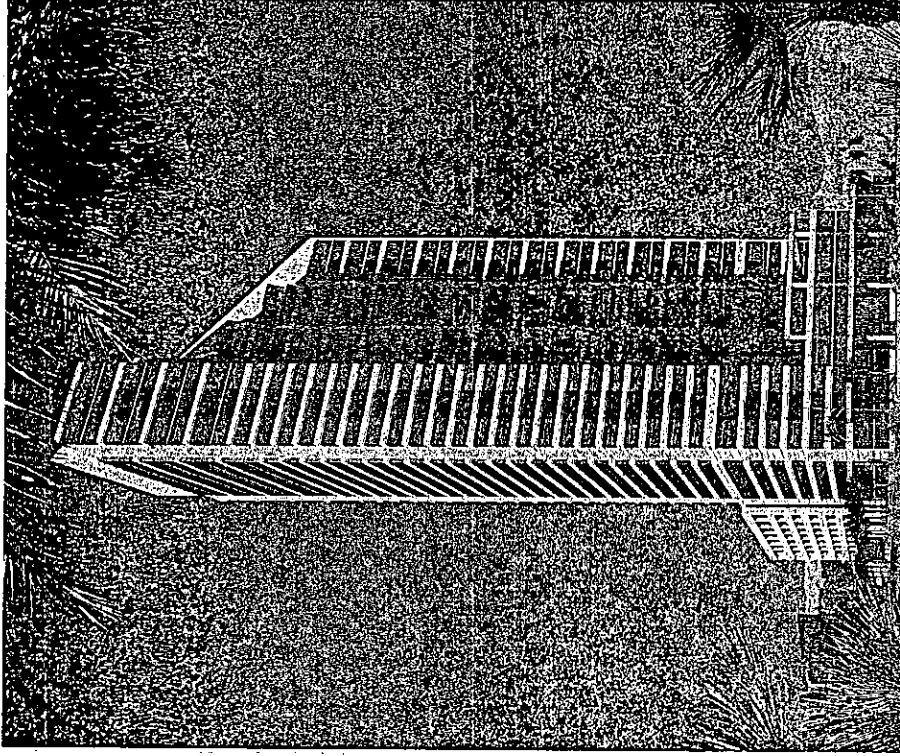




Developer:
Martinez & Associates
Las Vegas, Nevada

NEON HEIGHTS

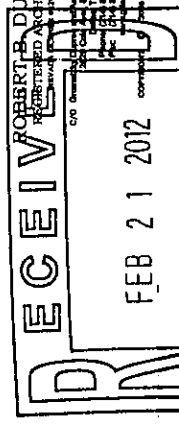
LAS VEGAS, NEVADA
777 fremont street

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



Architect:

ROBERT B. DUPREE
REGISTERED ARCHITECT
Nevada State Board of Architecture



EOT-44648

EOT-44649

City of Las Vegas
Department of Planning

EOT-44648
EOT-44649

EARS OF BEARINGS:

THIS BEARING OF SOUTH 1/4 20 2E 10E 10E FOR THE CONTIGUOUS OF SOUTH 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 10E 10E OF THE SOUTH EAST QUARTER 10E 10E OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 11 EAST, IN BLM CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

Martinez & Associates

Authorization _____

FOR PUBLISHING COPIES OF THIS REPORT ONLY

2024 11 2

ROBERT B. DUPRES
WATERWAYS

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 & Barnes 1000 Pennsylvania Avenue NW Suite 1000 Washington, DC 20004-1100 (202) 462-1000	Appleton & Barnes 1000 Pennsylvania Avenue NW Suite 1000 Washington, DC 20004-1100 (202) 462-1000

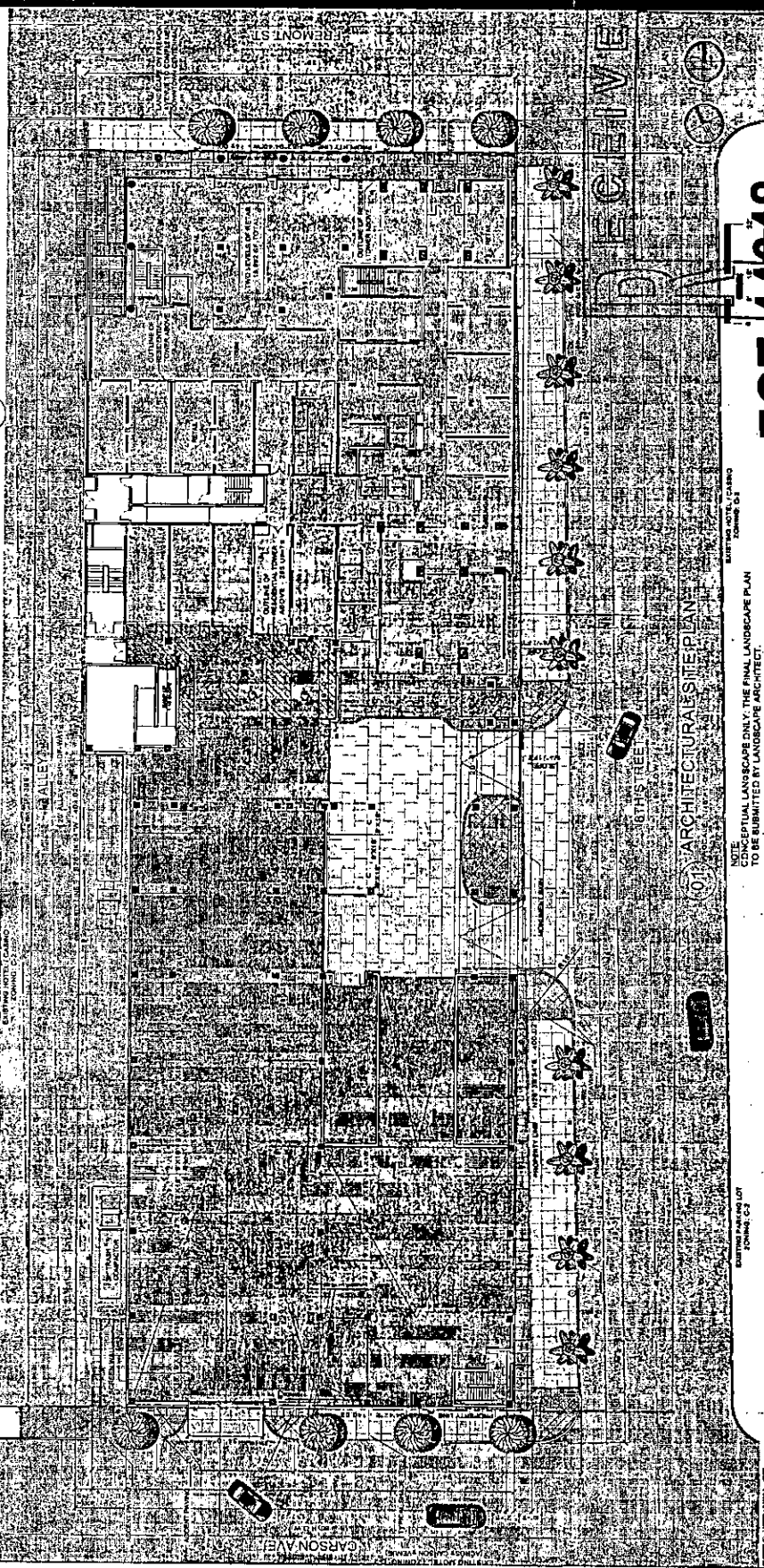
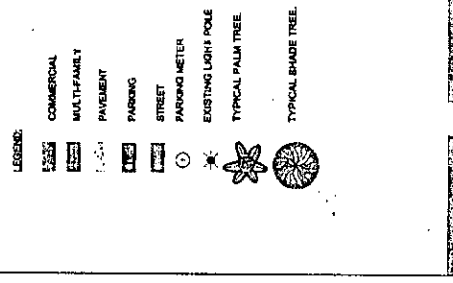
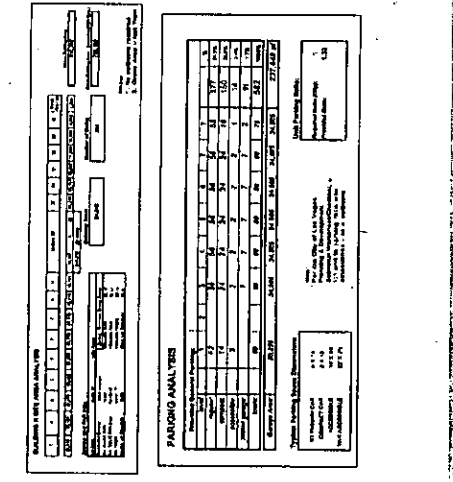
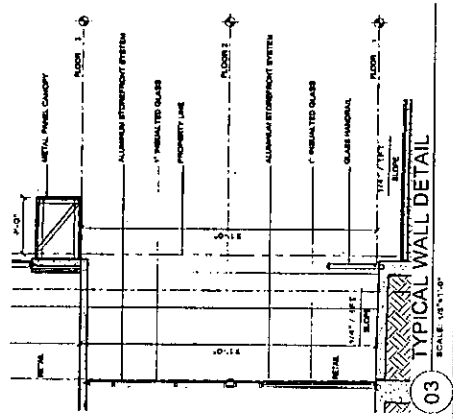
[illegible]

DATE TIME	04:500	11.21.06	ISSUE DATE
		Issue Package	
		MARKING COMMISSION SUBMITTAL	
		Sheet Title	
		ARCHITECTURAL SITE PLAN /	
		CONCEPTUAL LANDSCAPE PLAN	
		Sheet Number	

A1.01

EOT-44648
City of Las Vegas
Department of Planning

EOT-44649



Project

**Martinez &
Associates**

FOR PLANNING COMMISSION SUBMITTAL ONLY

Design Team:
 SUTTING 1-800-551-1248
 1719 Broadway, New York
 New York, NY 10019
 TEL: 212-247-2800
 Contact: Arthur Sutting

[illegible]

	045.09	11.21.06
--	--------	----------

Item	Package
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

Steel Type	
A572 Gr. 50	

Sheet Number	
--------------	--

ng A201

NOTE: 0 = product

LEVEL 01 FLOOR PLAN

SCALE: 1/8"=1'-0"

)

ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE 1000

City of Las Vegas, Nevada
2000 Main Street, Suite 200
Las Vegas, NV 89101
Phone: (702) 733-1000
Fax: (702) 733-1001
www.rbdupree.com
COPYRIGHT © 2006

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

Martinez &
Associates



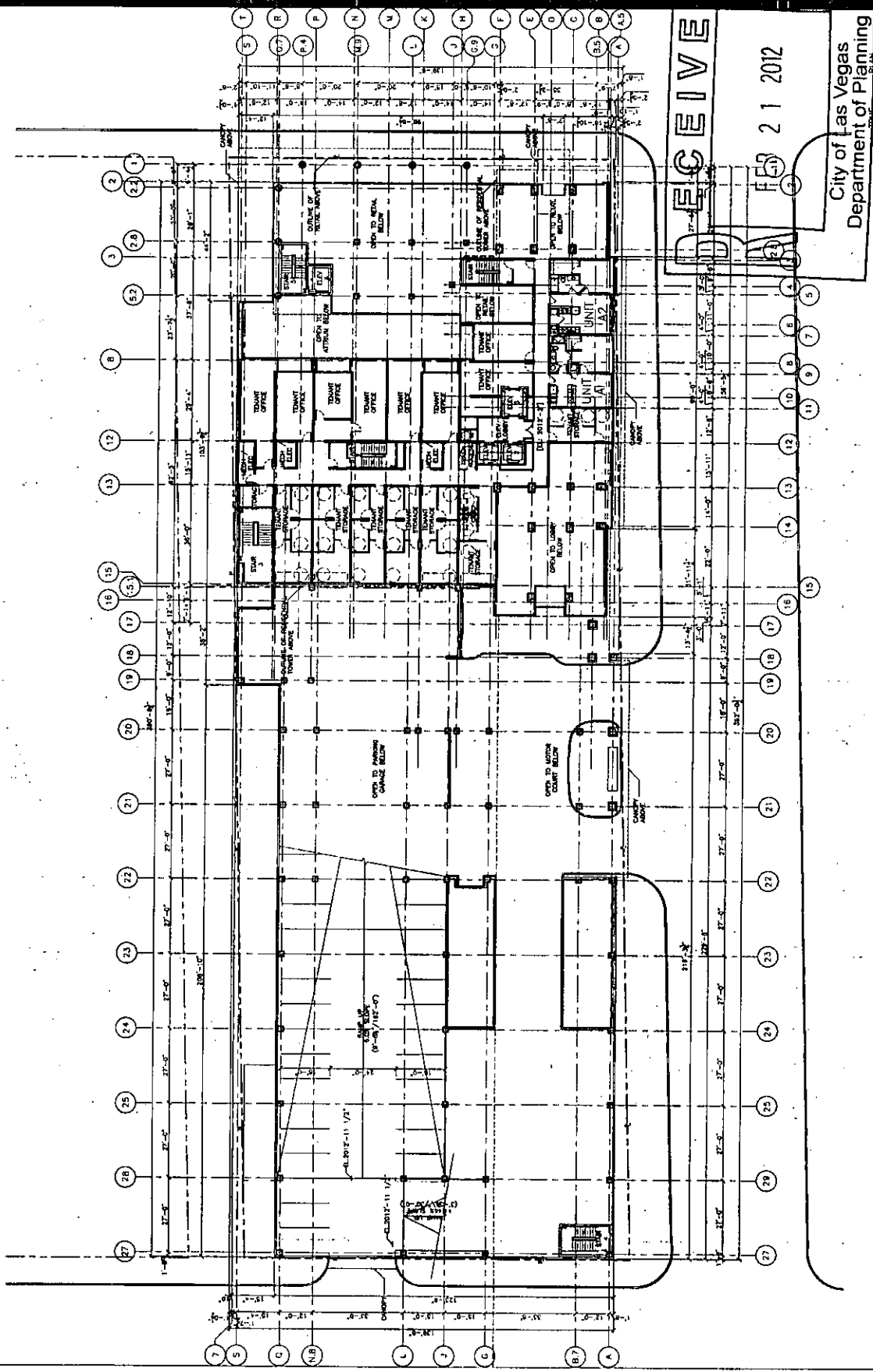
FOR PLANNING COMMISSION SUBMITTAL
ONLY

Design Team
Project Manager: Robert B. Dupree
Designer: Robert B. Dupree
Checker: Robert B. Dupree
Engineer: Robert B. Dupree
Architect: Robert B. Dupree
Interior Designer: Robert B. Dupree
Structural Engineer: Robert B. Dupree
Mechanical Engineer: Robert B. Dupree
Electrical Engineer: Robert B. Dupree
Plumbing Engineer: Robert B. Dupree
Fire Protection Engineer: Robert B. Dupree
Transportation Engineer: Robert B. Dupree
Environmental Engineer: Robert B. Dupree
Historic Preservation: Robert B. Dupree
Other: Robert B. Dupree

Name and Revision
No. Date Description
1 11/21/06 Initial Design
2 11/21/06 Planning Commission Submittal
3 11/21/06 Final Design
4 11/21/06 Construction Documents
5 11/21/06 As-Built

Sheet Title
01 LEVEL 02 FLOOR PLAN
Sheet No. 01
Project No. 204500
Issue Date 11/21/06
Issue Description PLANNING COMMISSION SUBMITTAL
Sheet Title 01 LEVEL 02 FLOOR PLAN
Sheet Number 01
Project Number 204500
Issue Date 11/21/06
Issue Description PLANNING COMMISSION SUBMITTAL
Sheet Title 01 LEVEL 02 FLOOR PLAN
Sheet Number 01
Project Number 204500
Issue Date 11/21/06
Issue Description PLANNING COMMISSION SUBMITTAL

A2.02



01 LEVEL 02 FLOOR PLAN
SCALE: 1/8"=1'-0"



City of Las Vegas
Department of Planning

Feb 21 2012

EOT-44648
EOT-44649

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

PROJECT
NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FRENCH

DATE: 01/12/06
BY: RBD
CHECKED: RBD
APPROVED: RBD

PROJECT
NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FRENCH

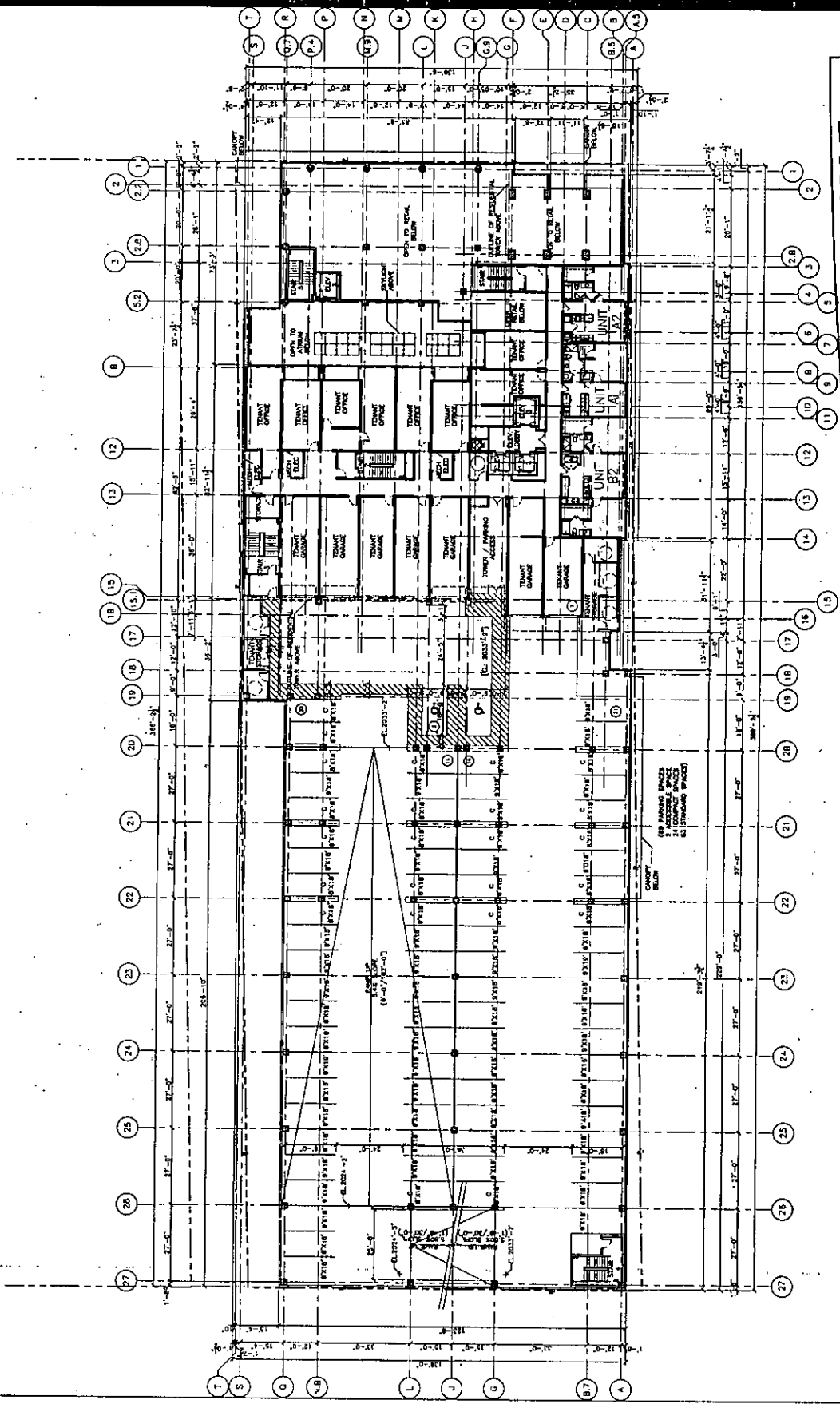
Martinez &
Associates



FOR PLANNING ONLY
NOT TO BE USED FOR CONSTRUCTION

NO.	DATE	REVISIONS
1		ISSUED FOR PERMITTING
2		ISSUED FOR PERMITTING
3		ISSUED FOR PERMITTING
4		ISSUED FOR PERMITTING
5		ISSUED FOR PERMITTING
6		ISSUED FOR PERMITTING
7		ISSUED FOR PERMITTING
8		ISSUED FOR PERMITTING
9		ISSUED FOR PERMITTING
10		ISSUED FOR PERMITTING
11		ISSUED FOR PERMITTING
12		ISSUED FOR PERMITTING
13		ISSUED FOR PERMITTING
14		ISSUED FOR PERMITTING
15		ISSUED FOR PERMITTING
16		ISSUED FOR PERMITTING
17		ISSUED FOR PERMITTING
18		ISSUED FOR PERMITTING
19		ISSUED FOR PERMITTING
20		ISSUED FOR PERMITTING
21		ISSUED FOR PERMITTING
22		ISSUED FOR PERMITTING
23		ISSUED FOR PERMITTING
24		ISSUED FOR PERMITTING
25		ISSUED FOR PERMITTING
26		ISSUED FOR PERMITTING
27		ISSUED FOR PERMITTING
28		ISSUED FOR PERMITTING
29		ISSUED FOR PERMITTING
30		ISSUED FOR PERMITTING
31		ISSUED FOR PERMITTING
32		ISSUED FOR PERMITTING
33		ISSUED FOR PERMITTING
34		ISSUED FOR PERMITTING
35		ISSUED FOR PERMITTING
36		ISSUED FOR PERMITTING
37		ISSUED FOR PERMITTING
38		ISSUED FOR PERMITTING
39		ISSUED FOR PERMITTING
40		ISSUED FOR PERMITTING
41		ISSUED FOR PERMITTING
42		ISSUED FOR PERMITTING
43		ISSUED FOR PERMITTING
44		ISSUED FOR PERMITTING
45		ISSUED FOR PERMITTING
46		ISSUED FOR PERMITTING
47		ISSUED FOR PERMITTING
48		ISSUED FOR PERMITTING
49		ISSUED FOR PERMITTING
50		ISSUED FOR PERMITTING
51		ISSUED FOR PERMITTING
52		ISSUED FOR PERMITTING
53		ISSUED FOR PERMITTING
54		ISSUED FOR PERMITTING
55		ISSUED FOR PERMITTING
56		ISSUED FOR PERMITTING
57		ISSUED FOR PERMITTING
58		ISSUED FOR PERMITTING
59		ISSUED FOR PERMITTING
60		ISSUED FOR PERMITTING
61		ISSUED FOR PERMITTING
62		ISSUED FOR PERMITTING
63		ISSUED FOR PERMITTING
64		ISSUED FOR PERMITTING
65		ISSUED FOR PERMITTING
66		ISSUED FOR PERMITTING
67		ISSUED FOR PERMITTING
68		ISSUED FOR PERMITTING
69		ISSUED FOR PERMITTING
70		ISSUED FOR PERMITTING
71		ISSUED FOR PERMITTING
72		ISSUED FOR PERMITTING
73		ISSUED FOR PERMITTING
74		ISSUED FOR PERMITTING
75		ISSUED FOR PERMITTING
76		ISSUED FOR PERMITTING
77		ISSUED FOR PERMITTING
78		ISSUED FOR PERMITTING
79		ISSUED FOR PERMITTING
80		ISSUED FOR PERMITTING
81		ISSUED FOR PERMITTING
82		ISSUED FOR PERMITTING
83		ISSUED FOR PERMITTING
84		ISSUED FOR PERMITTING
85		ISSUED FOR PERMITTING
86		ISSUED FOR PERMITTING
87		ISSUED FOR PERMITTING
88		ISSUED FOR PERMITTING
89		ISSUED FOR PERMITTING
90		ISSUED FOR PERMITTING
91		ISSUED FOR PERMITTING
92		ISSUED FOR PERMITTING
93		ISSUED FOR PERMITTING
94		ISSUED FOR PERMITTING
95		ISSUED FOR PERMITTING
96		ISSUED FOR PERMITTING
97		ISSUED FOR PERMITTING
98		ISSUED FOR PERMITTING
99		ISSUED FOR PERMITTING
100		ISSUED FOR PERMITTING

JOB NO.	5045.00	DATE	11.21.06
PROJECT	PLANNING CONSTRUCTION EQUITABLE		
DESIGNER	LEVEL 04 FLOOR PLAN		
CHECKER	LEVEL 04 FLOOR PLAN		
DATE	11.21.06		
BY	RBD		
FOR	A2.04		



RECEIVED

2012

TRUE NORTH

0 5' 10' 20'

EOT-44648

EOT-44649

City of Las Vegas
Department of Planning

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

ROBERT B. DUPREE
REGISTERED ARCHITECT
SINCE 1988

5045.00
11.21.06
PLANNING
CONSTRUCTION SUBMITTAL
Sheet Title
LEVEL 05 FLOOR PLAN
Sheet Number
A2.05

Project

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 REMONT

Martinez &
Associates

APPROVED
FOR PLANNING COMMISSION SUBMITTAL
ONLY

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

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

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

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

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

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

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

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

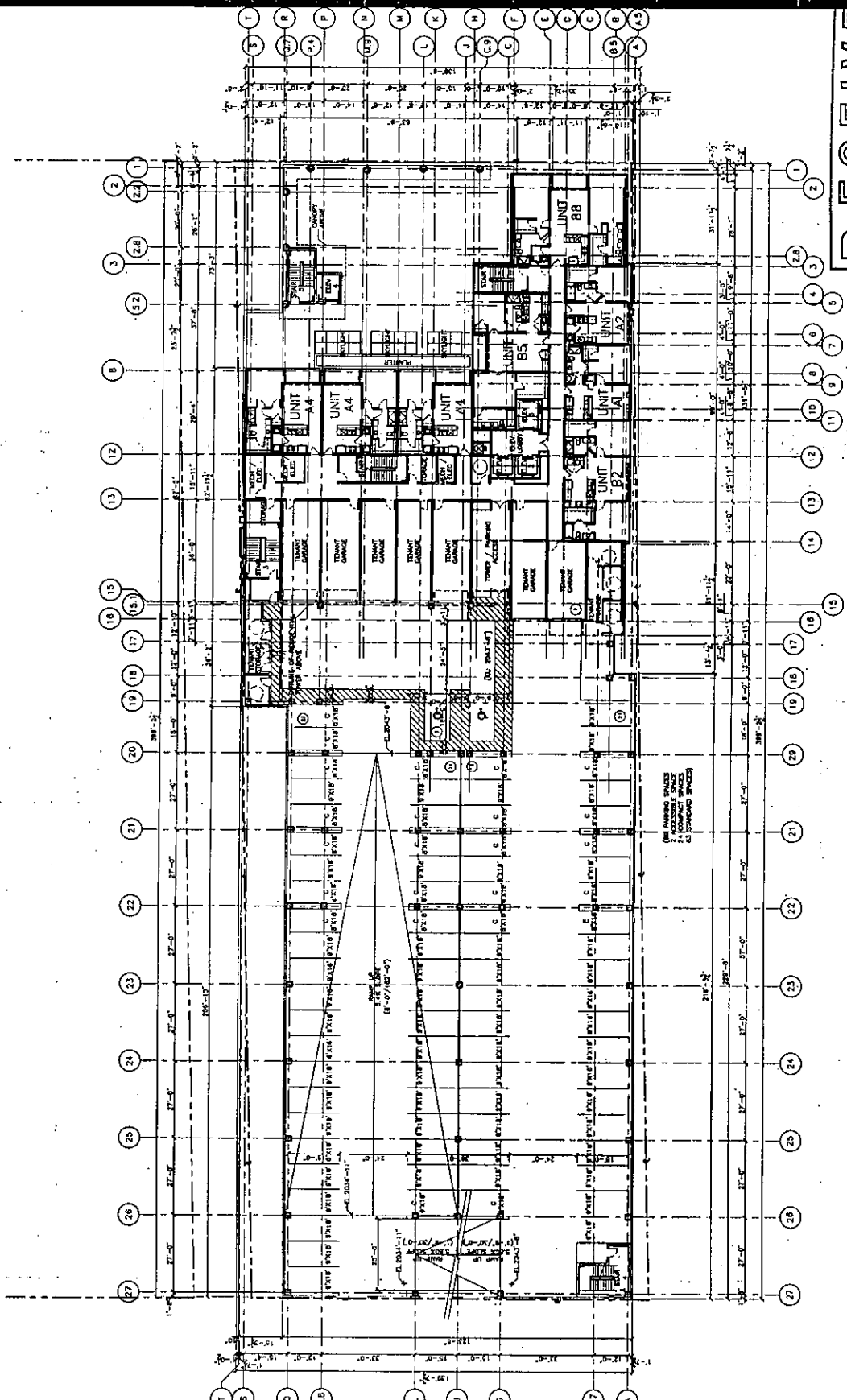
Design Team
Architect
Interior Designer
Structural Engineer
Mechanical Engineer
Electrical Engineer
Civil Engineer
Landscape Architect
Other

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

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

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

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



01 LEVEL 05 FLOOR PLAN
SCALE: 1/8"=1'-0"

TRUE
PLAN
NORTH

RECEIVE
EOT-44648
City of Las Vegas
Department of Planning
EOT-44649

ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE 1288

500 Maryland Avenue, Suite 200
Las Vegas, NV 89101
Phone: (702) 731-1000
Fax: (702) 731-1001
E-Mail: rbd@dupree.com
WWW.DUPREE.COM

CONTRACT: 0 200

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

Martinez &
Associates

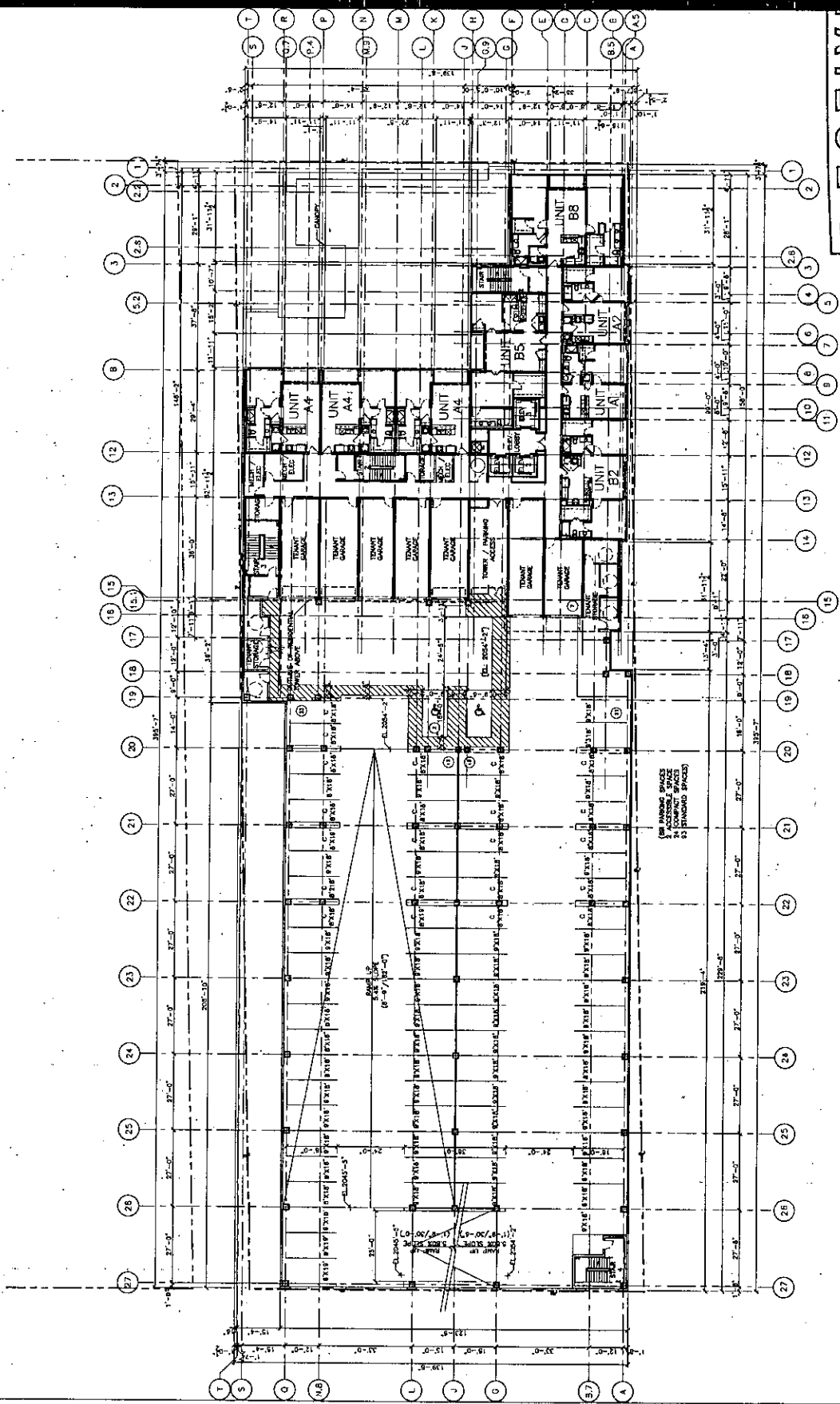


FOR: JENNIFER L. GILBERT
SHEEP NUMBER: 11/11/08

DESIGN TEAM:
ARCHITECT: R. B. DUPREE
PROJECT: NEON HEIGHTS
SHEET: 06 FLOOR PLAN
DATE: 11/11/08

No.	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

5945-08 11.21.08
PLANNING COMMISSION SUBMITTAL
SHEET TITLE: LEVEL 06 FLOOR PLAN
SHEET NUMBER: A2.06
CONTRACT: 0 200



RECEIVED
TRUE NORTH
PLAN NORTH
11/11/08

EOT-44648
EOT-44649

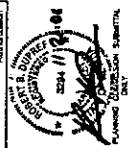
City of Las Vegas
Department of Planning

Chemistry, Physics and Astronomy
100 Old Derby Ave., 2nd Fl.
Cambridge, MA 02138
Phone: 617/495-1300
Fax: 617/495-1300
E-mail: info@chemphys.org

Copyright © 2004 by John Wiley & Sons, Inc.

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

**Martinez &
Associates**



Design Team	
architect	architectural solutions
engineer	engineering solutions
interior design	interior design solutions
landscape architecture	landscape architecture solutions
planning	planning solutions
program management	program management solutions
project management	project management solutions
real estate	real estate solutions
research	research solutions
strategy	strategy solutions
technology	technology solutions
training	training solutions
writing	writing solutions

[illegible]

Job No.	Issue Date
5045.00	11.21.06

Issue Package	PLANNING COMMISSION SUBMITTAL
---------------	-------------------------------

Sheet Title	
-------------	--

LEVEL OR FLOOR PLAN	REVISION

A2.08

CECEVE

City of Las Vegas
Department of Planning

01 LEVEL 08 FLOOR PLAN

EOT-44648
EOT-44649

ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE 1089

C/O Martinez and Associates
2000 Las Vegas Blvd. S.
Suite 200
Las Vegas, NV 89102
Phone: (702) 731-1000
Fax: (702) 731-1001
E-Mail: info@martinezand.com
WWW.MARTINEZAND.COM

CONTRACT 0 000

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

Martinez &
Associates

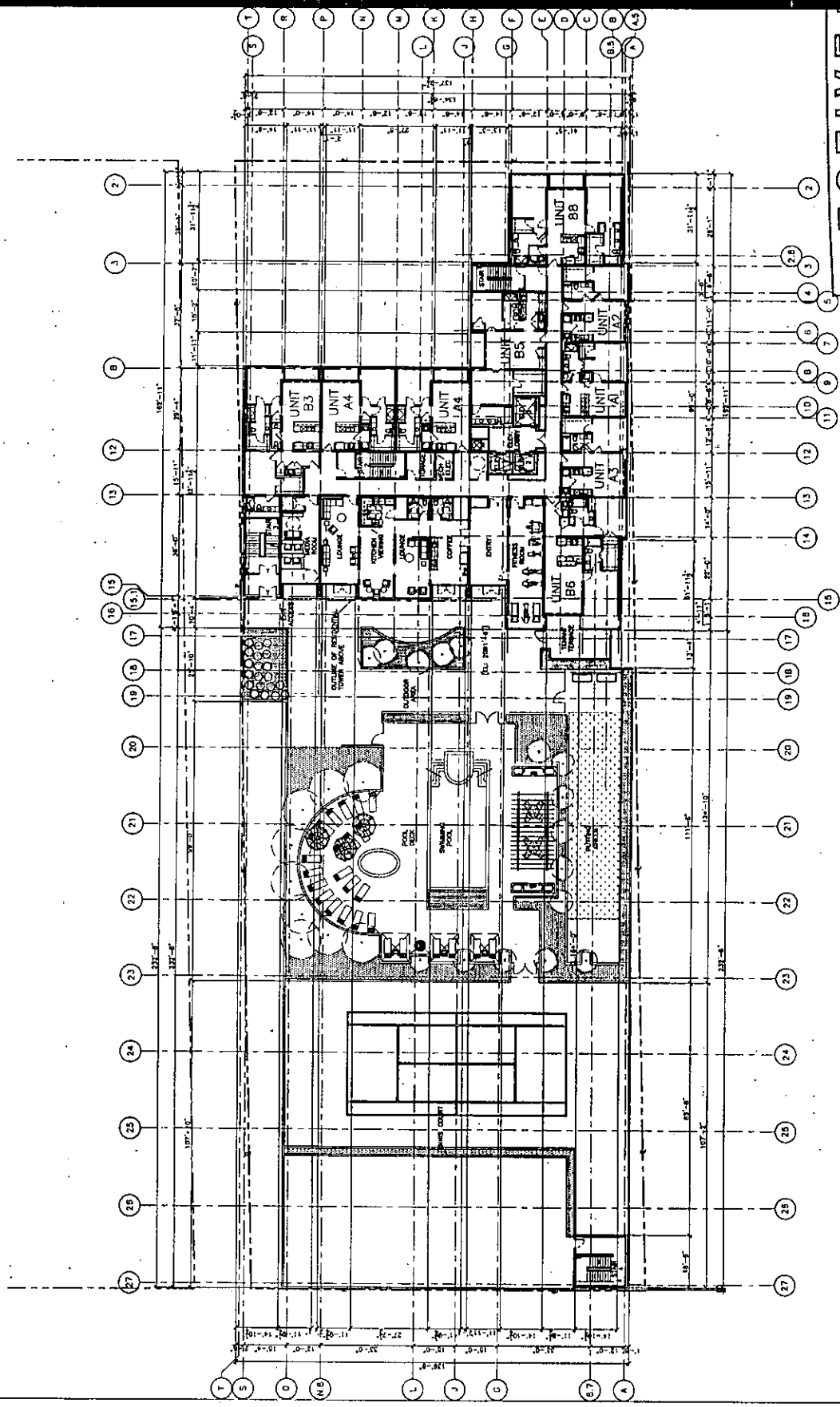


FOR PLANNING COMMISSION SUBMITTAL

Design Team
Architect: Robert B. Dupree
Principal: Robert B. Dupree
Project Manager: Robert B. Dupree
Designer: Robert B. Dupree
Checker: Robert B. Dupree
Plotter: Robert B. Dupree
Date: 11/19/06

Revisions and Remarks	
No.	Date
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	

JOB NO.	5945.00	DATE	11.21.06
PLANNING COMMISSION SUBMITTAL			
SHEET TITLE			
LEVEL 09 FLOOR PLAN (SWIMMING POOL LEVEL)			
SHEET NUMBER			
A2.09			



RECEIVE

TRUE PLAN NORTH

FEB 2 2007

City of Las Vegas
Department of Planning

01 LEVEL 09 FLOOR PLAN (SWIMMING POOL LEVEL)
SCALE 1/8"=1'-0"

EOT-44648
EOT-44649

01 LEVELS 10, 20, 30 FLOOR PLAN (FIRE COMMAND)

SCALE 1/8"=1'-0"

EOT-44648

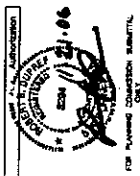
EOT-44649

Chemistry Degrees and Associates
3408 Oak Ave., Suite 320
Dallas, Tx. 75204
Phone (214) 371-8178
Fax (214) 371-8666
www.ged.com

1004

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

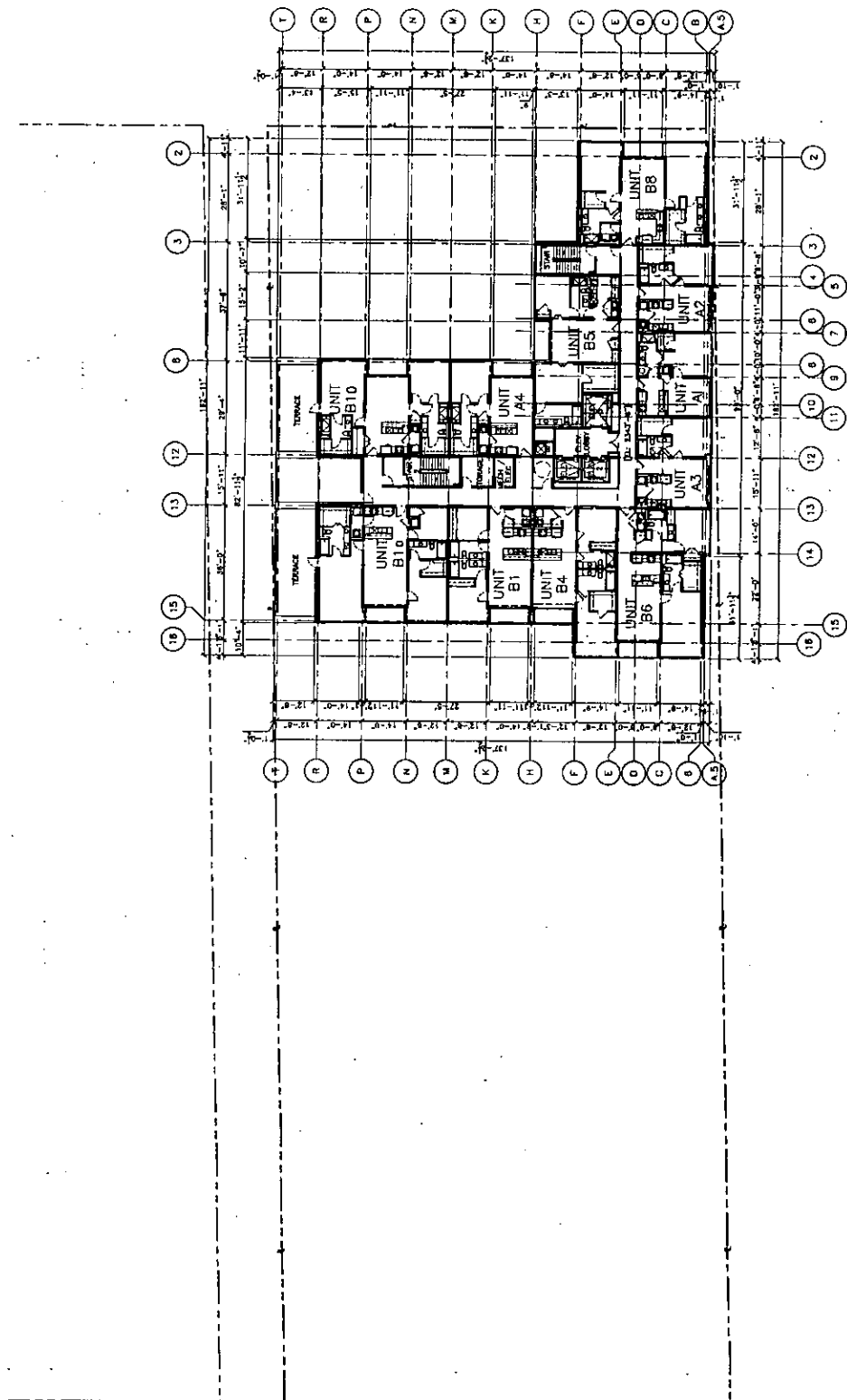
**Martinez &
Associates**



Design Team Architect: J. Beckwith Interior Designer: J. Beckwith Engineer: J. Beckwith Structural Engineer: J. Beckwith MEPE: J. Beckwith Construction Manager: J. Beckwith	OWNER Project: J. Beckwith Location: J. Beckwith Size: J. Beckwith Value: J. Beckwith Completion: J. Beckwith
--	--

[illegible]

Job No.	Issue Date
5045.00	11.21.06
Issue Price/sgp	
PAINTING COMMISSION SUBMITTAL	
Sheet Title	Sheet Number
LEVEL 33 FLOOR PLAN	A2.12
Approved & Issd	



WELLY

FFR 20°

TRUE NORTH

PLAN NORTH



EOT-44648
EOT-44649

01 LEVEL 33 FLOOR PLAN

**City of Las Vegas
Department of Planning**

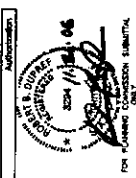
2/10 Chemistry Degree and Apprenticeship
3608 Oak Ave., Suite 208
Dallas, TX 75204
Phone: (214) 671-4578
Fax: (214) 671-4666
www.gladnet.com

COPYRIGHT © 2004

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**
 18. **Figure 9**
 19. **Figure 10**
 20. **Figure 11**
 21. **Figure 12**
 22. **Figure 13**
 23. **Figure 14**
 24. **Figure 15**
 25. **Figure 16**
 26. **Figure 17**
 27. **Figure 18**
 28. **Figure 19**
 29. **Figure 20**
 30. **Figure 21**
 31. **Figure 22**
 32. **Figure 23**
 33. **Figure 24**
 34. **Figure 25**
 35. **Figure 26**
 36. **Figure 27**
 37. **Figure 28**
 38. **Figure 29**
 39. **Figure 30**
 40. **Figure 31**
 41. **Figure 32**
 42. **Figure 33**
 43. **Figure 34**
 44. **Figure 35**
 45. **Figure 36**
 46. **Figure 37**
 47. **Figure 38**
 48. **Figure 39**
 49. **Figure 40**
 50. **Figure 41**
 51. **Figure 42**
 52. **Figure 43**
 53. **Figure 44**
 54. **Figure 45**
 55. **Figure 46**
 56. **Figure 47**
 57. **Figure 48**
 58. **Figure 49**
 59. **Figure 50**
 60. **Figure 51**
 61. **Figure 52**
 62. **Figure 53**
 63. **Figure 54**
 64. **Figure 55**
 65. **Figure 56**
 66. **Figure 57**
 67. **Figure 58**
 68. **Figure 59**
 69. **Figure 60**
 70. **Figure 61**
 71. **Figure 62**
 72. **Figure 63**
 73. **Figure 64**
 74. **Figure 65**
 75. **Figure 66**
 76. **Figure 67**
 77. **Figure 68**
 78. **Figure 69**
 79. **Figure 70**
 80. **Figure 71**
 81. **Figure 72**
 82. **Figure 73**
 83. **Figure 74**
 84. **Figure 75**
 85. **Figure 76**
 86. **Figure 77**
 87. **Figure 78**
 88. **Figure 79**
 89. **Figure 80**
 90. **Figure 81**
 91. **Figure 82**
 92. **Figure 83**
 93. **Figure 84**
 94. **Figure 85**
 95. **Figure 86**
 96. **Figure 87**
 97. **Figure 88**
 98. **Figure 89**
 99. **Figure 90**
 100. **Figure 91**
 101. **Figure 92**
 102. **Figure 93**
 103. **Figure 94**
 104. **Figure 95**
 105. **Figure 96**
 106. **Figure 97**
 107. **Figure 98**
 108. **Figure 99**
 109. **Figure 100**
 110. **Figure 101**
 111. **Figure 102**
 112. **Figure 103**
 113. **Figure 104**
 114. **Figure 105**
 115. **Figure 106**
 116. **Figure 107**
 117. **Figure 108**
 118. **Figure 109**
 119. **Figure 110**
 120. **Figure 111**
 121. **Figure 112**
 122. **Figure 113**
 123. **Figure 114**
 124. **Figure 115**
 125. **Figure 116**
 126. **Figure 117**
 127. **Figure 118**
 128. **Figure 119**
 129. **Figure 120**
 130. **Figure 121**
 131. **Figure 122**
 132. **Figure 123**
 133. **Figure 124**
 134. **Figure 125**
 135. **Figure 126**
 136. **Figure 127**
 137. **Figure 128**
 138. **Figure 129**
 139. **Figure 130**
 140. **Figure 131**
 141. **Figure 132**
 142. **Figure 133**
 143. **Figure 134**
 144. **Figure 135**
 145. **Figure 136**
 146. **Figure 137**
 147. **Figure 138**
 148. **Figure 139**
 149. **Figure 140**
 150. **Figure 141**
 151. **Figure 142**
 152. **Figure 143**
 153. **Figure 144**
 154. **Figure 145**
 155. **Figure 146**
 156. **Figure 147**
 157. **Figure 148**
 158. **Figure 149**
 159. **Figure 150**
 160. **Figure 151**
 161. **Figure 152**
 162. **Figure 153**
 163. **Figure 154**
 164. **Figure 155**
 165. **Figure 156**
 166. **Figure 157**
 167. **Figure 158**
 168. **Figure 159**
 169. **Figure 160**
 170. **Figure 161**
 171. **Figure 162**
 172. **Figure 163**
 173. **Figure 164**
 174. **Figure 165**
 175. **Figure 166**
 176. **Figure 167**
 177. **Figure 168**
 178. **Figure 169**
 179. **Figure 170**
 180. **Figure 171**
 181. **Figure 172**
 182. **Figure 173**
 183. **Figure 174**
 184. **Figure 175**
 185. **Figure 176**
 186. **Figure 177**
 187. **Figure 178**
 188. **Figure 179**
 189. **Figure 180**
 190. **Figure 181**
 191. **Figure 182**
 192. **Figure 183**
 193. **Figure 184**
 194. **Figure 185**
 195. **Figure 186**
 196. **Figure 187**
 197. **Figure 188**
 198. **Figure 189**
 199. **Figure 190**
 200. **Figure 191**
 201. **Figure 192**
 202. **Figure 193**
 203. **Figure 194**
 204. **Figure 195**
 205. **Figure 196**
 206. **Figure 197**
 207. **Figure 198**
 208. **Figure 199**
 209. **Figure 200**
 210. **Figure 201**
 211. **Figure 202**
 212. **Figure 203**
 213. **Figure 204**
 214. **Figure 205**
 215. **Figure 206**
 216. **Figure 207**
 217. **Figure 208**

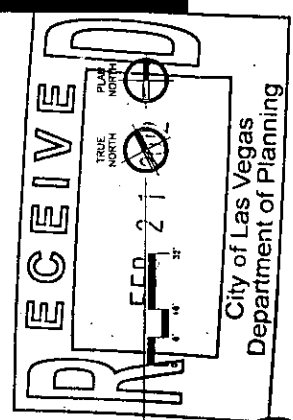
**NEON
HEIGHTS**
LAS VEGAS, NEVADA
777 FREMONT

**Martinez &
Associates**



FOR FURNISHING COMMISSION SUBMITTAL ONLY

Design Team	Design Year
1990-1991 1992-1993 1994-1995 1996-1997 1998-1999 2000-2001 2002-2003 2004-2005 2006-2007 2008-2009 2010-2011 2012-2013 2014-2015 2016-2017 2018-2019 2020-2021 2022-2023 2024-2025 2026-2027 2028-2029 2030-2031 2032-2033 2034-2035 2036-2037 2038-2039 2040-2041 2042-2043 2044-2045 2046-2047 2048-2049 2050-2051 2052-2053 2054-2055 2056-2057 2058-2059 2060-2061 2062-2063 2064-2065 2066-2067 2068-2069 2070-2071 2072-2073 2074-2075 2076-2077 2078-2079 2080-2081 2082-2083 2084-2085 2086-2087 2088-2089 2090-2091 2092-2093 2094-2095 2096-2097 2098-2099 2100-2101 2102-2103 2104-2105 2106-2107 2108-2109 2110-2111 2112-2113 2114-2115 2116-2117 2118-2119 2120-2121 2122-2123 2124-2125 2126-2127 2128-2129 2130-2131 2132-2133 2134-2135 2136-2137 2138-2139 2140-2141 2142-2143 2144-2145 2146-2147 2148-2149 2150-2151 2152-2153 2154-2155 2156-2157 2158-2159 2160-2161 2162-2163 2164-2165 2166-2167 2168-2169 2170-2171 2172-2173 2174-2175 2176-2177 2178-2179 2180-2181 2182-2183 2184-2185 2186-2187 2188-2189 2190-2191 2192-2193 2194-2195 2196-2197 2198-2199 2200-2201 2202-2203 2204-2205 2206-2207 2208-2209 2210-2211 2212-2213 2214-2215 2216-2217 2218-2219 2220-2221 2222-2223 2224-2225 2226-2227 2228-2229 2230-2231 2232-2233 2234-2235 2236-2237 2238-2239 2240-2241 2242-2243 2244-2245 2246-2247 2248-2249 2250-2251 2252-2253 2254-2255 2256-2257 2258-2259 2260-2261 2262-2263 2264-2265 2266-2267 2268-2269 2270-2271 2272-2273 2274-2275 2276-2277 2278-2279 2280-2281 2282-2283 2284-2285 2286-2287 2288-2289 2290-2291 2292-2293 2294-2295 2296-2297 2298-2299 2300-2301 2302-2303 2304-2305 2306-2307 2308-2309 2310-2311 2312-2313 2314-2315 2316-2317 2318-2319 2320-2321 2322-2323 2324-2325 2326-2327 2328-2329 2330-2331 2332-2333 2334-2335 2336-2337 2338-2339 2340-2341 2342-2343 2344-2345 2346-2347 2348-2349 2350-2351 2352-2353 2354-2355 2356-2357 2358-2359 2360-2361 2362-2363 2364-2365 2366-2367 2368-2369 2370-2371 2372-2373 2374-2375 2376-2377 2378-2379 2380-2381 2382-2383 2384-2385 2386-2387 2388-2389 2390-2391 2392-2393 2394-2395 2396-2397 2398-2399 2400-2401 2402-2403 2404-2405 2406-2407 2408-2409 2410-2411 2412-2413 2414-2415 2416-2417 2418-2419 2420-2421 2422-2423 2424-2425 2426-2427 2428-2429 2430-2431 2432-2433 2434-2435 2436-2437 2438-2439 2440-2441 2442-2443 2444-2445 2446-2447 2448-2449 2450-2451 2452-2453 2454-2455 2456-2457 2458-2459 2460-2461 2462-2463 2464-2465 2466-2467 2468-2469 2470-2471 2472-2473 2474-2475 2476-2477 2478-2479 2480-2481 2482-2483 2484-2485 2486-2487 2488-2489 2490-2491 2492-2493 2494-2495 2496-2497 2498-2499 2500-2501 2502-2503 2504-2505 2506-2507 2508-2509 2510-2511 2512-2513 2514-2515 2516-2517 2518-2519 2520-2521 2522-2523 2524-2525 2526-2527 2528-2529	

[illegible]

LEVEL 34 FLOOR PLAN

01

EOT-44648
EOT-44649

01 LEVEL 35 FLOOR PLAN
SCALE: 1/8"=1'-0"

EOT-44648
EOT-44649

RECEIVED
DATE: FEB 2 2012
TIME: 11:11 AM
PLAN NORTH
City of Las Vegas
Department of Planning

P/O Community College and Apprenticeship
 2020 Ohio Ave., Suite 100
 Dayton, TN 37624
 Phone: (214) 671-0079
 Fax: (214) 671-0060
 www.galveston.com

CURRENT © 2004

Project

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

**Martinez &
Associates**

Authorization

FOR PLANNED CONGRESSIONAL SUBMITTAL
ONLY

Design Team

[illegible][illegible]

Job No.	112106
Job Date	11/21/06

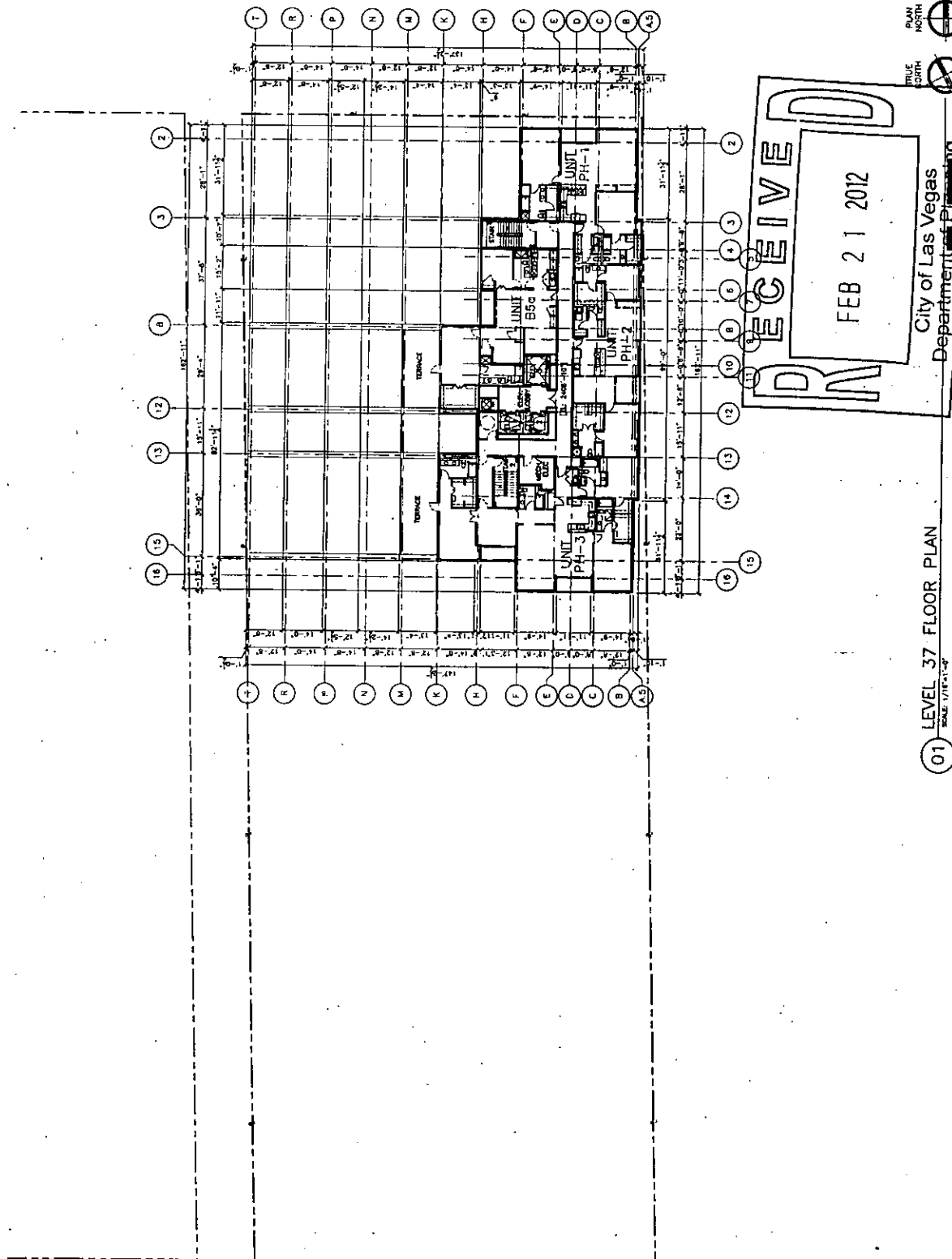
Issue Package

PLANNING COMMISSION SUBMITTAL

LEVEL 37 FLOOR PLAN

Sheet Number
A 9 10

017A



EOT-44648
EOT-44649

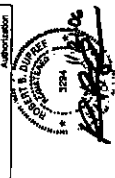
ROBERT B. DUPREE
REGISTERED ARCHITECT
SINCE 1988

600 Remington Drive and 1/2
Suite 100, Las Vegas, NV 89101
Phone: 702.735.1111
Fax: 702.735.1112
www.rbdupree.com
COPYRIGHT © 2011

Project

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 TREMONT

Martinez &
Associates



FOR PLANNING COMMISSION SUBMITTAL
DATE

Design Team
Architect: Robert B. Dupree
Interior Designer: [Name]
Landscape Architect: [Name]
Civil Engineer: [Name]
Mechanical Engineer: [Name]
Electrical Engineer: [Name]
Structural Engineer: [Name]
Plumbing Engineer: [Name]
HVAC Engineer: [Name]
Fire Protection Engineer: [Name]
Other: [Name]

No.	Date	Revisions and Remarks
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

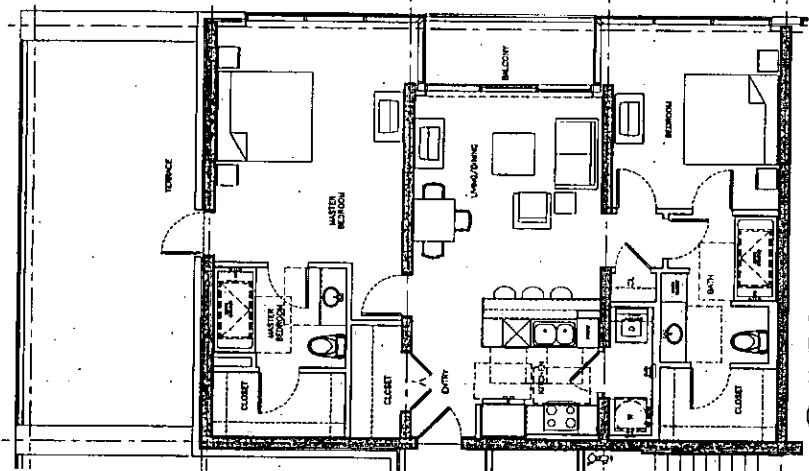
Sheet No. 11.21.08
Sheet Package
PLANNING COMMISSION SUBMITTAL
Sheet Title
UNIT FLOOR PLANS
Sheet Number

A2.50

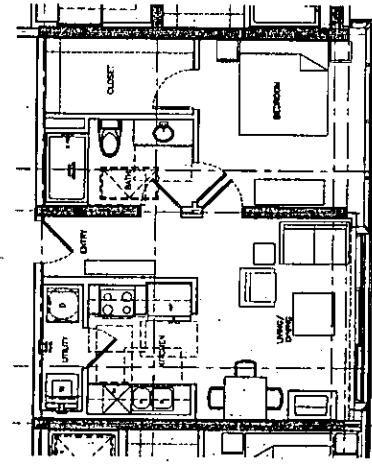
EOT-44648

City of Las Vegas
Department of Public Works

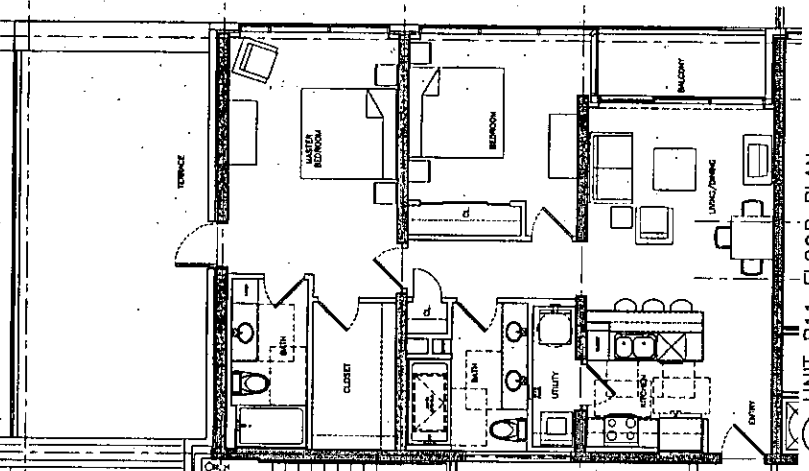
EOT-44649



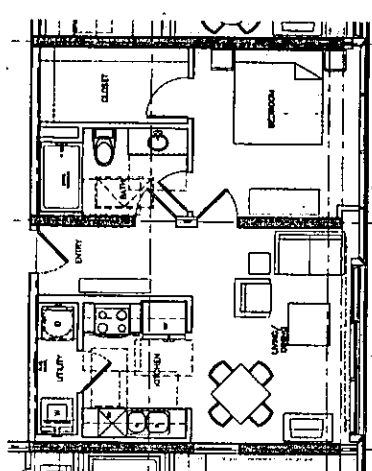
05 UNIT B10 FLOOR PLAN
SCALE 1/8"=1'-0"



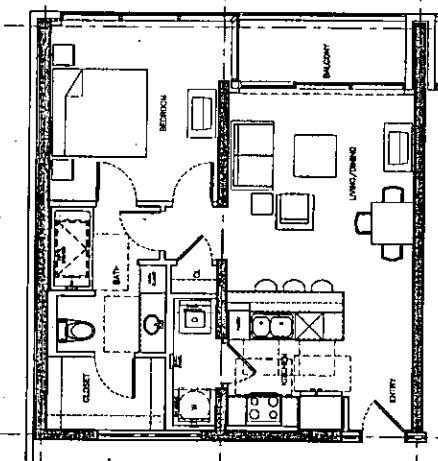
02 UNIT A2 FLOOR PLAN
SCALE 1/8"=1'-0"



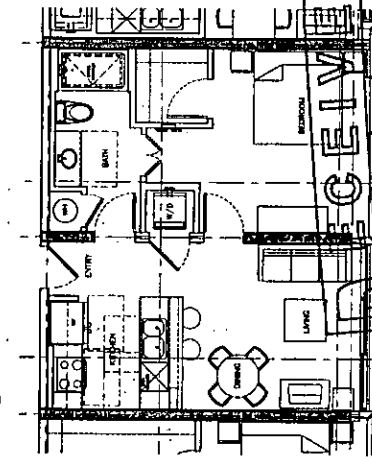
06 UNIT B11 FLOOR PLAN
SCALE 1/8"=1'-0"



03 UNIT A3 FLOOR PLAN
SCALE 1/8"=1'-0"



04 UNIT A4 FLOOR PLAN
SCALE 1/8"=1'-0"



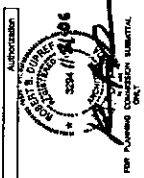
01 UNIT A1 FLOOR PLAN
SCALE 1/8"=1'-0"

Quarterly Digest and Abstracts
1830 Oak Ave., Suite 100
Dallas, TX 75204
Phone (214) 871-4076
Fax (214) 871-4666
www.qdof.com

Project

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

**Martinez &
Associates**

[illegible][illegible]

01 UNIT B4 FLOOR PLAN FEB 2 1968

EOT-44648

EOT-44649

City of Las Vegas
Department of Planning

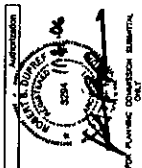
ROBERT B. DUPREE
REGISTERED ARCHITECT
FRENCH LUGER, NEVADA

4000 Riverside Drive, Suite 100
Las Vegas, NV 89121
Phone: 702.733.1111
Fax: 702.733.1112
www.dupree.com
COPYRIGHT © 2012

Project: _____

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

Martinez &
Associates



Design Item	Notes
1. General Notes	See attached General Notes
2. Schedule of Finishes	See attached Schedule of Finishes
3. Material Schedule	See attached Material Schedule
4. Equipment Schedule	See attached Equipment Schedule
5. Other Notes	See attached Other Notes

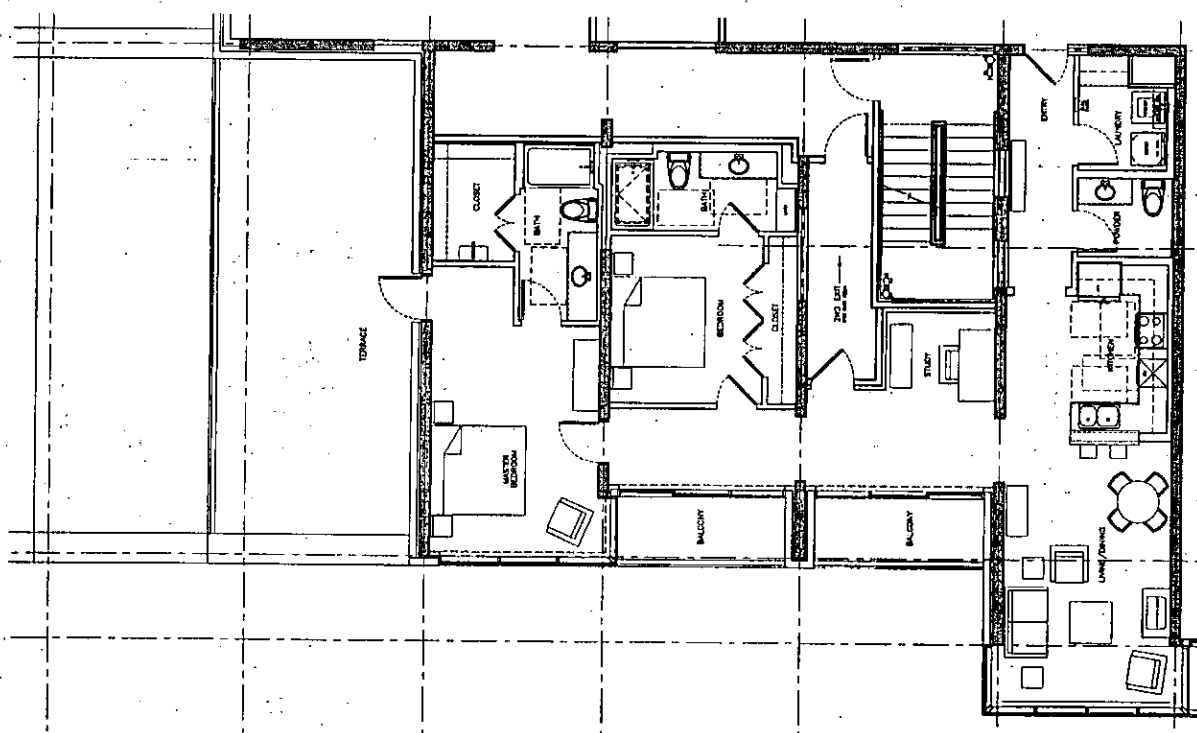
No.	Item	Quantity
1	1/2" x 1/2" x 1/2" x 1/2"	
2	1/2" x 1/2" x 1/2" x 1/2"	
3	1/2" x 1/2" x 1/2" x 1/2"	
4	1/2" x 1/2" x 1/2" x 1/2"	
5	1/2" x 1/2" x 1/2" x 1/2"	
6	1/2" x 1/2" x 1/2" x 1/2"	
7	1/2" x 1/2" x 1/2" x 1/2"	
8	1/2" x 1/2" x 1/2" x 1/2"	
9	1/2" x 1/2" x 1/2" x 1/2"	
10	1/2" x 1/2" x 1/2" x 1/2"	
11	1/2" x 1/2" x 1/2" x 1/2"	
12	1/2" x 1/2" x 1/2" x 1/2"	
13	1/2" x 1/2" x 1/2" x 1/2"	
14	1/2" x 1/2" x 1/2" x 1/2"	
15	1/2" x 1/2" x 1/2" x 1/2"	
16	1/2" x 1/2" x 1/2" x 1/2"	
17	1/2" x 1/2" x 1/2" x 1/2"	
18	1/2" x 1/2" x 1/2" x 1/2"	
19	1/2" x 1/2" x 1/2" x 1/2"	
20	1/2" x 1/2" x 1/2" x 1/2"	
21	1/2" x 1/2" x 1/2" x 1/2"	
22	1/2" x 1/2" x 1/2" x 1/2"	
23	1/2" x 1/2" x 1/2" x 1/2"	
24	1/2" x 1/2" x 1/2" x 1/2"	
25	1/2" x 1/2" x 1/2" x 1/2"	
26	1/2" x 1/2" x 1/2" x 1/2"	
27	1/2" x 1/2" x 1/2" x 1/2"	
28	1/2" x 1/2" x 1/2" x 1/2"	
29	1/2" x 1/2" x 1/2" x 1/2"	
30	1/2" x 1/2" x 1/2" x 1/2"	
31	1/2" x 1/2" x 1/2" x 1/2"	
32	1/2" x 1/2" x 1/2" x 1/2"	
33	1/2" x 1/2" x 1/2" x 1/2"	
34	1/2" x 1/2" x 1/2" x 1/2"	
35	1/2" x 1/2" x 1/2" x 1/2"	
36	1/2" x 1/2" x 1/2" x 1/2"	
37	1/2" x 1/2" x 1/2" x 1/2"	
38	1/2" x 1/2" x 1/2" x 1/2"	
39	1/2" x 1/2" x 1/2" x 1/2"	
40	1/2" x 1/2" x 1/2" x 1/2"	
41	1/2" x 1/2" x 1/2" x 1/2"	
42	1/2" x 1/2" x 1/2" x 1/2"	
43	1/2" x 1/2" x 1/2" x 1/2"	
44	1/2" x 1/2" x 1/2" x 1/2"	
45	1/2" x 1/2" x 1/2" x 1/2"	
46	1/2" x 1/2" x 1/2" x 1/2"	
47	1/2" x 1/2" x 1/2" x 1/2"	
48	1/2" x 1/2" x 1/2" x 1/2"	
49	1/2" x 1/2" x 1/2" x 1/2"	
50	1/2" x 1/2" x 1/2" x 1/2"	
51	1/2" x 1/2" x 1/2" x 1/2"	
52	1/2" x 1/2" x 1/2" x 1/2"	
53	1/2" x 1/2" x 1/2" x 1/2"	
54	1/2" x 1/2" x 1/2" x 1/2"	
55	1/2" x 1/2" x 1/2" x 1/2"	
56	1/2" x 1/2" x 1/2" x 1/2"	
57	1/2" x 1/2" x 1/2" x 1/2"	
58	1/2" x 1/2" x 1/2" x 1/2"	
59	1/2" x 1/2" x 1/2" x 1/2"	
60	1/2" x 1/2" x 1/2" x 1/2"	
61	1/2" x 1/2" x 1/2" x 1/2"	
62	1/2" x 1/2" x 1/2" x 1/2"	
63	1/2" x 1/2" x 1/2" x 1/2"	
64	1/2" x 1/2" x 1/2" x 1/2"	
65	1/2" x 1/2" x 1/2" x 1/2"	
66	1/2" x 1/2" x 1/2" x 1/2"	
67	1/2" x 1/2" x 1/2" x 1/2"	
68	1/2" x 1/2" x 1/2" x 1/2"	
69	1/2" x 1/2" x 1/2" x 1/2"	
70	1/2" x 1/2" x 1/2" x 1/2"	
71	1/2" x 1/2" x 1/2" x 1/2"	
72	1/2" x 1/2" x 1/2" x 1/2"	
73	1/2" x 1/2" x 1/2" x 1/2"	
74	1/2" x 1/2" x 1/2" x 1/2"	
75	1/2" x 1/2" x 1/2" x 1/2"	
76	1/2" x 1/2" x 1/2" x 1/2"	
77	1/2" x 1/2" x 1/2" x 1/2"	
78	1/2" x 1/2" x 1/2" x 1/2"	
79	1/2" x 1/2" x 1/2" x 1/2"	
80	1/2" x 1/2" x 1/2" x 1/2"	
81	1/2" x 1/2" x 1/2" x 1/2"	
82	1/2" x 1/2" x 1/2" x 1/2"	
83	1/2" x 1/2" x 1/2" x 1/2"	
84	1/2" x 1/2" x 1/2" x 1/2"	
85	1/2" x 1/2" x 1/2" x 1/2"	
86	1/2" x 1/2" x 1/2" x 1/2"	
87	1/2" x 1/2" x 1/2" x 1/2"	
88	1/2" x 1/2" x 1/2" x 1/2"	
89	1/2" x 1/2" x 1/2" x 1/2"	
90	1/2" x 1/2" x 1/2" x 1/2"	
91	1/2" x 1/2" x 1/2" x 1/2"	
92	1/2" x 1/2" x 1/2" x 1/2"	
93	1/2" x 1/2" x 1/2" x 1/2"	
94	1/2" x 1/2" x 1/2" x 1/2"	
95	1/2" x 1/2" x 1/2" x 1/2"	
96	1/2" x 1/2" x 1/2" x 1/2"	
97	1/2" x 1/2" x 1/2" x 1/2"	
98	1/2" x 1/2" x 1/2" x 1/2"	
99	1/2" x 1/2" x 1/2" x 1/2"	
100	1/2" x 1/2" x 1/2" x 1/2"	

Job No. 5045.00
Issue Date 11.21.06
Issue Price \$045.00

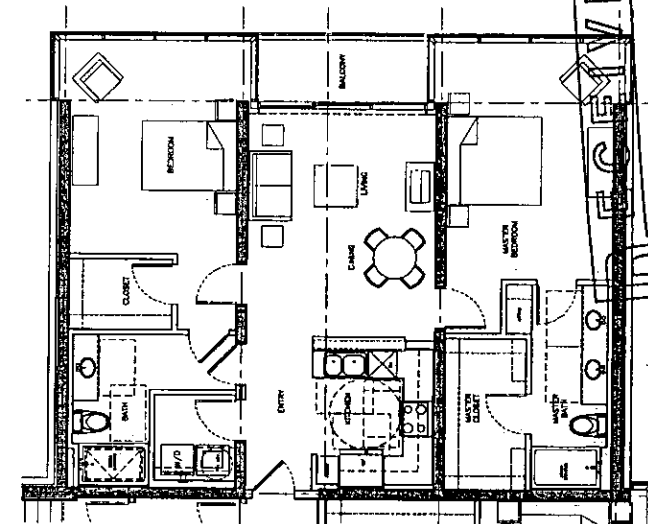
PLANNING COMMISSION SUBMITTAL
UNIT FLOOR PLANS
Sheet Title

Unit Number
Sheet Number

A2.53



02 UNIT B9 FLOOR PLAN
SCALE: 1/4"=1'-0"



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

FEB 21 2012

City of Las Vegas
Department of Planning

EOT-44648
EOT-44649

ROBERT B. DUPREE
REGISTERED ARCHITECT
ARCHITECT LICENSE NO. 1000

4000 S. Durango Avenue, Suite 100
Las Vegas, NV 89149
Phone: 702.735.1000
Fax: 702.735.1001
www.dupree.com

DATE: 01.21.06

Project: _____

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

Martinez &
Associates

Author: _____

FOR PLANNING COMMISSION SUBMITTAL
ONLY

Rev.	Date	Description
1	01.21.06	Initial Design
2	01.21.06	Revised Design
3	01.21.06	Final Design
4	01.21.06	Revised Design
5	01.21.06	Final Design

Rev.	Date	Description
1	01.21.06	Initial Design
2	01.21.06	Revised Design
3	01.21.06	Final Design
4	01.21.06	Revised Design
5	01.21.06	Final Design

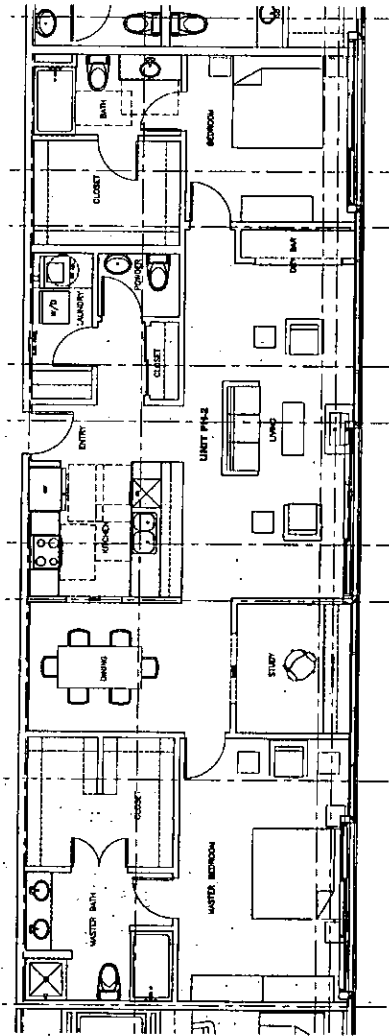
Job No. 5045.00
Date 11.21.06
Sheet No. 11.21.06

PLANNING COMMISSION SUBMITTAL

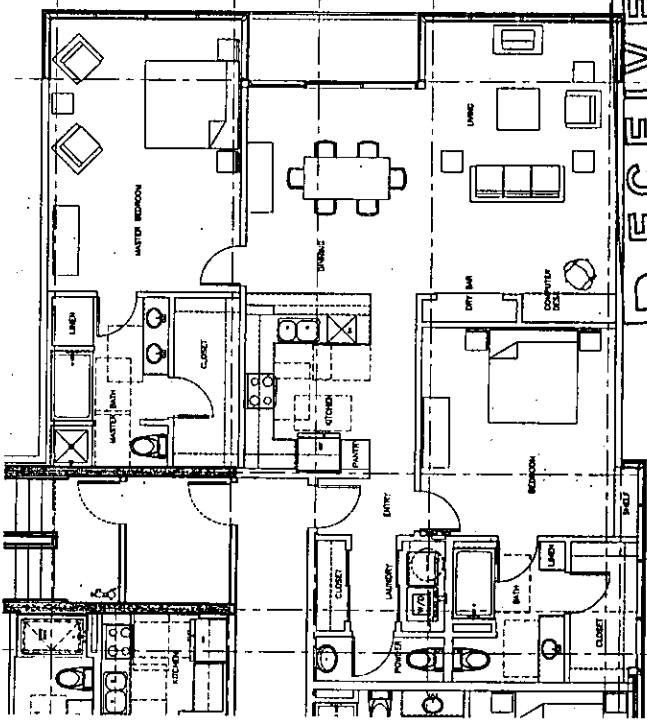
UNIT FLOOR PLANS

Sheet No. 11.21.06

A2.54



03 UNIT PH-2 FLOOR PLAN
SCALE 1/4"=1'-0"
APPROXIMATE LEVEL UNIT (LEVEL 31-32)



02 UNIT B5a FLOOR PLAN
SCALE 1/4"=1'-0"
APPROXIMATE LEVEL UNIT (LEVEL 31)

RECEIVE

01 UNIT B1 FLOOR PLAN
SCALE 1/4"=1'-0"
APPROXIMATE LEVEL UNIT (LEVEL 31-32)

FEB 21 2012

City of Las Vegas
Department of Planning

EOT-44648
EOT-44649

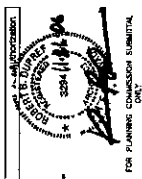
C.F.O. Consulting Engineers and Associates
 3208 Oakley Ave., Suite 300
 Dallas, TX 75204
 Phone: (214) 671-6076
 Fax: (214) 671-6066
 www.cfoad.com

COPYRIGHT © 2004

Protect

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

**Martinez &
Associates**

FOR PLANNING COMMISSION SUBMITTAL,
ONLY

DESIGN TEAM OWNER: INTELSAT ARCHITECT: 1000 Washington Avenue, New York, NY 10036 PAUL W. HAY ENGINEER: 1000 Washington Avenue, New York, NY 10036 PAUL W. HAY	DESIGNER: 1000 Washington Avenue, New York, NY 10036 PAUL W. HAY CONTRACTOR: 1000 Washington Avenue, New York, NY 10036 PAUL W. HAY
--	---

[illegible]

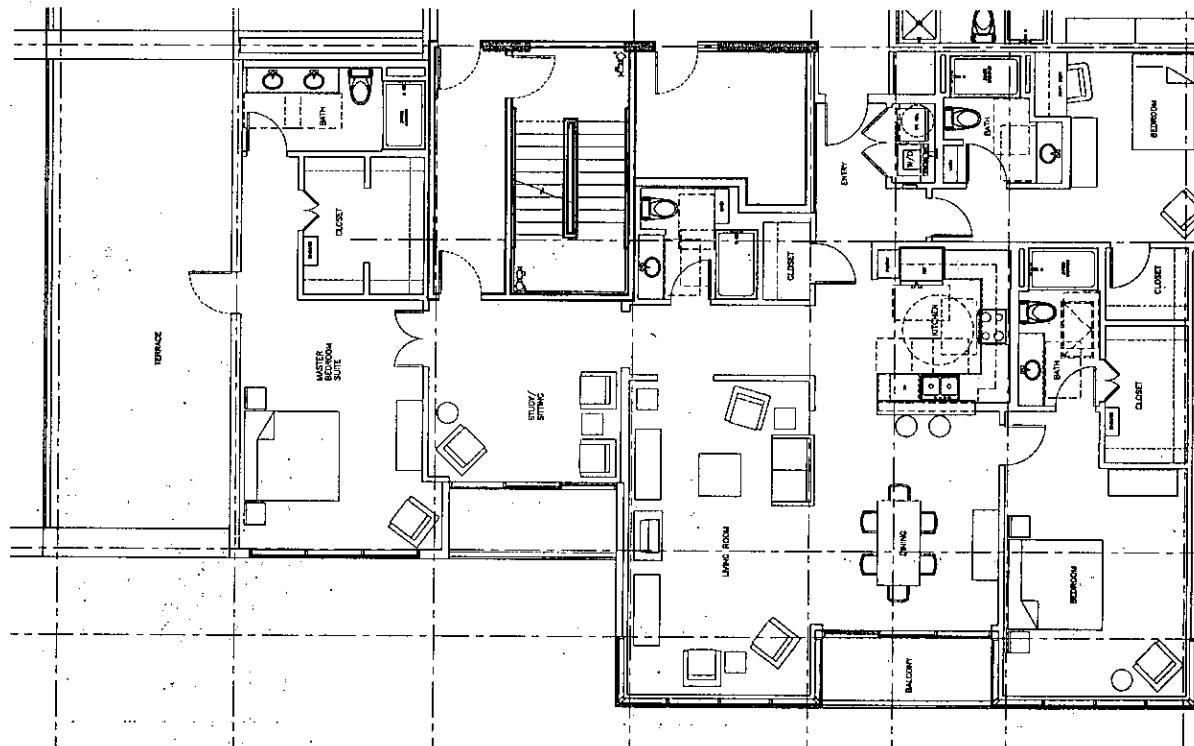
Job No.	Invoice Date
5045.00	11.21.06

Issue Package
PLANNING COMMISSION SUBMITTAL

Sheet Title

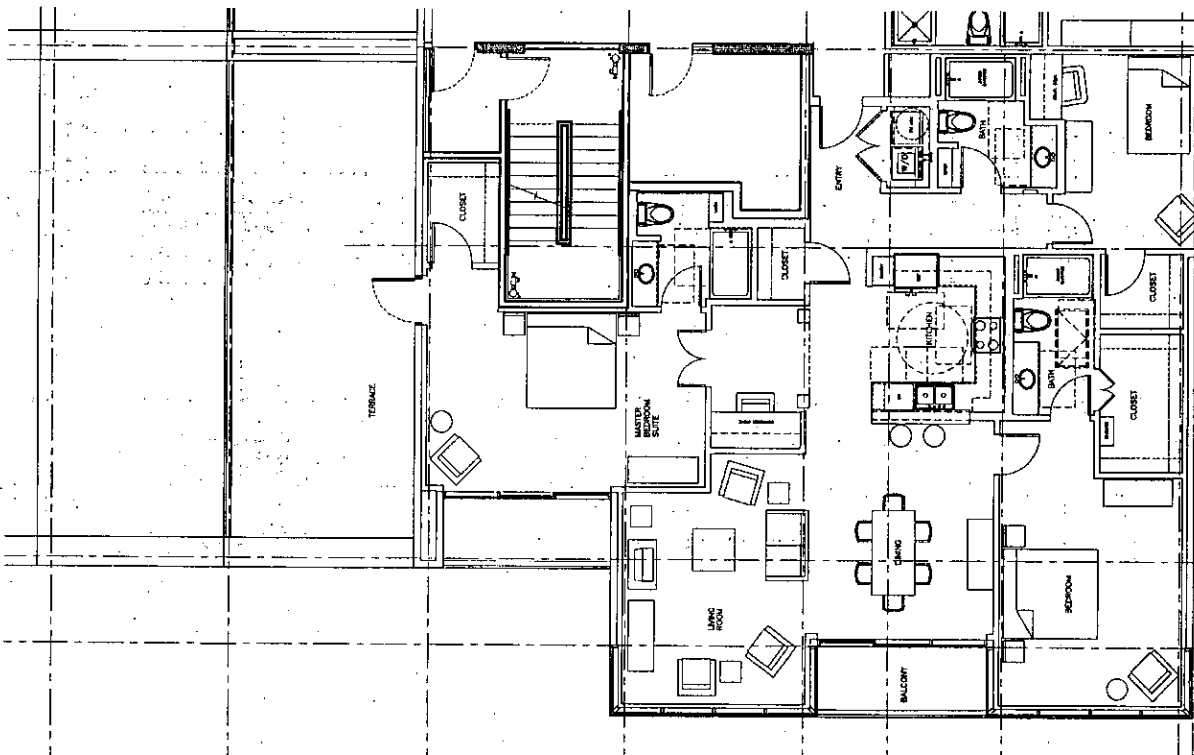
UNIT FLOOR PLANS

A255



01 UNIT PH-3 FLOOR PLAN.
PODHOUSE LEVEL, UNIT (LEVEL 37)
SCALE 1/8" = 1'-0"

EOT-44648
EOT-44649



02 UNIT PH-3A FLOOR PLAN SCALE: 1/8"=1'-0" PORCH/LOVE LEVEL UNIT (LEVEL 3A)

City of Las Vegas
Department of Planning

Genus Supply Distributors and Associates
3828 Cuda Ave., Suite 300
Dallas, TX 75234
Phone: (214) 477-4078
Fax: (214) 477-3888
www.genusdistrib.com

COMPONENT © 2008

Project

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

**Martinez &
Associates**

Authorization

FOR PLANNING COMMISSION SLIPWIT
CITY

Copyright Clearance Center

[illegible]

Issues and Reactions

[illegible]

Job No.	Issue Date
5045.00	11.21.06

Issue Package

PLANNING COMMISSION SUBMITTAL

Sheet Title

BUILDING SECTION

A6.01

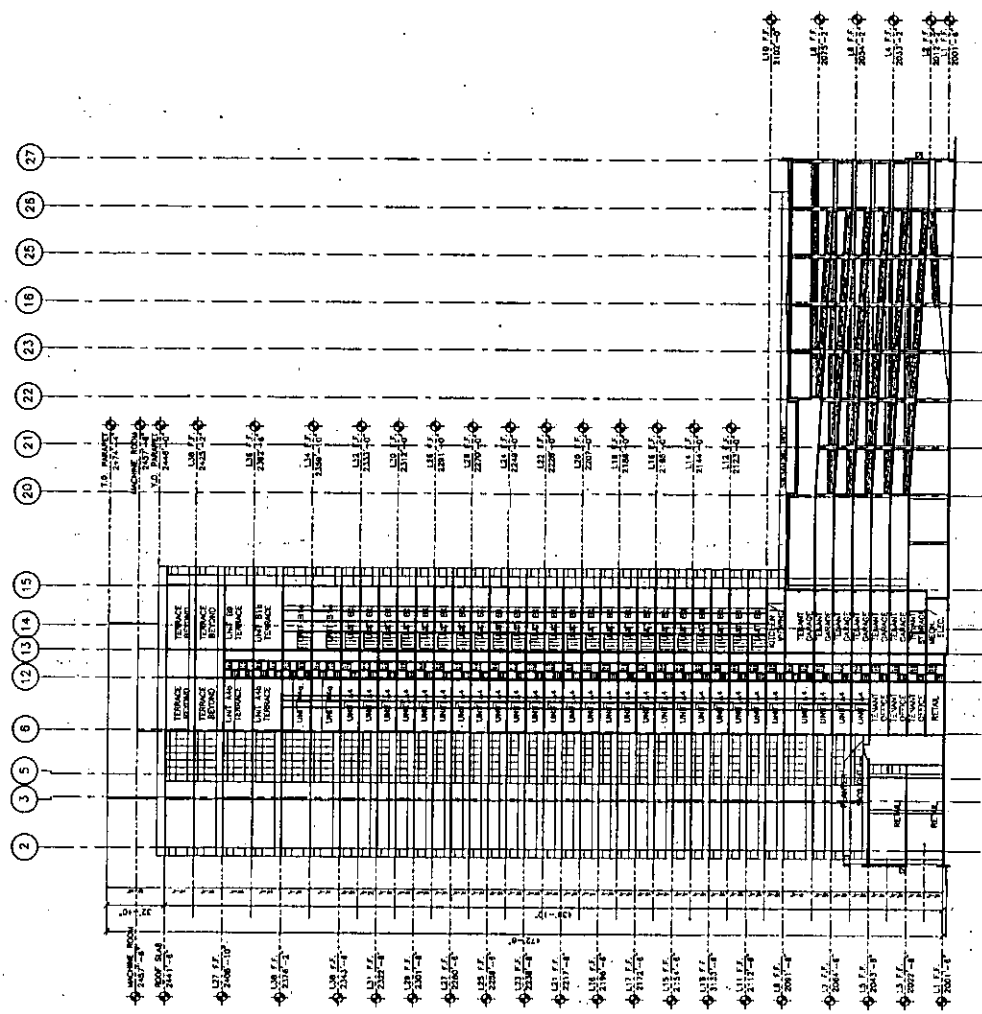
1000

RECEIVED
JUN 21 2012
City of Las Vegas
Department of Planning

01 BUILDING SECTION (NORTH SOUTH SECTION)
SCALE: 1/32"=1'-0"

EOT-44648

EOT-446491

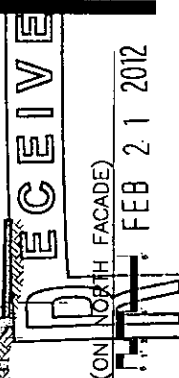
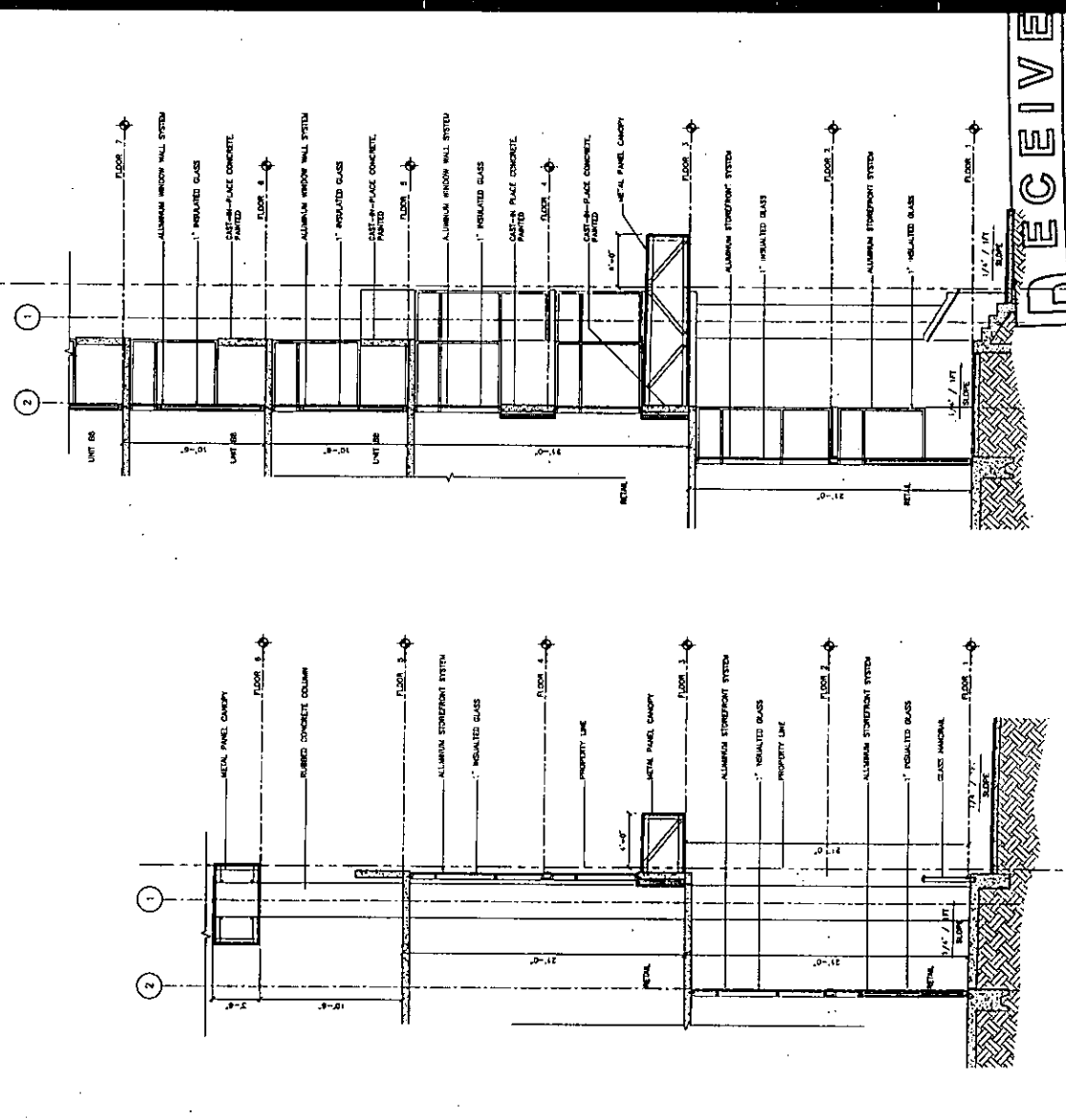
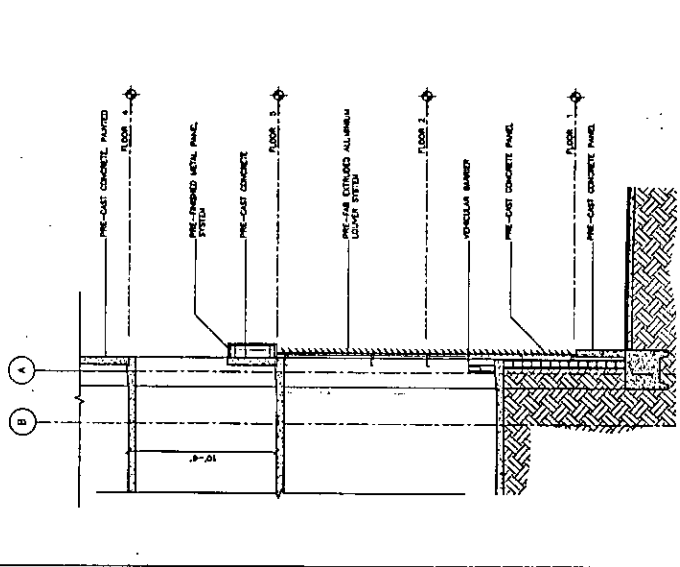
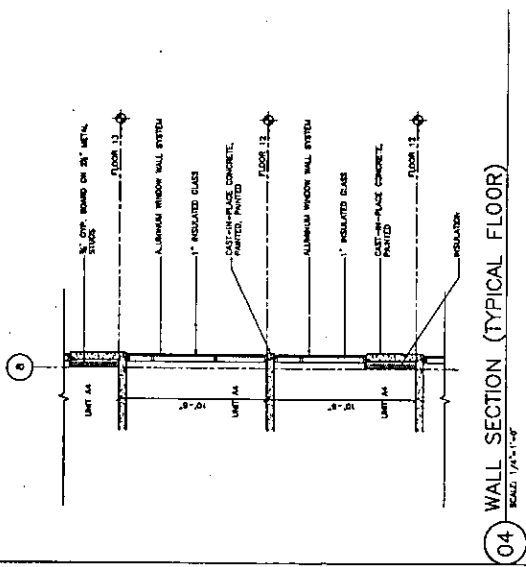


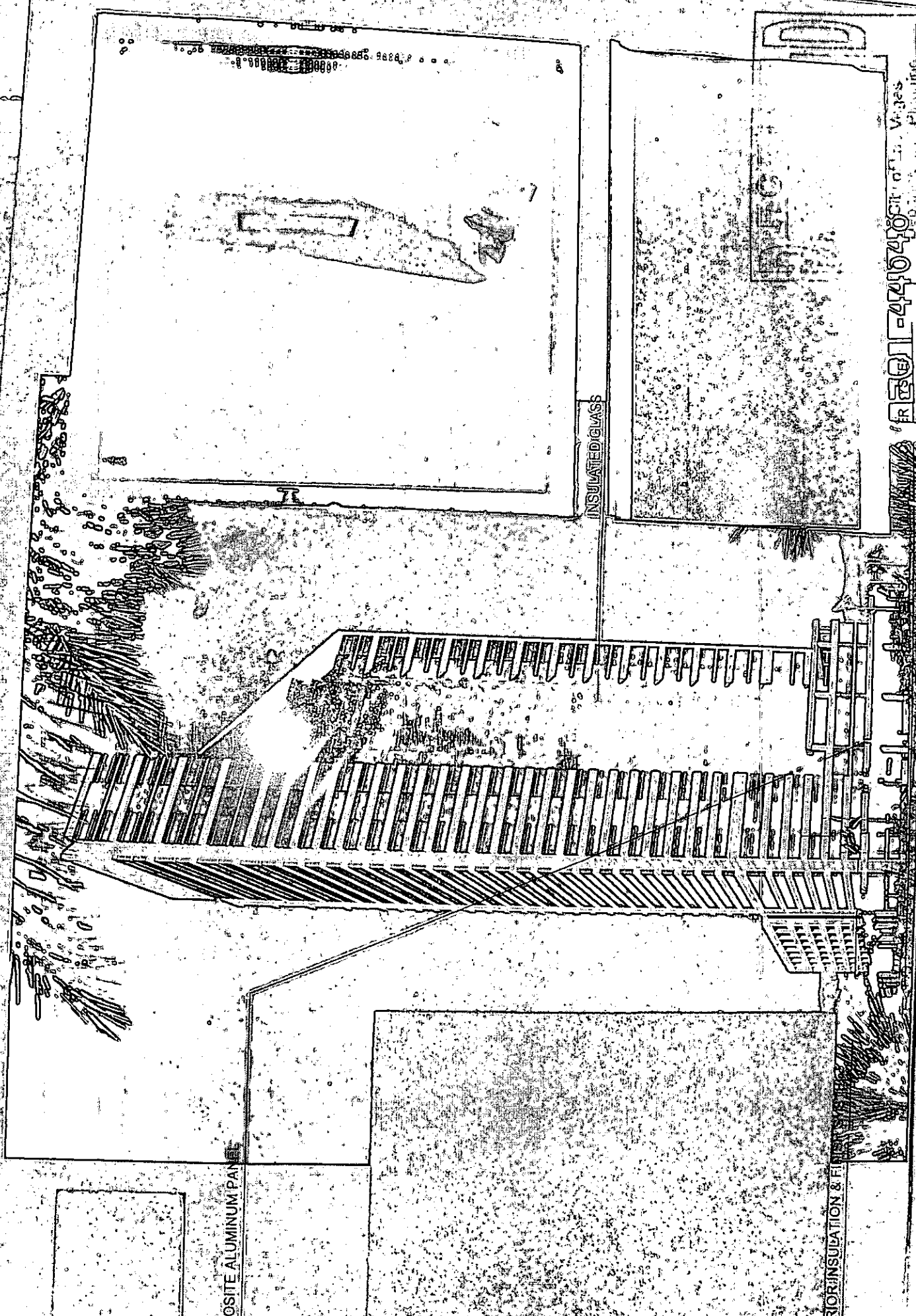
01 WALL SECTION (ON NORTH FACADE)
SCALE: 1/8"=1'-0"
FEB 21 2012

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

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

EOT-44648
EOT-44649





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

Report Date 02/21/2012 04:14 PM

Submitted By

Page 3

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
Expiration 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

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# Review Type # Status Waived Issued Started Completed Comp By
Comments

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

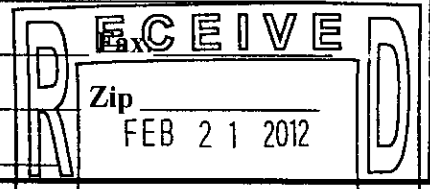
APPLICATION / PETITION FORM

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

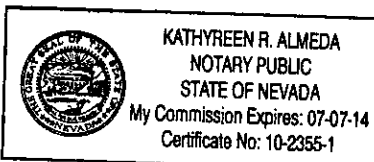
REPRESENTATIVE Same as applicant Contact _____
 Address _____ Phone: _____
 City _____ State _____ Zip _____
 E-mail Address _____



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

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

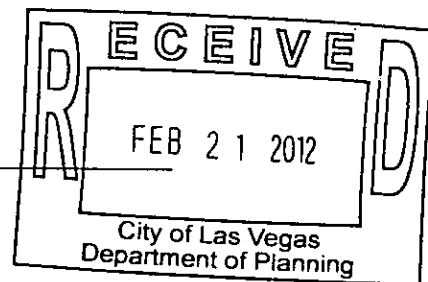
☒ No

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: _____



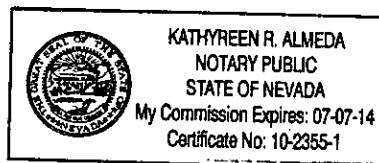
Signature of Property Owner: Daniel G. Martinez

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

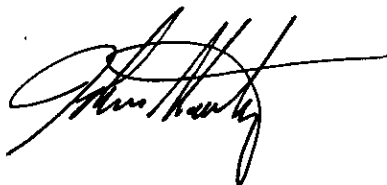
Re: Extension of Time Request for SUP-18637 & SDR-18638

To Whom It May Concern:

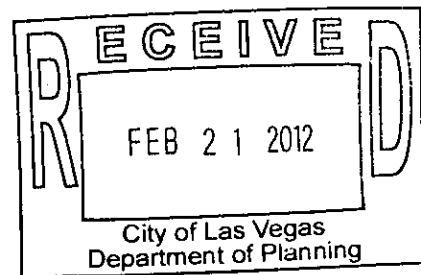
The City Council held February 21, 2007 Approved our requests for a Special Use Permit (SUP-18637) and Site Development Plan Review (SDR-18638) located at 709 Fremont Street (APN 139-34-612-084). We have been working very hard to bring this exciting project and the Fremont East Entertainment District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

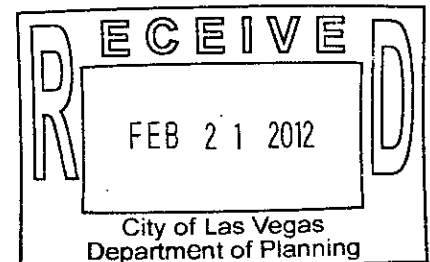
Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

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,

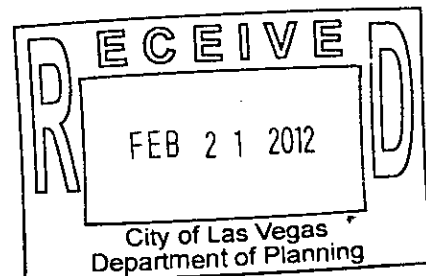
Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

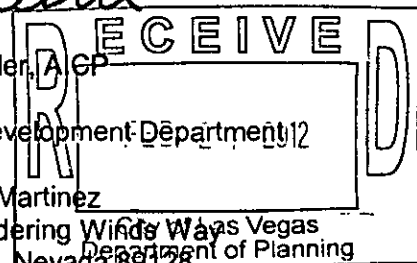
M. Margo Wheeler, AICP
Director
Planning and Development Department

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

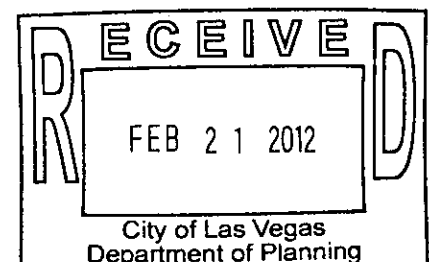
all that real property situated in the County of Clark State of Nevada, bounded and described as follows:

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

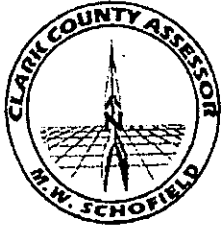
MAIL TAX STATEMENTS TO:

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.

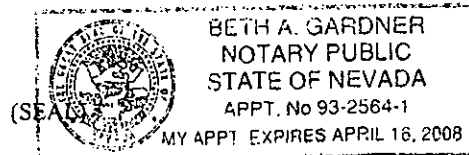
[Signature]
(Signature)

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: [Signature]
Date received by PDS: _____

DO NOT RECORD - RETURN TO PDS

This map is for assessment purposes only and does NOT represent a survey.
No liability is assumed for the accuracy of the data furnished herein.
Information on records and other non-assessed parcels may be obtained
from the Record Department 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 [] WHEN MAP REDUCED FROM ORIGINAL

0	50	100	200	300	400	500	600
---	----	-----	-----	-----	-----	-----	-----

MAP LEGEND

- PARCEL BOUNDARY
- SUBD BOUNDARY
- ROAD EASEMENT
- PW/LID BOUNDARY
- NON-PARCEL LOT LINE
- MATCH LINE / LEADER LINE

AVERAGE
AN VALUE
35

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

T20S R6E

34

S 2 NE 4

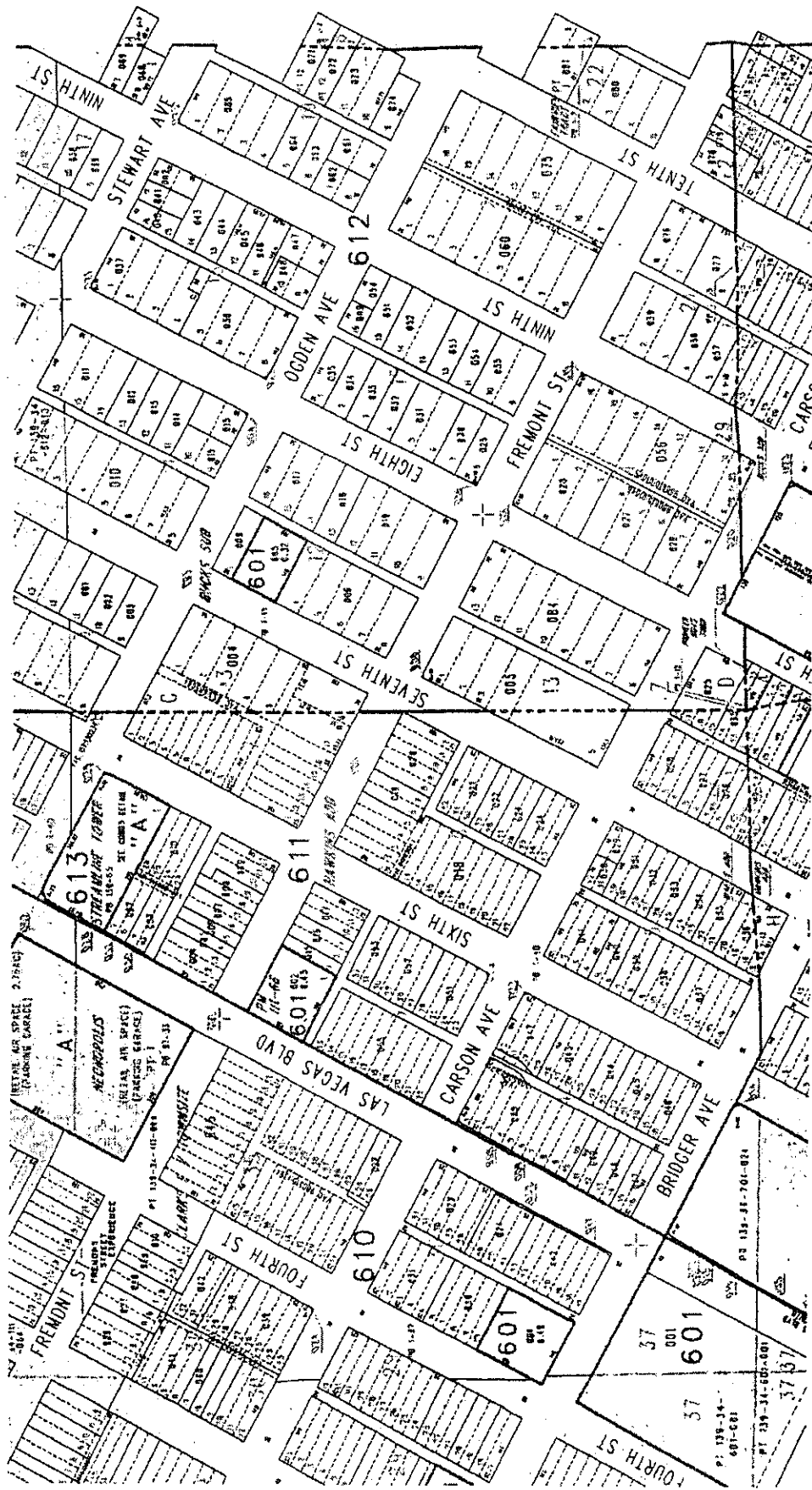
139-34-6



SECTION	RANGE	TOWNSHIP	PARCEL NUMBER	ACRAGE	PARCEL SURF/STO NUMBER	PLAT RECORDING NUMBER	BLOCK NUMBER	LOT NUMBER	COV. LOT NUMBER
6	4	2	1	105	225	123	1	1	1
5	1	5	1	106	136	146	2	2	2
6	2	6	2	107	137	147	3	3	3
7	3	7	3	108	138	148	4	4	4
8	4	8	4	109	139	149	5	5	5

Scale: 1"=200'

REV: 01/13/10



NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the area estimates 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 records department for more detailed legal information. USE THIS SCALE ONLY WHEN MAP REDUCED FROM CITY ORIGINAL		MAP LEGEND	
AVERAGE 64 VALUE \$5		PARCEL BOUNDARY SUBD BOUNDARY ROAD EASEMENT PAV'D BOUNDARY NON-PARCEL LOT LINE MATCH LINE / LEADER LINE ROAD ID NUMBER	
ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R6E	
34		S 2 NE 4	
139-34-6			

This map is for assessment use only and does NOT represent a survey. The liability is assumed for the accuracy of the notes delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Department listing in the Assessor's Office.

USE THIS SCALE (FULL) THEN MAP READER (GROW INTO ORIGINAL)