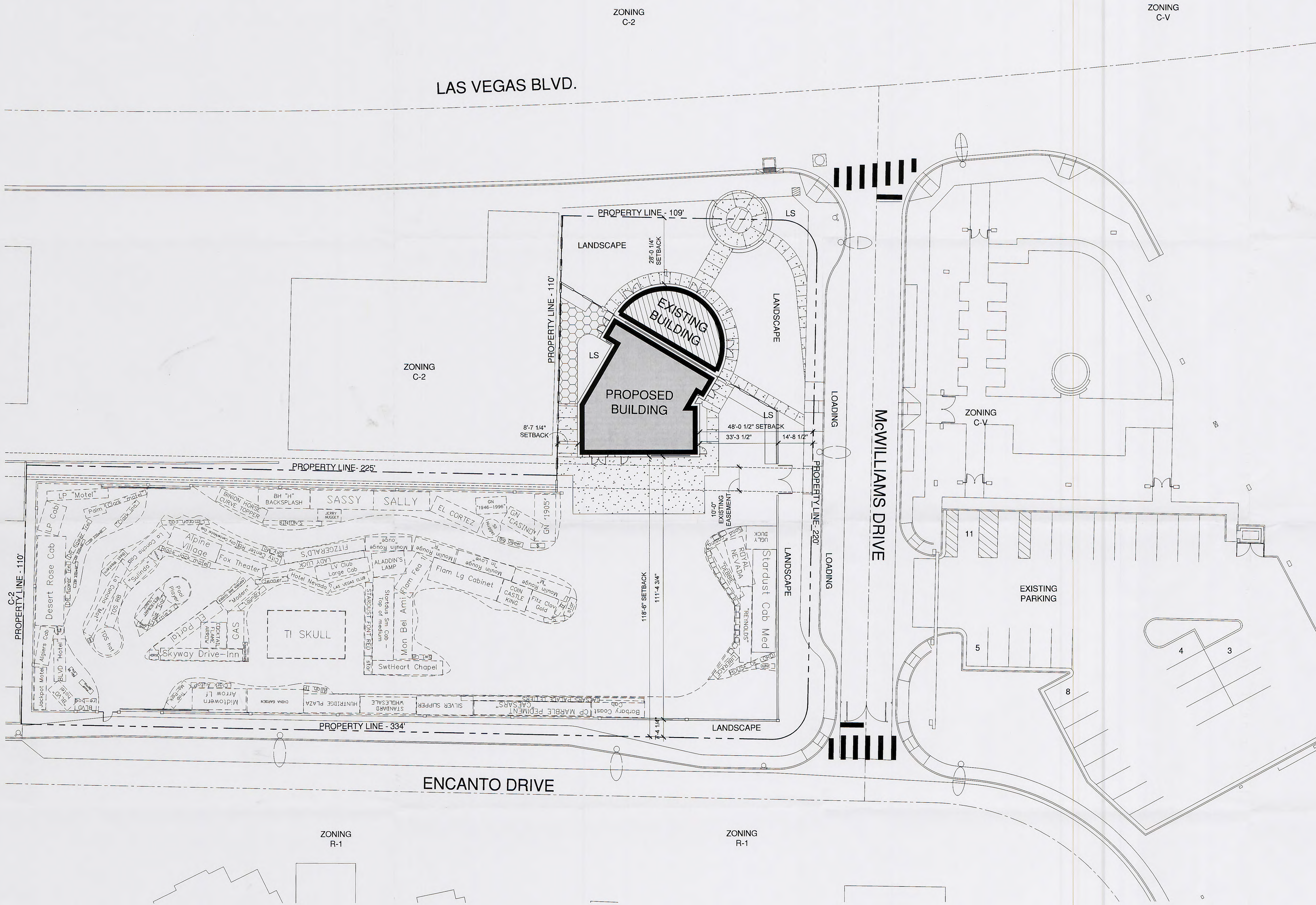
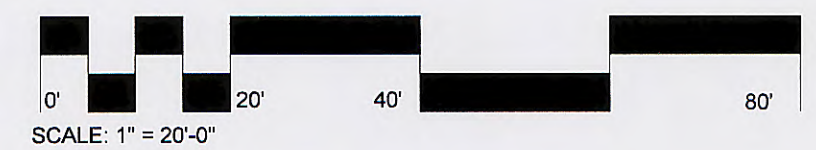




NEON MUSEUM VISITOR CENTER



SITE INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER (APN)	139-27-812-045, 139-27-805-005
CURRENT ZONING	CIVIC DISTRICT (C-V)
SITE AREA	+/- 1.19 ACRES - 48,741 S.F.
SITE COVERAGE - BUILDING	0.07%
F.A.R.	0.07%
SITE COVERAGE - LANDSCAPE	79.2%

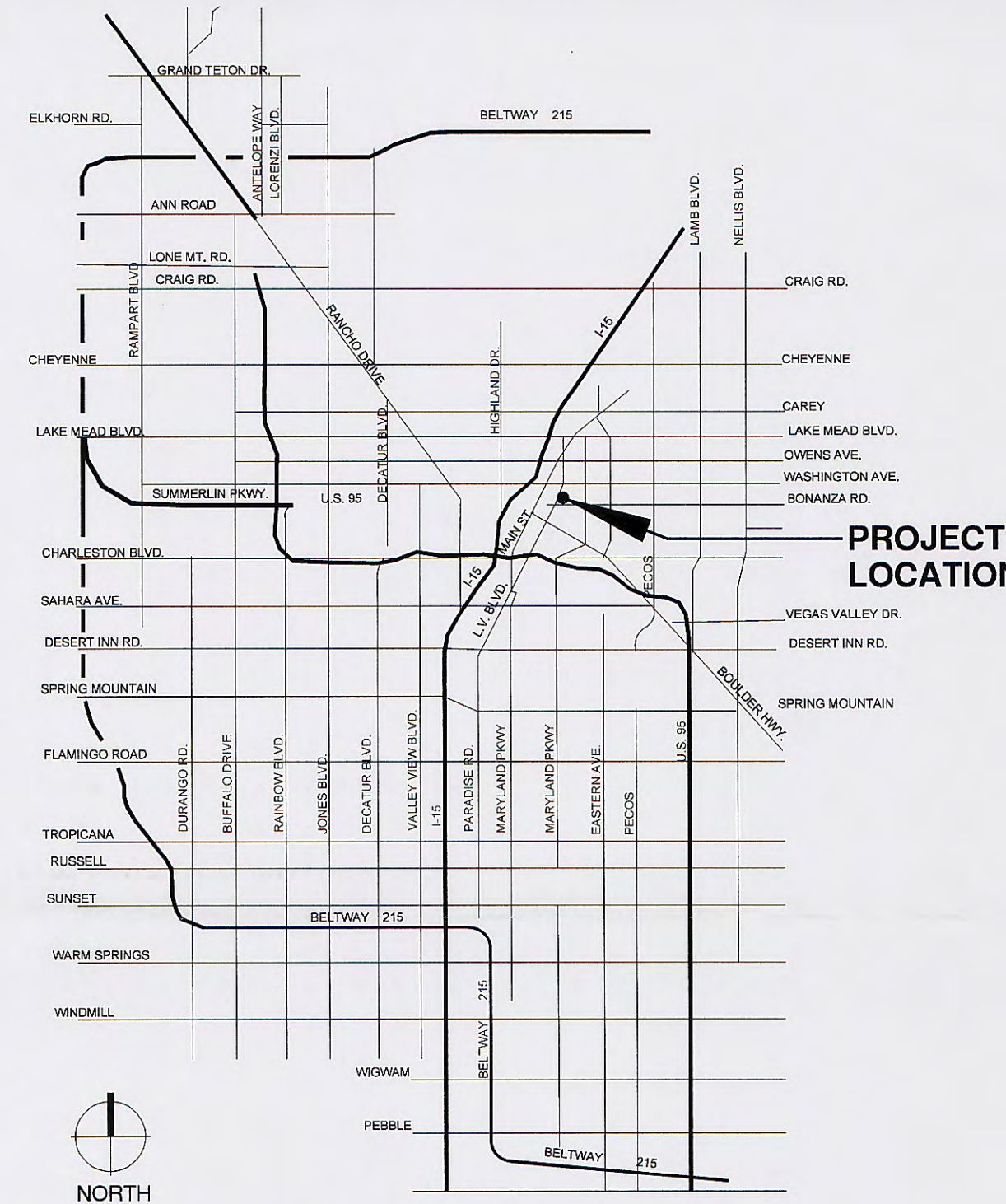
LANDSCAPE AREA	
LANDSCAPE AROUND BUILDING	8,066 S.F.
LANDSCAPE IN BONEYARD (SIGN AREA)	30,544 S.F.
TOTAL LANDSCAPE S.F.	38,610 S.F.

BUILDING AREA	
EXISTING BUILDING (FOOTPRINT)	1,096 S.F.
NEW BUILDING ADDITION (FOOTPRINT)	2,451 S.F.
TOTAL BUILDING S.F.	3,547 S.F.

PARKING REQUIRED	
1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA	
3,547 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE)	12 SPACES

SHARED PARKING PROVIDED (INCLUDES 2 ACCESSIBLE)	31 SPACES
---	-----------

VICINITY MAP



SCHEMATIC DESIGN



APR 13 2010

WESTSTAR ARCHITECTS

WESTSTAR Architectural Group/Nevada, Inc. 701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
ARCHITECTURE • PLANNING • INTERIOR DESIGN TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.weststararchitects.com

THIS DRAWING AND DESIGN CONCEPTS SHOWN ARE THE SOLE PROPERTY OF WESTSTAR ARCHITECTURAL GROUP INC. THE REPRODUCTION, COPY, OR USE OF THIS DRAWING WITHOUT THEIR PRIOR WRITTEN CONSENT IS PROHIBITED, AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

DATE: April 10, 2010 at 10:55pm PROJECT NUMBER: 09049 FILE NAME: SHT-site plan.dwg
WAS LAST MODIFIED BY TECHNICIAN: Cesar Aleman

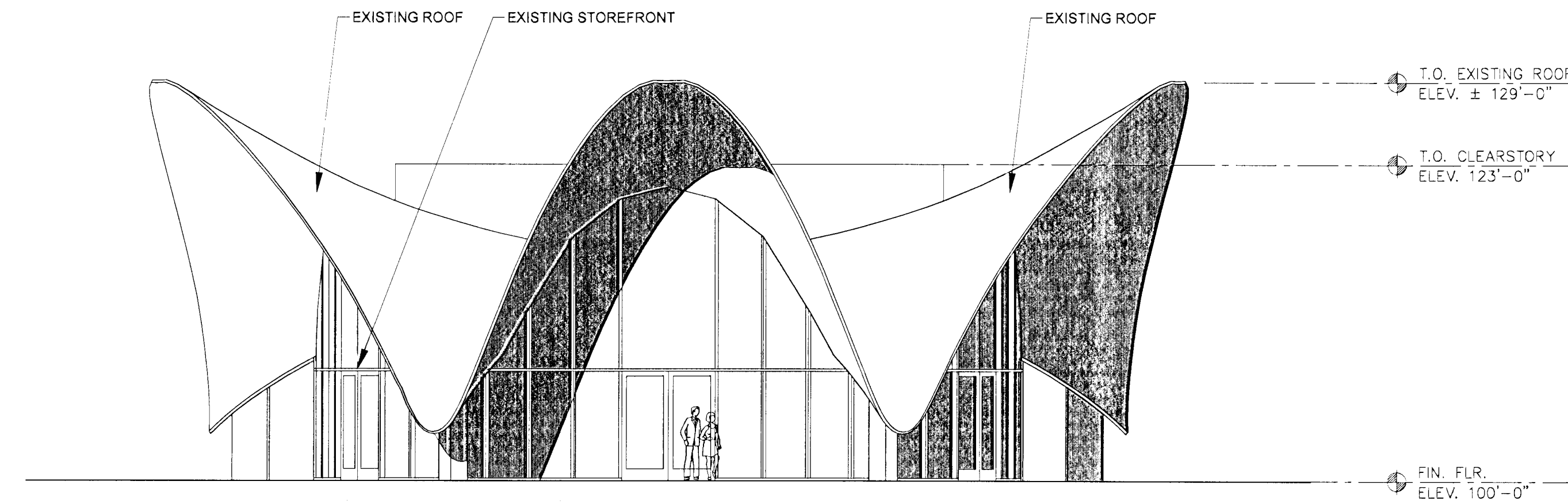
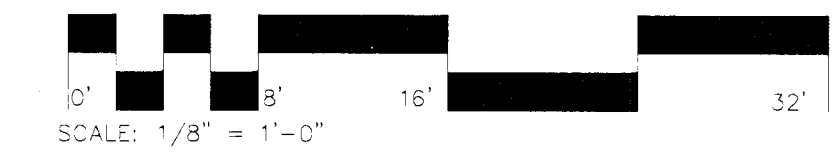
ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



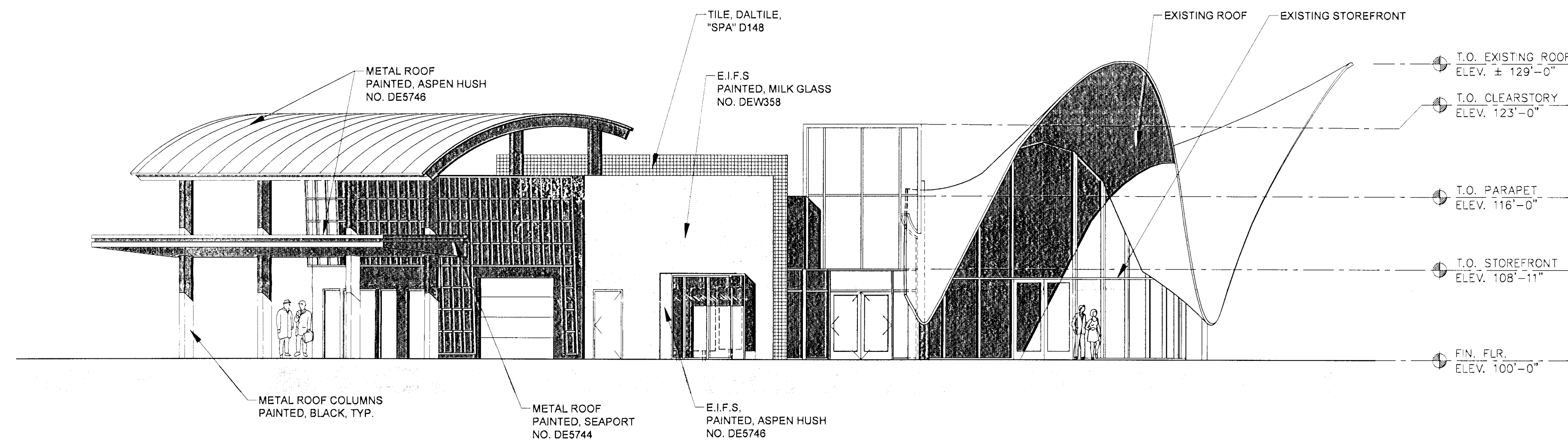
VAR-37023

NEON MUSEUM VISITOR CENTER



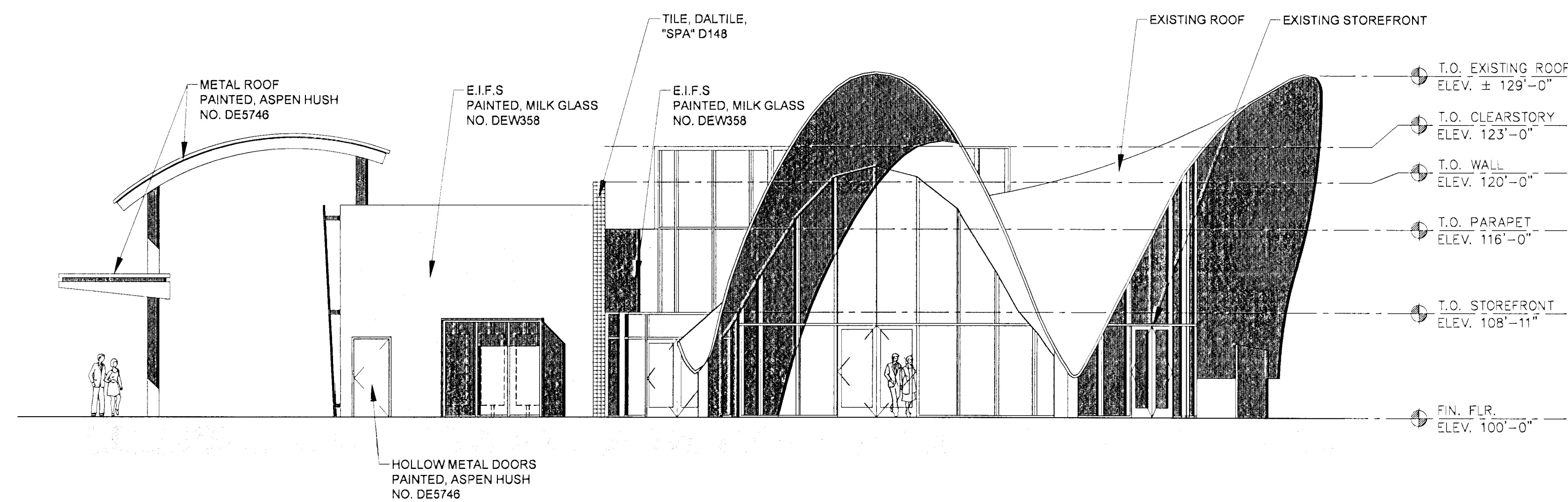
ELEVATION NO. 1

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



ELEVATION NO. 2

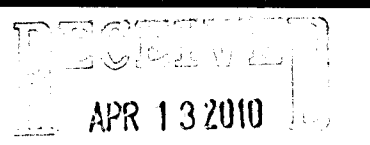
SCALE: 1/8" = 1'-0"



ELEVATION NO. 3

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

SCHEMATIC DESIGN



WESTSTAR ARCHITECTS

WESTSTAR Architectural Group/Nevada, Inc. 701 BRIDGER AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
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DATE: April 11, 2010 at 9:44am PROJECT NUMBER: 09049 FILE NAME: SHF-elevations.dwg
WAS LAST MODIFIED BY TEO-NOIAN: Cesar A. Amon

VAR-37023

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-37023

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT **< US MAIL DELIVERY >**

VARIANCE
04/13/2010

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

VAR-37023 - VARIANCE RELATED VAR-37022 - PUBLIC HEARING - APPLICANT: NEON MUSEUM
- OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW AN XX-FOOT WALL WHERE
EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.13 acres at 770 North Las Vegas Boulevard
(APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow).

PLANNING COMMISSION: **MAY 27, 2010**
CITY COUNCIL: **JULY 7, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **APRIL 27, 2010**

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), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)		NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." -> "Apply for -> Planning Applications")	
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	5
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 B/W):	1
☒	☐	All building setbacks labeled		NOTES:	
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	All points of ingress and egress shown			
☒	☐	ADA accessibility requirements shown/labeled			
☒	☐	Parking standard(s) utilized:			
☒	☐	Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	0
☐	☒	North arrow, scale, and vicinity map		Colored, Rolled Plans:	0
☐	☒	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 B/W):	0
☐	☒	All required perimeter landscape planters shown		NOTES:	
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	2
☒	☐	Scale and building dimensions labeled		Colored, Rolled Plans:	1
☒	☐	North, south, east, and west elevations of all buildings		Reduced Copy (8-1/2x11 B/W):	1
☒	☐	All building materials and colors noted		NOTES: Elevation/section of walls over 8' in height - indicate whether it will meet 20% contrasting material	
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☐	☒	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	0
☐	☒	Scale and building dimensions labeled		Rolled Plans:	0
☐	☒	All building entrances/exits shown		Reduced Copy (8-1/2x11 B/W):	0
☐	☒	Use of all rooms noted/labeled		NOTES:	
☐	☒	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	CLV		Application Type:	Variance	
Representative:	Pat Klenck		Application Purpose:	Wall height over 8'	
APN:	13927805005 and 13927812045		Site Location:	SEC LVB and McWilliams	
Planner's Signature:			Pre-App. Meeting Date:	04/12/10	
Planner:	Steve Gebeke, Planning Supervisor - 229-5410		Earliest Submittal Deadline:	04/13/10 - no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	05/27/10 PC	06/16/10 CC

Report Date 04/14/2010 08:59 AM

Submitted By

Page 1

A/P # 37023 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/23/2009 12:19	984387	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

VAR-37023 - VARIANCE - PUBLIC HEARING - APPLICANT: NEON MUSEUM - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW AN XX -FOOT WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.13 acres at 770 North Las Vegas Boulevard (APNs 139-27-805-005 and 139-27-812-045), C-V (Civic) Zone, Ward 5 (Barlow)

Parent A/P #

Project # 37023 Project/Phase Name NEON MUSEUM VISITORS CENTER Phase #
Size/Area 1.13 ACRES Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13927805005

Location

Owner/Tenant

Contact ID AC1301148 Name CITY OF LAS VEGAS
Mailing Address 400 E STEWART AVE Organization
City LAS VEGAS State/Province NV
Zip/PC 89101-2913 Country ☐ Foreign
Day Phone (702)229-1022 x Evening Phone
Fax (702)464-2522 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

770 N LAS VEGAS BLVD
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13927805005
13927812045

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application****Report Date** 04/14/2010 08:59 AM**Submitted By**

Page 2

Applicants/Contacts

Primary Y **Capacity** OWNER **Contact ID** AC1301148 ☐ **Foreign**
Effective **Expire**
Name CITY OF LAS VEGAS
Day Phone (702)229-1022 x **Eve Phone** **Organization**
Pager **PIN #** **Position**
Fax (702)464-2522 **Mobile** **Profession**
E-Mail
Address 400 E STEWART AVE
LAS VEGAS, NV 89101-2913
Seasonal Addr

Valid From **To**
Comments No Comments

Contractors

No Contractors

Item Description**Item Status**

Check Fees	Fees Failed
NOTIFICATION & ADVERTISING FEE (\$500.00)	Unpaid
PROCESSING FEE (\$300.00)	Unpaid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Unpaid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	U		500.00
RECORDING OF NOTICE OF ZONING ACTION	U		30.00
PROCESSING FEE	U		300.00
Total Unpaid		830.00	Total Paid 0.00

Inspections

There are no inspections for this Report

Review Activities

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

Activity Review Details**Detail** SUBMITTAL CHECKLIST (VAR)**Modified By** GKAPOVICH**Modified Date/Time** 04/13/2010 13:46**Comments**

Applicant to submit a signed and notarized application form and SOFI, a copy of the deed, five folded site plans, 1 rolled site plan, and 1 reduced site plan

Report Date 04/14/2010 08:59 AM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

N	Pre-Application Conference Checklist	N	Site Plan (18 Folded Blue Lines, 1 Rolled Color)
N	Application/Petition Form	N	Building Elevations (2 Folded, 1 Rolled Color)
N	Deed and Legal Description	N	Floor Plan (1 Folded, 1 Rolled)
Y	Justification Letter	N	Laser Print Site Plan
Y	Assessors Parcel Map	N	Laser Print Floor Plan
N	Statement of Financial Interest	N	Laser Print Elevation
N	Business Licensing Requirements Met		
Y	Business License Exempt		

Check Conditions	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition Supervisor Required		Comments				
Z-LEGAL				984387	12/23/2009 12:19	
N						

Project #	A/P Type	Status	Stage	Relation
No children exist for this project				

Planning Condition	Description	Effective	Expire	Comments
There is no planning condition for this project.				

VARIANCE

N	Parent Project link required?	Final City Council letter received
Y	Will this go to the City Council?	Annotated minutes received
		Is there a condition of approval for a Required Review?
		If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Information	Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments Added By	Add Date	Modified By	Modified Date			
05/27/2010	PC	SCHEDULED		0	0	0
MREX	12/23/2009	GKAPOVICH	04/13/2010			

Report Date 04/14/2010 08:59 AM

Submitted By

Page 4

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments	Add Date	Modified By	Modified Date		

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

No children exist for this project

Employee

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
------------	-------------	------------	-------	------	-------

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED		12/23/2009 12:17	12/23/2009 12:17	0.00
Created application for a variance per instruction of Flinn F and Steve G.					

No Model Home Details

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Neon Museum
 Project Address (Location) 770 Las Vegas Boulevard North
 Project Name La Concha Rehabilitation Proposed Use Museum
 Assessor's Parcel #(s) 139-27-812-045 and 139-27-805-005 Ward # 5
 General Plan: existing C-V proposed C-V Zoning: existing C-V proposed C-V
 Commercial Square Footage 3547 Floor Area Ratio .07%
 Gross Acres 1.19 Lots/Units lot 12 Density _____
 Additional Information _____

PROPERTY OWNER City of Las Vegas Contact _____
 Address 400 E Stewart Ave Phone: _____ Fax: _____
 City Las Vegas State Nevada Zip 89101
 E-mail Address _____

APPLICANT Neon Museum Contact Dorothy Wright
 Address 400 E Stewart Ave Phone: 332-7366 Fax: _____
 City Las Vegas State Nevada Zip 89101
 E-mail Address dorothy0205@cox.net

REPRESENTATIVE WESTAR Architects Contact Pat Klenk
 Address 701 Bridger Ave Suite 400 Phone: 878-0000 Fax: 878-8430
 City Las Vegas State Nevada Zip 89101
 E-mail Address pklenk@wagnarchitects.com

Property Owner Signature* Robin Yorkum

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

Print Name Robin Yorkum

Subscribed and sworn before me Robin Yorkum

This 14th day of April, 2010.

Christina Strong

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAN - 37023</u>
Meeting Date:	<u>05/27/10</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>04/13/10</u>
Received By:	<u>[Signature]</u>

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



W E S T A R A R C H I T E C T S

LETTER OF JUSTIFICATION

LA CONCHA REHABILITATION/NEON MUSEUM VISITORS CENTER

The Neon Museum is requesting a review of this proposed project at 770 North Las Vegas Boulevard, Las Vegas, Nevada, 89101, APN13927805005 and 13927812045 with it's most current development, to provide for a visitors center for the Neon Museum's Neon Boneyard. This museum is a display of the historically relevant neon signage that relates to the history and development of the city of Las Vegas as well as the remainder of the Las Vegas valley. There is an existing shell building of 1,096 square feet and a proposed addition of 2,451 square feet for a total of 3,547 square feet. This building will serve as a public information center, public entry, administrative offices, restroom facilities and access point for the Neon Museum's "Neon Museum".

This project will house the Neon Museum, visitor's center and the Neon Boneyard. Within the confines of the visitor's center there will be the entry area to the facility, the general public areas which will contain information about the historic signage, ticket area and a small retail area. The addition will house the Neon Museum's administrative offices and restroom facilities. This building is then attached to a large, open area for the display of the historically relevant signage. Within the open signage area will be the sign displays, a public gathering area and general open area.

The proposed project supports the City's growth and development of the Las Vegas Boulevard North corridor development. It promotes the development of the downtown area, drawing both the local population and out of town visitor to this area. It is an additional element to the cultural development in the area and contributes to the cultural options for the citizenry.

The project meets all the Title 19A requirements as delineated in the original planning action (SDR-37021, VAR -37022 and Var-37023). An additional wavier and exception may be required for tree placement to maintain the original, historically documented environment for the La Concha portion of the building. No other variations from the City's regulations or policies are being sought.

RECEIVED

APR 13 2010

VAR-37022

VAR-37023

SDR-37021

ARCHITECTURE • INTERIOR DESIGN • PLANNING



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-37023** APN: 139-27-812-045, and 139-27-805-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Neon Museum

Name of Representative: WESTAR Architects

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: _____

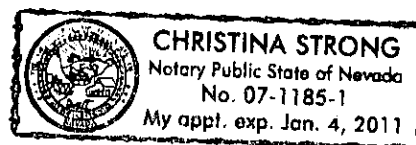
Signature of Property Owner: Robin Yaakum

Print Name: Robin Yaakum

Subscribed and sworn before me Robin Yaakum

This 14th day of April, 2010

Christina Strong
Notary Public in and for said County and State



960329.02210

GRANT, BARGAIN, SALE DEED

THE ENDURETTE WITNESSETH: That KENNETH F. JOHANN AND ALICE E. JOHANN,
HUSBAND AND WIFE

in consideration of \$ 10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

CITY OF LAS VEGAS, A MUNICIPAL CORPORATION OF THE STATE OF NEVADA

all that real property situate in the _____ County of CLARK

State of Nevada, bounded and described as follows:

Lot One (1), the North Forty-Nine feet (49') of Lot Two (2), and Lots Twelve (12) through Sixteen (16), inclusive, in Block One (I) of BILTMORE ADDITION ANNEX NO. 3, as shown by map thereof on file in Book 2 of Plats, Page 48, in the office of the County Recorder of Clark County, Nevada.

APN #139-27-812-012;
#139-27-812-013;
#139-27-812-014 &
#139-27-812-015

SUBJECT TO: 1. Taxes for the fiscal year 95-96
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

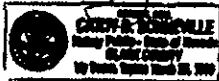
Witness my hand and seal this 5th day of February, 1996
Kenneth F. Johann Alice E. Johann

STATE OF NEVADA }
COUNTY OF CLARK } SS.
On Feb. 5th, 1996 personally
appeared before me, a Notary Public,

KENNETH F. JOHANN AND ALICE E. JOHANN

who acknowledged that they executed the above instrument.

Signature [Signature]
(Notary Public)



Notarial Seal

ESCROW NO. 9601184-CBS

WHEN RECORDED MAIL TO: City of Las Vegas, a Municipal Corp.
400 E. Stewart Ave. 10th Floor Las Vegas, NV. 89101

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
COUNTY CLERK OF NEVADA
RECORD-56 10152 1ML
BOOK: 960329 INST: 02210
FEE: 1.00 RPTE: 1.00

E-14

COPIES PRINTING, INC. (702) 734-0864

37/11
RECEIVED
139-27-812-039

RECORDED
GRANT, BARGAIN AND SALE DEED

970729.00881

070918 01178

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
William R. Almeida and Judith Almeida Husband and Wife as to an undivided 50%
interest and Lewis Almeida single man as to an undivided 50% as Tenants in Common
who acquired title as Luis Almeida
hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to
City of Las Vegas A Municipal Corporation

that property in Clark
described as:

County, Nevada.

Lots Three (3) through Six (6) inclusive in Block Four (4) of BILTMORE ADDITION
ANNEX NO. 3, as shown by map thereof on file in Book 2 of Plats, Page 48, in the
Office of the County Recorder of Clark County, Nevada.

This Grant, Bargain and Sale Deed is being re-recorded to correct the grantors
name. Lewis Almeida, who acquired title as Luis Almeida

Dated April 27, 1997

William R. Almeida
William R. Almeida
Lewis Almeida
Lewis Almeida

Judith Almeida
Judith Almeida

STATE OF NEVADA

COUNTY OF Clark

On May 7, 1997, before me, the
undersigned, a Notary Public in and for said State, personally appeared

William Almeida and
Judith Almeida

personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on
the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal

Signature *Tina Marie Mellon*

Name Tina Marie Mellon
(typed or printed)



SPACE BELOW THIS LINE FOR RECORDERS USE

Title Order No. 97-23-4228

Escrow No. 97-23-4228-KD

WHEN RECORDED MAIL TO

Name Gracie C/O
Street 1830 E. Sahara
City & State L.V. N.V. 89104



970729.88881
970918.01178

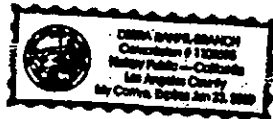
STATE OF CALIFORNIA
COUNTY OF LOS Angeles } ss.

On May 2, 1997, before me, Delora Ranftl-Branch,
personally appeared Lewis Almeida

_____, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Delora Ranftl-Branch



(This area for official notarial seal)

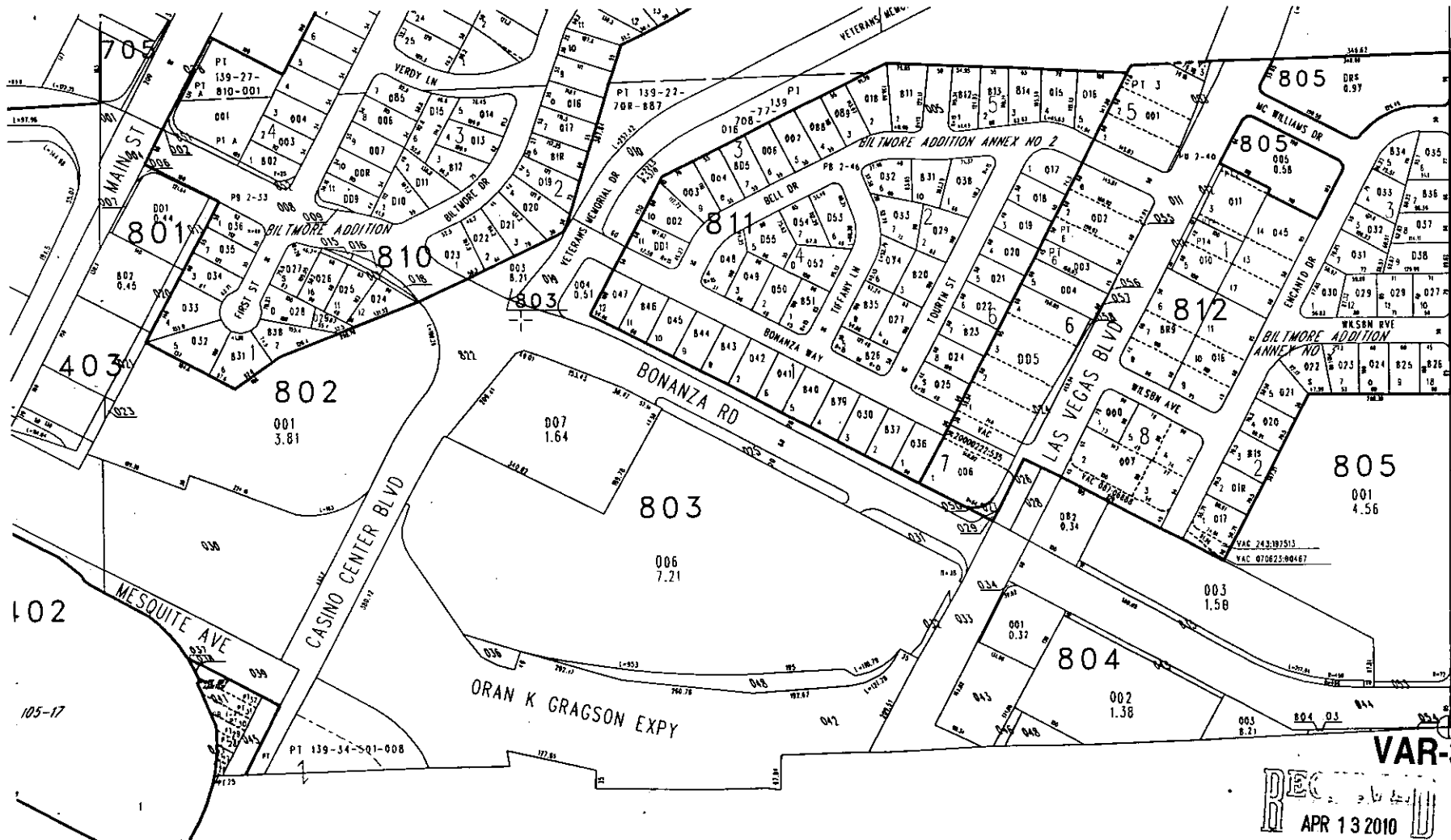
Title of Document _____	
Date of Document _____	No. of Pages _____
Other signatures not acknowledged _____	

RE-RECORDED

CLARK COUNTY, NEVADA
JUDITH A. WANDERER, RECORDER
RECORDED AT REQUEST OF:
OLD REPUBLIC TITLE COMPANY OF NE
09-18-97 14:43 CPD 3
OFFICIAL RECORDS
BOOK: 978918 SHEET: 01178
FEE: 9.00 NPTT: EX0003

CLARK COUNTY, NEVADA
JUDITH A. WANDERER, RECORDER
RECORDED AT REQUEST OF:
OLD REPUBLIC TITLE COMPANY OF NE
07-29-97 09:44 REC 3
BOOK: 121329-0400
FEE: 9.00 NPTT: EX0003

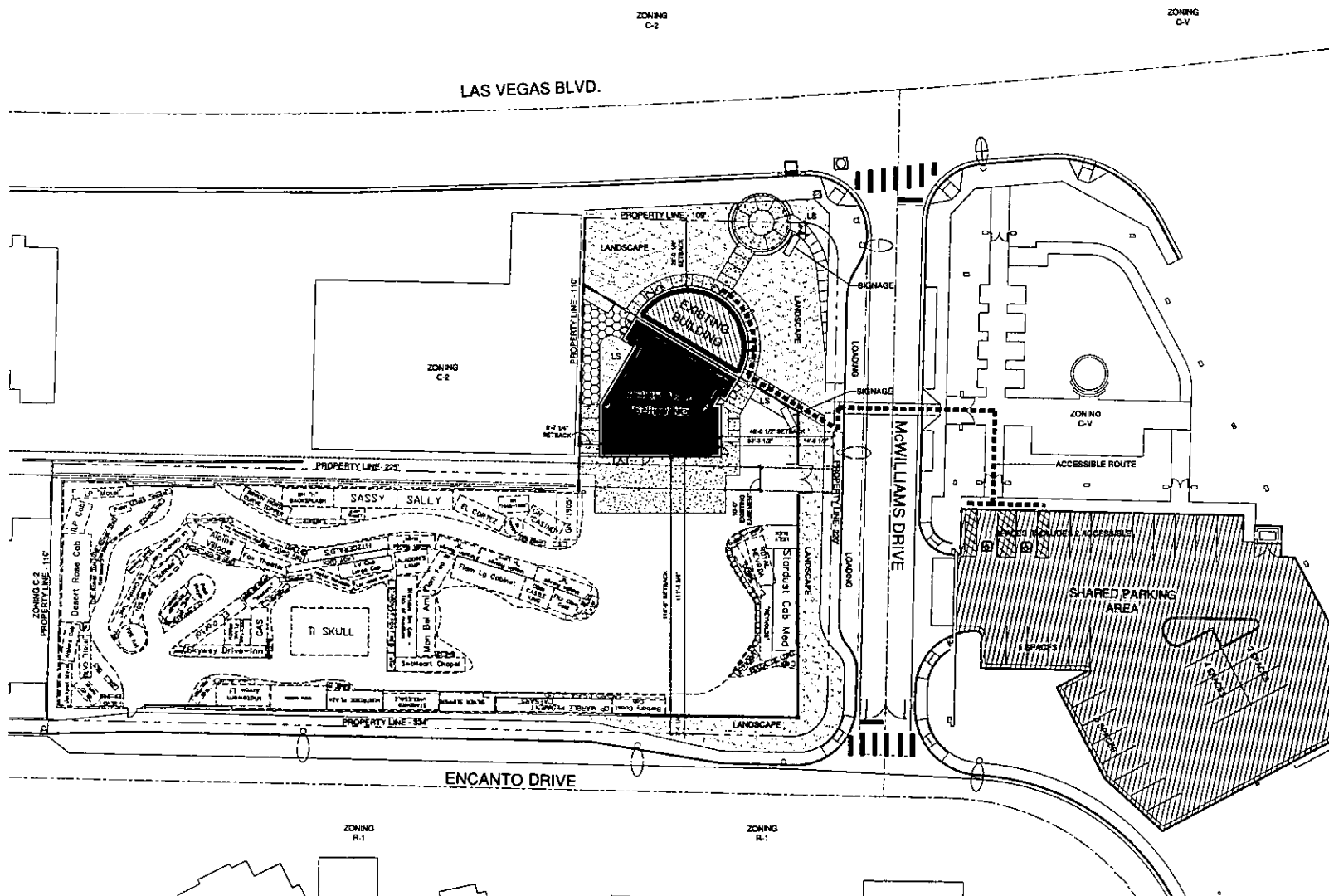
NOTES This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office. This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information. USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11x17 ORIGINAL 	MAP LEGEND PARCEL BOUNDARY SUBB BOUNDARY ROAD EASEMENT PM/LD BOUNDARY NON-PARCEL LOT LINE MATCH LINE / LEADER LINE ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R61E <table border="1"> <tr> <th>R6E</th> <th>R61E</th> <th>R62E</th> </tr> <tr> <td>125</td> <td>124</td> <td>123</td> </tr> <tr> <td>138</td> <td>139</td> <td>140</td> </tr> <tr> <td>163</td> <td>162</td> <td>161</td> </tr> </table>	R6E	R61E	R62E	125	124	123	138	139	140	163	162	161	27 <table border="1"> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> <tr> <td>6</td> <td>2</td> <td>6</td> <td>2</td> </tr> <tr> <td>7</td> <td>3</td> <td>7</td> <td>3</td> </tr> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	S 2 SE 4 <table border="1"> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> <tr> <td>6</td> <td>2</td> <td>6</td> <td>2</td> </tr> <tr> <td>7</td> <td>3</td> <td>7</td> <td>3</td> </tr> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> </table>	8	4	8	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1	139-27-8
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AVERAGE AS VALUE 45	PARCEL NUMBER 202	PARCEL SUB/SEO NUMBER 5	PLAT RECORDING NUMBER 5	BLOCK NUMBER 5	LOT NUMBER 5	GOV. LOT NUMBER CL5																																																													



VAR-37023

REC
APR 13 2010

TAX DIST 203



NEON MUSEUM VISITOR CENTER



SITE INFORMATION

MUNICIPALITY	CITY OF LAS VEGAS
ASSESSORS PARCEL NUMBER(APN)	199-27-812-045, 199-27-805-005
CURRENT ZONING	CIVIC DISTRICT (C-V)
SITE AREA	47.119 ACRES - 48,741 S.F.
SITE COVERAGE - BUILDING	0.07%
F.A.R.	0.07%
SITE COVERAGE - LANDSCAPE	78.2%

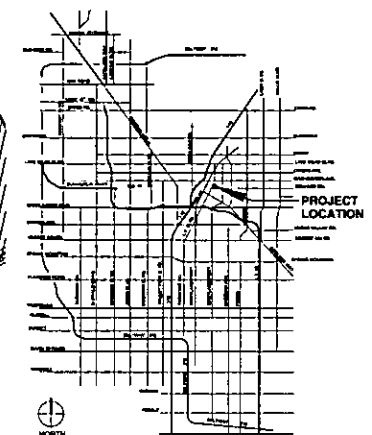
LANDSCAPE AREA	
LANDSCAPE AROUND BUILDING	8,068 S.F.
LANDSCAPE IN BONEYARD (SIGN AREA)	35,544 S.F.
TOTAL LANDSCAPE S.F.	38,612 S.F.

BUILDING AREA	
EXISTING BUILDING (FOOTPRINT)	1,068 S.F.
NEW BUILDING ADDITION (FOOTPRINT)	2,451 S.F.
TOTAL BUILDING S.F.	3,547 S.F.

PARKING REQUIRED	
1 SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA	
3,547 S.F. GROSS / 300 (INCLUDE 1 ACCESSIBLE)	12 SPACES

SHARED PARKING PROVIDED (INCLUDES 2 ACCESSIBLE)	31 SPACES
--	-----------

VICINITY MAP



SCHEMATIC DESIGN



WESTAR ARCHITECTS

WESTAR ARCHITECTS, INC. 701 BRIDGE AVENUE, SUITE 400, LAS VEGAS, NEVADA 89101
ARCHITECTS - PLANNERS - INTERIORS DESIGNERS • TELEPHONE: (702) 735-0000 • FAX: (702) 735-0001
WWW.WESTARARCHITECTS.COM
DATE: April 13, 2010 at 2:15pm PROJECT NUMBER: 000001 FILE NAME: 001-000-0000
DESIGN: LAST MODIFIED BY: TECHNICIAN: [Name]

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

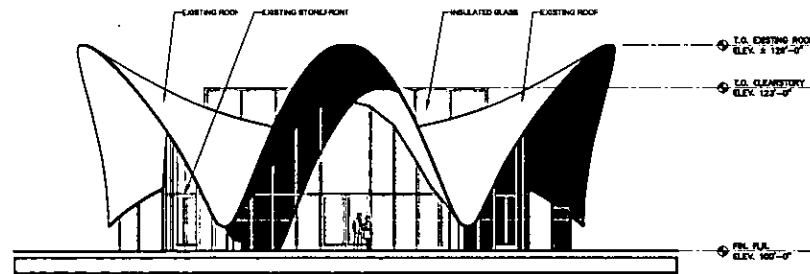
RECEIVED
APR 13 2010



VAR-37023

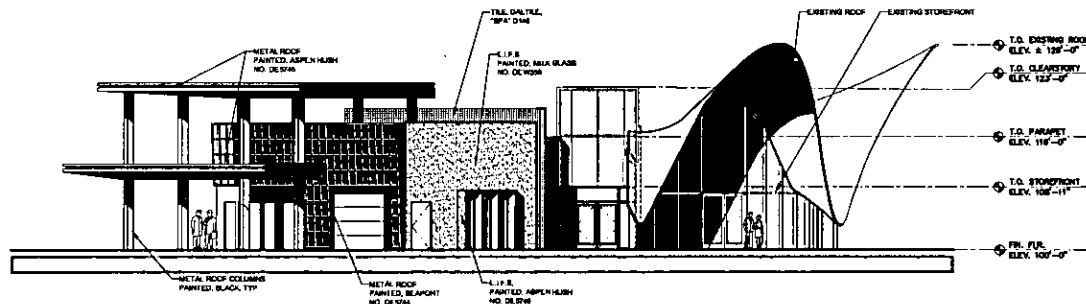


NEON MUSEUM VISITOR CENTER



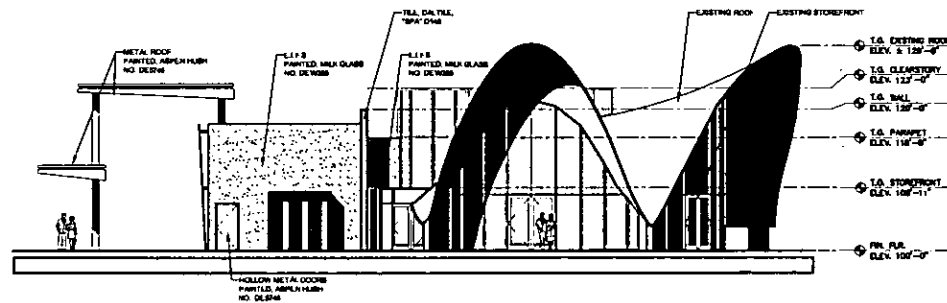
ELEVATION NO. 1

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



ELEVATION NO. 2

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



ELEVATION NO. 3

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

RECEIVED
APR 19 2010

SCHEMATIC DESIGN



WESTAR ARCHITECTS

WESTAR ARCHITECTS, INC. 10000 W. LAS VEGAS AVENUE, SUITE 1000 LAS VEGAS, NV 89135
ARCHITECTS-PLANNERS-ENGINEERS © 2009 WESTAR ARCHITECTS, INC. 2009-00000000

WESTAR ARCHITECTS, INC. 10000 W. LAS VEGAS AVENUE, SUITE 1000 LAS VEGAS, NV 89135

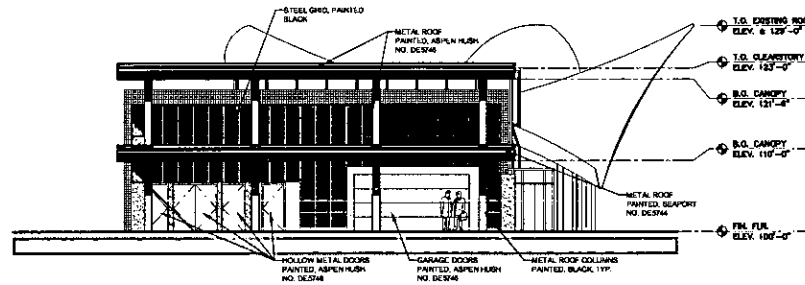
DATE: April 12, 2010 at 3:00pm PROJECT NUMBER: 00048 FILE NAME: 2010-00000000

THIS SET IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE SIGNATURE OF THE ARCHITECT

VAR-37023

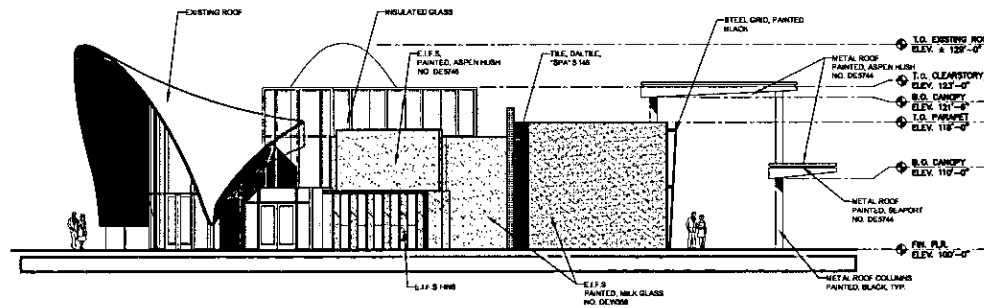


NEON MUSEUM VISITOR CENTER



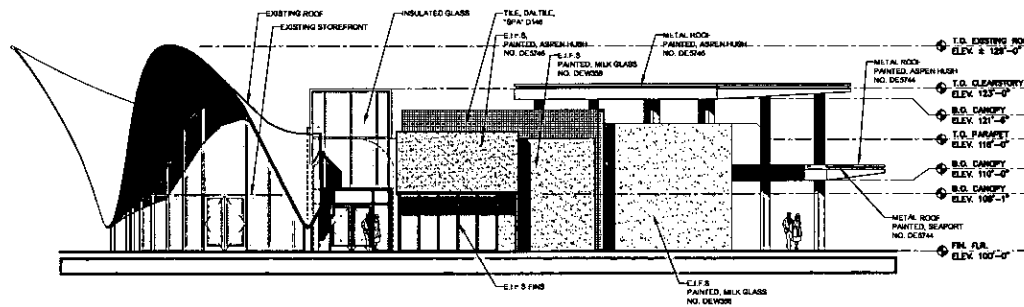
ELEVATION NO. 4

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



ELEVATION NO. 5

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



ELEVATION NO. 6

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

RECEIVED
APR 13 2010

SCHEMATIC DESIGN



WESTAR ARCHITECTS

WESTAR Architectural Group, Inc., 10100 ARCADE DRIVE, SUITE 400, LAS VEGAS, NEVADA 89135
ARCHITECTURAL PLANNING - INTERIORS - EXTERIORS TELEPHONE: (702) 878-0000 FAX: (702) 878-6440
www.westararchitects.com

DATE: April 13, 2009 at 2:30pm PROJECT NUMBER: 06049 FILE NAME: 307-weststar.dwg

WAS LAST MODIFIED BY: TONGJIAN, JIANHUA

VAR-37023