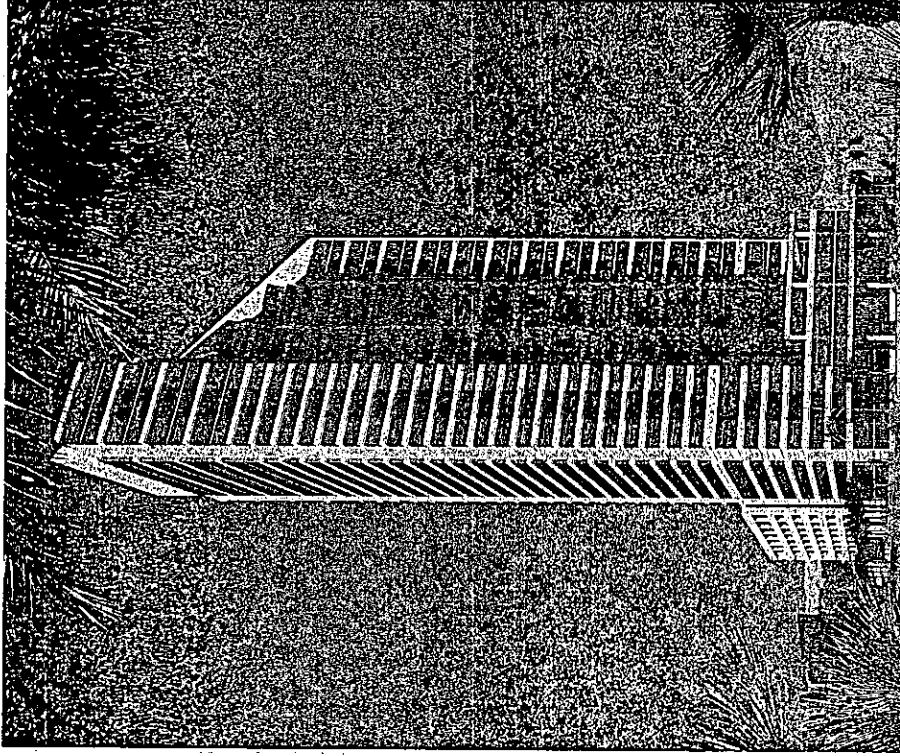




Developer:
Martinez & Associates
Las Vegas, Nevada

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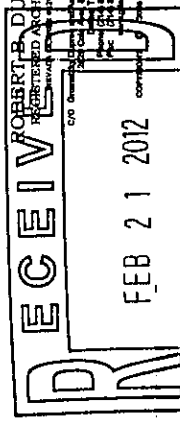
LAS VEGAS, NEVADA
777 fremont street

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



Architect:

ROBERT B. DUPREE
REGISTERED ARCHITECT
Nevada State Board of Architecture



City of Las Vegas
Department of Planning

EOT-44648
EOT-44649

EOT-44648
EOT-44649

EARS OF BEARINGS:

THIS BEARING OF SOUTH 1/4 OF 20TH WEST FOR THE CONTIGUOUS OF NORTH STREET AS SHOWN BY MAP OF THE CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION:

SOME A PORTION OF THE SOUTH EAST QUARTER 184 (N) OF THE SOUTH EAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 36 SOUTH, RANGE 11 EAST, IN BLM CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

Martinez & Associates

Authorization _____

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ROBERT B. DUPRES
WATERWAYS
3004 11/2

THE UNITED STATES OF AMERICA
NATIONAL ACADEMY OF SCIENCES

Design Team	owner	architect
worldwide architecture 1000 Pennsylvania Avenue NW Suite 1000 Washington, DC 20004-1100 (202) 462-1000	Appleton & Associates 1000 Pennsylvania Avenue NW Suite 1000 Washington, DC 20004-1100 (202) 462-1000	Appleton & Associates 1000 Pennsylvania Avenue NW Suite 1000 Washington, DC 20004-1100 (202) 462-1000

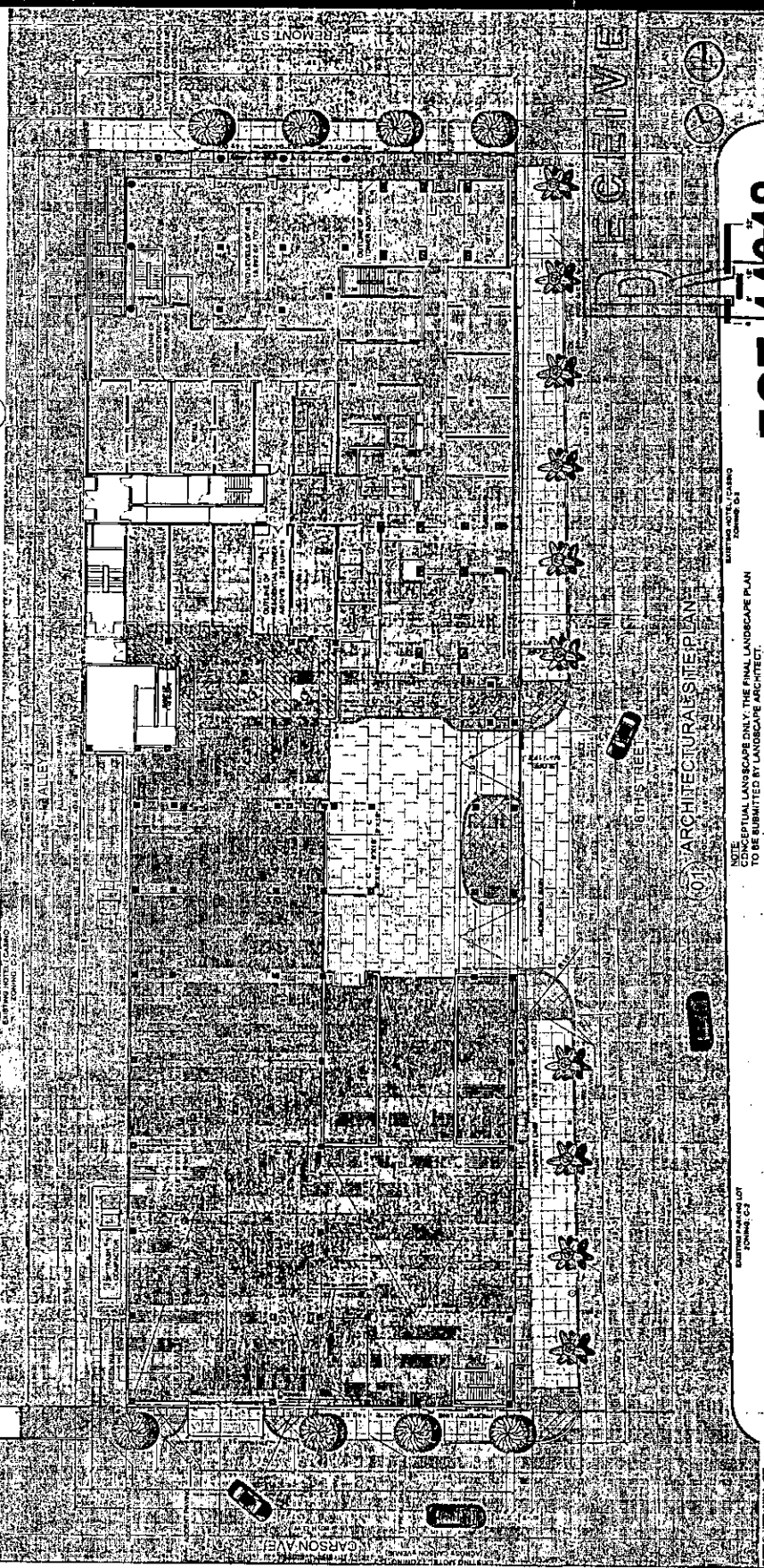
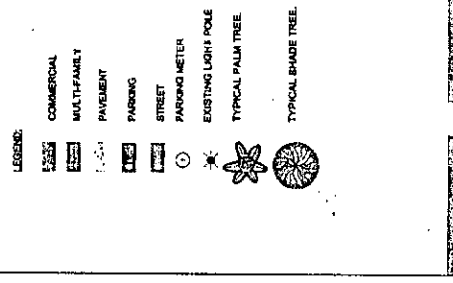
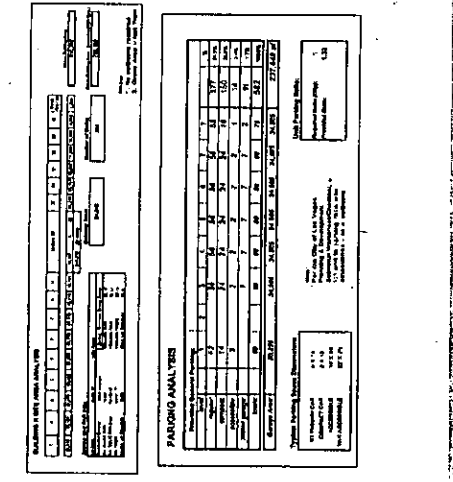
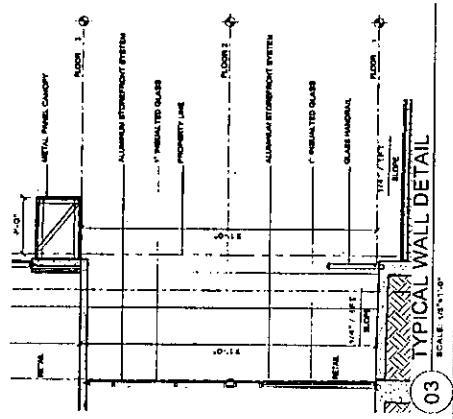
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CONCEPTUAL LANDSCAPE PLAN			
SHEET NUMBER			

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City of Las Vegas
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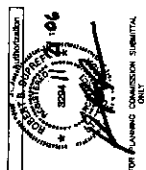
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Design Team OWNER NEW YORK STATE DEPARTMENT OF TRANSPORTATION 120 N. MORTIMER ST. ALBANY, NY 12242 TEL: 518/487-2300 FAX: 518/487-2300 CONTACT: JAMES HARRIS	ARCHITECT HARRIS & HARRIS 100 N. MORTIMER ST., 10TH FL. ALBANY, NY 12242 TEL: 518/487-2300 FAX: 518/487-2300 CONTACT: JAMES HARRIS
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Issue Date: 11.21.08
 Issue Package: PLANNING/SCHEMATIC SUBMITTAL
 Sheet Title: LEVEL OF FLOOR PLAN
 Sheet Number: 045.00
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01 LEVEL 01 FLOOR PLAN

City of Las Vegas

Sheet Number	
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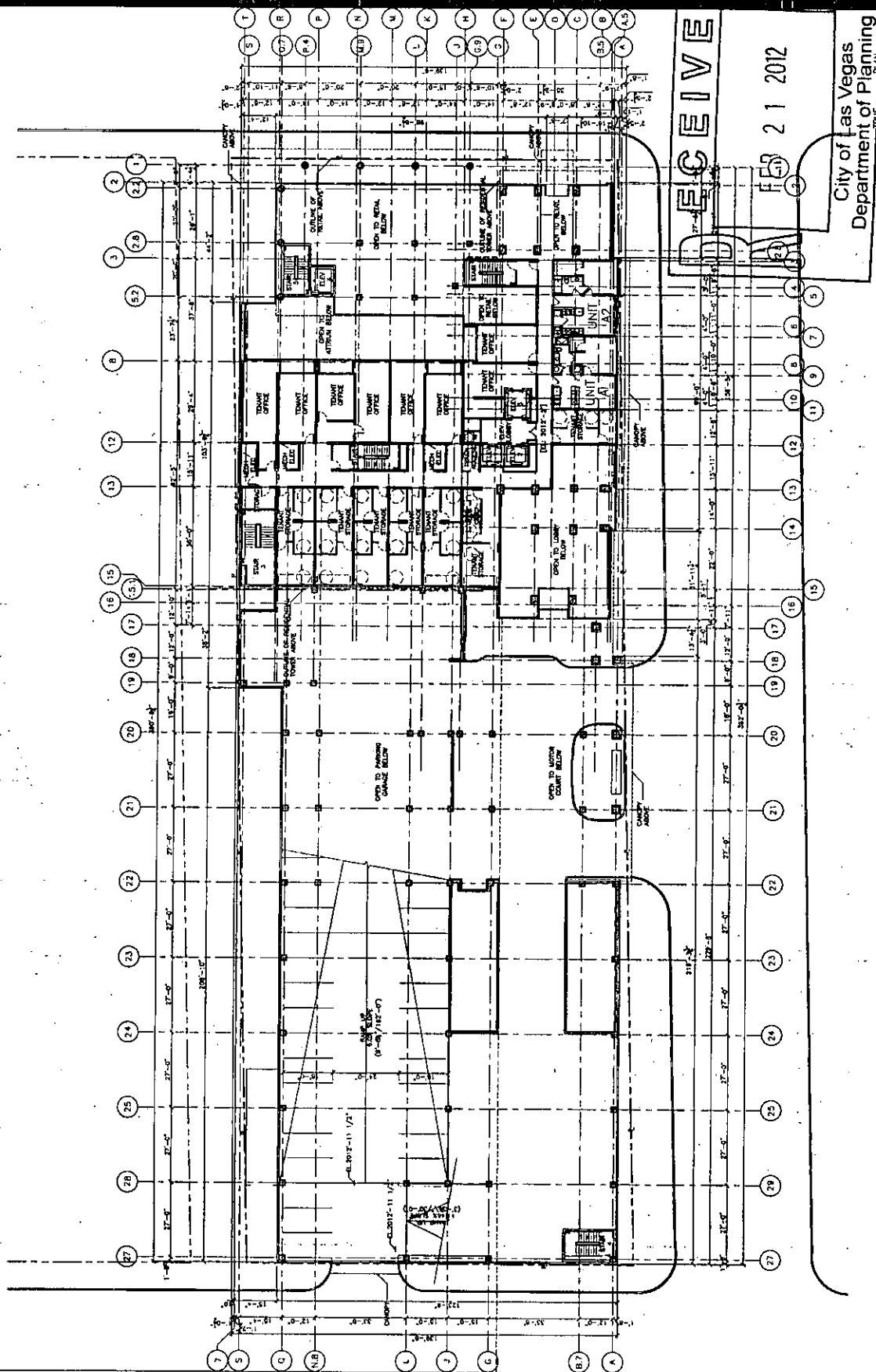
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Sheet Number

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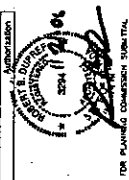
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01 LEVEL 02

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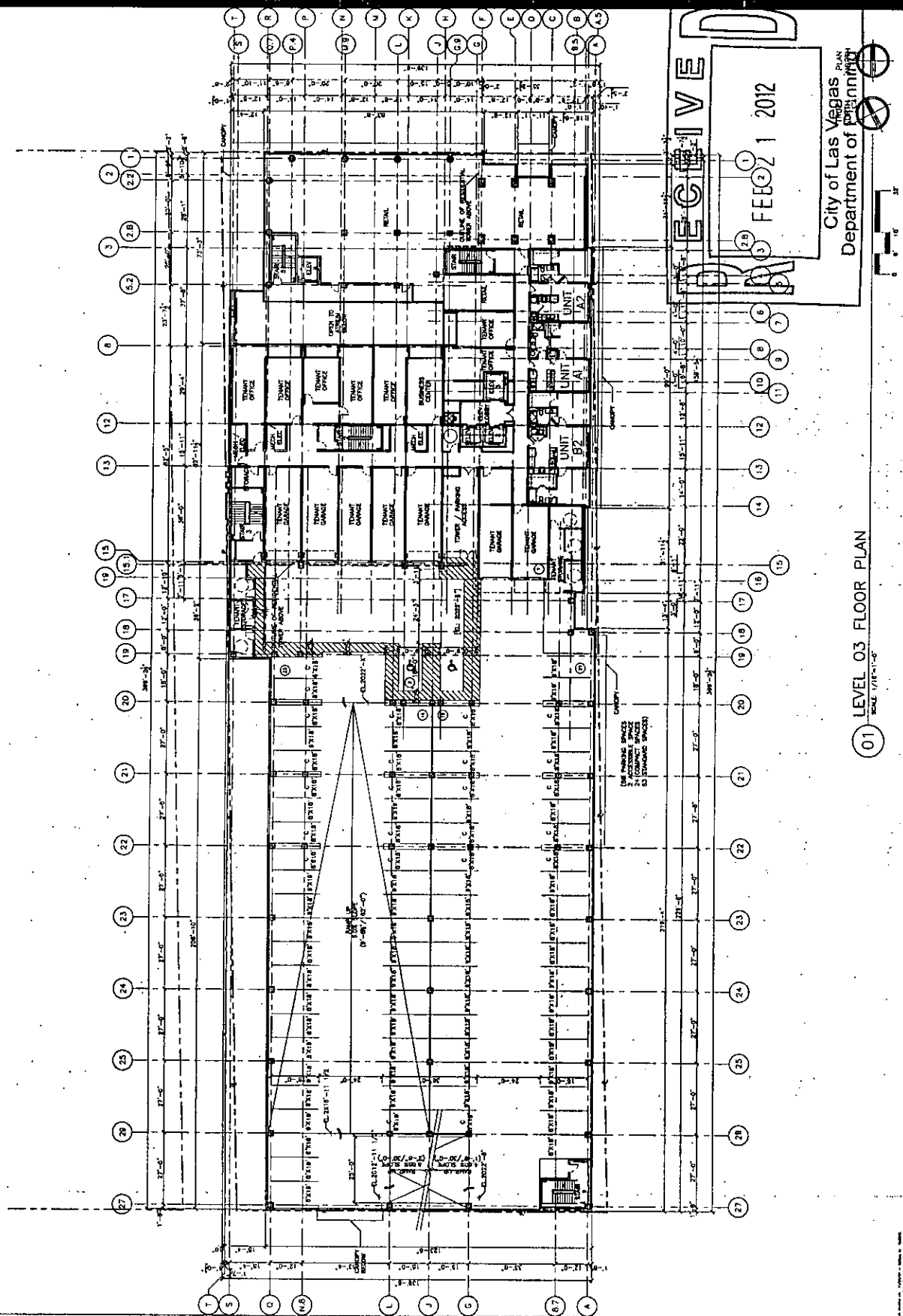
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		PLANNING COMMISSION SUBMITTAL			
		LEVEL 10 FLOOR PLAN			
		Sheet Title			
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		A2.03			
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EOT-44649

ROBERT B. DUPREE
ARCHITECT
1000 S. LAS VEGAS BLVD.
SUITE 200
LAS VEGAS, NV 89101
TEL: 702.735.1111
FAX: 702.735.1112
WWW.RBDUPREE.COM

DATE: 11/21/08
PROJECT: NEON HEIGHTS
SHEET: 01
SCALE: 1/8" = 1'-0"

PROJECT

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FRENCH

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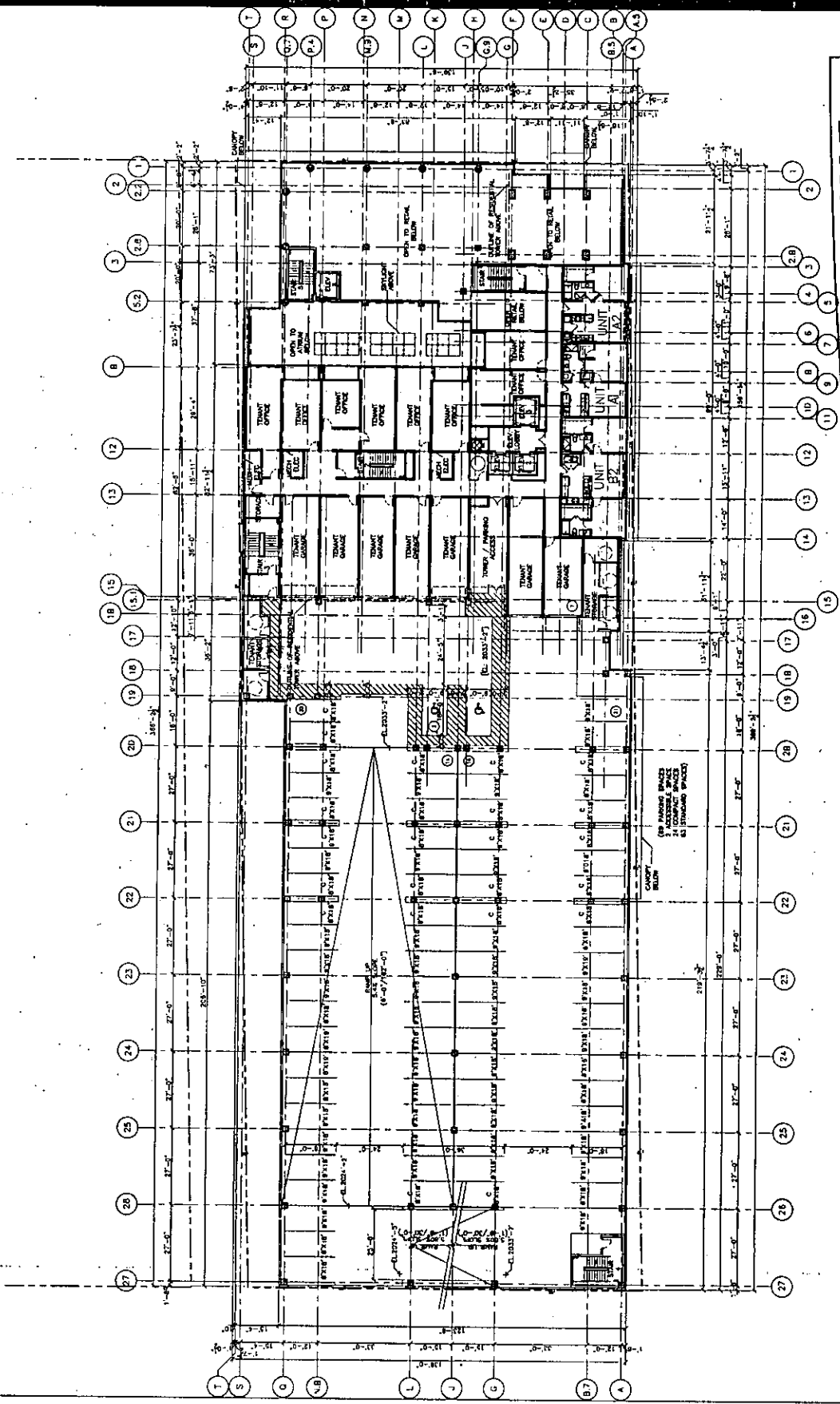
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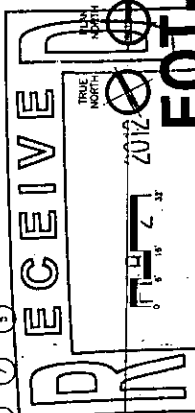
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01 LEVEL 04 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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Department of Planning

ROBERT B. DUPREE
REGISTERED ARCHITECT
SINCE 1988

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PLANNING
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LEVEL 05 FLOOR PLAN
SHEET NUMBER
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Project

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APPROVED
FOR MARKING COMMISSION SUBMITTAL
ONLY

Design Team
Architect
Structural Engineer
Mechanical Engineer
Electrical Engineer
Civil Engineer
Landscape Architect
Interior Designer
Other

Revised
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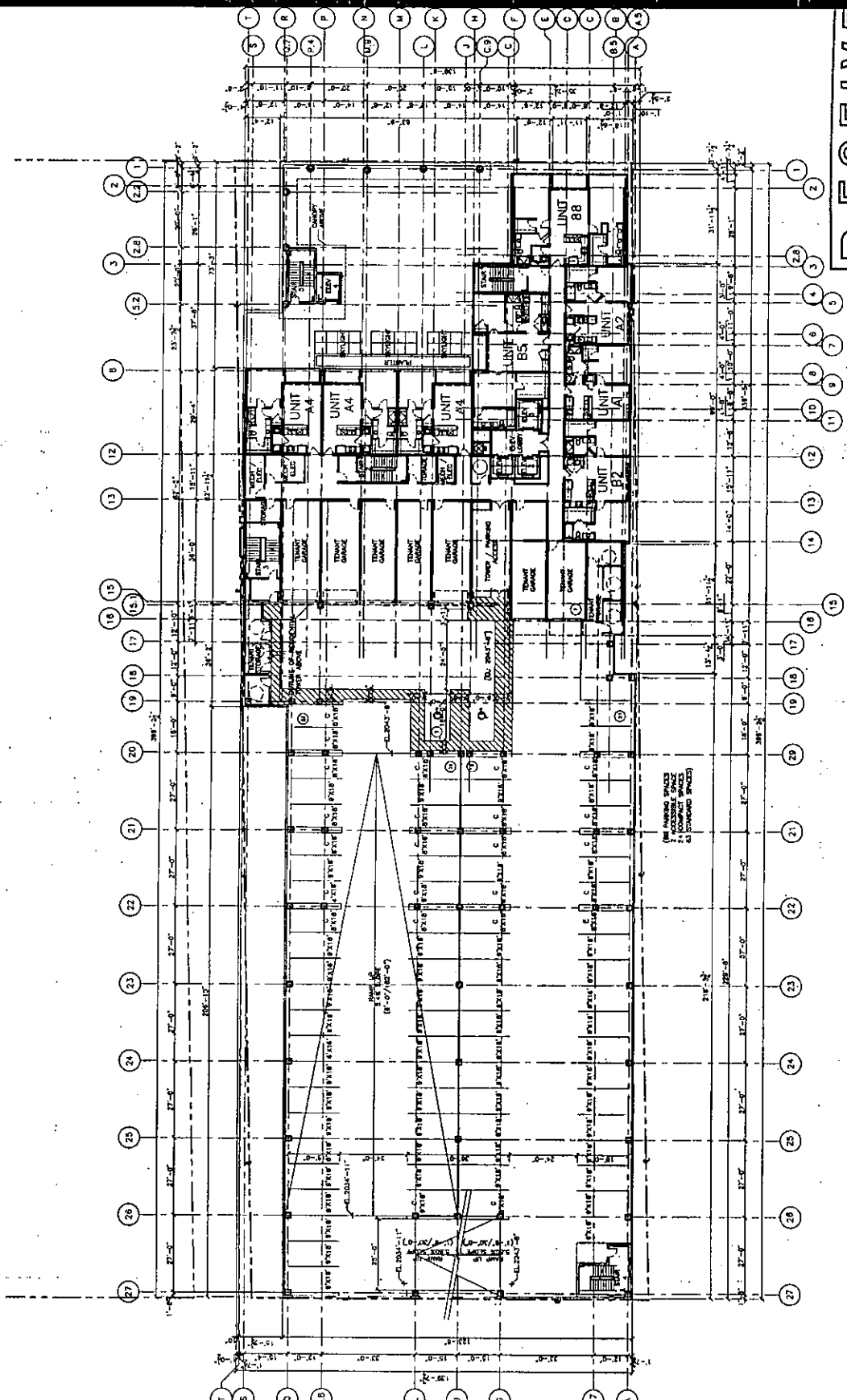
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LEVEL 07 FLOOR PLAN		Sheet Title	
		Sheet Number	A2.07
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04 LEVEL 07 FLOOR PLAN

LEVEL 07
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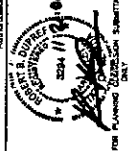
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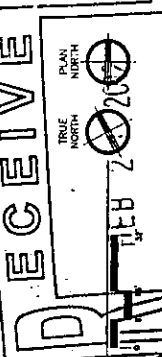
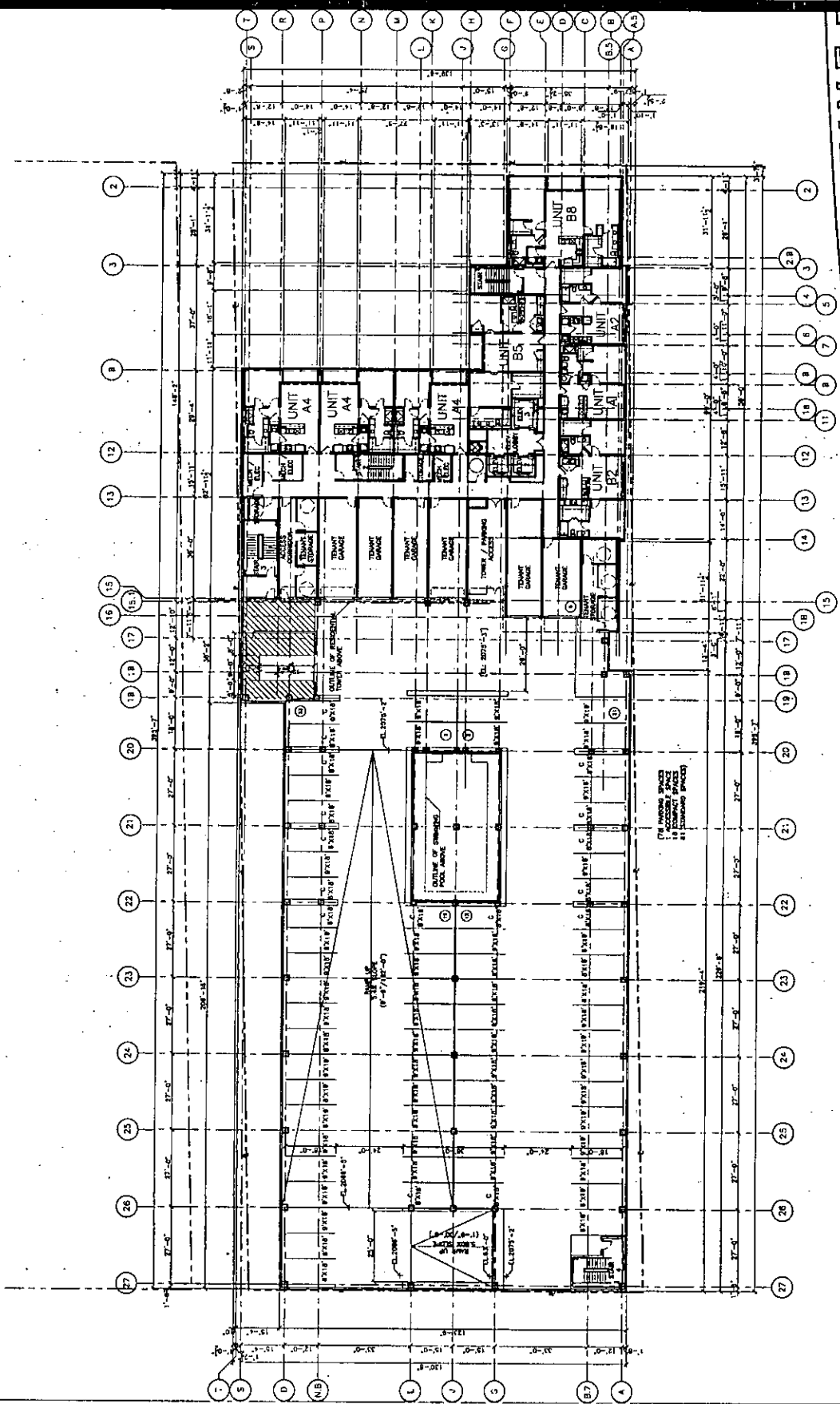
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DESIGN TEAM
Principal Architect
Senior Architect
Architect
Interior Designer
Mechanical Engineer
Electrical Engineer
Civil Engineer
Structural Engineer
Landscape Architect
Planner
Other

No.	Date	Revisions and Comments
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JOB NO. 9945.00
SHEET NO. 11.21.06
SHEET TITLE
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LEVEL OF FLOOR PLAN
SHEET NUMBER
A2.08



01 LEVEL 08 FLOOR PLAN
SCALE 1/8"=1'-0"

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EOT-44649

City of Las Vegas
Department of Planning

ROBERT B. DUPREE
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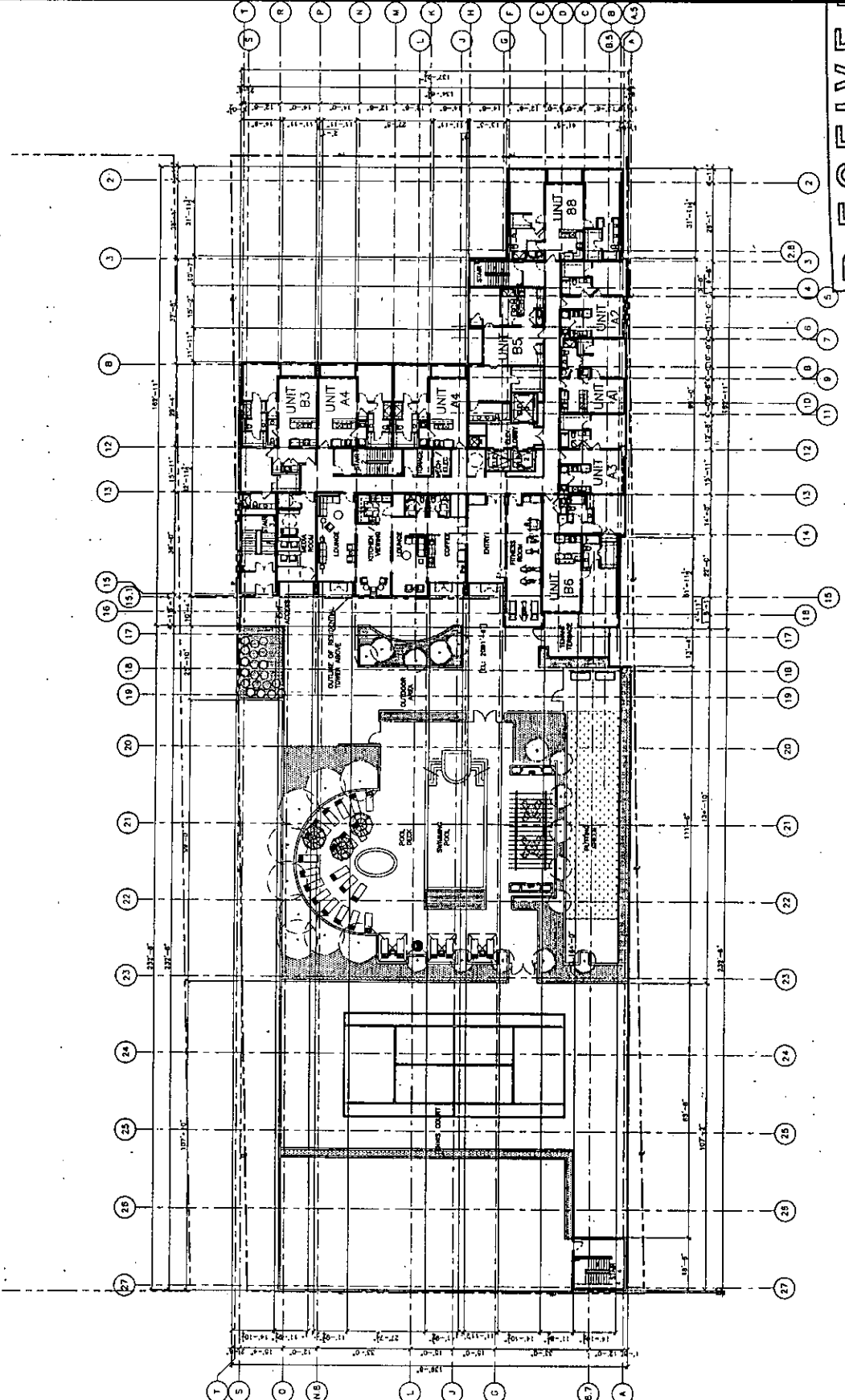


FOR PLANNING COMMISSION SUBMITTAL

Design Team
Architect: Robert B. Dupree
Architectural Designer: Robert B. Dupree
Interior Designer: Robert B. Dupree
Structural Engineer: Robert B. Dupree
MEP Engineer: Robert B. Dupree
Other: Robert B. Dupree

Revisions and Revisions		
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JOB NO.	5945.00	DATE	11.21.06
DESIGNER	Robert B. Dupree	DATE	
PLANNING COMMISSION SUBMITTAL			
PROJECT TITLE	LEVEL 09 FLOOR PLAN (SWIMMING POOL LEVEL)		
SHEET NUMBER	A2.09		



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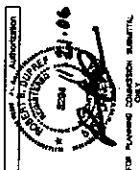
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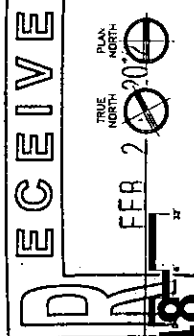
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Design Team	
Lead Designer	Michael J. Anderson
Senior Designer	John J. Anderson
Junior Designer	John J. Anderson
Project Manager	John J. Anderson
Client	John J. Anderson
Contractor	John J. Anderson
Architect	John J. Anderson
Engineer	John J. Anderson
Inspector	John J. Anderson
Surveyor	John J. Anderson
Estimator	John J. Anderson
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01 LEVEL 33 FLOOR PLAN

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Department of Planning**

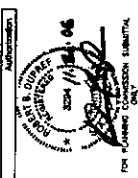
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1. **Introduction**
 2. **Methodology**
 3. **Results**
 4. **Discussion**
 5. **Conclusion**
 6. **References**
 7. **Appendix**
 8. **Index**
 9. **Table of Contents**
 10. **Figure 1**
 11. **Figure 2**
 12. **Figure 3**
 13. **Figure 4**
 14. **Figure 5**
 15. **Figure 6**
 16. **Figure 7**
 17. **Figure 8**
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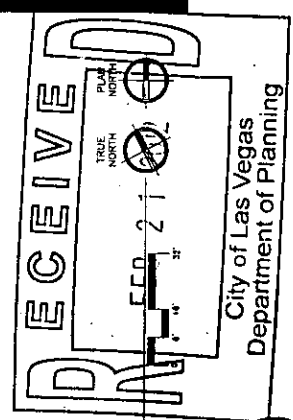
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LEVEL 34 FLOOR PLAN

01

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REVISED LICENSE 2024

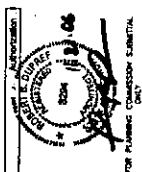
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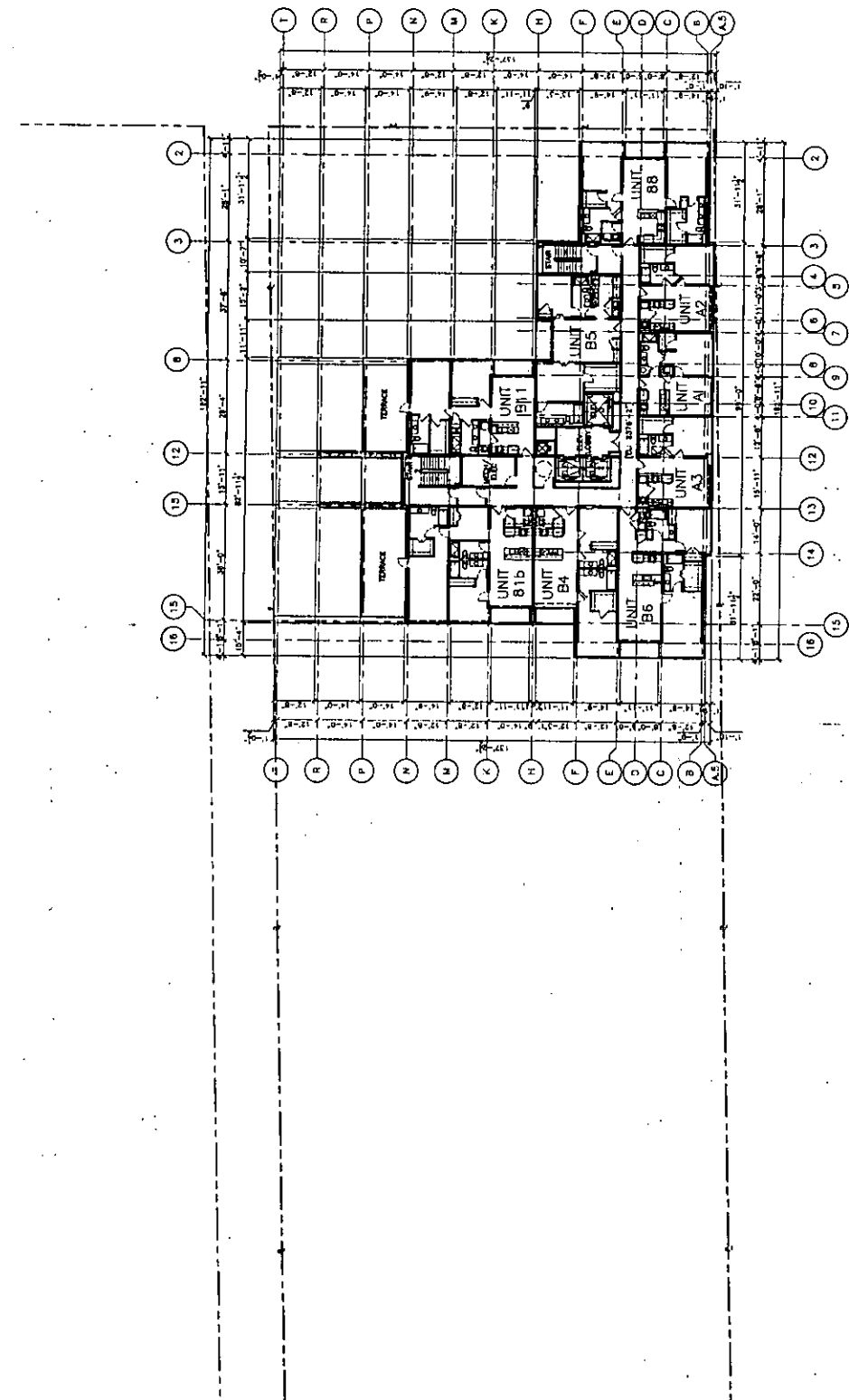
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Job No.	Issue Date
045 00	11 21 06

Issue Package	Sheet Title	Sheet Number
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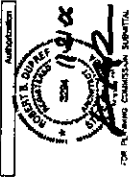
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ARCHITECT

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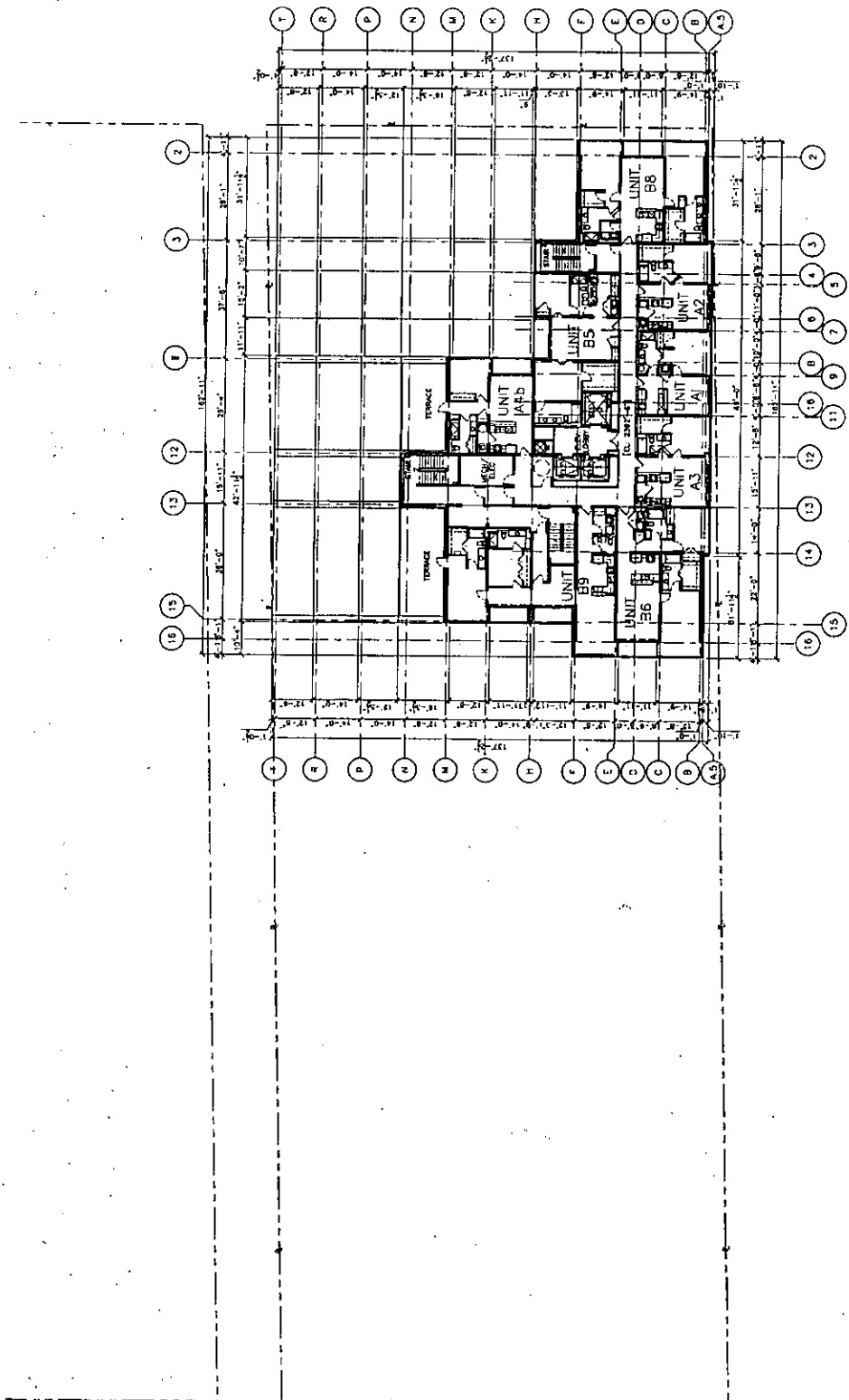
FOR ALL BUILDING CONSTRUCTION SUBMITTALS

Checklist Item	Comments
1. General Notes	
2. Foundation	
3. Structural	
4. Mechanical	
5. Electrical	
6. Plumbing	
7. Fire Protection	
8. Other	

No.	Date	Revisions and Transmittals
1		Initial Design
2		Revised Design
3		Revised Design
4		Revised Design
5		Revised Design
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8		Revised Design
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20		Revised Design

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01 LEVEL 36 FLOOR PLAN
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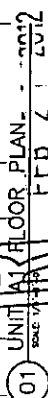
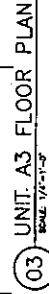
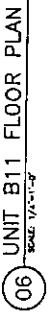
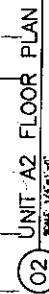
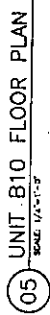
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Authority



Design Team

Prüfung 0.12.2014	Prüfung 0.12.2014
Prüfung 0.12.2014	Prüfung 0.12.2014

Job No.	Issue Date
045.00	11.21.08

TRAINING COMMISSION SUBMITTAL

Sheet Title	UNIT FLOOR PLANS
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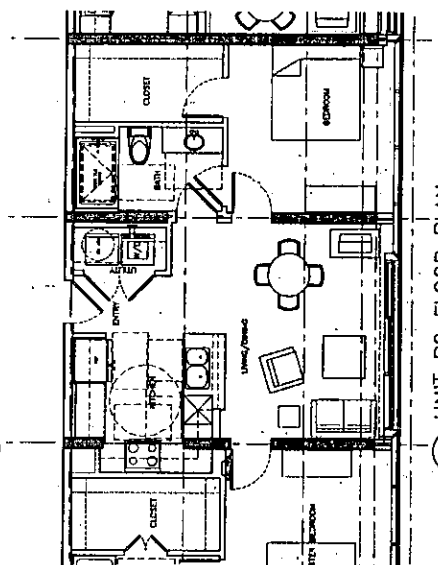
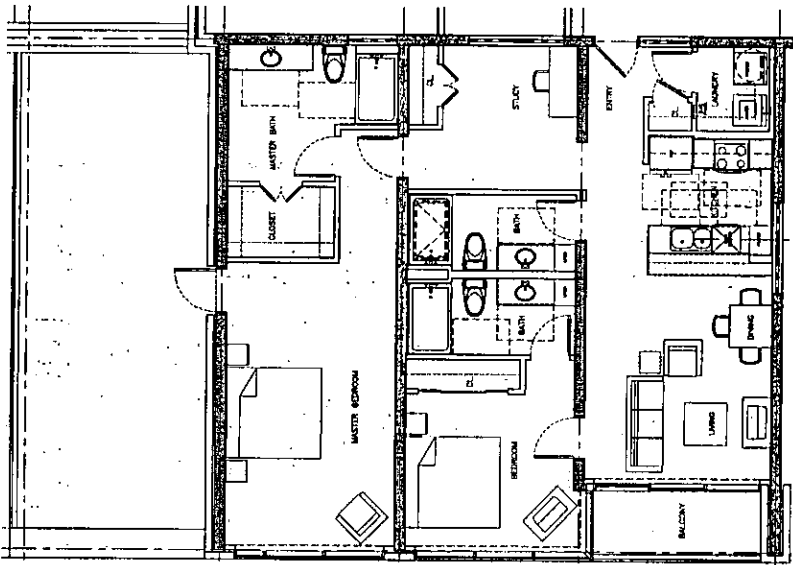
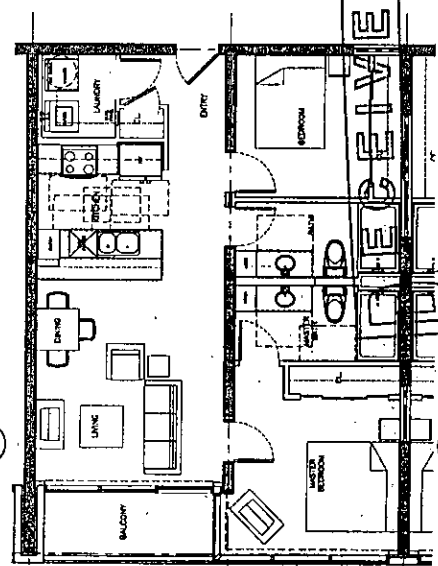
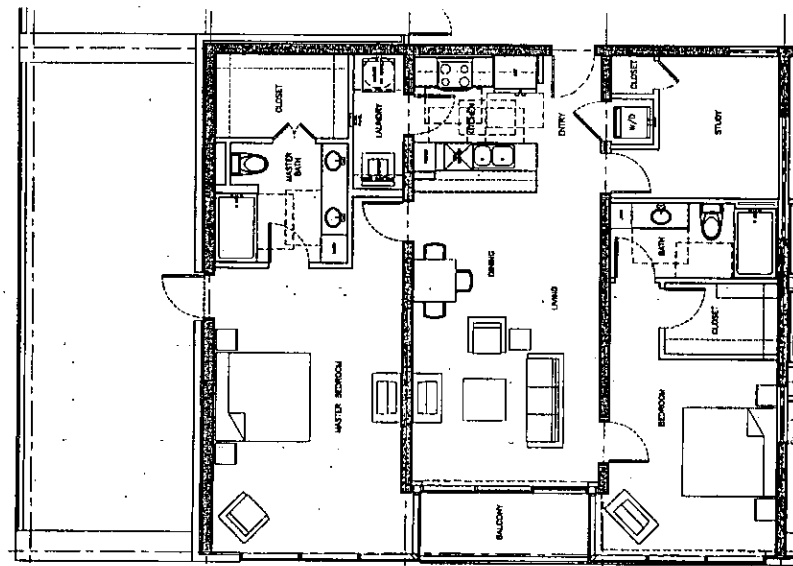
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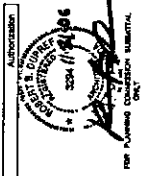
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1000 Las Vegas Blvd. S., Suite 1000
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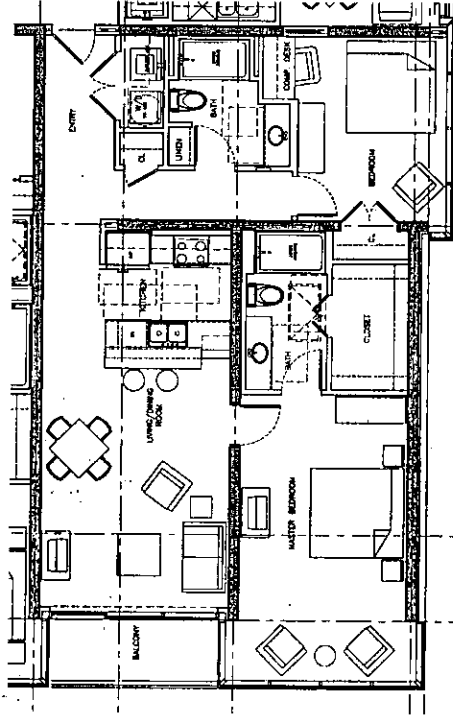
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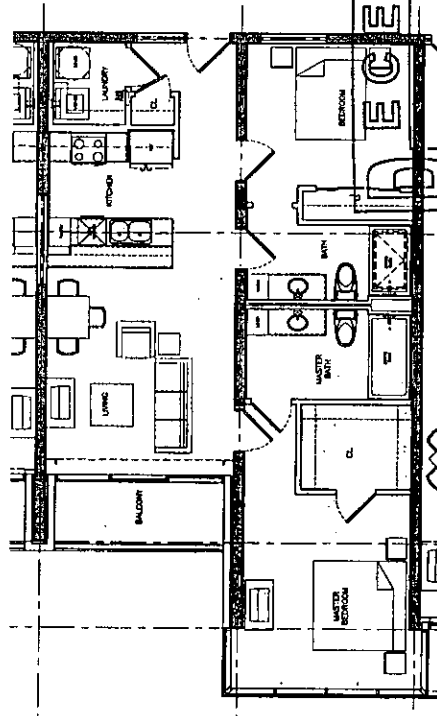
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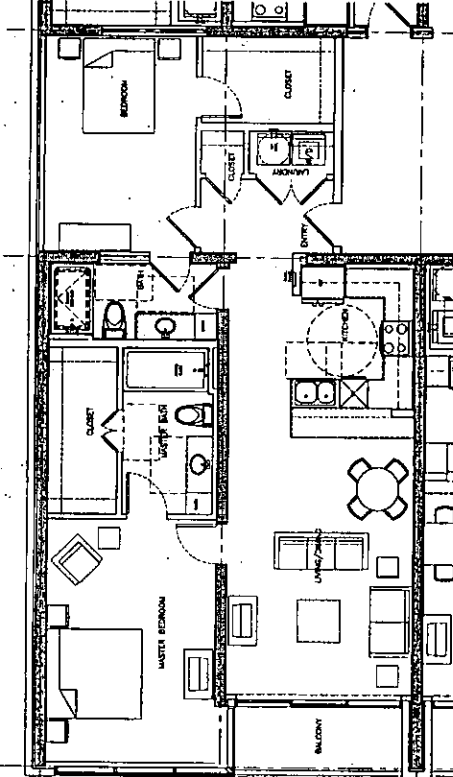
Design Team
Architect: Robert B. Dupree
Interior Designer: _____
Landscape Architect: _____
Civil Engineer: _____
Mechanical Engineer: _____
Electrical Engineer: _____
Structural Engineer: _____
Other: _____
Date: _____



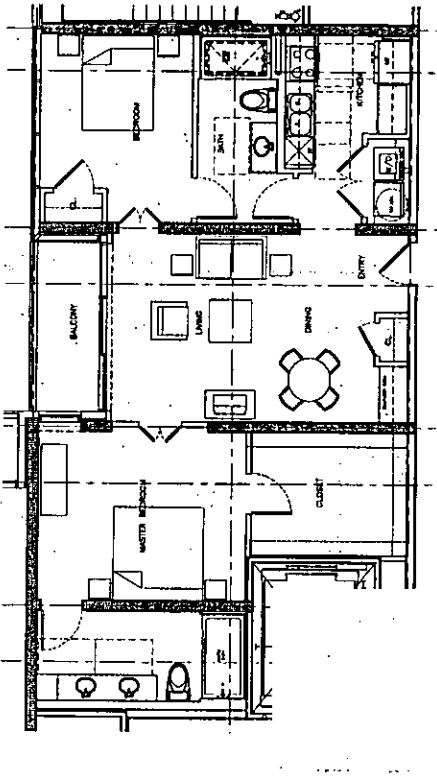
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SCALE 1/8"=1'-0"



01 UNIT B4 FLOOR PLAN
SCALE 1/8"=1'-0"



04 UNIT B7 FLOOR PLAN
SCALE 1/8"=1'-0"



02 UNIT B5 FLOOR PLAN
SCALE 1/8"=1'-0"

No.	Date	Revisions
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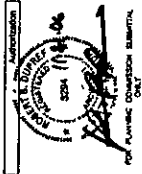
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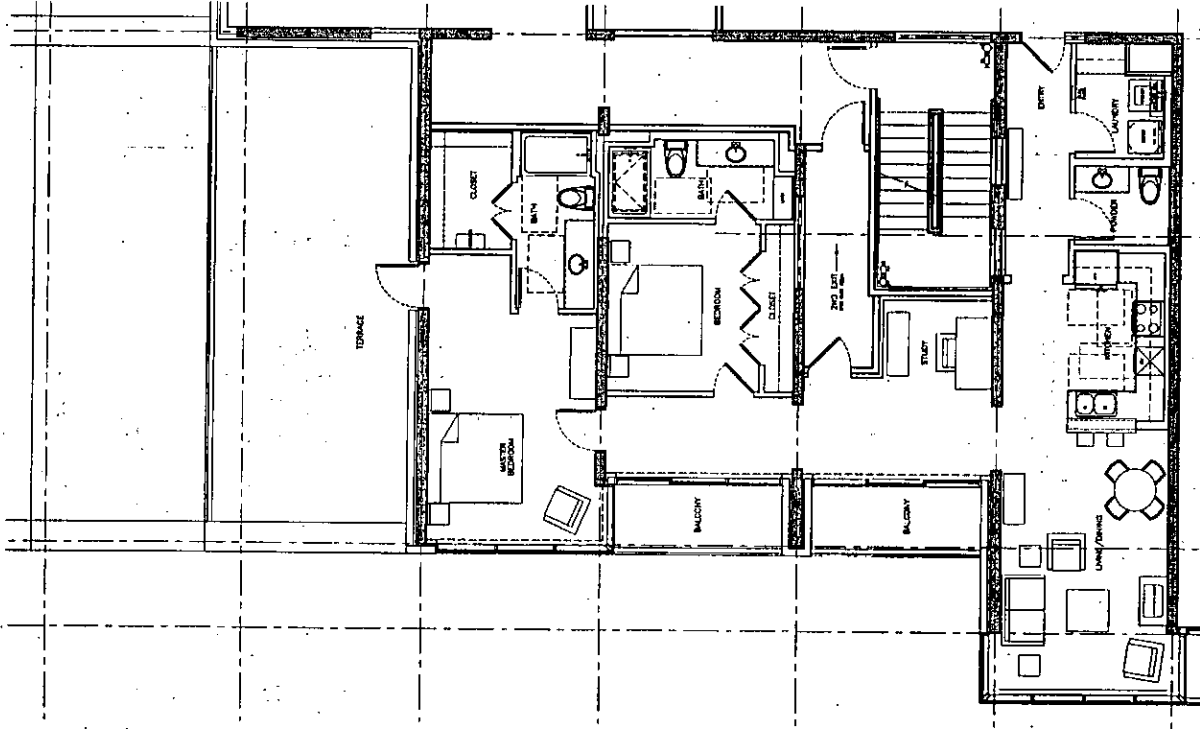
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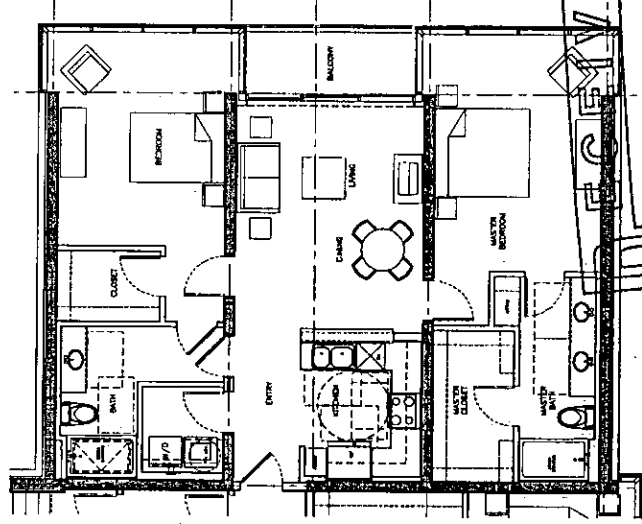
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Sheet Number
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02 UNIT B9 FLOOR PLAN
SCALE: 1/4"=1'-0"



01 UNIT B8 FLOOR PLAN 2012 FEB 21

City of Las Vegas
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EOT-44648
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Author: _____

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Rev.	Date	Description
1	01.21.06	Initial Design
2	01.21.06	Revised Design
3	01.21.06	Revised Design
4	01.21.06	Revised Design
5	01.21.06	Revised Design
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Rev.	Date	Description
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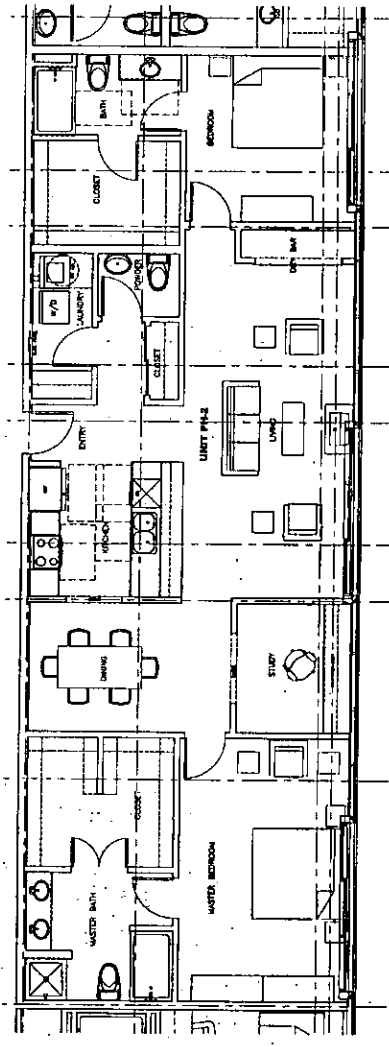
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Date: 01.21.06
Sheet No. 11.21.06

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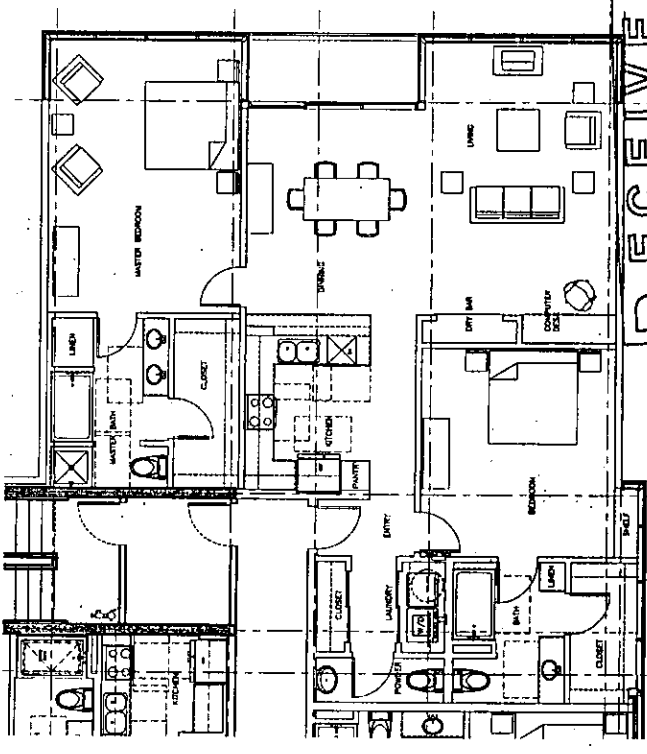
UNIT FLOOR PLANS

Sheet No. 11.21.06

A2.54



03 UNIT PH-2 FLOOR PLAN
SCALE: 1/4"=1'-0"
APPROXIMATE LEVEL UNIT (LEVELS 31-36)



02 UNIT B5a FLOOR PLAN
SCALE: 1/4"=1'-0"
APPROXIMATE LEVEL UNIT (LEVEL 37)

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01 UNIT B1 FLOOR PLAN
SCALE: 1/4"=1'-0"
APPROXIMATE LEVEL UNIT (LEVELS 37-38)

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Street Name

©David Johnson

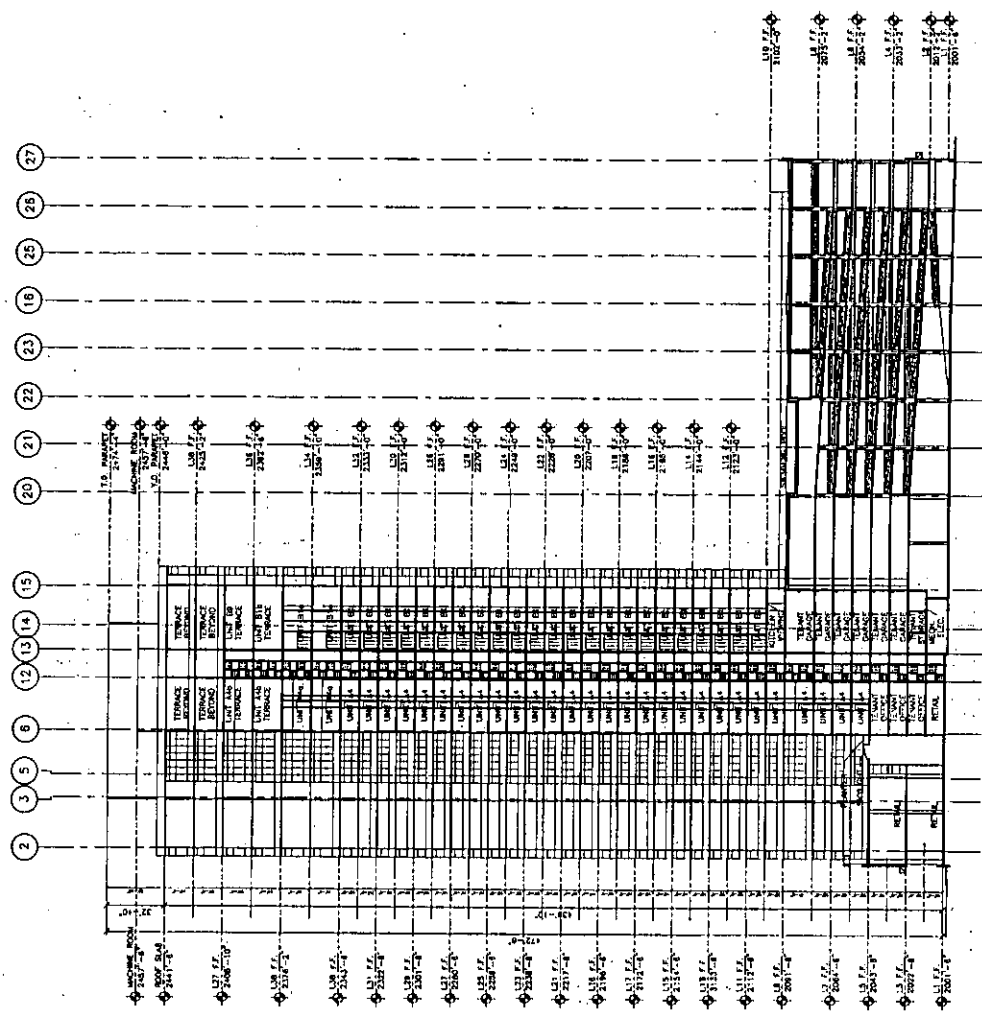
AG 01

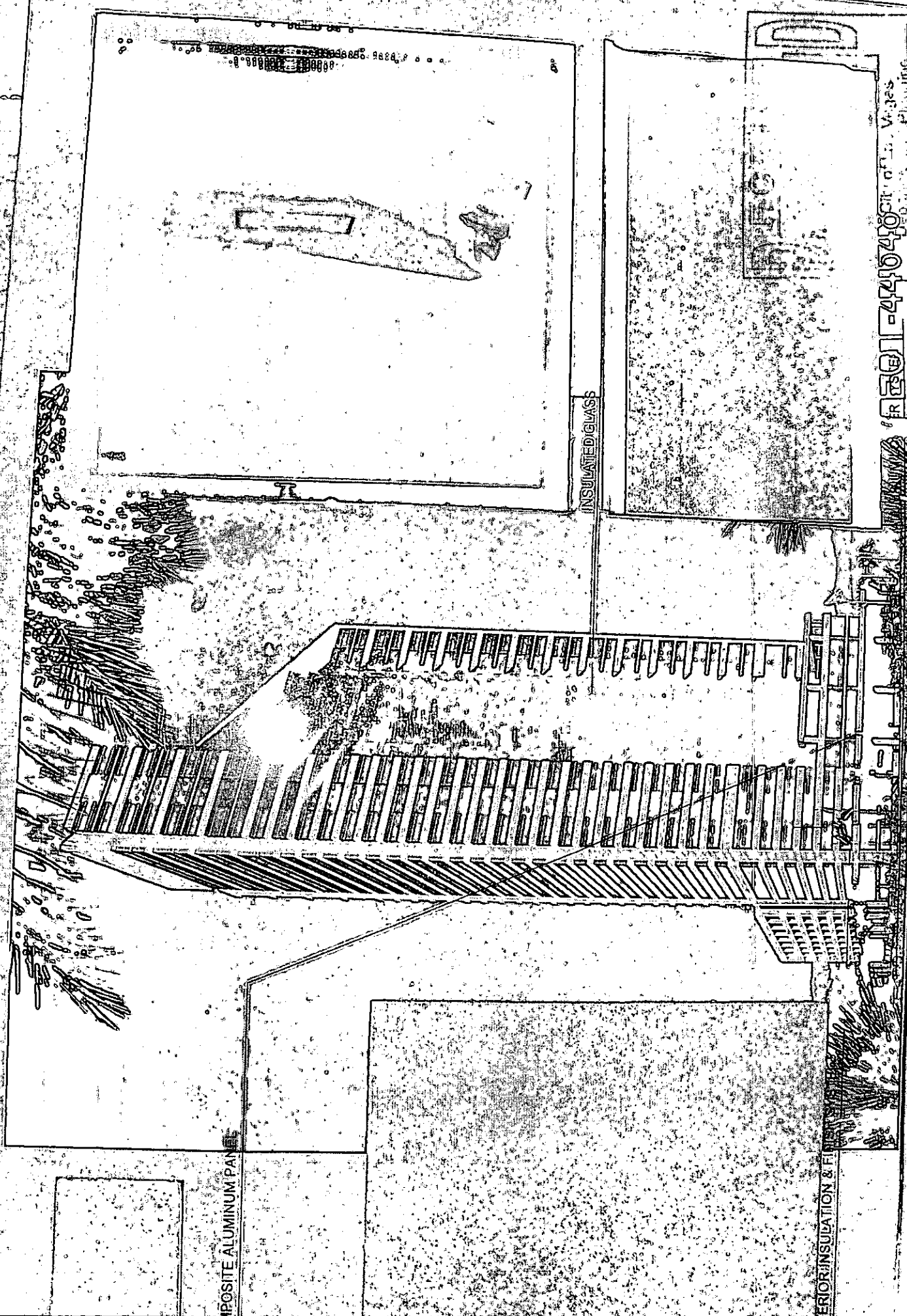
RECEIVED
JUN 21 2012
City of Las Vegas
Department of Planning

01 BUILDING SECTION (NORTH SOUTH SECTION)

EOT-44648

EOT-446491





RECEIVED OCT 10 1964
V. J. S. P. J. S. P.

Neon Heights
17700
Las Vegas, Nevada

EXTERIOR FINISH
RECEIVED OCT 10 1964
Martinez & Associates



May 3, 2012

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

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

RE: EOT-44649 – 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 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. 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 Special Use Permit (SUP-18637) 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 Special Use Permit (SUP-18637) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lean Coleman".

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

VDICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





April 5, 2012

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

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

RE: EOT-44649 – 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 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.

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,

A handwritten signature in cursive script that reads "Angela Crolli".

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





March 22, 2012

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

Mr. Justen Martinez

Mr. Dan Martinez

1729 Wandering Winds Way
Las Vegas, Nevada 89128

**RE: EOT-44649 - EXTENSION OF TIME – SPECIAL USE PERMIT
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,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

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:

Report Date 02/21/2012 04:14 PM

Submitted By

Page 1

A/P # 44649 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/21/2012 13:01	984548	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-44649 - EXTENSION OF TIME - 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).

Parent A/P # 18637
Project # 44649 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-

711 FREMONT ST
LAS VEGAS, 89101-

Report Date 02/21/2012 04:14 PM

Submitted By

Page 2

Address

Parcel Link

AP Link

717 FREMONT ST
LAS VEGAS, 89101-

729 FREMONT ST
LAS VEGAS, 89101-

731 FREMONT ST
LAS VEGAS, 89101-

715 FREMONT ST
LAS VEGAS, 89101-

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP 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
Expiration Date

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

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									

Comments **No Comments**
CONTACT ADDITIONAL

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

No Contractors

Inspections

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Striker	Completed	Comp By
---	-------------	---	--------	--------	--------	---------	-----------	---------

Report Date 02/21/2012 04:14 PM

Submitted By

Page 4

Review Activities
Review #
Comments

Review Type

#

Status

Waived

Revised

Started

Completed

Comp By

484838

DEVCO

1

Incomplete



02/21/2012 16:07

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT)

Modified By JGRIDER

Modified Date/Time 02/21/2012 13:01

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Application/Petition Form

Y Justification 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

Expires

Comments

There is no planning condition for this project.

Report Date 02/21/2012 04:14 PM

Submitted By

Page 5

EXTENSION OF TIME

Y Will this go to the City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SUP

Is this an Alcohol related Case? N

Parent Project # 18637

Staff Recommendation

Entitlement Exercised?

Meeting Information

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 13:44		0.00

No Model Home Details



DEPARTMENT OF PLANNING

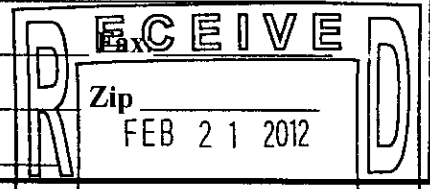
APPLICATION / PETITION FORM

Application/Petition For: Extension of Time for SUP-18637
 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: _____
 City _____ State _____ Zip _____
 E-mail Address _____

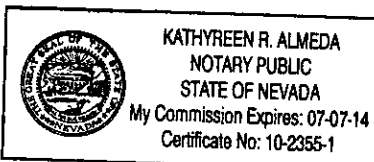


Property Owner Signature [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Daniel G. Martinez
 STATE OF NEVADA, COUNTY OF CLARK
 Subscribed and sworn before me

This 21st day of FEBRUARY, 20 12

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY	
Case #	<u>EOT-44649</u>
Meeting Date:	<u>4/4/12</u>
Total Fee:	<u>300.00</u>
Date Received:*	<u>2/21/12</u>
Received By:	<u>[Signature]</u>

*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.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

EOT-44649

Case Number: EOT-44649 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

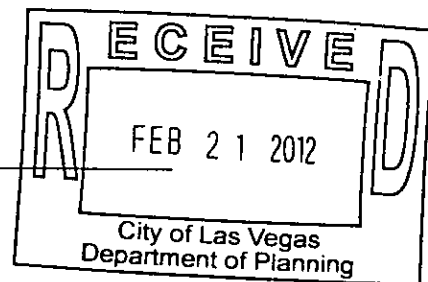
☒ No

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: _____



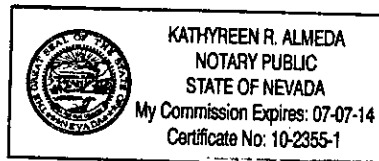
Signature of Property Owner: Daniel G. Martinez

Print Name: Daniel G. Martinez

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

This 21st day of FEBRUARY, 2012

[Signature]
Notary Public in and for said County and State



Justification Letter

February 17, 2012

Via: Hand Delivery

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

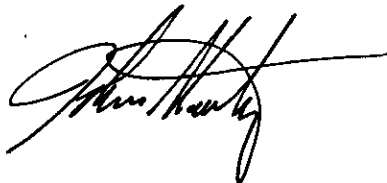
Re: Extension of Time Request for SUP-18637 & SDR-18638

To Whom It May Concern:

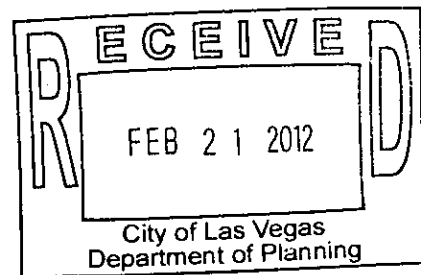
The City Council held February 21, 2007 Approved our requests for a Special Use Permit (SUP-18637) and Site Development Plan Review (SDR-18638) located at 709 Fremont Street (APN 139-34-612-084). We have been working very hard to bring this exciting project and the Fremont East Entertainment District 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



EOT-44648
EOT-44649



April 9, 2010

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

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

RE: EOT-37463 -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 Special Use Permit (SUP-18637) FOR A PROPOSED MIXED-USE DEVELOPMENT at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial). 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 Special Use Permit (SUP-18637) 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 Special Use Permit (SUP-18637) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

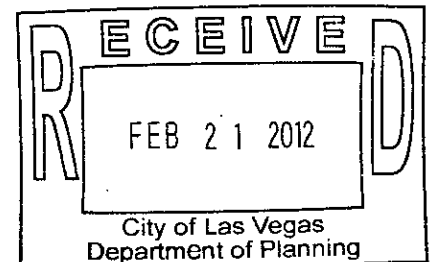
Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

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

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



EOT-44649



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-26896 – 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 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. 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 Special Use Permit (SUP-18637), 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 Special Use Permit (SUP-18637) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

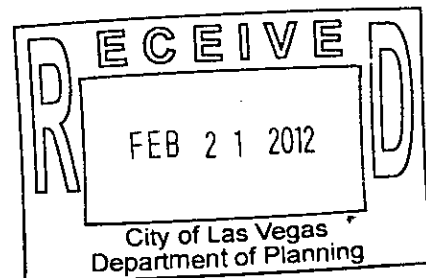
Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

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

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov



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

March 22, 2007

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

RE: SUP-18637 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO SDR-18638

Dear Mr. Martinez:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Special Use Permit 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. 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. Conformance to the conditions of approval for Site Development Plan Review (SDR-18638).
2. 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.
3. 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.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

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

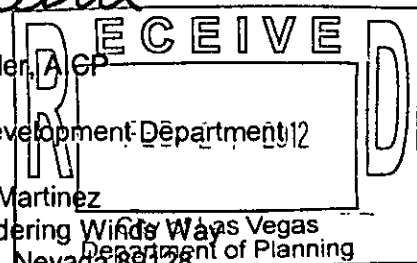
M. Margo Wheeler, AICP
Director
Planning and Development Department

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

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

Mr. Justin Martinez
1729 Wandering Winder Way
Las Vegas, Nevada 89128
City of Las Vegas
Department of Planning



EOT-44649

20060728-0001447

Fee: \$16.00 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

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

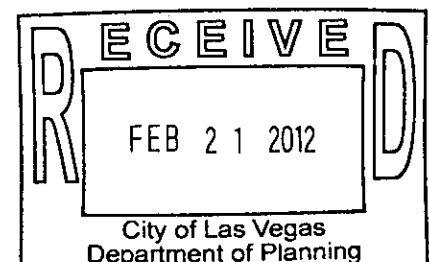
all that real property situated in the County of Clark State of Nevada, bounded and described as follows:

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



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
Clark County Recorder

ADF

Pgs: 8

APN No.: 139-34-612-023

Space Above for Recorder's Use Only

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

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)

WHEN RECORDED MAIL TO:

Dan Martinez
585 Camino Montebello
Santa Fe, NM 87501

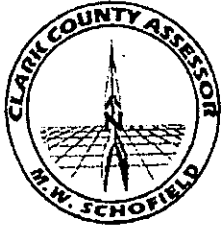
MAIL TAX STATEMENTS TO:

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.**



Clark County Assessor's Office
Parcel Data Systems (PDS)

500 S. Grand Central Parkway, Las Vegas, NV 89155 (702) 455-3881

For Assessor's
Use Only
#

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 13934612083 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.

Beth A. Gardner
(Notary Public)

Owner and/or Representative signature:

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

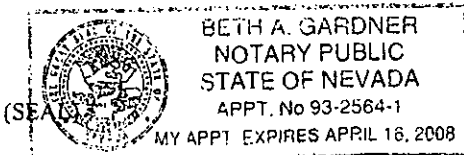
[Signature]
(Signature)

JUSTEN MARTINEZ, SON
(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: Gulcan Shabo
Date received by PDS: _____

DO NOT RECORD - RETURN TO PDS

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVENUE
35

MAP LEGEND

NOTES

This map is for assessment only and does NOT represent a survey. Its utility is assessed for the accuracy of the data displayed herein. Information on records and other non-assessed parcels may be obtained from the Record 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

0 100 200 300 400 500 600 700 800 900 1000

Parcel Number
001

Subd. Boundary
002

Road Easement
003

PLAT RECORDING NUMBER
004

Block Number
005

Lot Number
006

Match Line / Leader Line
007

Scale: 1"=200'

Rev: 07/13/10

Parcel Number
001

Subd. Boundary
002

Road Easement
003

PLAT RECORDING NUMBER
004

Block Number
005

Lot Number
006

Match Line / Leader Line
007

Parcel Number
001

Subd. Boundary
002

Road Easement
003

PLAT RECORDING NUMBER
004

Block Number
005

Lot Number
006

Match Line / Leader Line
007

