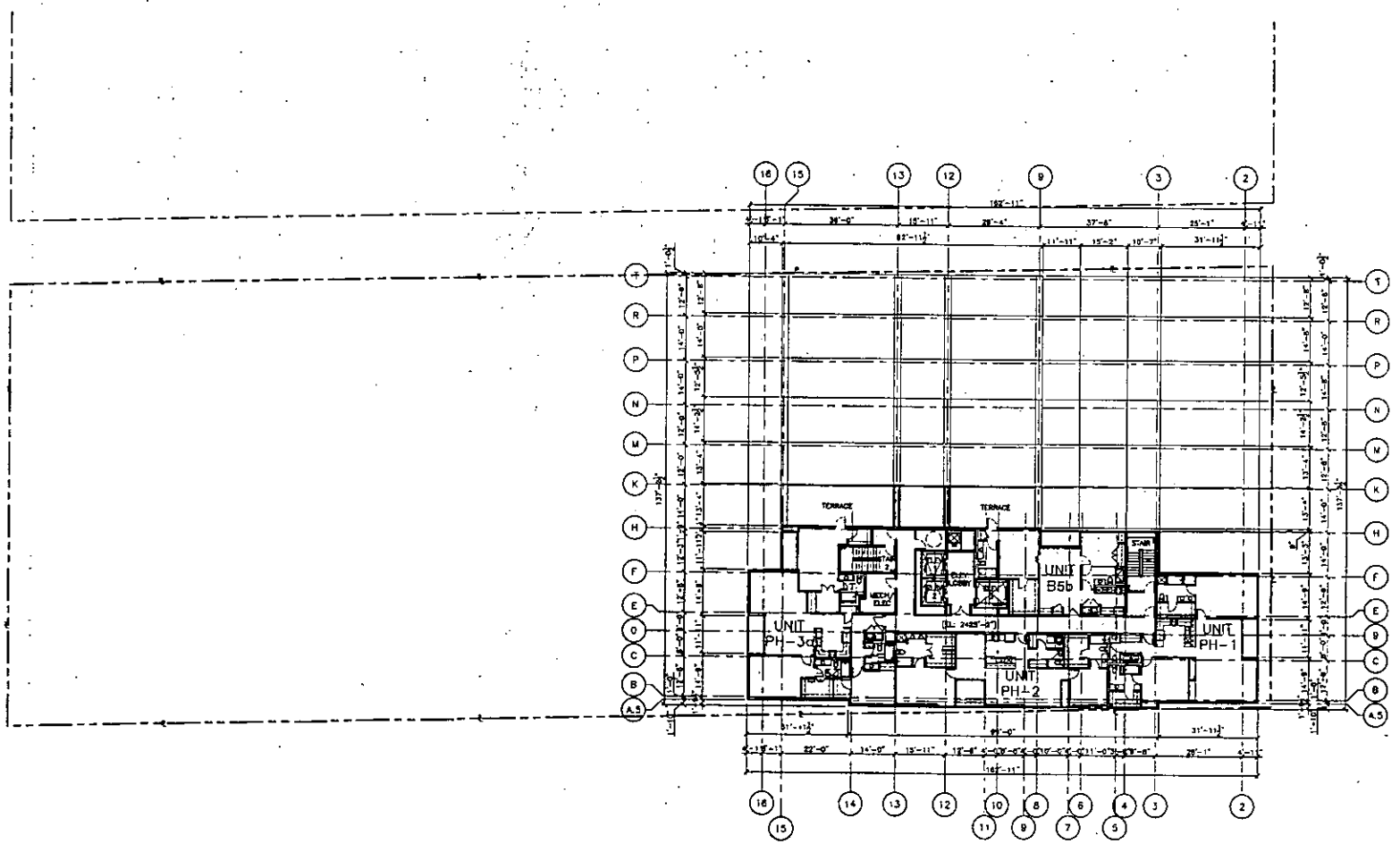

01 LEVEL 38 FLOOR PLAN
SCALE: 1/16"=1'-0"

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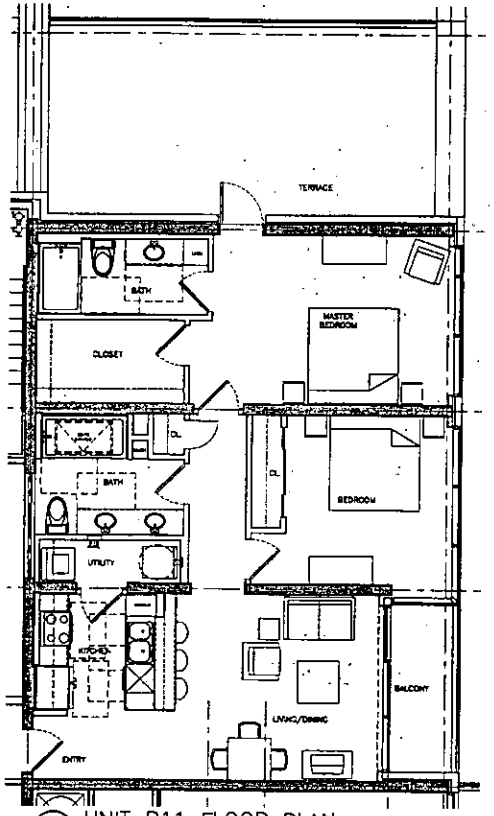

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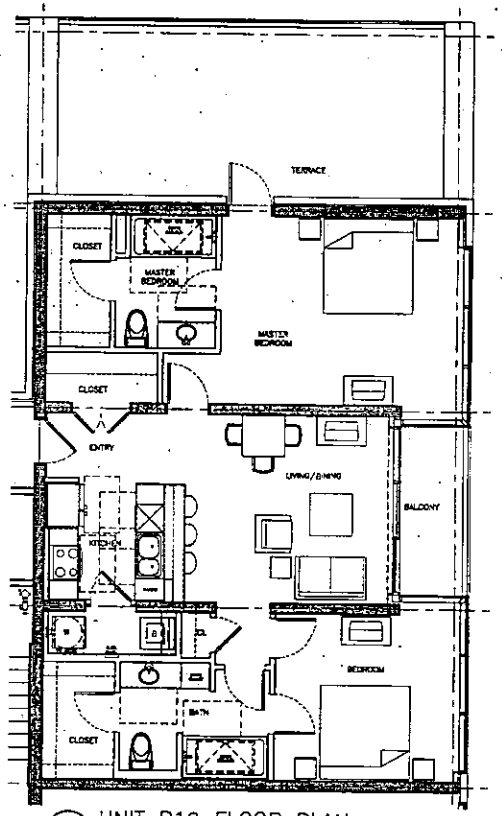

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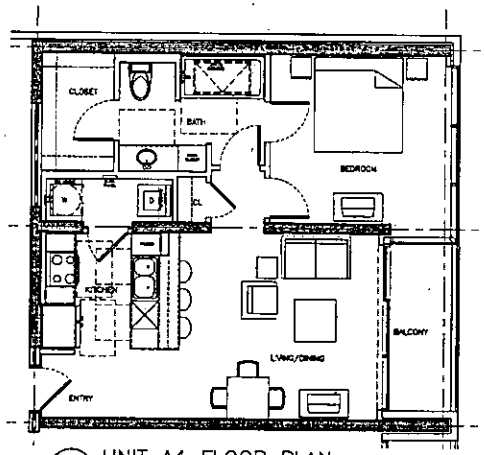

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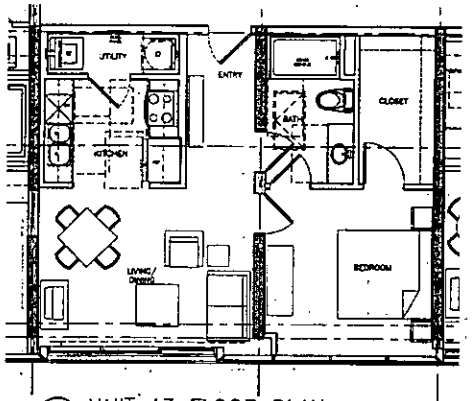

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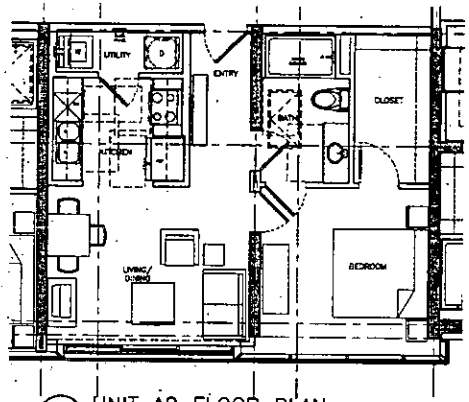

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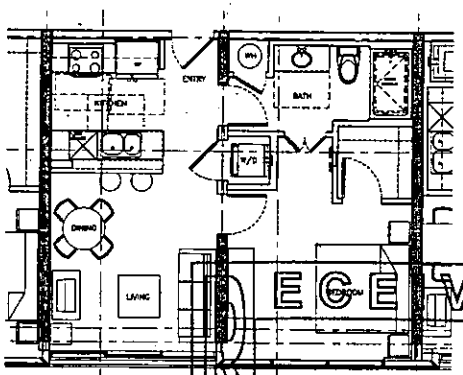

01 UNIT A1 FLOOR PLAN
SCALE: 1/4"=1'-0"

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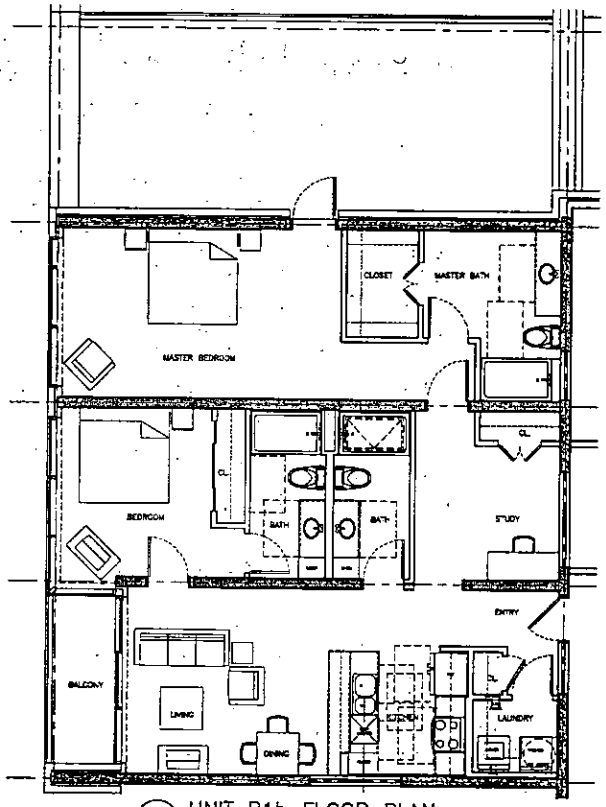

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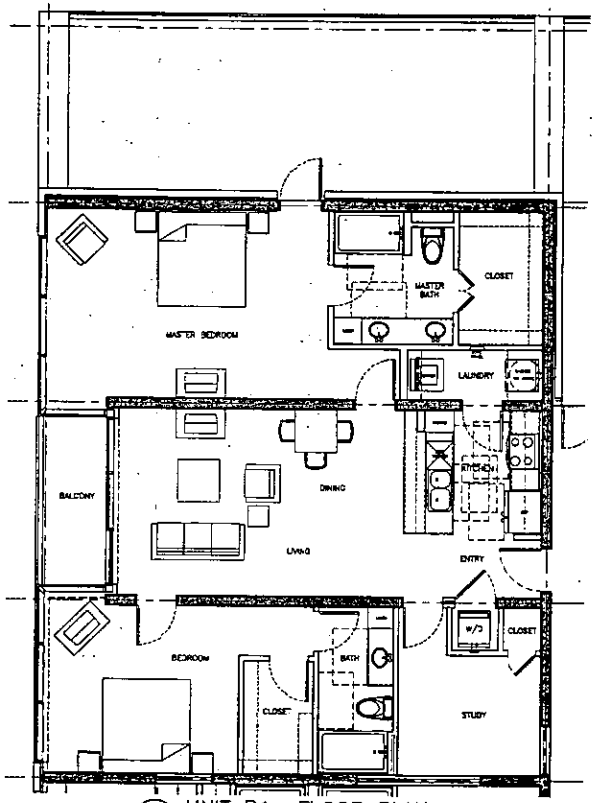

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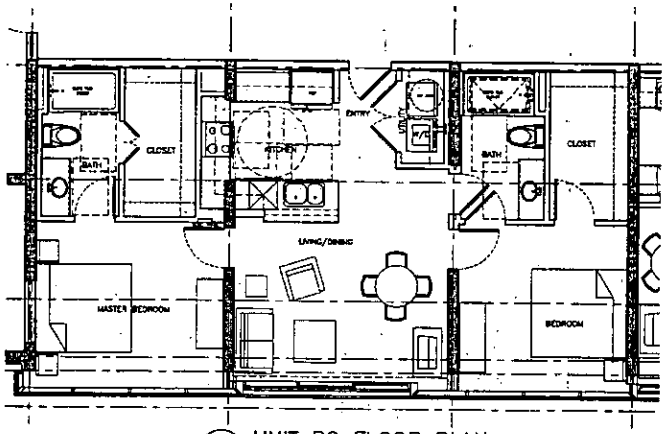

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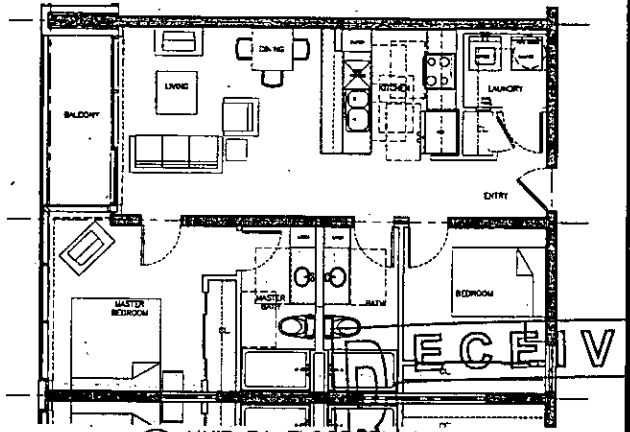

01 UNIT B1 FLOOR PLAN

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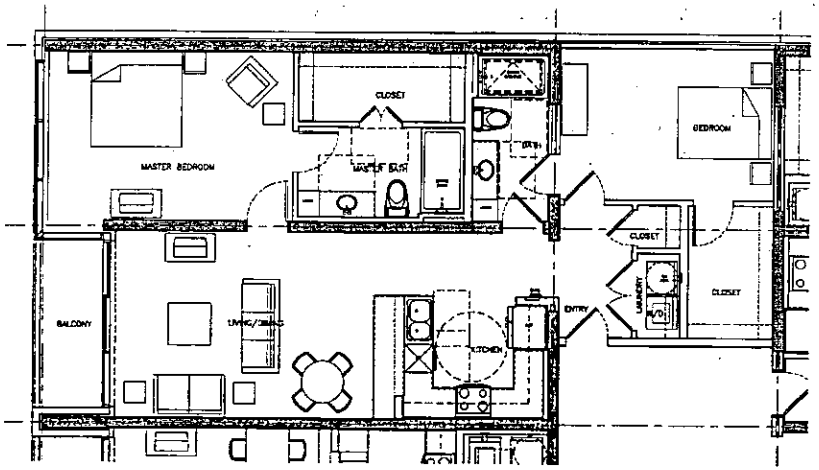

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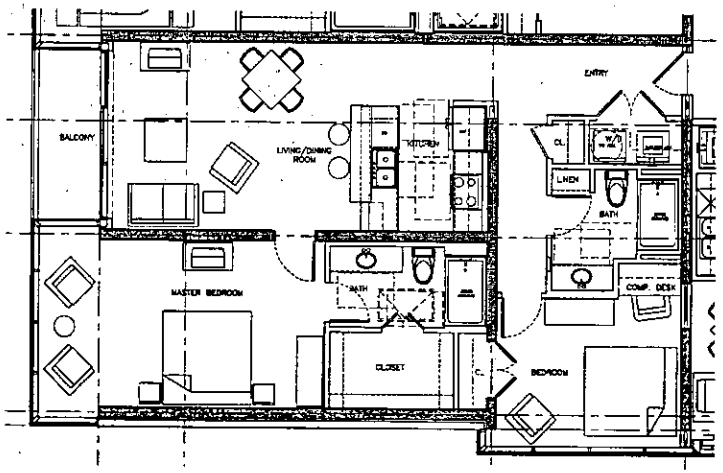

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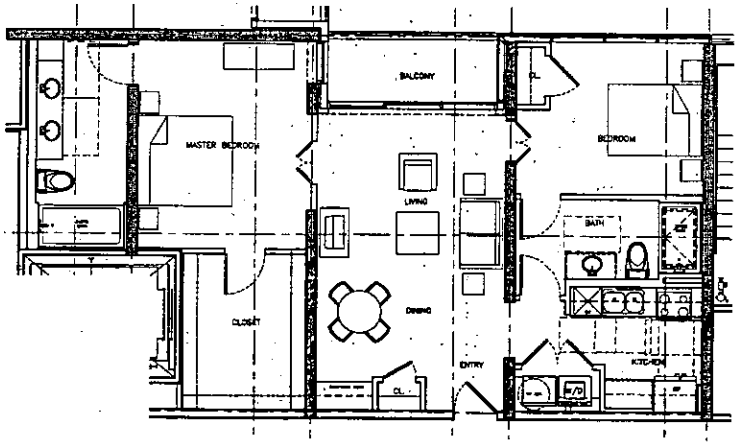

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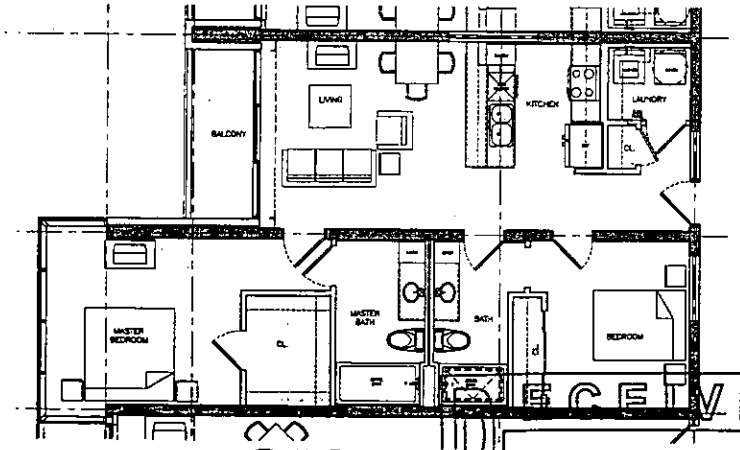

01 UNIT B4 FLOOR PLAN
SCALE: 1/4"=1'-0"

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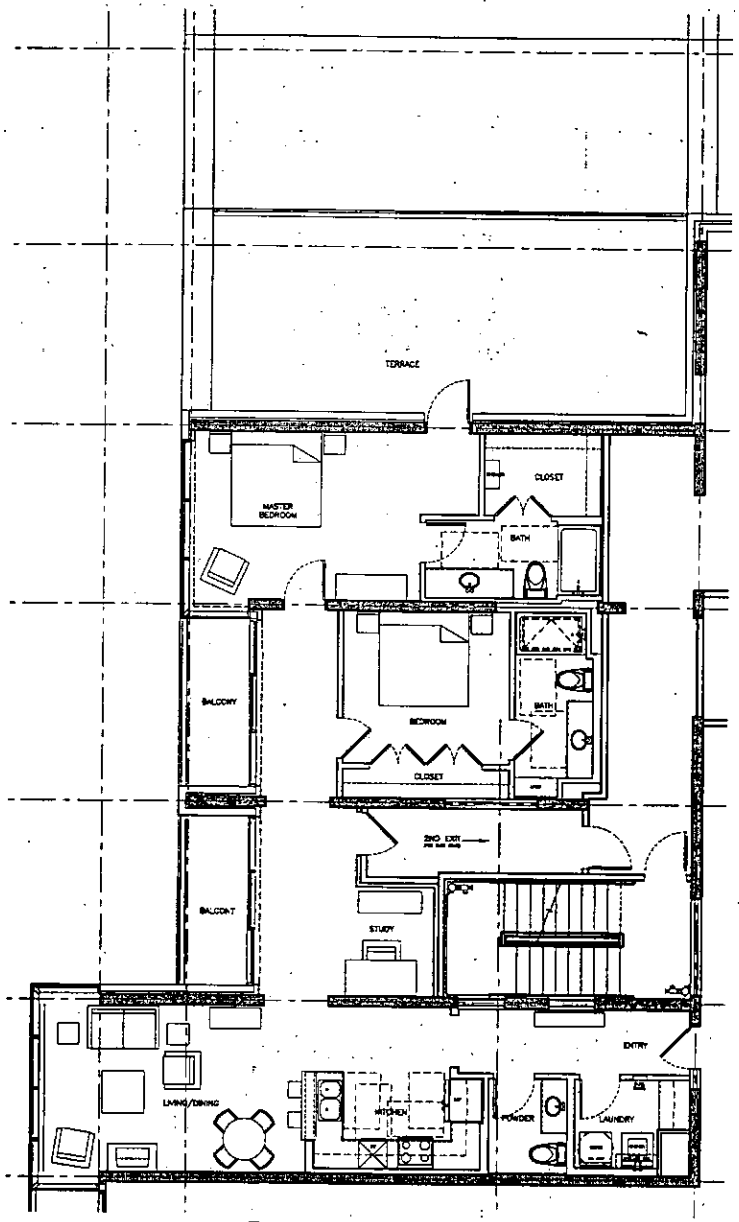

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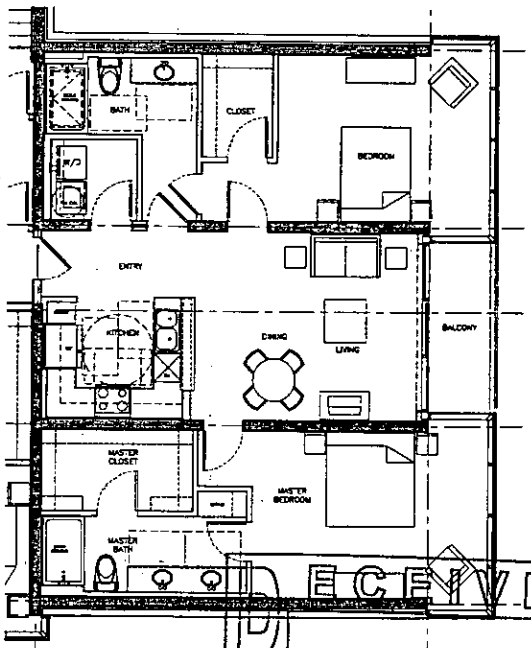
SCALE: 1/4"=1'-0"



01 UNIT B8 FLOOR PLAN
SCALE: 1/4"=1'-0"

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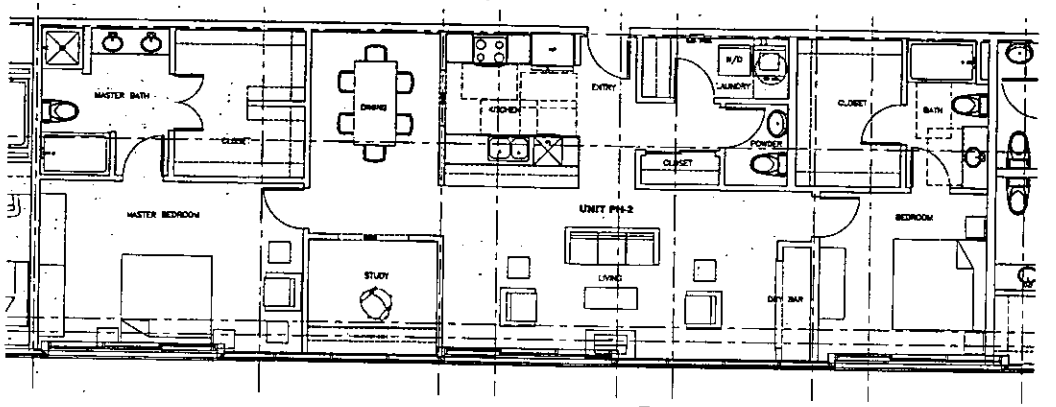
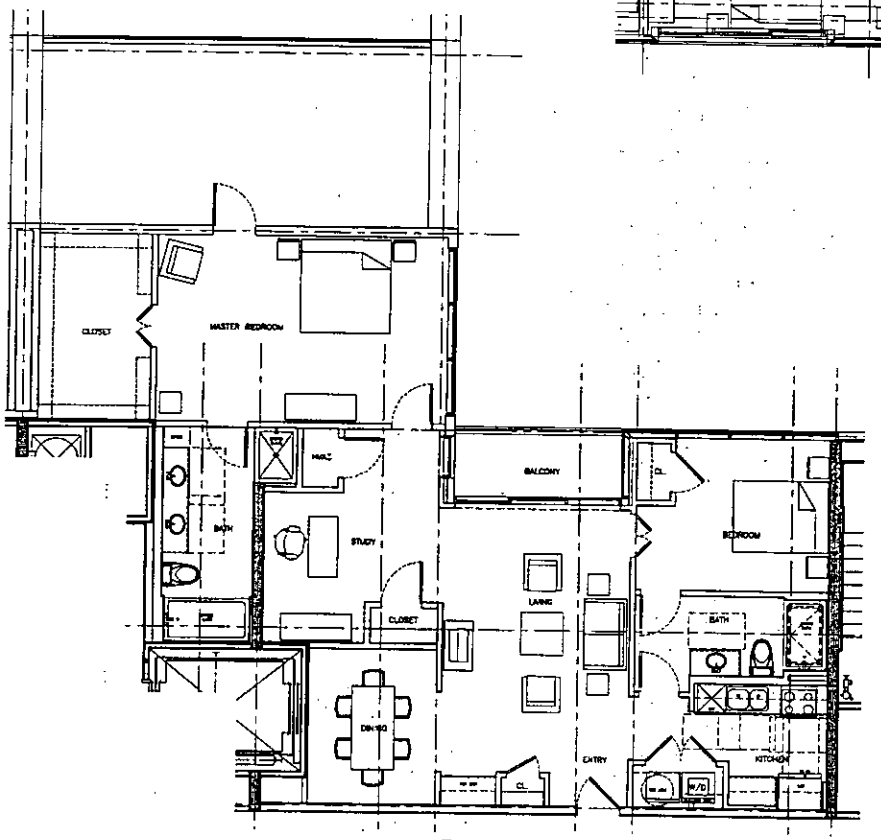


03 UNIT PH-2 FLOOR PLAN
SCALE: 1/4"=1'-0" PENTHOUSE LEVEL UNIT (LEVELS 37-38)



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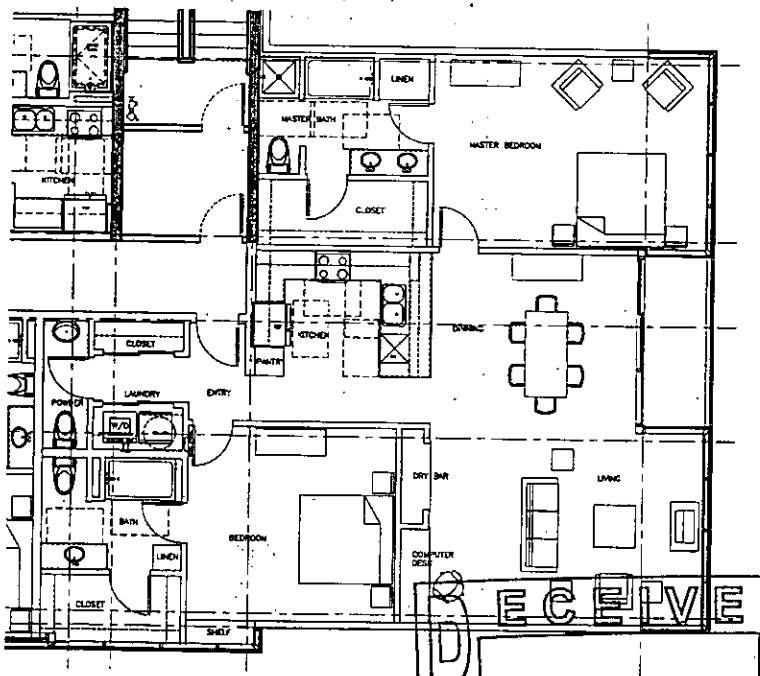

01 UNIT PH-1 FLOOR PLAN
SCALE: 1/4"=1'-0" PENTHOUSE LEVEL UNIT (LEVELS 37-38)

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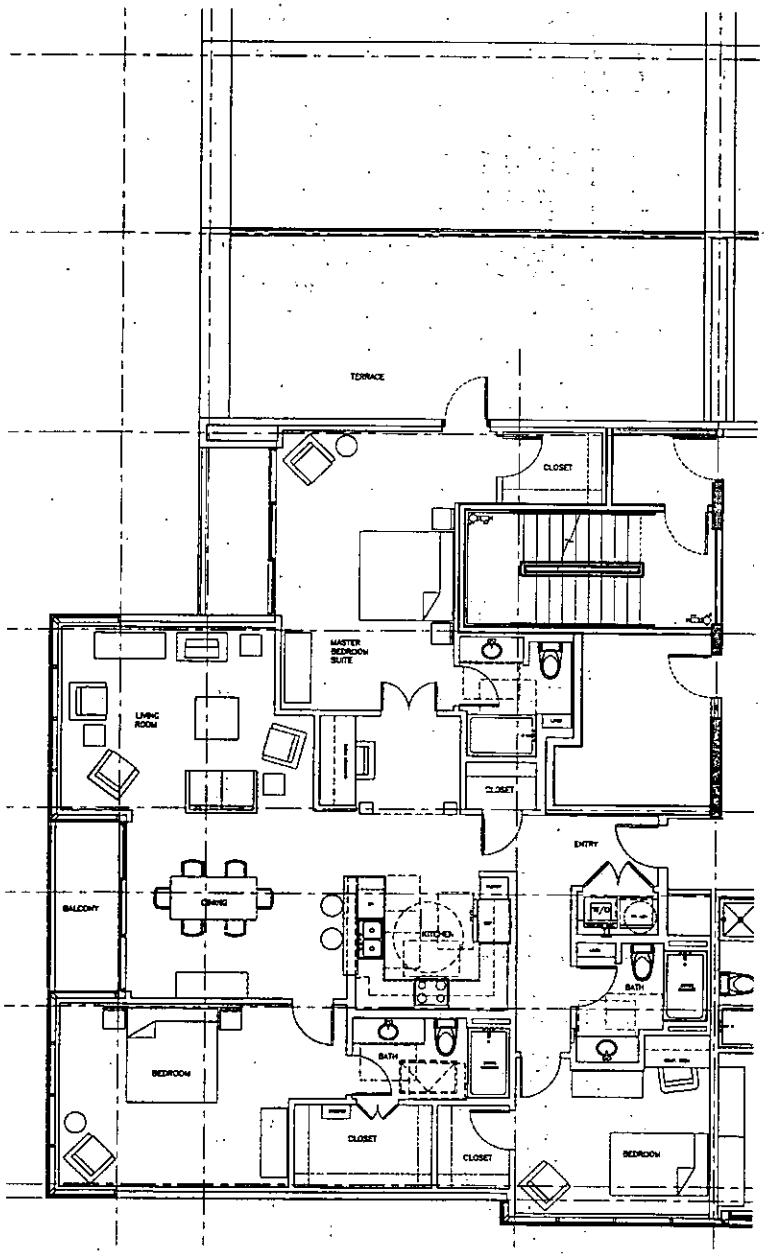

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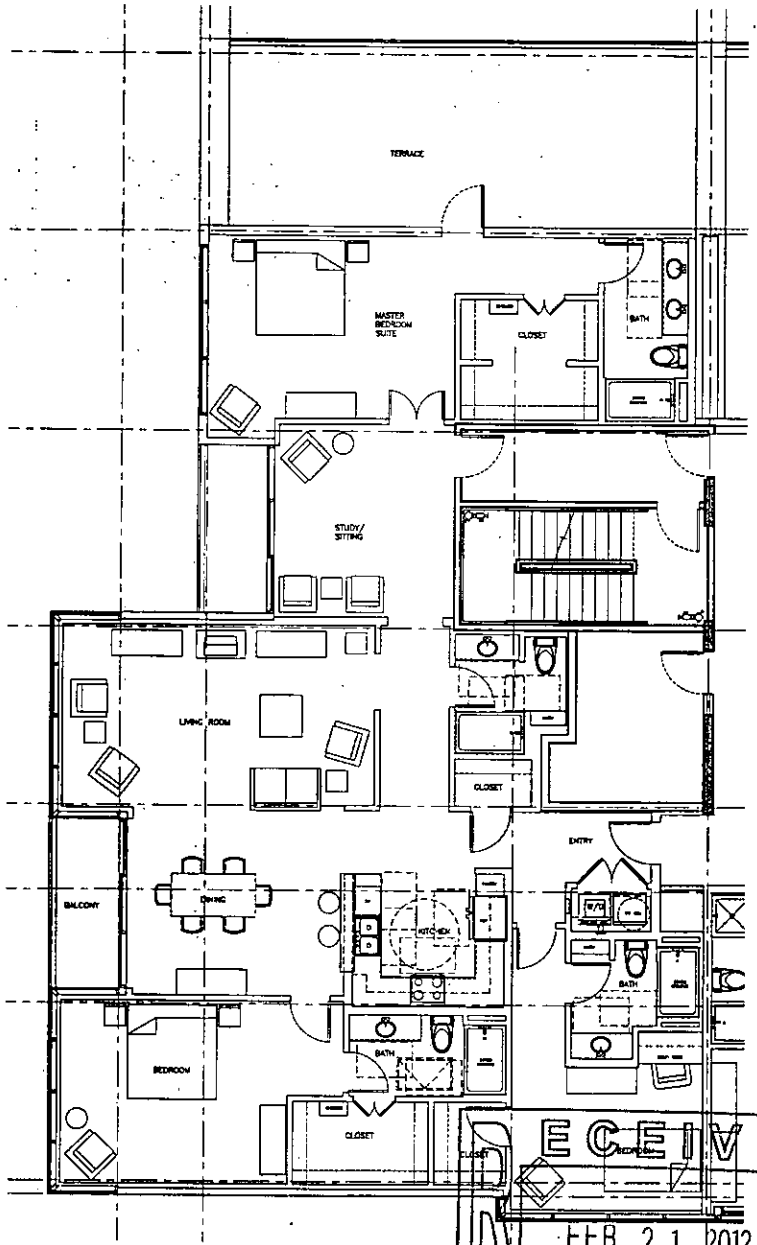

01 UNIT PH-3 FLOOR PLAN
SCALE: 1/4"=1'-0" PENTHOUSE LEVEL UNIT (LEVEL 37)

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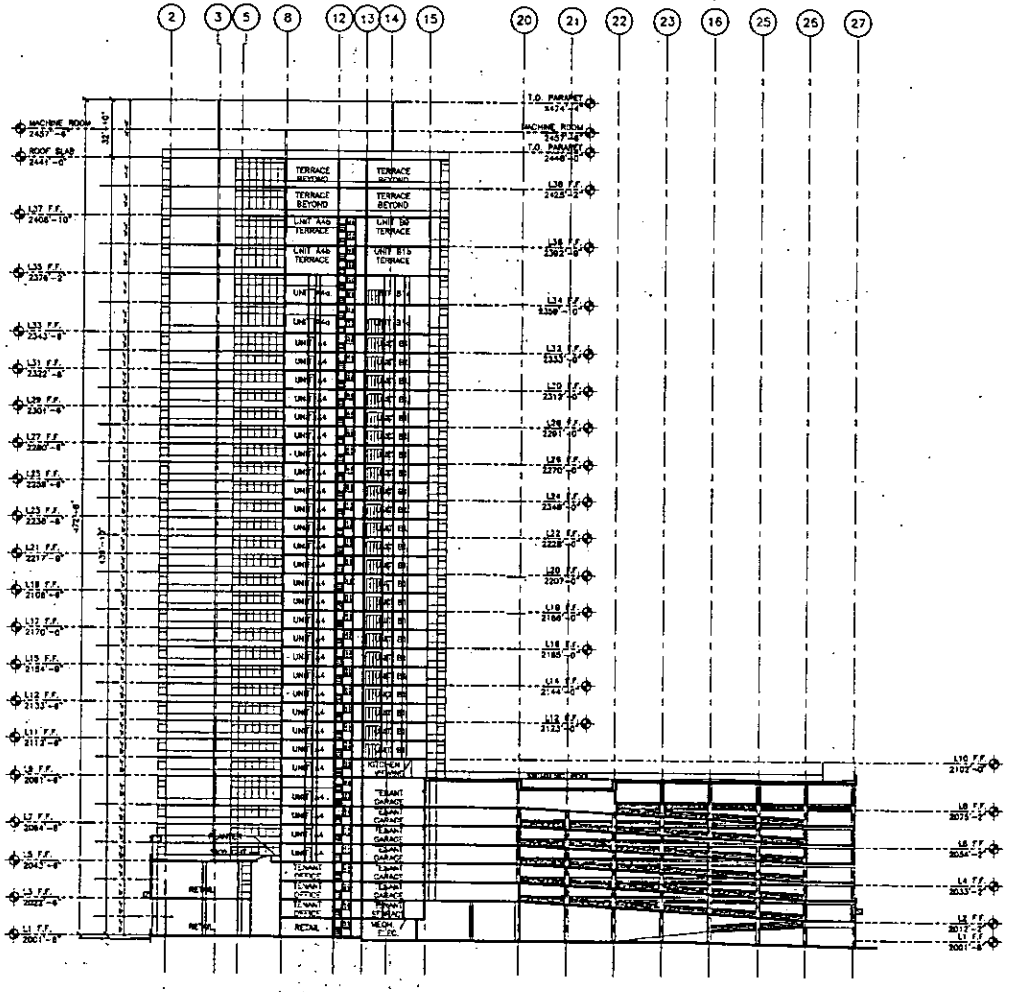

D1 BUILDING SECTION (NORTH SOUTH SECTION)

SCALE: 1/32"=1'-0"

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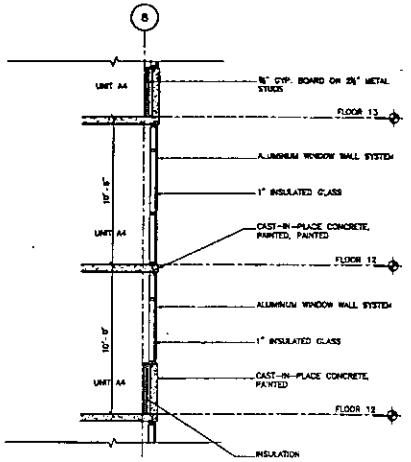

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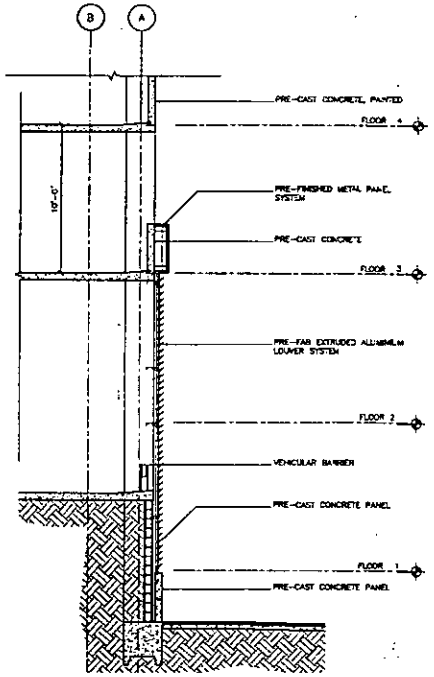
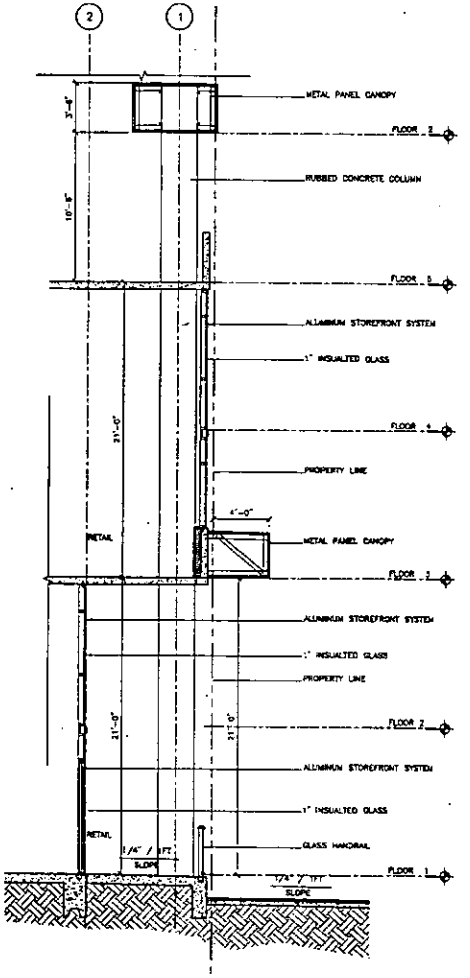
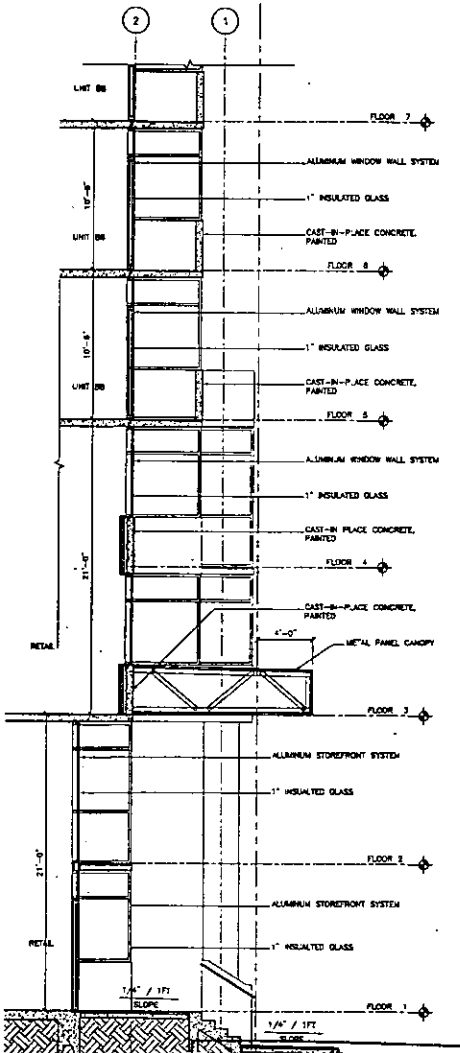


03 WALL SECTION (ON EAST FACADE)
SCALE: 1/4"=1'-0"



02 WALL SECTION (ON NORTH FACADE)
SCALE: 1/4"=1'-0"



01 WALL SECTION (ON NORTH FACADE)
SCALE: 1/4"=1'-0"

ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE #3234
C/O Dupreebby Dupree and Associates
3930 Dallas Ave., Suite 300
Dallas, TX 75204
Phone: (214) 871-8878
Fax: (214) 871-8888

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Project

NEON HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

Martinez & Associates

Authorization

ROBERT B. DUPREE REGISTERED 3234 NEVADA
11-21-06
FOR PLANNING COMMISSION SUBMITTAL ONLY

Design Team

Issues and Revisions

No.	Date	Description

Job No.	Issue Date
5045.00	11.21.06

Issue Package
PLANNING COMMISSION SUBMITTAL

Sheet Title
WALL SECTIONS

Sheet Number
A6.11

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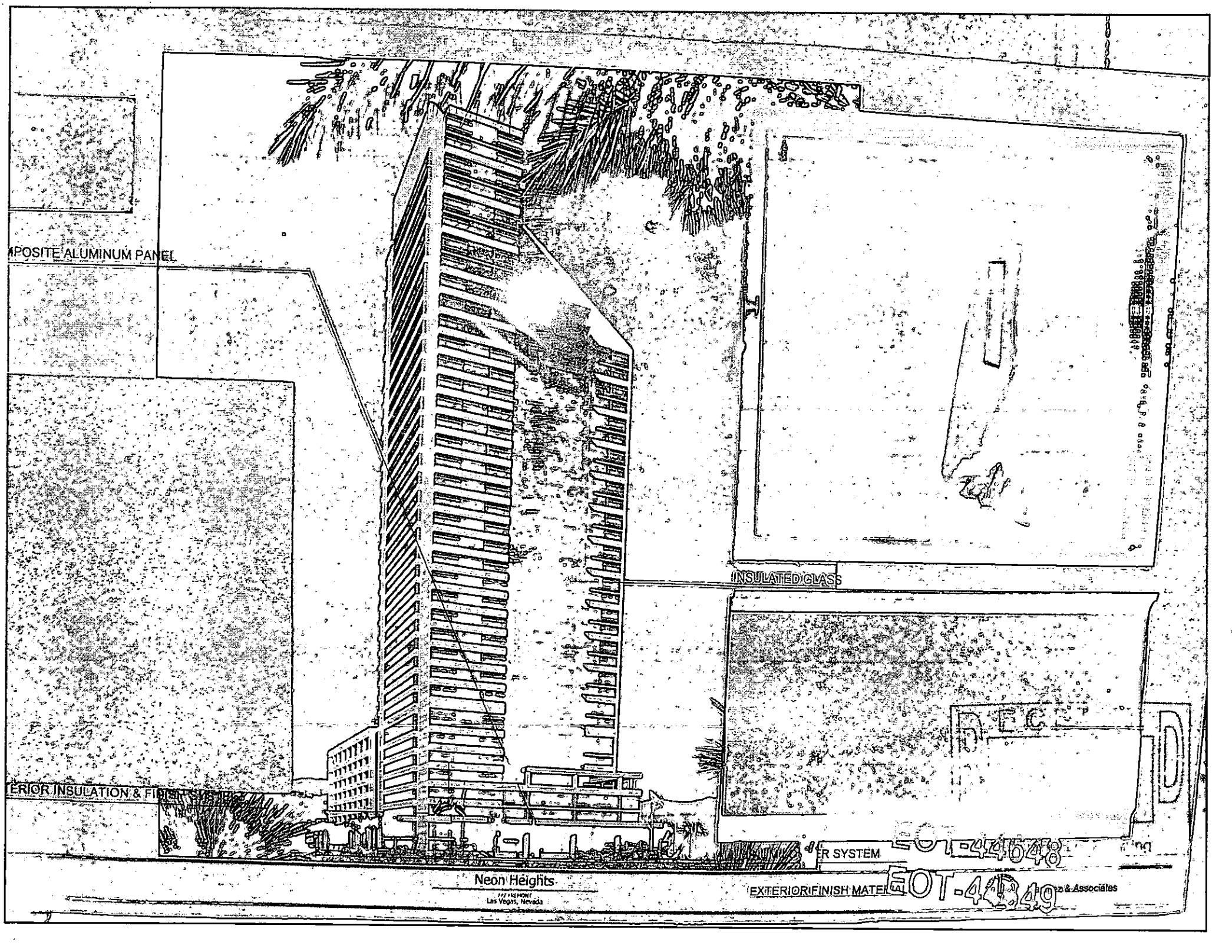
FEB 21 2012
City of Las Vegas
Department of Planning

EOT-44648
EOT-44649


MPOSITE ALUMINUM PANEL
INSULATED GLASS
ERIOR INSULATION & FI
R SYSTEM
EXTERIOR FINISH MATERIAL
Neon Heights
Las Vegas, Nevada
& Associates
RECEIVED
EOT-44648
EOT-44649

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 3, 2012

Mr. Justen Martinez
Mr. Dan Martinez
1729 Wandering Winds Way
Las Vegas, NV 89128

RE: EOT-44648 – EXTENSION OF TIME
CITY COUNCIL MEETING OF MAY 2, 2012

Dear Messers Martinez:

The City Council at a regular meeting held May 2, 2012, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-18638) FOR A 40-STORY, 395-UNIT CONDOMINIUM DEVELOPMENT WITH 15,892 SQUARE FEET OF RETAIL SPACE AND 9,050 SQUARE FEET OF OFFICE SPACE AND WAIVERS OF THE DOWNTOWN BUILDING STEPBACK, PARKING STRUCTURE STEPBACK, AND DOWNTOWN STREETSCAPE REQUIREMENTS on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 3, 2012. This approval is subject to:

Planning

1. This Site Development Plan Review (SDR-18638) shall expire on February 21, 2014 unless another extension of time is approved by the City Council.

2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-18638) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

April 5, 2012

Mr. Justen Martinez
Mr. Dan Martinez
1729 Wandering Winds Way
Las Vegas, NV 89128

RE: EOT-44648 – EXTENSION OF TIME
CITY COUNCIL MEETING OF APRIL 4, 2012

Dear Messers Martinez:

The City Council at a regular meeting held March 21, 2012, HELD IN ABEYANCE the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-18638) FOR A 40-STORY, 395-UNIT CONDOMINIUM DEVELOPMENT WITH 15,892 SQUARE FEET OF RETAIL SPACE AND 9,050 SQUARE FEET OF OFFICE SPACE AND WAIVERS OF THE DOWNTOWN BUILDING STEPBACK, PARKING STRUCTURE STEPBACK, AND DOWNTOWN STREETSCAPE REQUIREMENTS on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the May 2, 2012 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

March 22, 2012

Mr. Justen Martinez
Mr. Dan Martinez
1729 Wandering Winds Way
Las Vegas, Nevada 89128

RE: EOT-44648 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 4, 2012

Dear Messers Martinez:

Please be advised the City Council at its regular meeting on ***April 4, 2012*** as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will available on-line on ***Thursday, March 29, 2012*** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, AICP
Director
Department of Planning

FF:clb

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM

Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax

EOT-44648 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: JUSTEN MARTINEZ - OWNER: DAN MARTINEZ *- For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-18638) FOR A 40-STORY, 395-UNIT CONDOMINIUM DEVELOPMENT WITH 15,892 SQUARE FEET OF RETAIL SPACE AND 9,050 SQUARE FEET OF OFFICE SPACE AND WAIVERS OF THE DOWNTOWN BUILDING STEPBACK, PARKING STRUCTURE STEPBACK, AND DOWNTOWN STREETSCAPE REQUIREMENTS on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 5 (Barlow).*

EOT-44649 - EXTENSION OF TIME RELATED TO EOT-44648 - SPECIAL USE PERMIT - APPLICANT: JUSTEN MARTINEZ - OWNER: DAN MARTINEZ *- For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-18637) FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 5 (Barlow).*

CITY COUNCIL: ***APRIL 4, 2012***

CASE PLANNER: ***DEBBIE SULLIVAN*** ☒ ***CONSENT***

Comments Due: ***MARCH 7, 2012***

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

LIST COMMENTS BELOW:

A/P # 44648 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/21/2012 12:57	984548	**Temp COO**		
Approved			**COO Issued**		
Final			**Expires**		

Associated Information

Type of Work		**# Plans**	0
Dept of Commerce		**# Plans**	0
Priority	☒ **Auto Reviews**	**Bill Group**	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

EOT-44648 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: JUSTEN MARTINEZ - OWNER: DAN MARTINEZ - For possible action on a request for an Extension of Time of a previously approved Site Development Plan Review (SDR-18638) FOR A 40-STORY, 395-UNIT CONDOMINIUM DEVELOPMENT WITH 15,892 SQUARE FEET OF RETAIL SPACE AND 9,050 SQUARE FEET OF OFFICE SPACE AND WAIVERS OF THE DOWNTOWN BUILDING STEPBACK, PARKING STRUCTURE STEPBACK, AND DOWNTOWN STREETSCAPE REQUIREMENTS on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 18638
Project # 44648 **Project/Phase Name** 777 FREMONT **Phase #**
Size/Area 1.39 ACRE **Size Description** **Subdivision Code**
Proposed Start **Proposed Stop** **% Completed** 0.00
% Complete Formula

Property/Site Information

Parcel 13934612084

Location

Owner/Tenant

Contact ID AC1134172 **Name** MARTINEZ DAN & STEPHANY
Mailing Address 1729 WANDERING WINDS WY **Organization** % J MARTINEZ
City LAS VEGAS **State/Province** NV
ZIP/PC 89128-7978 **Country** ☐ **Foreign**
Day Phone (505)984-8386 x **Evening Phone**
Fax **Mobile #**

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

709 FREMONT ST
LAS VEGAS, 89101-

719 FREMONT ST
LAS VEGAS, 89101-

725 FREMONT ST
LAS VEGAS, 89101-

713 FREMONT ST
LAS VEGAS, 89101-

Address | Parcel Link | A/P Link

711 FREMONT ST
LAS VEGAS, 89101-

717 FREMONT ST
LAS VEGAS, 89101-

729 FREMONT ST
LAS VEGAS, 89101-

731 FREMONT ST
LAS VEGAS, 89101-

715 FREMONT ST
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934612084

Applicants/Contacts

Primary N **Capacity** OWNER **Contact ID** AC1134172 ☐ **Foreign**
Effective **Expire**
Name MARTINEZ DAN & STEPHANY
Day Phone (505)984-8386 x **Eve Phone** **Organization** % J MARTINEZ
Pager **PIN #** **Position**
Fax **Mobile** **Profession**
E-Mail
Address 1729 WANDERING WINDS WY
LAS VEGAS, NV 89128-7978
Seasonal Addr

Valid From **To**
Comments No Comments

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiratation Date

CONTACT REQUIREMENTS
License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OTHER Other REP Contact ID AC1492382 ☐ Foreign
Effective Expire
Name JUSTEN MARTINEZ
Day Phone (702)274-3808 x Eve Phone Organization
Pager PIN # Position
Fax (702)966-0814 Mobile Profession
E-Mail
Address 1729 WANDERING WINDS WAY
LAS VEGAS, NV 89128
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiratation Date

CONTACT REQUIREMENTS
License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Item Description	Item Status
Check Fees	Fees Successful
PROCESSING FEE ($300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
484840 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(AT-COMPLETE DRT PROCESS)	
(AT-ROUTE PLANS FOR REVIEW)	
(PT-NOTIFICATION MAP DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date		Amount
PROCESSING FEE	P	02/21/2012 13:09		300.00
	Total Unpaid	0.00	**Total Paid**	300.00

Inspections

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
484840	DEVCO	1	Incomplete	☐	02/21/2012 16:13			

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) **Modified By** JGRIDER **Modified Date/Time** 02/21/2012 12:57

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y **Application/Petition Form**

Y **Justificaton Letter**

Y **Laser Print Site Plan**

Y **Laser Print Floor Plan**

Y **Laser Print Elevation**

Y **Statement of Financial Interest**

Y **Copy of Approval Letter**

Y **Business Licensing Requirements Met**

N **Business License Exempt**

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned

No Conditions

Project #	A/P Type	Status	Stage	Relation

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments

There is no planning condition for this project.

EXTENSION OF TIME

Y **Will this go to the City Council?**

Y **Will this go DIRECTLY to City Council?**

Parent Application Type SDR

Parent Project # 18638

Staff Recommendation

Meeting Information

Hearing Type

Public, Non-Public or Admin? NON-PUBLIC

Is this an Alcohol related Case? N

Entitlement Exercised?

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
04/04/2012	CC	SCHEDULED		0	0	0
JGRIDER	02/21/2012					

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

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# JUSTEN MARTINEZ, CK 1084, 702.274.3808 (PRJ 44648-649)	970040	02/21/2012 13:10		0.00

No Model Home Details

DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for SDR-18638

Project Address (Location) 709 Fremont St., Las Vegas, NV 89101

Project Name 777 Fremont (Neon Heights) **Proposed Use** Mixed Use Tower

Assessor's Parcel #(s) 139-34-612-084 **Ward #** 5

General Plan: existing C proposed _____ **Zoning:** existing C2 proposed _____

Commercial Square Footage 15,892 retail, 9050 office **Floor Area Ratio** _____

Gross Acres 1.39 **Lots/Units** 395 **Density** _____

Additional Information _____

PROPERTY OWNER Dan Martinez **Contact** Justen Martinez

Address 1729 Wandering Winds Way **Phone:** 274-3808 **Fax:** _____

City Las Vegas **State** NV **Zip** 89128

E-mail Address justen_martinez@yahoo.com

APPLICANT Justen Martinez **Contact** _____

Address 1729 Wandering Winds Way **Phone:** 274-3808 **Fax:** _____

City Las Vegas **State** NV **Zip** 89128

E-mail Address justen_martinez@yahoo.com

REPRESENTATIVE Same as applicant **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

E-mail Address _____

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FEB 21 2012
City of Las Vegas
Department of Planning

Property Owner Signature* Daniel G. Martinez

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

Print Name DANIEL G. MARTINEZ

STATE OF NEVADA, COUNTY OF CLARK

Subscribed and sworn before me

This 21st day of February, 20 12.

Notary Public in and for said County and State

KATHYREEN R. ALMEDA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-07-14
Certificate No: 10-2355-1

FOR DEPARTMENT USE ONLY

Case #	EOT-44648
Meeting Date:	4/4/12
Total Fee: $	300.00
Date Received:*	2/21/12
Received By:	

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

Revised 10/27/08

f:\depol\Application Packet\Application Form.pdf

DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-44648**, APN: 139-34-612-084

Name of Property Owner: Dan Martinez

Name of Applicant: Justen Martinez

Name of Representative: Same as applicant

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: Daniel G. Martinez

Print Name: DANIEL G. MARTINEZ

STATE OF NEVADA, COUNTY OF CLARK
Subscribed and sworn before me

This 21st day of FEBRUARY, 20 12

Notary Public in and for said County and State

KATHYREEN R. ALMEDA
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-13
Certificate No: 10-2355-1

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FEB 21 2012
City of Las Vegas
Department of Planning

Justification Letter

February 17, 2012

Via: Hand Delivery

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

Re: Extension of Time Request for SUP-18637 & SDR-18638

To Whom It May Concern:

The City Council held February 21, 2007 Approved our requests for a Special Use Permit (SUP-18637) and Site Development Plan Review (SDR-18638) located at 709 Fremont Street (APN 139-34-612-084). We have been working very hard to bring this exciting project and the Fremont East Entertainment District to life. While Fremont East has flourished during the economic downturn, housing has continued to struggle. We have seen an increase in demand for downtown living due to the success of our Entertainment District. The Ogden is completely leased with residents enjoying downtown. Zappos will be arriving soon and will need housing walkable to their new headquarters. Finally construction costs have come down to the level that warrants building quality and affordable residential living in the downtown area. We are still working with several financial sources that are expressing interest in our project. We hope that the cost of financing will warrant building 777 Fremont. We respectfully request an extension of two years time to continue to work in good faith on this project and our Entertainment District.

Thank you in advance for your consideration of this matter.

Respectfully,

Justen Martinez
Vice President of Fremont East Downtown Entertainment District Owners Corporation
1729 Wandering Winds Way
Las Vegas, NV 89128

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City of Las Vegas
Department of Planning

EOT-44648
EOT-44649

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
WARD 5 (VACANT)

DOUGLAS A. SELBY
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

March 22, 2007

Mr. Justen Martinez
585 Camino Montebello
Santa Fe, New Mexico 887501

RE: SDR-18638 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO SUP-18637

Dear Mr. Martinez:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Site Development Plan Review FOR A 40-STORY, 395-UNIT CONDOMINIUM DEVELOPMENT WITH 15,892 SQUARE FEET OF RETAIL SPACE AND 9,050 SQUARE FEET OF OFFICE SPACE AND WAIVERS OF THE DOWNTOWN BUILDING STEPBACK, PARKING STRUCTURE STEPBACK, AND DOWNTOWN STREETSCAPE REQUIREMENTS on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/08/06, except as amended by conditions herein.

3. A Waiver from the Downtown Centennial Plan is hereby approved, to allow for no stepback at the 4th, 11th and 18th levels.

4. A Waiver from the Downtown Centennial Plan is hereby approved, to allow for no parking structure stepback.

5. A Waiver from the Downtown Centennial Plan Streetscape is hereby approved, to allow for 10 trees on 8th Street where 14 are required, to allow for 4 trees on Carson Avenue where 5 are required, to allow a 9'-6" wide sidewalk and amenity area where 16' wide is required on Fremont Street, to allow a 9'-7" wide sidewalk and amenity area where 16' wide is required on Carson Avenue and to allow an 14'-6" wide sidewalk and amenity area where 16' wide is required on 8th Street.

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EOT-44648
City of Las Vegas
Department of Planning

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

11. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. A Master Sign Plan shall be submitted for approval by the City of Las Vegas Downtown Entertainment Overlay Design Review Committee for all proposed signage prior to being issued a sign permit.

13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

14. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

15. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

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City of Las Vegas
Department of Planning

16. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.

17. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

18. Aerial encroachment agreements must be secured from the City of Las Vegas Public Works Department for the three proposed metal canopies that extend over the sidewalks on Fremont and 8th Street.

19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

20. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/08/06, except as amended by conditions herein.

Public Works

21. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; comply with the recommendations of the City Surveyor.

22. Dedicate a 10-foot radius on the southwest corner of Fremont Street and Eighth Street and dedicate a 10-foot radius on the northwest corner of Eighth Street and Carson Avenue.

23. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Design Standards (except as amended by conditions herein) concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

24. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Fremont Street Pedestrian Improvements" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

25. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.

26. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The proposed building shall be designed and constructed such that there are no balconies or other permanent structures within or overlying the public right-of-way adjacent to this site.

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City of Las Vegas
Department of Planning

27. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

28. Coordinate with the Collection System Planning Section of the Department of Public Works to determine public sewer connection requirements prior to the issuance of any permits or the submittal of a map for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

29. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

30. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

31. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

32. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.

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City of Las Vegas
Department of Planning

33. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Justen Martinez
1729 Wandering Winds Way
Las Vegas, Nevada 89128

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City of Las Vegas
Department of Planning

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

April 4, 2008

Mr. Dan Martinez
1729 Wandering Winds Way
Las Vegas, Nevada 89128

RE: EOT-26898 – EXTENSION OF TIME
CITY COUNCIL MEETING OF APRIL 2, 2008

Dear Mr. Martinez:

The City Council at a regular meeting held April 2, 2008 APPROVED the request for an Extension of Time of an approved Site Development Plan Review (SDR-18638) FOR A 40-STORY, 395-UNIT CONDOMINIUM DEVELOPMENT WITH 15,892 SQUARE FEET OF RETAIL SPACE AND 9,050 SQUARE FEET OF OFFICE SPACE AND WAIVERS OF THE DOWNTOWN BUILDING STEPBACK, PARKING STRUCTURE STEPBACK, AND DOWNTOWN STREETSCAPE REQUIREMENTS on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 3, 2008. This approval is subject to:

Planning & Development

1. This Site Development Plan Review (SDR-18638), if not exercised, shall expire on 2/21/10 unless another Extension of Time is approved by the Planning and Development Department.

2. Conformance to all conditions of approval of Site Development Plan Review (SDR-18638) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

Lean Coleman

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Justen Martinez
1729 Wandering Winds Way
Las Vegas, Nevada 89128

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FEB 21 2012
City of Las Vegas
Department of Planning

EOT-44648

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

April 9, 2010

Mr. Justen Martinez
1729 Wandering Winds Way
Las Vegas, Nevada 89128

RE: EOT-37464 –EXTENSION OF TIME
CITY COUNCIL MEETING OF APRIL 7, 2010

Dear Mr. Martinez:

The City Council at a regular meeting held April 7, 2010 APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-18638) FOR A 40-STORY, 395-UNIT CONDOMINIUM DEVELOPMENT WITH 15,892 SQUARE FEET OF RETAIL SPACE AND 9,050 SQUARE FEET OF OFFICE SPACE AND WAIVERS OF THE DOWNTOWN BUILDING STEPBACK, PARKING STRUCTURE STEPBACK, AND DOWNTOWN STREETSCAPE REQUIREMENTS on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 8, 2010. This approval is subject to:

Planning and Development

1. This Site Development Plan Review (SDR-18638) shall expire on February 21, 2012 unless another extension of time is approved by the City Council.

2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-18638) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Dan Martinez
1729 Wandering Winds Way
Las Vegas, Nevada 89128

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City of Las Vegas
Department of Planning
EOT-44648

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

Printed with environmentally friendly soy ink.

20060728-0001447

Fee: $15.00 RPTT: $14,662.50
N/C Fee: $0.00

07/28/2006 09:36:55
T20060131585
Requestor:
SOUTHWEST TITLE

Frances Deane DOM
Clark County Recorder Pgs: 5

A.P. N.: 139-34-612-082, 139-34-612-022
Escrow No.: 06-04-0431SB
R.P.T.T.: $14,662.50

5-2

MAIL TAX STATEMENTS AND WHEN RECORDED MAIL TO:
Mr. and Mrs. Daniel G. Martinez
585 Camino Montebello
Santa Fe 87501
New Mexico, USA

17

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That:
City Center Enterprises, LLC, a Nevada Limited Liability Company and
Z & Z Inc., a Nevada Corporation

for valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Daniel G. Martinez and Stephany H. Martinez, Wife and Husband as Joint Tenants

all that real property situated in the County of Clark State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO:
1. Taxes for the current fiscal year.
2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement now of record.

TOGETHER with all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SIGNATURES ON NEXT PAGE

RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

Witness my hand(s) this 27th day of July, 2006.

City Center Enterprises, LLC, a Nevada Limited Liability Company

By: Gerard Prophete, Sr., Managing Member

Z & Z. Inc., a Nevada Corporation

By: Gerald N. Prophete, President

State of NEVADA }
} ss:
County of Clark }

On 27th, July 2006

Before me, the undersigned, personally appeared Gerard N. Prophete,

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he/she/they executed it.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
SANDRA BIANCO
Appt. No. 93-2073-1
My Appt. Expires Nov. 8, 2009

SANDRA BIANCO
NAME (TYPED OR PRINTED)

EXHIBIT A

PARCEL 1 (APN 139-34-612-022)

THE EAST SIXTY (60) FEET OF LOTS ELEVEN (11), TWELVE (12), AND THIRTEEN (13) IN BLOCK THIRTEEN (13) OF BUCK'S SUBDIVISION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1, OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL 2 (APN 139-34-612-082)

Parcel I:

THE WESTERLY FORTY (40) FEET OF LOTS ELEVEN (11), TWELVE (12), AND THIRTEEN (13) IN BLOCK THIRTEEN (13) OF BUCK'S SUBDIVISION AS SHOWN BY MAP THEROF ON FILE IN BOOK 1 OF PLATS, PAGE 15 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA

Parcel II:

LOT ELEVEN (11) TWELVE (12) AND THIRTEEN (13) IN BLOCK THIRTEEN (13) OF BUCK'S SUBDIVISION AS SHOWN BY MAP THEROF ON FILE IN BOOK 1 OF PLATS, PAGE 15 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY NEVADA RECORDS.

EXCEPTING THERFROM THE SOUTHEASTERLY SIXTY (60) FEET OF SAID LOTS AS CONVEYED TO LOUIS HECHT BY DEED RECORDED OCTOBER 24, 1957 IN BOOK 143 OF OFFICIAL RECORDS AS DOCUMENT NO. 117347 CLARK COUNTY NEVADA RECORDS:

FURTHER EXCEPTING THERFROM THE NORTHWESTERLY FORTY (40) FEET OF SAID LOTS AS CONVEYED TO T.J. UNDERWOOD BY DEED RECORDED FEBRUARY 25, 1970 IN BOOK 13 OF OFFICIAL RECORDS AS DOCUMENT NO. 10120 CLARK COUNTY NEVADA RECORDS.

20050323-0004858

Fee: $21.00 RPTT: $17,850.00
N/C Fee: $25.00

03/23/2005 14:48:40
T20050052569
Requestor:
TICOR TITLE OF NEVADA INC

Frances Deane RDF
Clark County Recorder Pgs: 8

(C8)

64

APN No.: 139-34-612-023

Space Above for Recorder's Use Only

Escrow No. 5015029-AA ***Re-Record to place in proper title sequence.***
R.P.T.T: $17,850.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That Cherry Holdings, Inc., a Nevada Corporation

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and

Convey to
Dan Martinez and Stephany Martinez, husband and wife as community property with right of survivorship
all that real property situated in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Cherry Holdings, Inc. By: Sam Cherry, President
SEE PAGE TWO (2) FOR NOTARY ACKNOWLEDGEMENT

RECORDER'S MEMO
POSSIBLE POOR RECORD DUE TO
QUALITY OF ORIGINAL DOCUMENT

NOTARY ACKNOWLEDGEMENT FOR GRANT BARGAIN SALE DEED
Escrow No. 5015029-AA

STATE OF NEVADA
COUNTY OF CLARK } ss:

This instrument was acknowledged before me on March 18, 2005,
by Sam Cherry

NOTARY PUBLIC Jonathan Jorgenson

(Notary Seal)

JONATHAN JORGENSON
Notary Public, State of Nevada
Appointment No. 02757521
My Appt. Expires June 13, 2006

WHEN RECORDED MAIL TO:
Dan Martinez
585 Camino Montebello
Santa Fe, NM 87501

MAIL TAX STATEMENTS TO:
Dan Martinez
Same as above

EXHIBIT A

LOTS EIGHT (8), NINE (9) AND TEN (10) IN BLOCK THIRTEEN (13) OF BUCK'S SUBDIVISION TO LAS VEGAS, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

For Assessor's Use Only
#

Clark County Assessor's Office
Parcel Data Systems (PDS)
500 S. Grand Central Parkway, Las Vegas, NV 89155 (702) 455-3881

REAL PROPERTY RECORDS – COMBINATION REQUEST FORM

COMBINATION SUBJECT TO THE FOLLOWING CONDITIONS:

1.) All property taxes are paid for the current quarter of the present fiscal tax collection year.
2.) Ownership and vesting statuses are identical.
3.) Parcels are contiguous (except condominium airspace parcels).
4.) Parcels are within the same taxing district.

NOTE:

- **Should taxes on any of the subject parcels become delinquent, the entire newly combined parcel will bear a tax delinquent status.**
- Consolidations are for tax purpose only, they do not create new legal lot lines or new legal descriptions, and may remove legal status of unsubdivided parcels existing before July 1, 1973.
- Requests to cancel this transaction must be submitted in writing to PDS by the undersigned.
- Consolidation of parcels may affect the amount of tax abatement of the newly created parcel.

I, (We), the undersigned, having a vested interest in real property within Clark County, State of Nevada, which is currently retained within the property files of the Clark County Assessor's Office as:

APNs 139346120 83 AND 13934612022 AND 13934612082

hereby submit this request to consolidate the above listed Assessor parcel numbers into one designated Assessor's parcel number. Having been informed of the above conditions, the undersigned acknowledges compliance with these conditions as stated.

In witness whereof (I / We) have hereunto set (My / Our) hands this _____ day of _____, 20____.

State Of Nevada}
County of Clark} SS.
On 8/4/06 personally appeared before me, a Notary Public in and for said County and State:
Justen Martinez

who acknowledged that ___he___ executed the above instrument freely, and voluntarily for the purpose therein mentioned.

(Notary Public)

(SEAL)

BETH A. GARDNER
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 93-2564-1
MY APPT. EXPIRES APRIL 16, 2008

Owner and/or Representative signature:
NOTE: If you are signing as a representative please include your title and/or capacity.

(Signature)

JUSTEN MARTINEZ, SCN
(Print or type name and title here)

Telephone Number: (702) 274-3808

Mail Official Notices To:
JUSTEN MARTINEZ
1729 WANDERING WINDS WAY
LAS VEGAS, NV 89128

For Assessor's Use only:
Witnessed and/or received by: Sarah Frazio

Date received by PDS:

DO NOT RECORD – RETURN TO PDS

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated hereon.

Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM THIS ORIGINAL

0 50 100 200 300 400 500

MAP LEGEND

PARCEL BOUNDARY	001 1.00 PARCEL NUMBER ACREAGE
SUBD BOUNDARY	202 PARCEL SUB/SEQ NUMBER
ROAD EASEMENT	PM 23-45 PLAT RECORDING NUMBER
PM/LD BOUNDARY	5 BLOCK NUMBER
NON-PARCEL LOT LINE	5 LOT NUMBER
MATCH LINE / LEADER LINE	GL5 GOV. LOT NUMBER
ROAD ID NUMBER	

ACREAGE DA VALUE 35

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

BASE T20S R61E

SEC 34

TWP S 2 NE 4

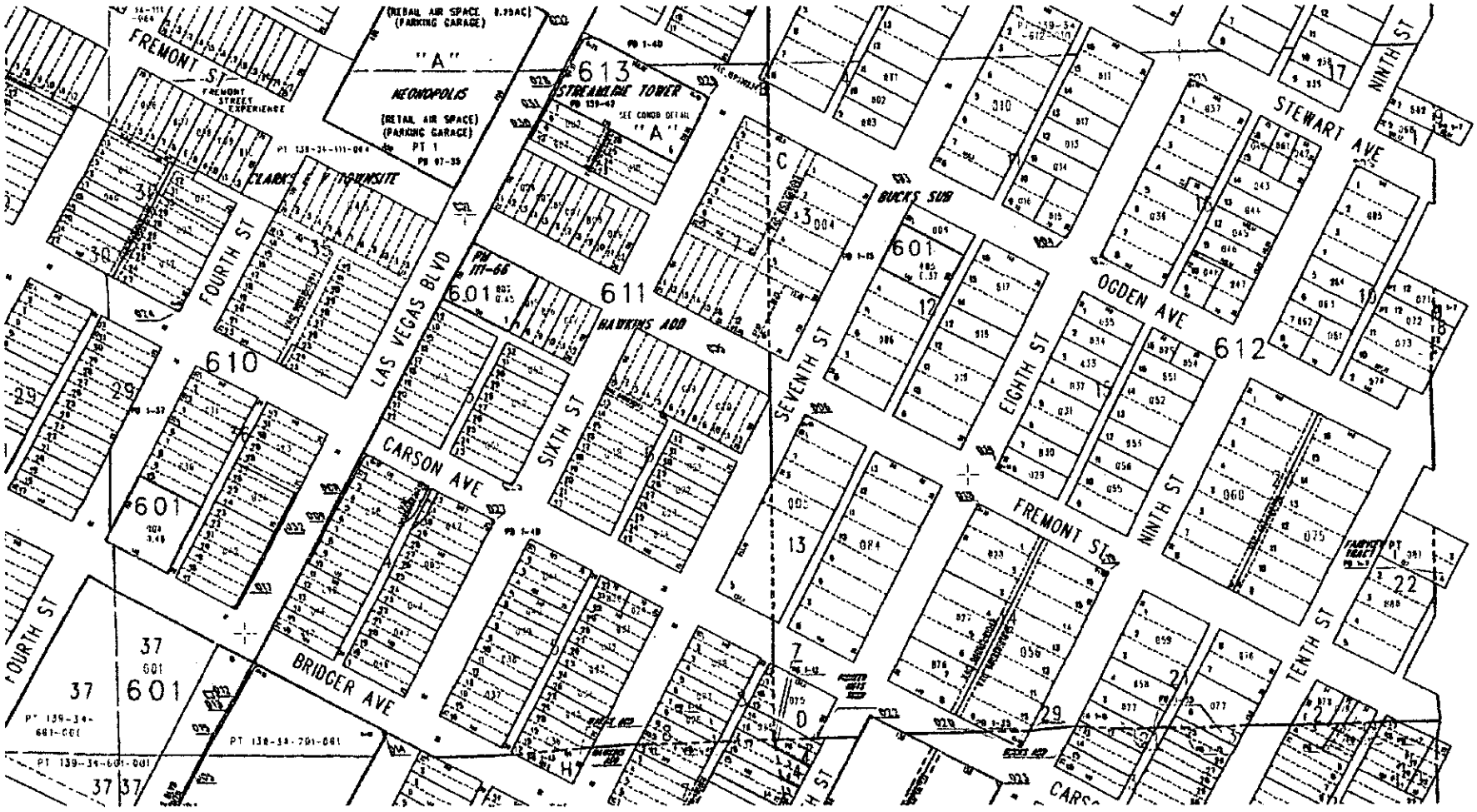
	R60E	R61E	R62E
T19S	125	124	123
T20S	138	139	140
T21S	163	162	161

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

5	4	3	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

Scale:1"=200' Rev:01/13/10

139-34-6



TAX DIST 203

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data delineated herein.

Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 30 100 200 400 600 800

MAP LEGEND

PARCEL BOUNDARY	001 PARCEL NUMBER
SUBD BOUNDARY	1.00 ACREAGE
ROAD EASEMENT	202 PARCEL SUB/SEQ NUMBER
PM/LD BOUNDARY	PB 33-45 PLAT RECORDING NUMBER
NON-PARCEL LOT LINE	5 BLOCK NUMBER
MATCH LINE / LEADER LINE	5 LOT NUMBER
ROAD ID NUMBER	G1.5 GOV. LOT NUMBER

AVERAGE GA VALUE 35

ASSESSOR'S PARCELS – CLARK CO., NV.

M. W. Schofield, Assessor

	R60E	R61E	R62E
T19S	125	124	123
T20S	138	139	148
T21S	163	162	161

T20S R61E

SEC 34

4	5	6	2	2	1
1	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

MAP S 2 NE 4

8	9	9	4
5	1	5	1
6	2	6	2
7	3	7	3
8	4	8	4
5	1	5	1

139-34-6

Scale:1"=200'

Rev:01/13/10

TAX DIST 203