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

177563

April 9, 2010

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

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

Printed with environmentally friendly soy ink.

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY 702-386-9108
www.lasvegasnevada.gov

March 26, 2010

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

RE: EOT-37463 - EXTENSION OF TIME - SPECIAL USE PERMIT

Dear Mr. Martinez:

Please be advised the City Council at its regular meeting on ***April 7, 2010*** 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, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the ***final agenda*** will available on-line on ***Friday, April 2, 2010*** 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 731 South Fourth Street to request your copies.

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

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:clb

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

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works BA
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: February 26, 2010
Re: **EOT-37463** Justen Martinez 709 – 731 Fremont St.
Request for an Extension of Time of an approved Special Use Permit (SUP-18637)

COMMENTS:

We have no objection on the request for an Extension of Time of a previously approved Special Use Permit for a proposed mixed use development, as long as all previously imposed conditions of approval for SUP-18637 and all other subsequent site related actions are ultimately complied with.

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application

Report Date 02/24/2010 08:41 AM Submitted By

A/P # 37463 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/19/2010 14:23	984662	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

EOT-37463 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT: JUSTEN MARTINEZ - OWNER: DAN MARTINEZ - 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), Ward 5 (Barlow).

Parent A/P # 18637
Project # 37463 Project/Phase Name 777 FREMONT (NEON HEIGHTS) 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-

Address	Parcel Link	A/P 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-		

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934612084

Applicants/Contacts

Primary Y | 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 JUSTEN MARTINEZ IS THE CONTACT

Contractors

No Contractors

Project #	A/P Type	Status	Stage	Relation

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council?

Y Will this go DIRECTLY to City Council?

Final City Council letter received

Annotated minutes received

Parent Application Type SUP

Parent Project # 18637

Hearing Type

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

Meeting Grid

Meeting Date / Comments / Added By	Meeting Type / Add Date	Meeting Status / Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
04/07/2010	CC	SCHEDULED		0	0	0
JALABADO	02/19/2010	JALABADO	02/19/2010			

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 1504, 702.274.3808	970040	02/19/2010 14:31		0.00

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME FOR SUP-18637

Project Address (Location) 709 FREMONT ST

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 C-2 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:** 966 0814
City LAS VEGAS **State** NV **Zip** 89128
E-mail Address JUSTEN_MARTINEZ@YAHOO.COM

APPLICANT JUSTEN MARTINEZ **Contact** JUSTEN MARTINEZ
Address 1729 WANDERING WINDS WAY **Phone:** 274 3808 **Fax:** 966 0814
City LAS VEGAS **State** NV **Zip** 89128
E-mail Address JUSTEN_MARTINEZ@YAHOO.COM

REPRESENTATIVE SAME AS APPLICANT **Contact** _____
Address _____ **Phone:** _____ **Fax:** _____
City _____ **State** _____ **Zip** _____
E-mail Address _____

Property Owner Signature* Dan Martinez

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

Print Name DAN MARTINEZ

Subscribed and sworn before me

This 8 day of February, 20 10.

Karen B. Newton

Notary Public in and for said County and State

KAREN B. NEWTON
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 00-66278-1
MY APPT. EXPIRES NOV. 22, 2012

FOR DEPARTMENT USE ONLY

Case #	EOT 37463
Meeting Date:	4.7.10
Total Fee:	$300.—
Date Received:*	2.19.10
Received By:	UFA

*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.

Revised 10/27/08

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

Justification Letter

February 17, 2010

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. Finally construction costs have come down to the level that warrants building quality and affordable Residential Units in the downtown area. Unfortunately the same economic forces have made obtaining financing extremely difficult. We are still working with several sources and hope that the cost of financing will improve in the near future. 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

RECEIVED
FEB 19 2010

EOT-37463
04/07/10 CC

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

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-37463
04/07/10 CC

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.

EOT-37463
04/07/10 CC

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

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

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

VOICE 702.229.6011
TOD 702.386.9108
www.lasvegasnevada.gov

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-37463** APN: 139-34-612-084

Name of Property Owner: DAN MARTINEZ

Name of Applicant: JUSTIN 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: Dan Martinez

Print Name: DAN MARTINEZ

Subscribed and sworn before me

This 8 day of February, 2010

Karen B. Newton

Notary Public in and for said County and State

KAREN B. NEWTON
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 00-66278-1
MY APPT. EXPIRES NOV. 22, 2012

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 139346120 83 AND 139346120 22 AND 139346120 82

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

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

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

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

(Notary Public)

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

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

(Signature)

JUSTEN MARTINEZ, 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:
Date received by PDS:

DO NOT RECORD – RETURN TO PDS

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

5-2

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

17

GRANT, BARGAIN, SALE DEED

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

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

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

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

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

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

SIGNATURES ON NEXT PAGE

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

City Center Enterprises, LLC, a Nevada Limited Liability Company

By: Gerard Prophete, Sr., Managing Member

Z & Z, Inc., a Nevada Corporation

By: Gerald N. Prophete, President

State of NEVADA }
} ss:
County of Clark }

On 27th, July 2006

Before me, the undersigned, personally appeared

Gerard N. Prophete,

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

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

SANDRA BIANCO
NAME (TYPED OR PRINTED)

EXHIBIT A

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

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

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

Parcel I:

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

Parcel II:

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

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

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

20050323-0004858

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

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

Frances Deane ADF
Clark County Recorder Pgs: 8

(C8)

64

APN No.: 139-34-612-023

Space Above for Recorder's Use Only

Escrow No. 5015029-AA
R.P.T.T: $17,850.00

Re-Record to place in proper title 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)

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

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

MAIL TAX STATEMENTS TO:
Dan Martinez
Same as above

EXHIBIT A

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

ASSESSOR'S COPY

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 REDUCES FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

AVERAGE DA VALUE 35

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

MAP LEGEND

	PARCEL BOUNDARY	001	PARCEL NUMBER
	SUBD BOUNDARY	1.00	ACREAGE
	ROAD EASEMENT	202	PARCEL SUB/SED NUMBER
	PM/LB BOUNDARY	PB 25-45	PLAT RECORDING NUMBER
	NON-PARCEL LOT LINE	5	BLOCK NUMBER
	MATCH LINE / LEADER LINE	5	LOT NUMBER
001	ROAD ID NUMBER	GL5	GOV. LOT NUMBER

TOWN T20S R61E

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

SEC 34

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

MAP S 2 NE 4

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

139-34-6

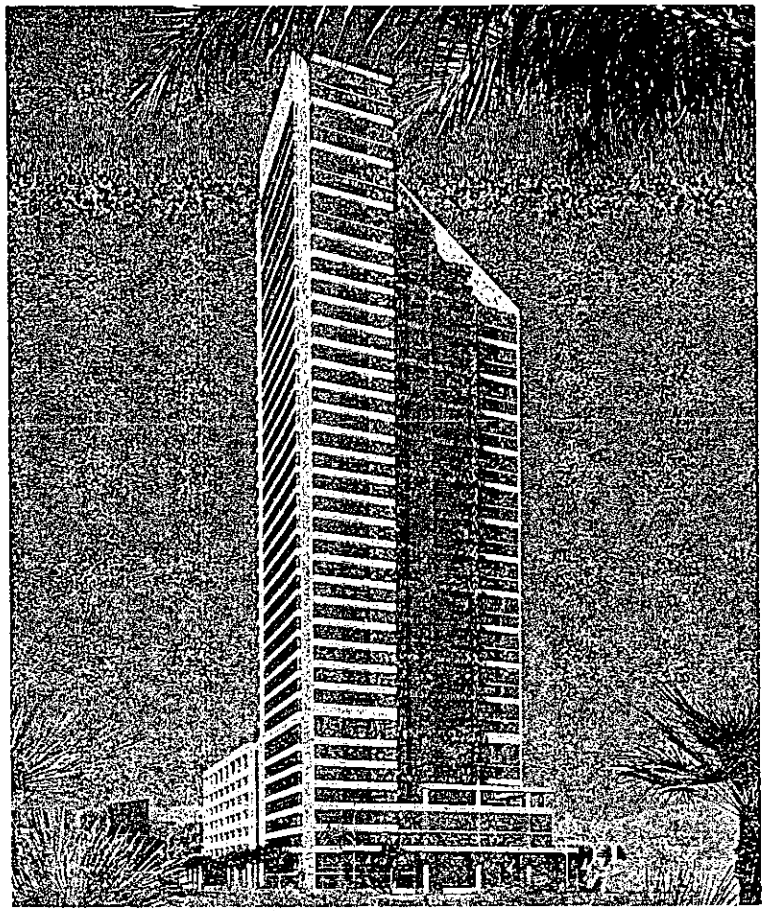
Scale:1"=200'

Rev:01/13/10

TAX DIST 203

EOT-37463

04/07/10 CC



RECEIVED
FEB 19 2010

NEON HEIGHTS

LAS VEGAS, NEVADA
777 fremont street

PLANNING & DEVELOPMENT SUBMITTAL DOCUMENTS
SUP - MIXED USE
ISSUED: 11/21/2006

Developer:
Martinez & Associates
Las Vegas, Nevada

Architect:
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NEVADA LICENSE #3294

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Neon Heights
Las Vegas, Nevada

Martinez & Associates

Unit, Home Office, & Parking Analysis:

11/21/2006

Unit Index

Average Unit Area - Net	860 s.f.
Average Unit - Gross	1012 s.f.

335 units

Notes:

NEON HEIGHTS

Building Area Tabulations 11/21/2006

	residential	garage	retail	pool deck	common	home office	5th flr roof*	amenities	
Floor 1		33,258	8,833		8,835				80,026
Floor 2	1,307				8,868	3,167			33,133
Floor 3	2,331	34,565	8,058		3,363	2,737		420	49,473
Floor 4	2,331	34,565			3,371	3,157			43,423
Floor 5	7,364	34,566			3,198		2,746		50,858
Floor 6	7,354	34,565			3,195				45,313
Floor 7	7,364	34,566			3,196				45,313
Floor 8	7,354	34,565			3,196				45,313
Floor 9	6,088			29,865	3,548			2,851	45,391
Floor 10	12,833				2,354				15,187
Floor 11	12,833				2,354				15,187
Floor 12	12,833				2,354				15,187
Floor 13	12,833				2,354				15,167
Floor 14	12,833				2,354				15,137
Floor 15	12,833				2,354				15,187
Floor 16	12,833				2,354				15,187
Floor 17	12,833				2,354				15,187
Floor 18	12,833				2,354				15,387
Floor 19	12,833				2,354				15,187
Floor 20	12,833				2,354				15,187
Floor 21	12,833				2,354				15,181
Floor 22	12,833				2,354				15,187
Floor 23	12,833				2,354				15,187
Floor 24	12,833				2,354				15,387
Floor 25	12,833				2,354				15,187
Floor 26	12,833				2,354				15,167
Floor 27	12,833				2,354				15,187
Floor 28	12,833				2,354				15,167
Floor 29	12,833				2,354				15,187
Floor 30	12,833				2,354				15,167
Floor 31	12,833				2,354				15,187
Floor 32	12,833				2,354				15,187
Floor 33	12,294				2,722				15,219
Floor 34	11,487				2,526				14,114
Floor 35	10,895				2,312				13,007
Floor 36	9,297				2,594				11,892
Floor 37	8,482				2,316				10,798
Floor 38	7,542				2,009				9,802
Floor 38 Mech. Rm		-	-	-	1,285				1,285
Total	399,763	237,648	13,832	29,665	108,709	9,060	5,743	3,271	919,763

* - roof deck area only, uninhabitable

gross building area: 919,762 sq.ft.

gross building area less deck areas: 773,357 sq.ft.

Home Offices

	Per Floor Counts:			Area (s.f.)	Qty.	Area Ext.
	2	3	4			
Tenant Office #1	1	1	1	272	6	1,717
Tenant Office #2	1	1	1	420	3	1,260
Tenant Office #3	1	1	1	309	3	927
Tenant Office #4	1	1	1	377	3	1,131
Tenant Office #5	1	1	1	380	3	1,140
Tenant Office #6	1		1	420	2	840
Tenant Office #7	1	1	1	418	3	1,254
Tenant Office #8	1	1	1	361	3	1,087
	8	7	4		33	8,060

Office Area Per Floor

Level	Area
3	3,137 s.f.
3	2,737 s.f.
4	3,157 s.f.

total: 9,250

Occupancy Load Calculation

11/21/2006

Level	Occupancy load
Floor 1	719 Occ
Floor 2	78 Occ
Floor 3	756 Occ
Floor 4	242 Occ
Floor 5	221 Occ
Floor 6	221 Occ
Floor 7	221 Occ
Floor 8	216 Occ
Floor 9	651 Occ
Floor 10	74 Occ
Floor 11	74 Occ
Floor 12	74 Occ
Floor 13	74 Occ
Floor 14	74 Occ
Floor 15	74 Occ
Floor 16	74 Occ
Floor 17	74 Occ
Floor 18	74 Occ
Floor 19	74 Occ
Floor 20	74 Occ
Floor 21	74 Occ
Floor 22	74 Occ
Floor 23	74 Occ
Floor 24	74 Occ
Floor 25	74 Occ
Floor 26	74 Occ
Floor 27	74 Occ
Floor 28	74 Occ
Floor 29	74 Occ
Floor 30	74 Occ
Floor 31	74 Occ
Floor 32	74 Occ
Floor 33	89 Occ
Floor 34	83 Occ
Floor 35	58 Occ
Floor 36	83 Occ
Floor 37	72 Occ
Floor 38	72 Occ
Roof / Mech. Rm.	0 Occ

Total	6,414 Occ

SHEET INDEX

ARCHITECTURAL

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[illegible]	UNIT PLANS	11/21/06		11/21/06
[illegible]	UNIT PLANS	11/21/06		11/21/06
[illegible]	UNIT PLANS	11/21/06		11/21/06
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[illegible]	UNIT PLANS	11/21/06		11/21/06
[illegible]	BUILDING ELEVATIONS	11/21/06		11/21/06
[illegible]	BUILDING ELEVATIONS	11/21/06		11/21/06
[illegible]	BUILDING SECTION	11/21/06		11/21/06
[illegible]	WALL SECTIONS	11/21/06		11/21/06

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Issue Package: PLANNING COMMISSION SUBMITTAL

Sheet Title: TABULATIONS & SHEEY INSEX

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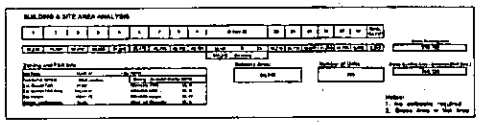
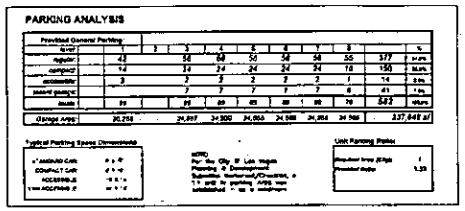
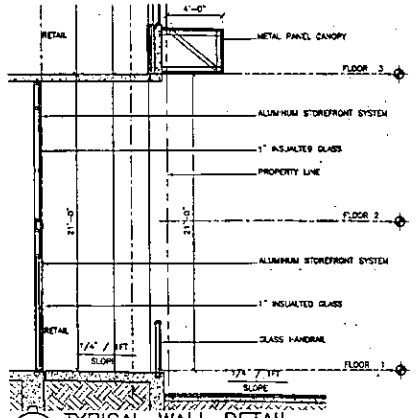






03 TYPICAL WALL DETAIL
SCALE: 1/4"=1'-0"

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK NO. 6021, 3-WAY BRASS & BRAT AND PLUG IN TOP OF CURB AT THE NORTHWEST CORNER OF FREMONT & 7TH STREET.

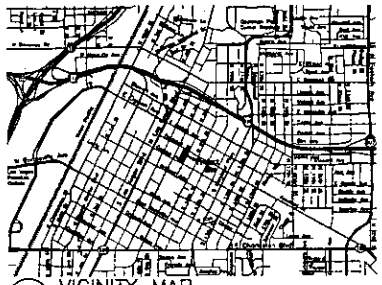
ELEVATION = [illegible] FEET (NAVD '88)

BASIS OF BEARINGS:

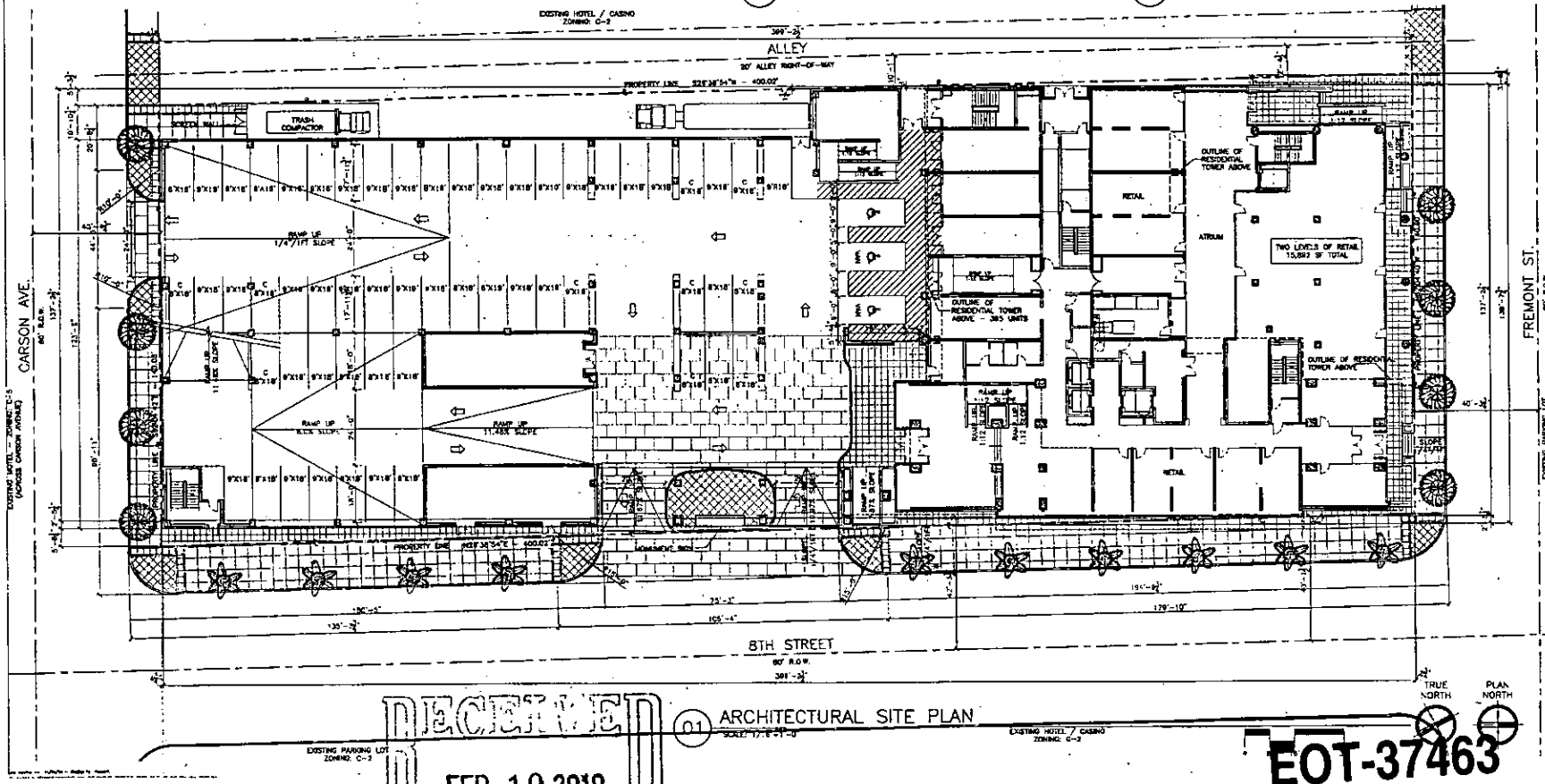
THE BEARING OF SOUTH 89°36'36" WEST FOR THE CENTERLINE OF EGAN STREET AS SHOWN BY MAP RECORDED IN FILE 67 PAGE 79 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION:

BEING A PORTION OF THE SOUTH EAST QUARTER (SE1/4) OF THE NORTH EAST QUARTER (NE1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



02 VICINITY MAP
SCALE: N.T.S.



01 ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"

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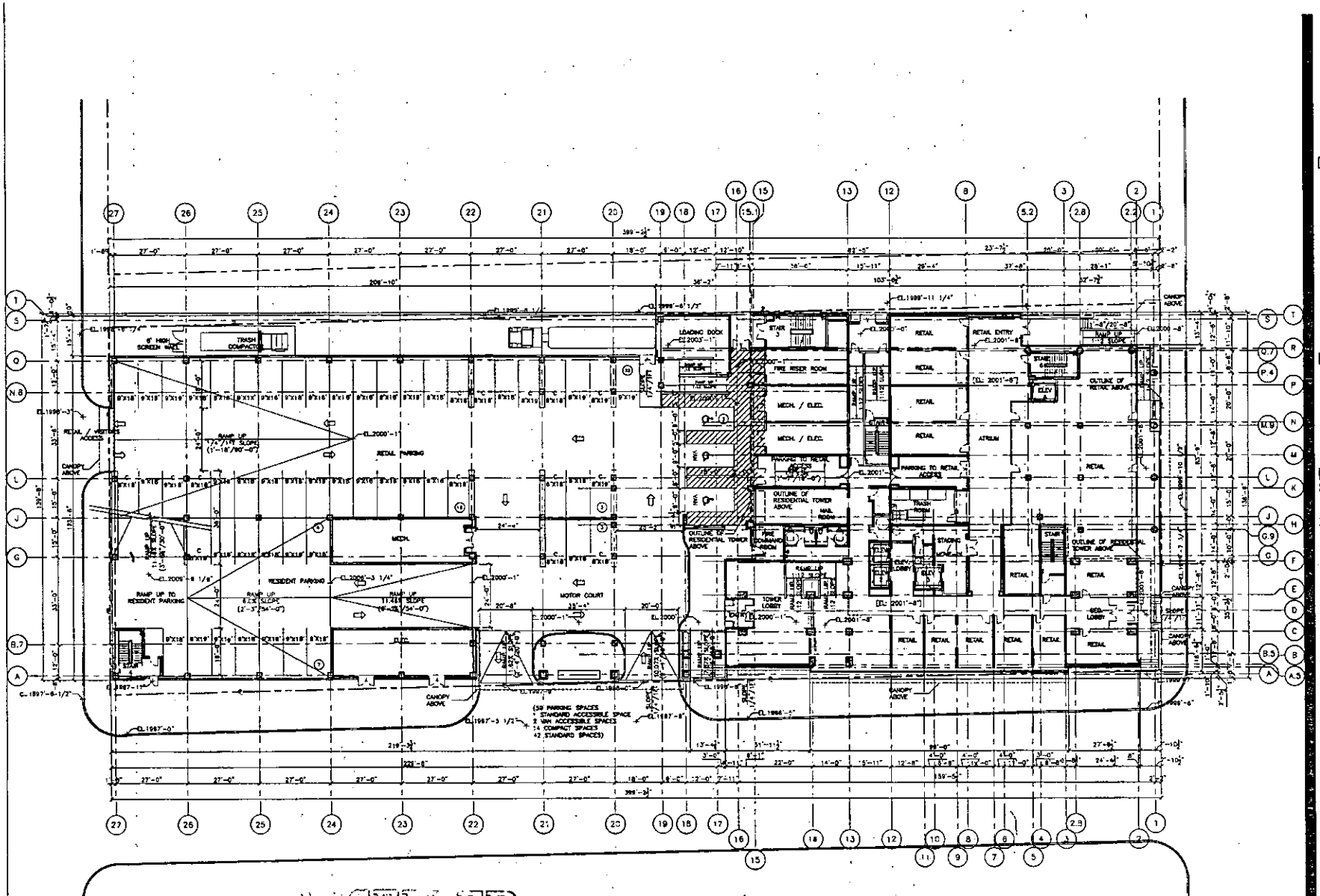

01 LEVEL 01 FLOOR PLAN
SCALE: 1/16"=1'-0"

TRUE NORTH
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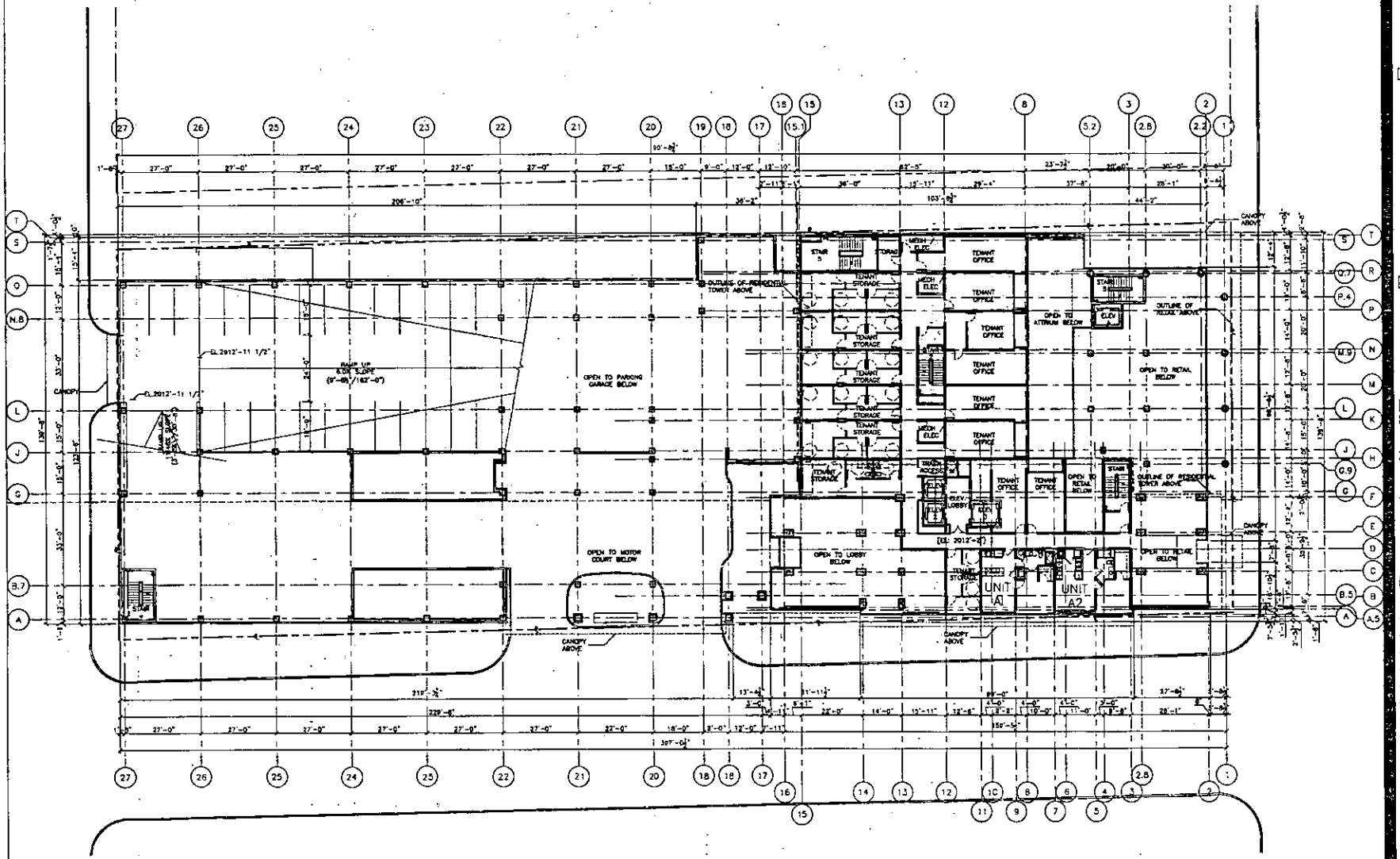

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01 LEVEL 02 FLOOR PLAN
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LEVEL 02 FLOOR PLAN

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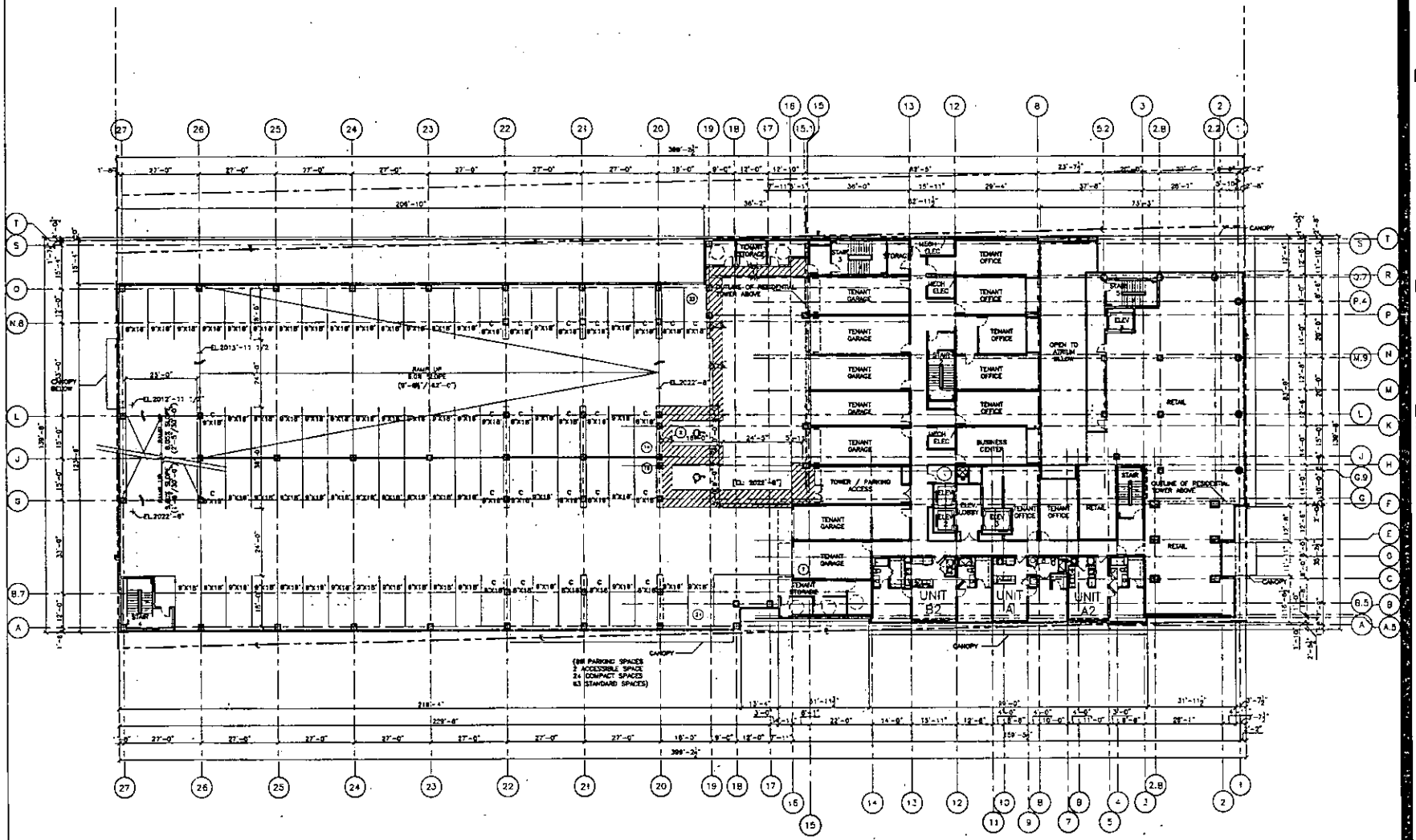

01 LEVEL 03 FLOOR PLAN
SCALE: 1/16"=1'-0"

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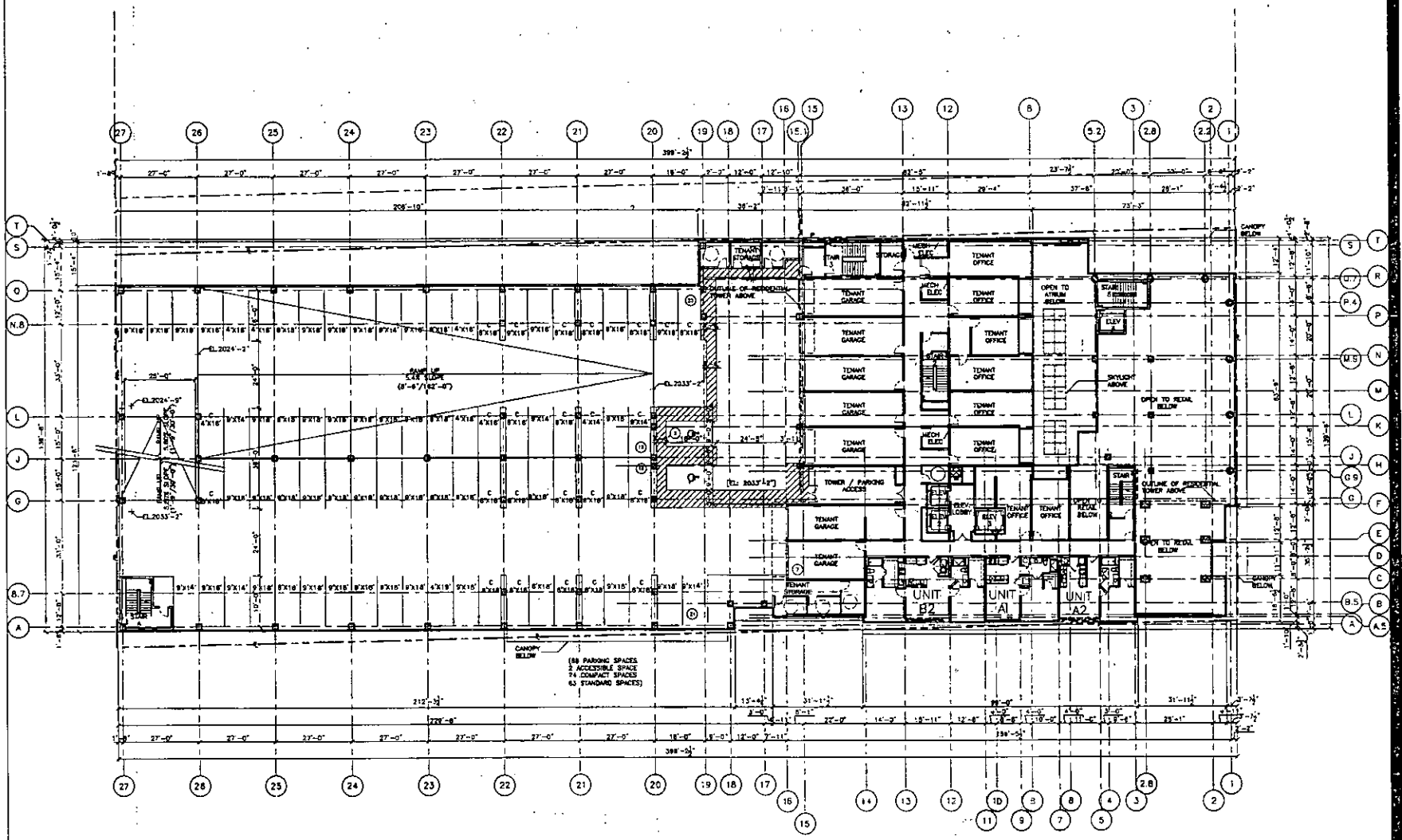

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LEVEL 04 FLOOR PLAN

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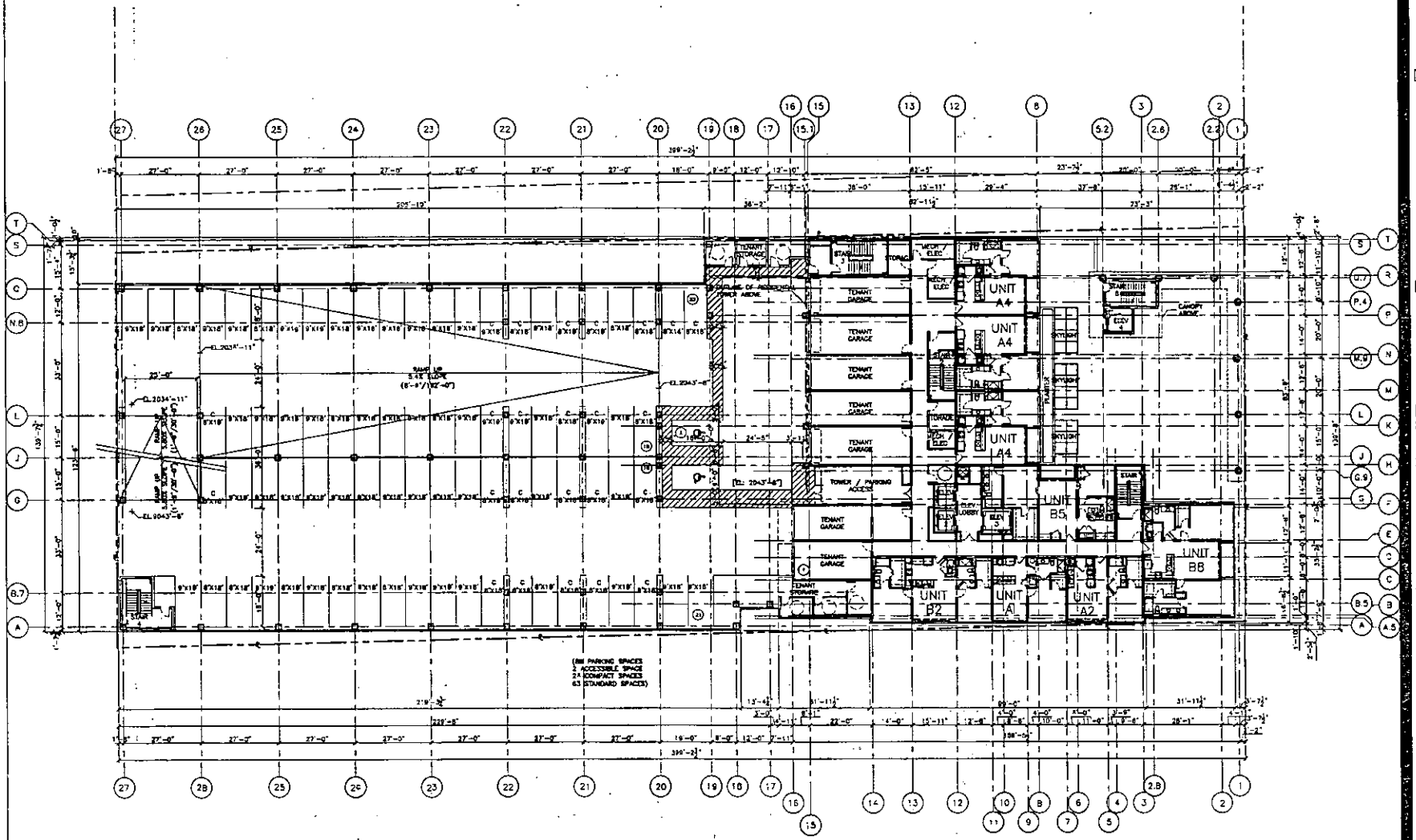

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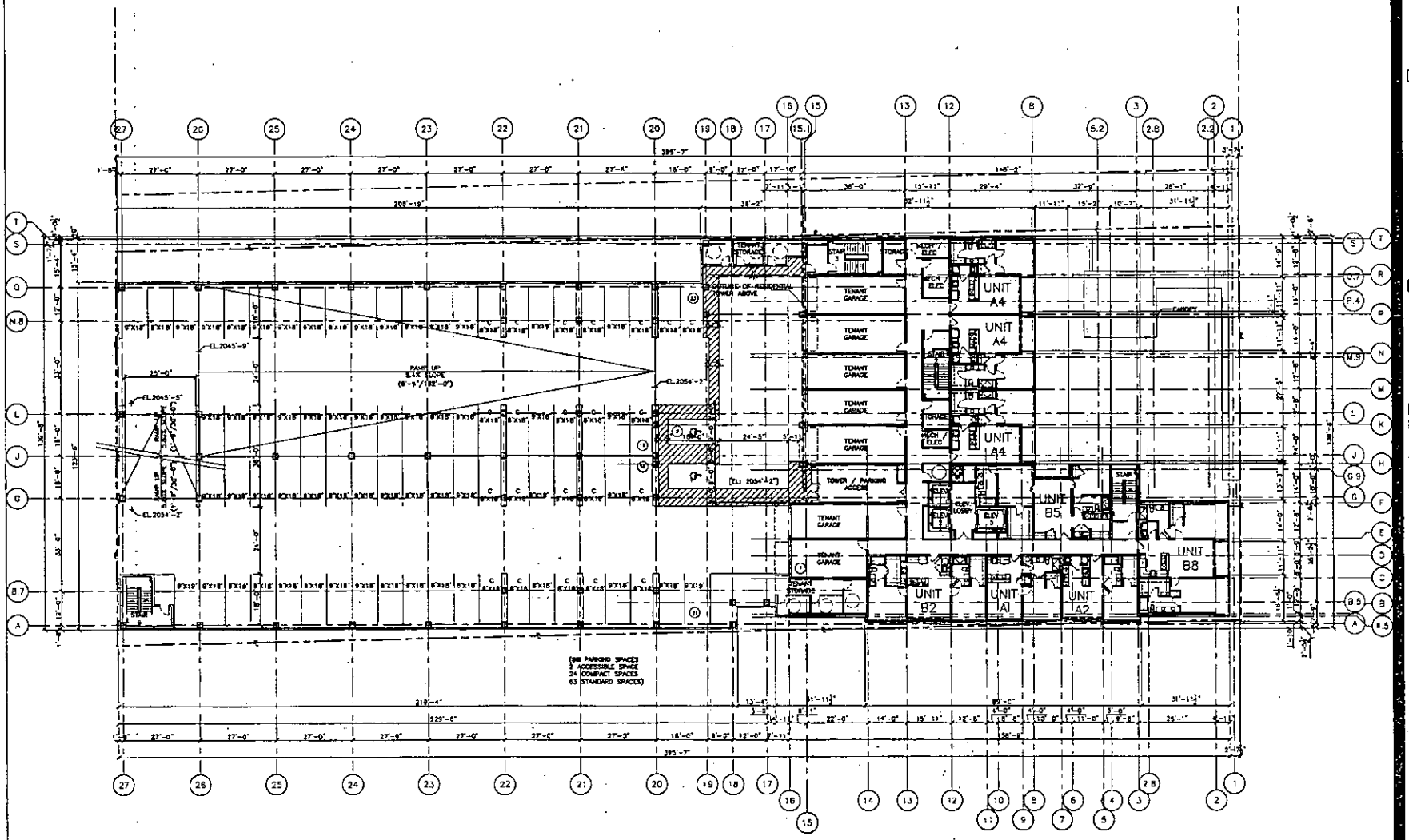

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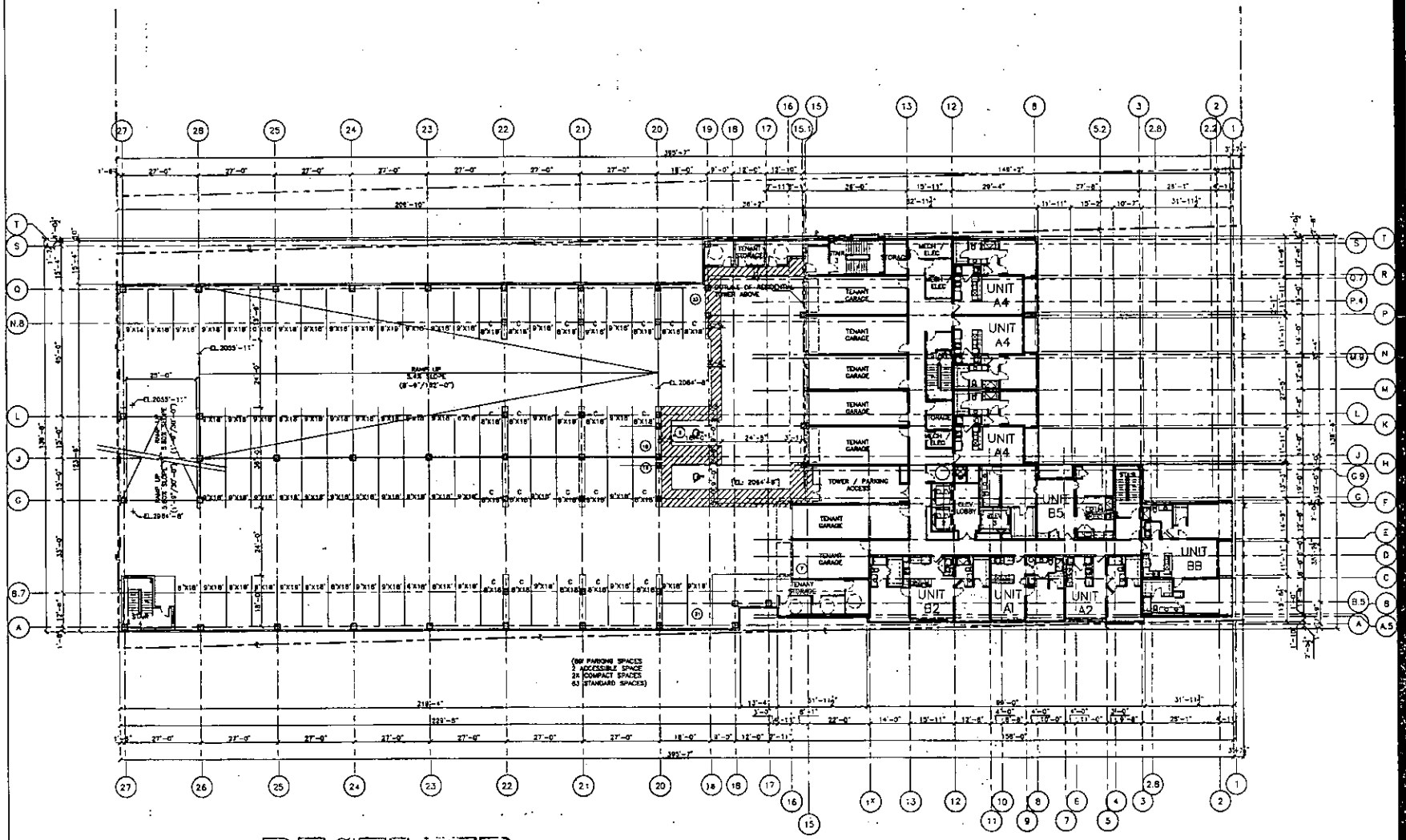

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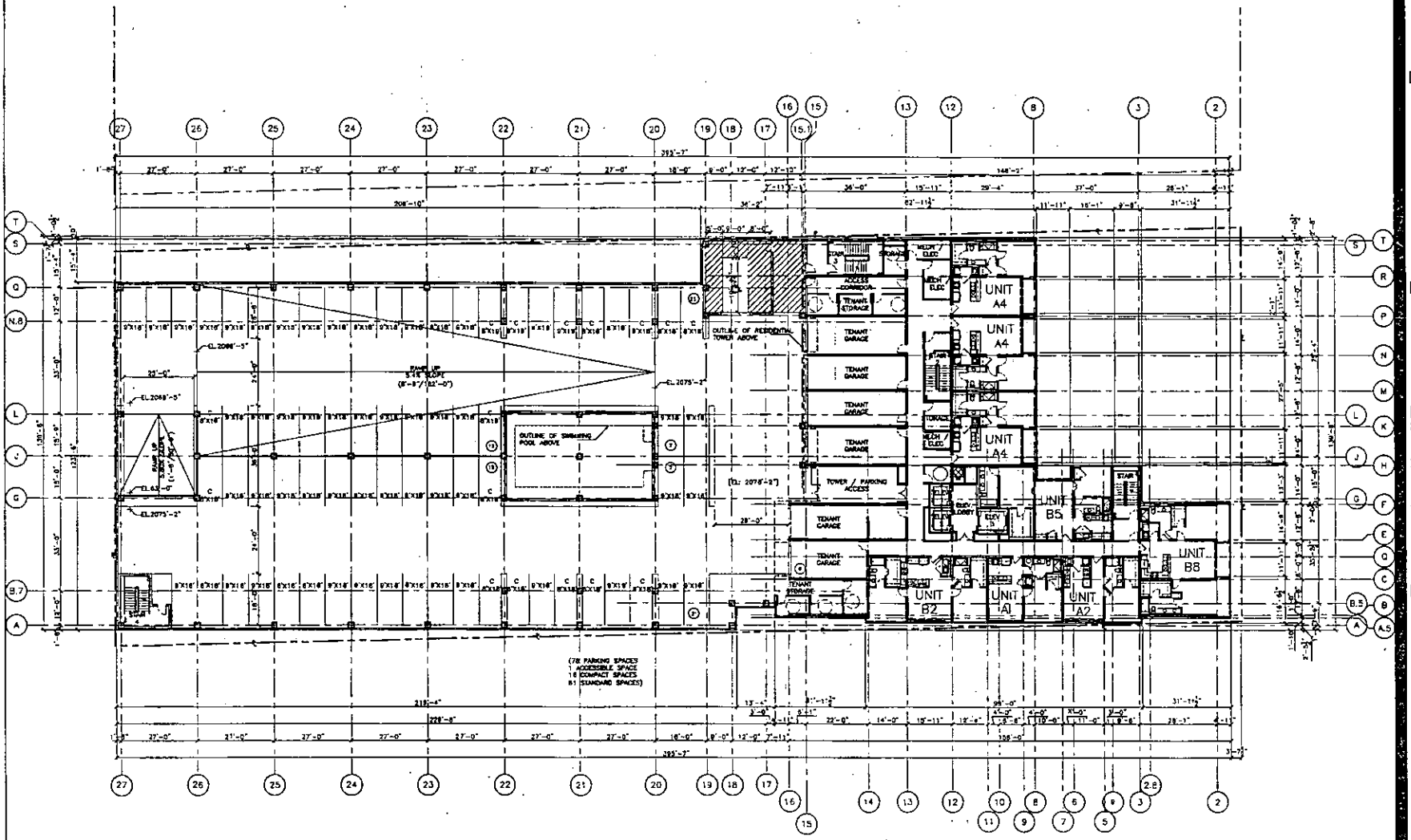

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01 LEVEL 08 FLOOR PLAN
SCALE: 1/16"=1'-0"

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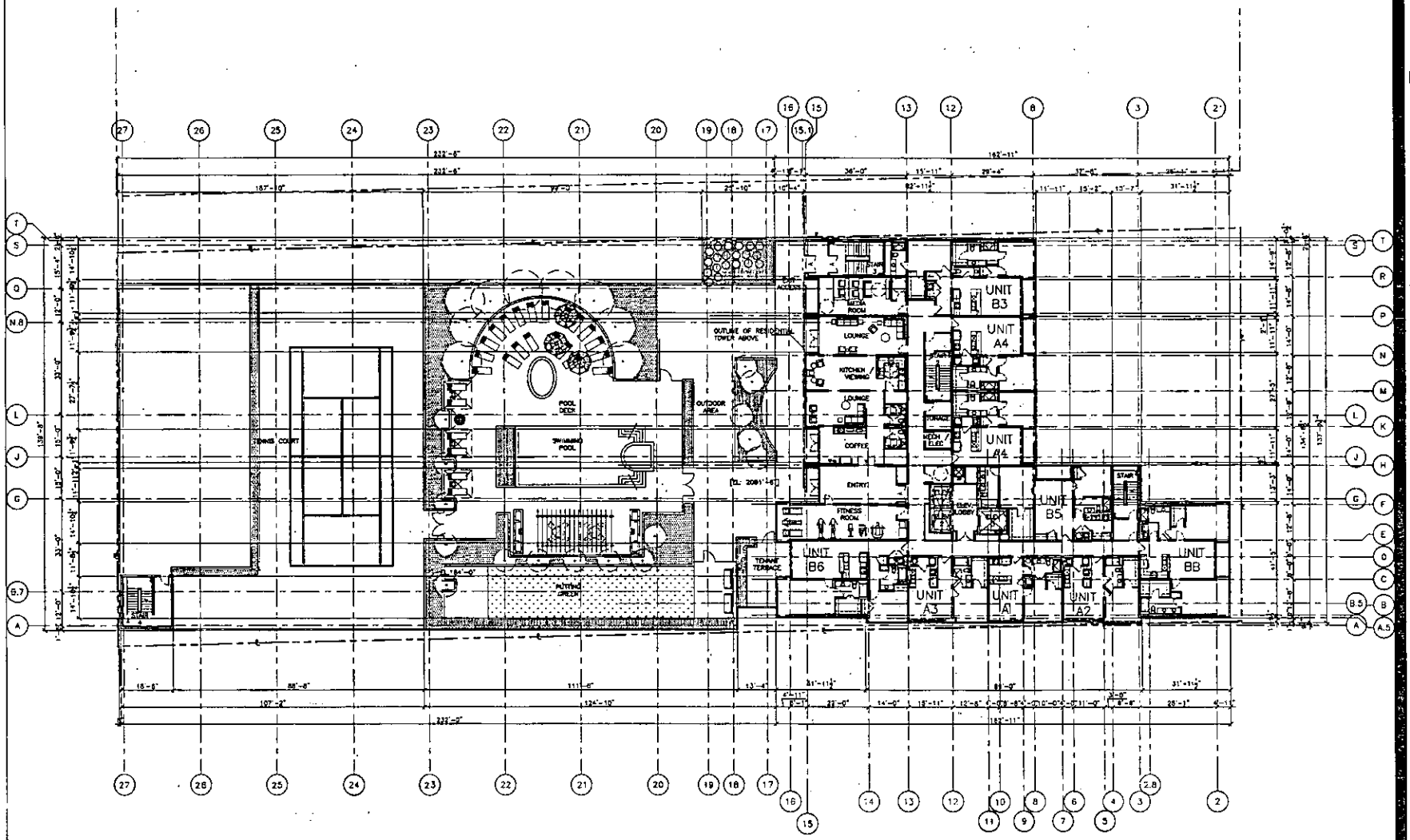

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SCALE: 1/16"=1'-0"

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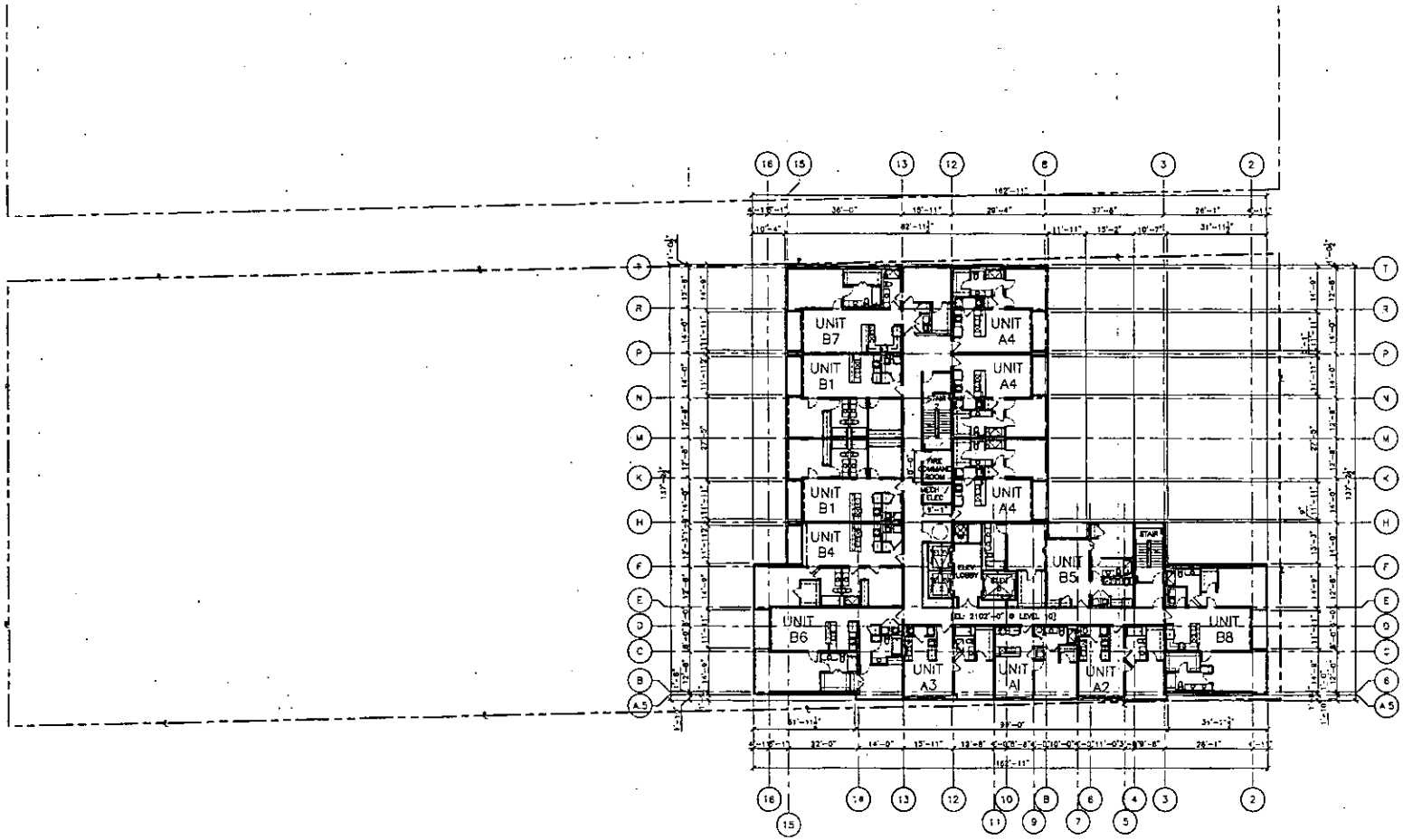
Sheet Title
LEVEL 09 FLOOR PLAN
(SWIMMING POOL LEVEL)

Sheet Number
A2.09



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

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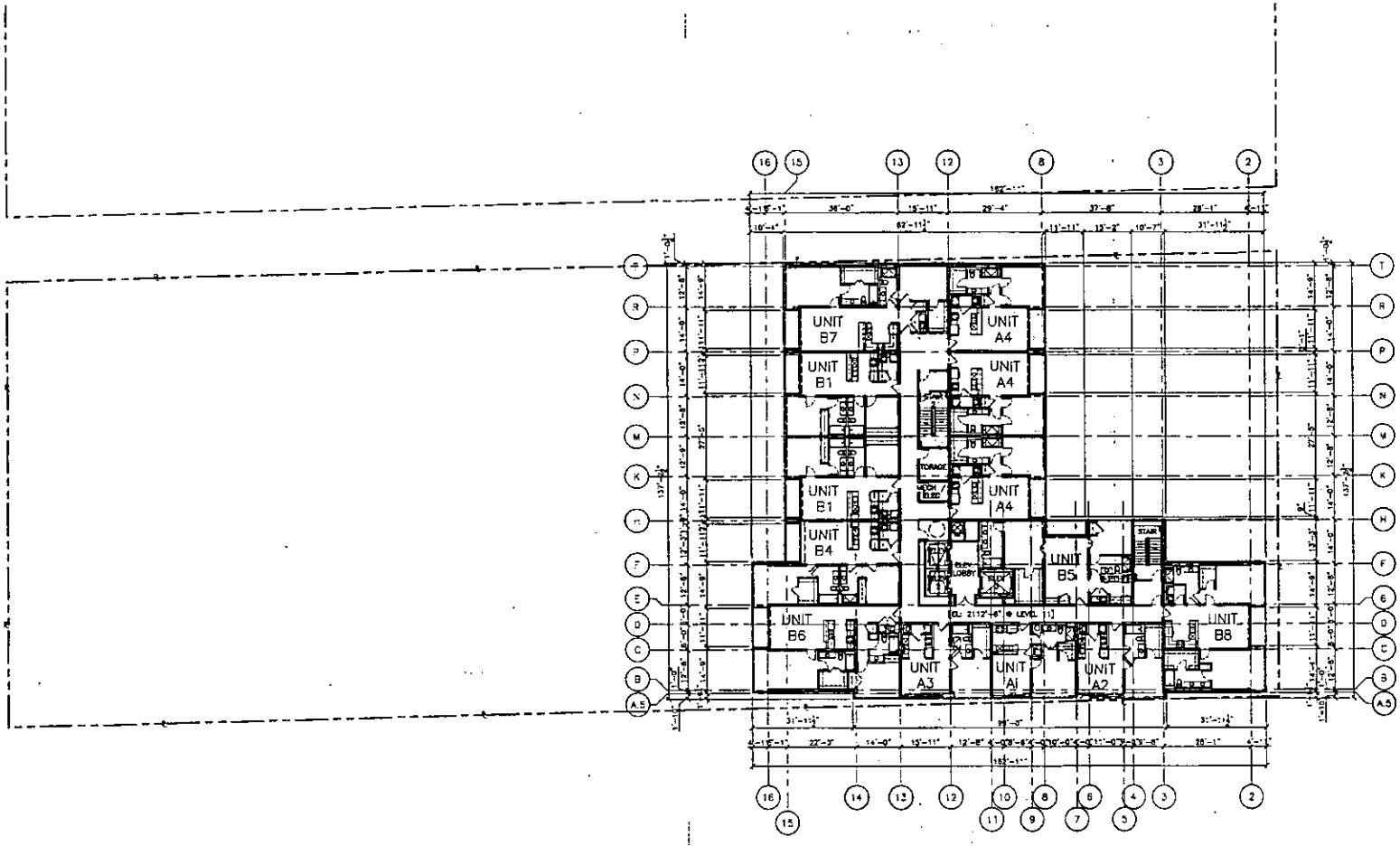
(FIRE COMMAND ROOM)

Sheet Number
A2.10



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

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LEVELS 11 - 32 FLOOR PLAN
(TYPICAL FLOOR PLAN)

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A2.11

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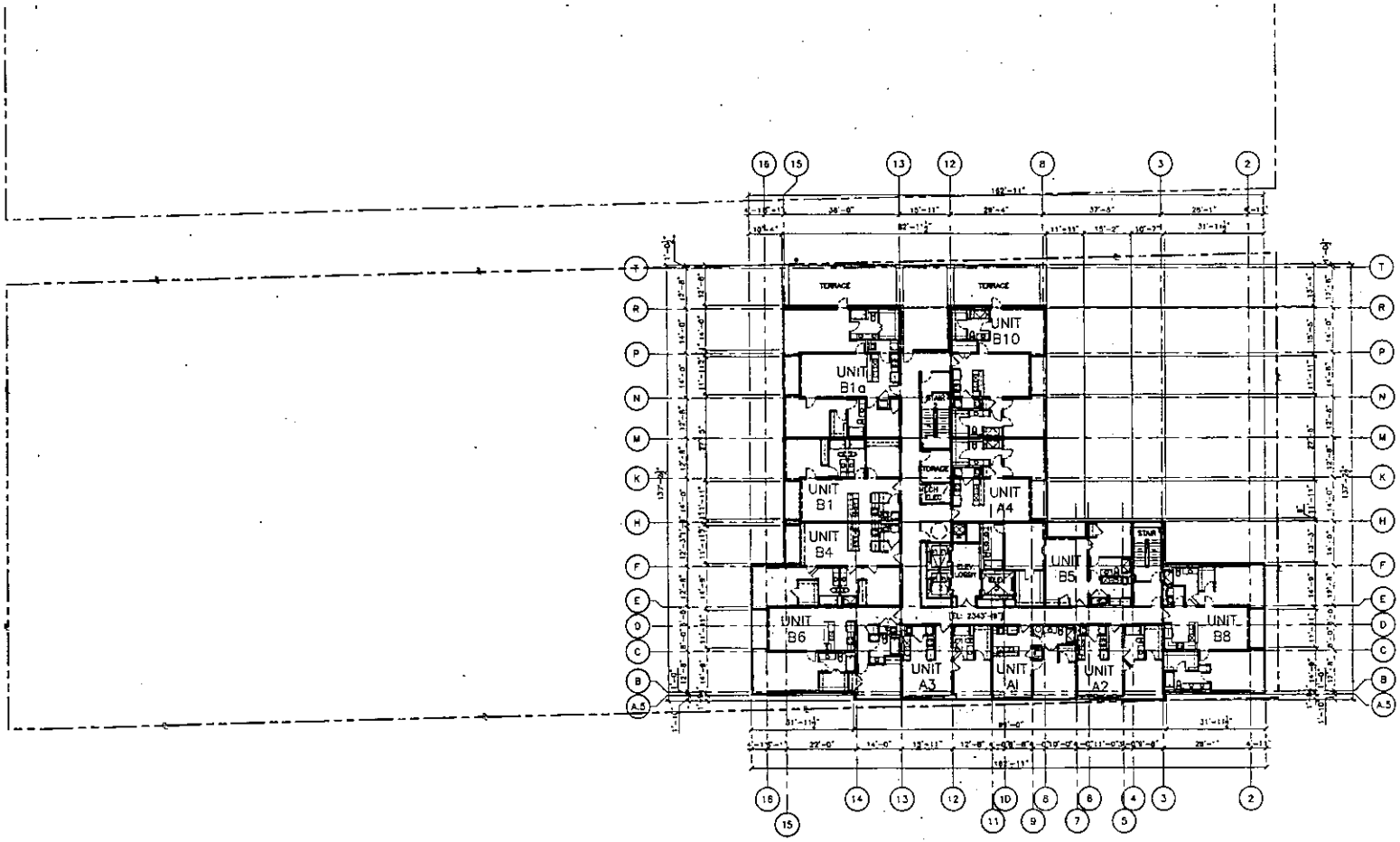

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01 LEVEL 33 FLOOR PLAN
SCALE: 1/16"=1'-0"

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Sheet Title
LEVEL 33 FLOOR PLAN

Sheet Number
A2.12

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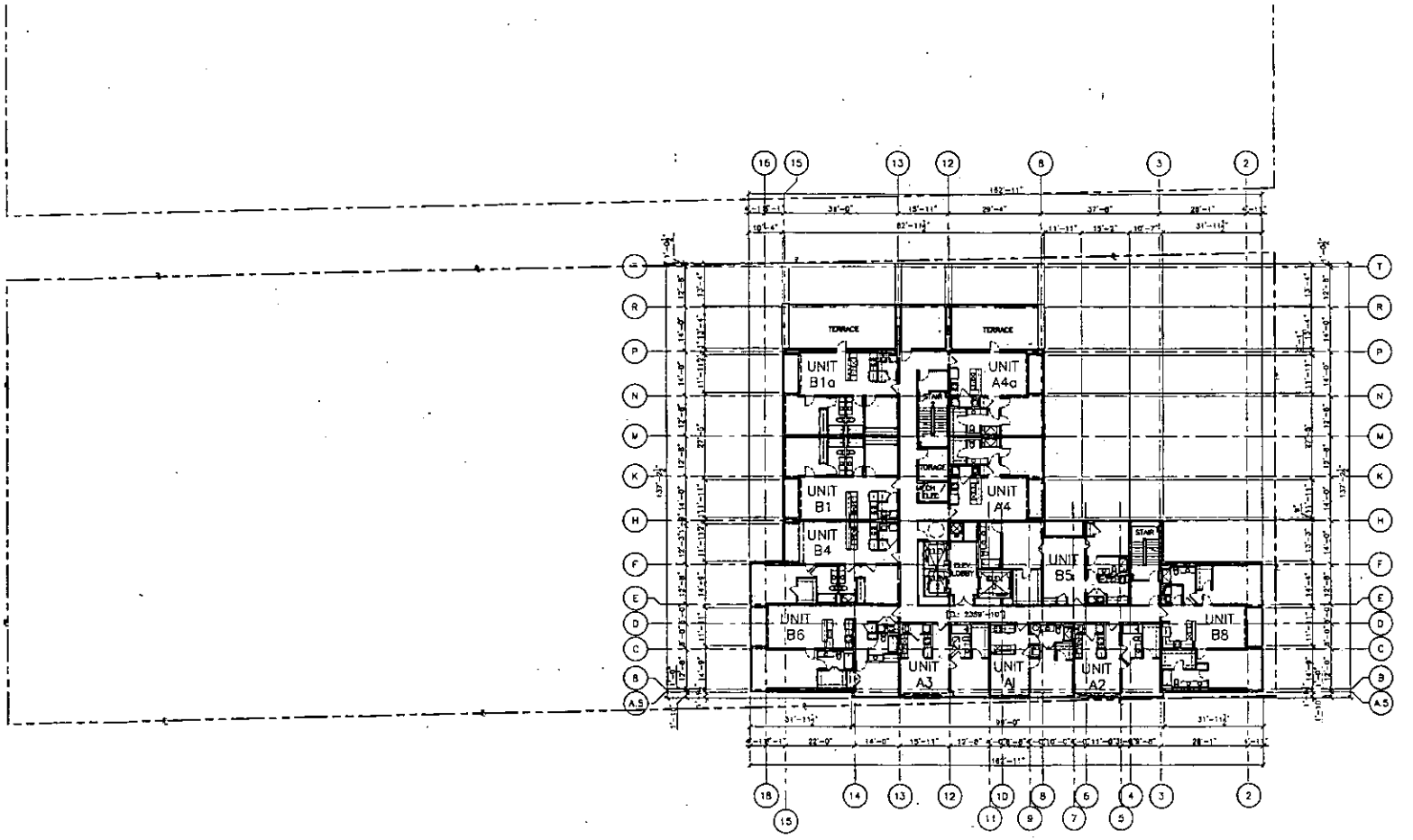

01 LEVEL 34 FLOOR PLAN
SCALE: 1/16"=1'-0"

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LEVEL 34 FLOOR PLAN

Sheet Number
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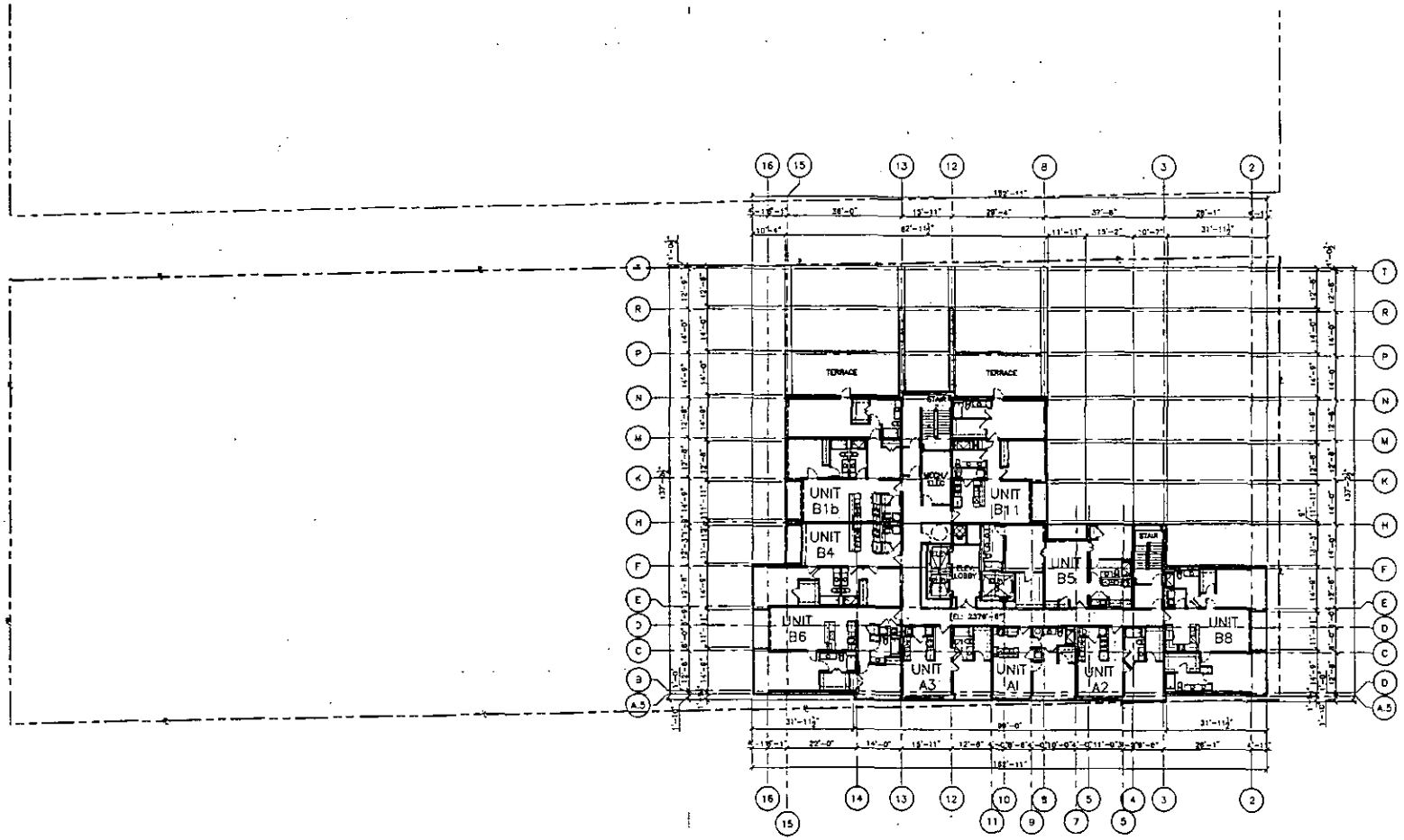

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01 LEVEL 35 FLOOR PLAN
SCALE: 1/16"=1'-0"

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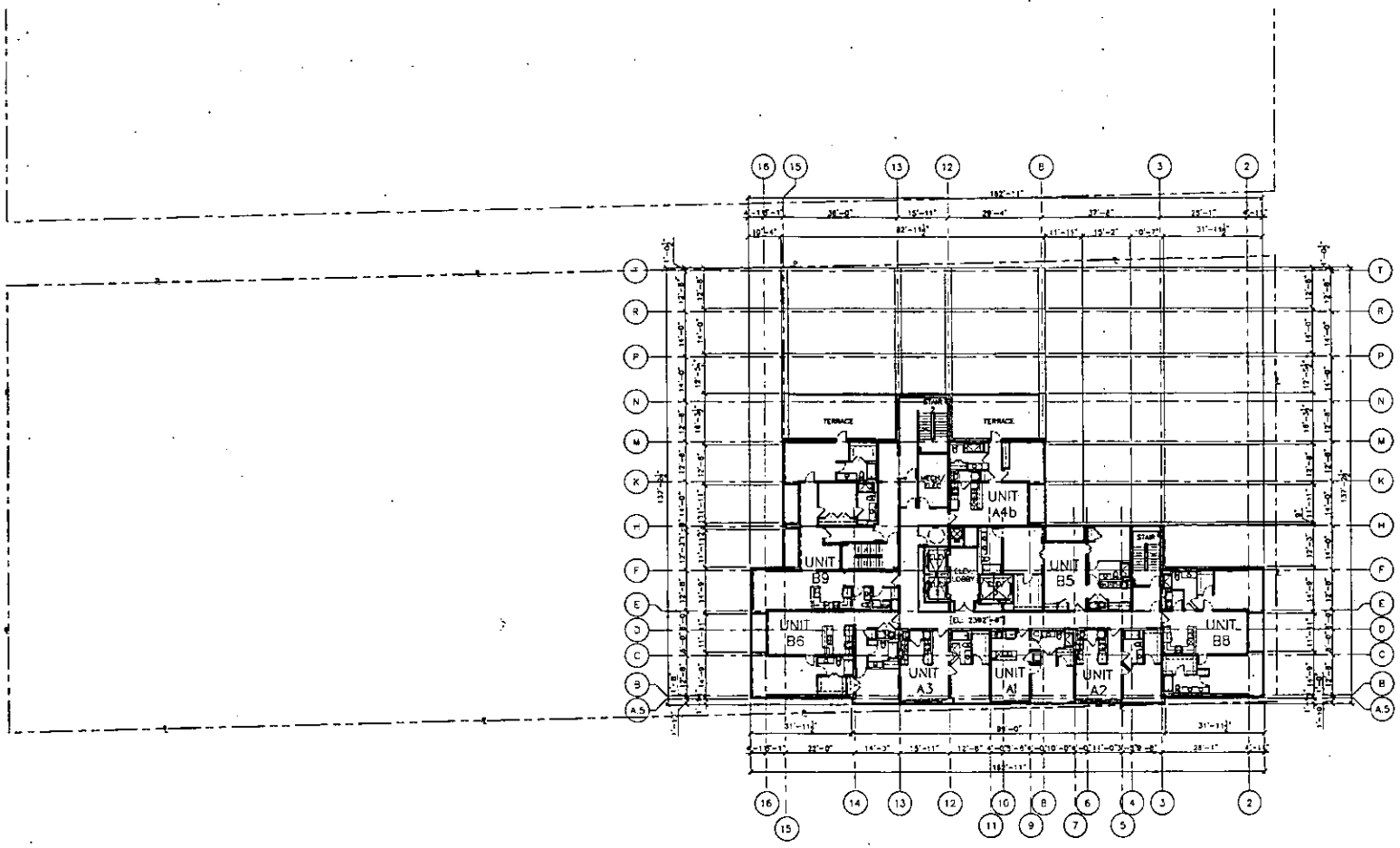
LEVEL 35 FLOOR PLAN

Sheet Number
A2.14



01 LEVEL 36 FLOOR PLAN
SCALE: 1/15"=1'-0"

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Sheet Number
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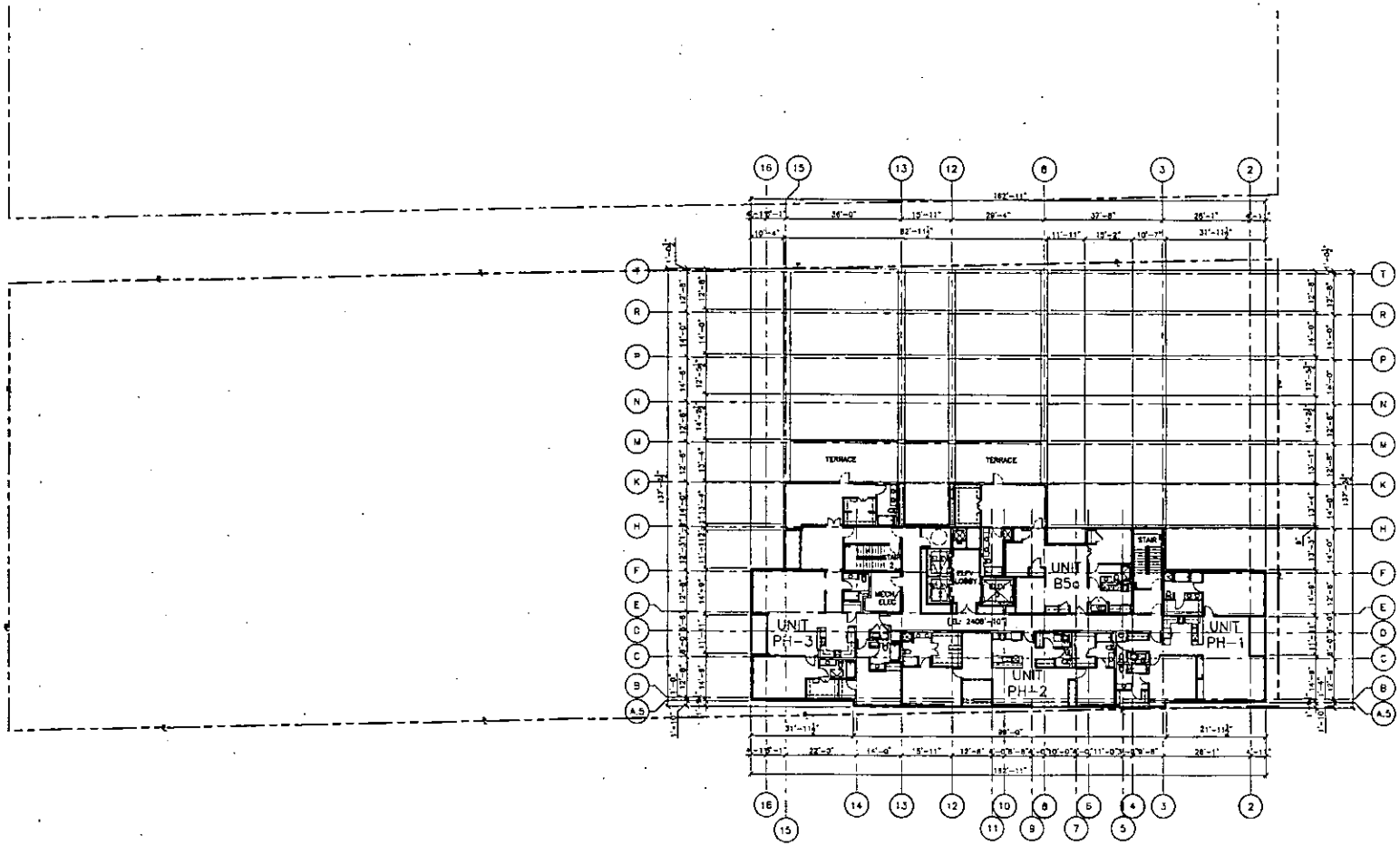

01 LEVEL 37 FLOOR PLAN
SCALE: 1/16"=1'-0"

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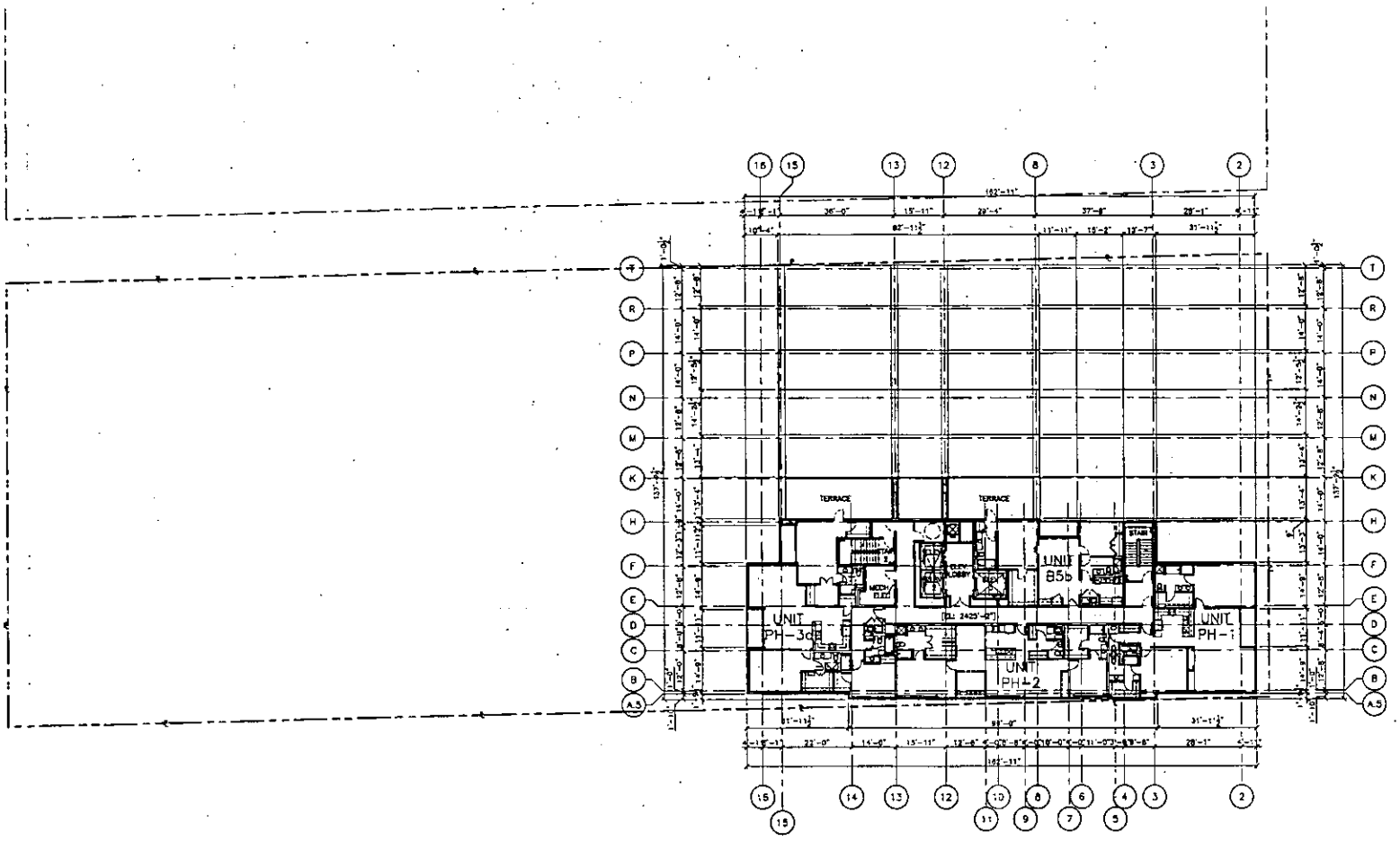

01 LEVEL 38 FLOOR PLAN

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

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LEVEL 38 FLOOR PLAN

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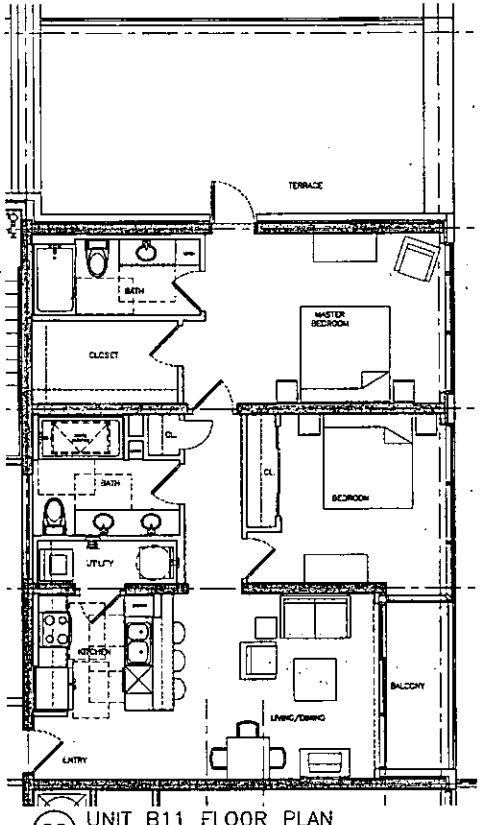

06 UNIT B11 FLOOR PLAN
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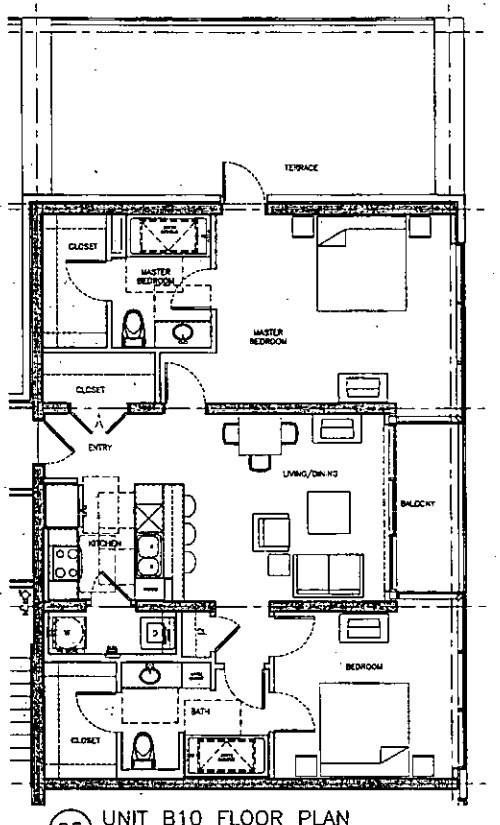

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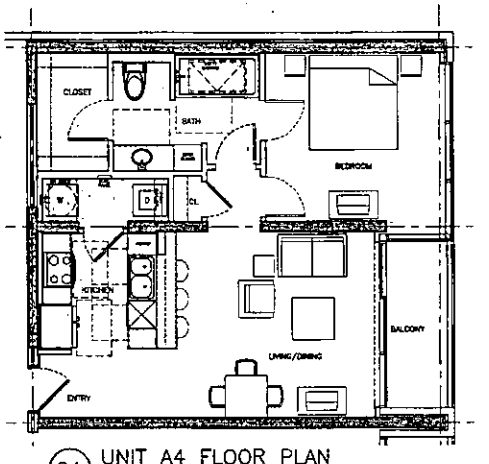
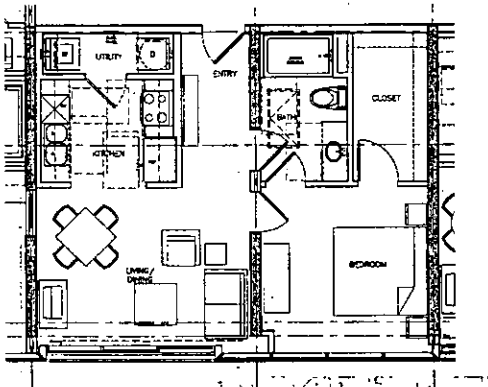
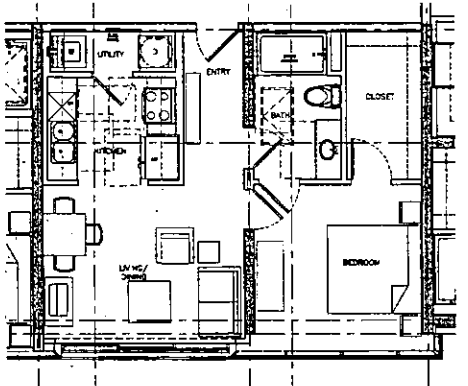


04 UNIT A4 FLOOR PLAN
SCALE: 1/4"=1'-0"



03 UNIT A3 FLOOR PLAN
SCALE: 1/4"=1'-0"



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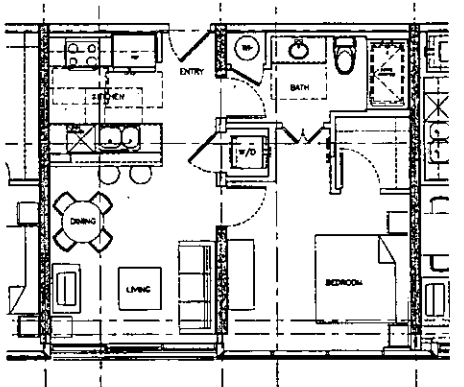

01 UNIT A1 FLOOR PLAN
SCALE: 1/4"=1'-0"

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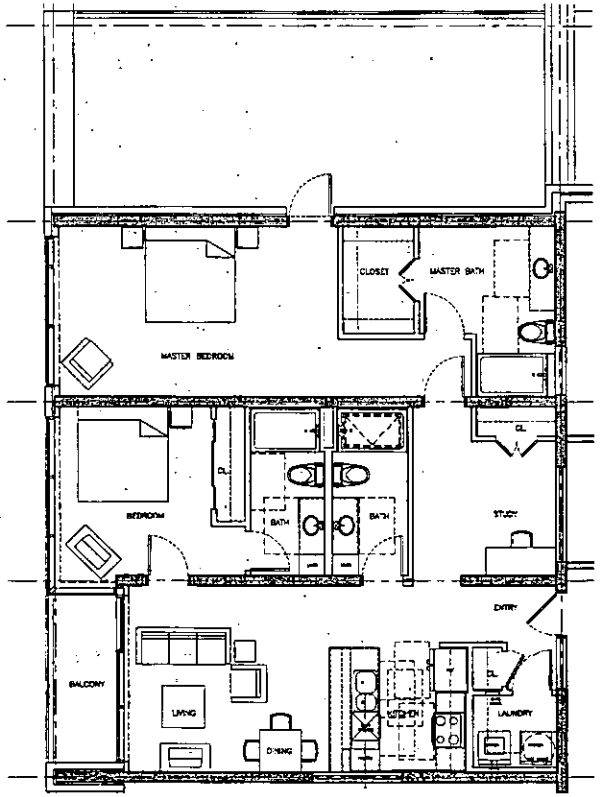
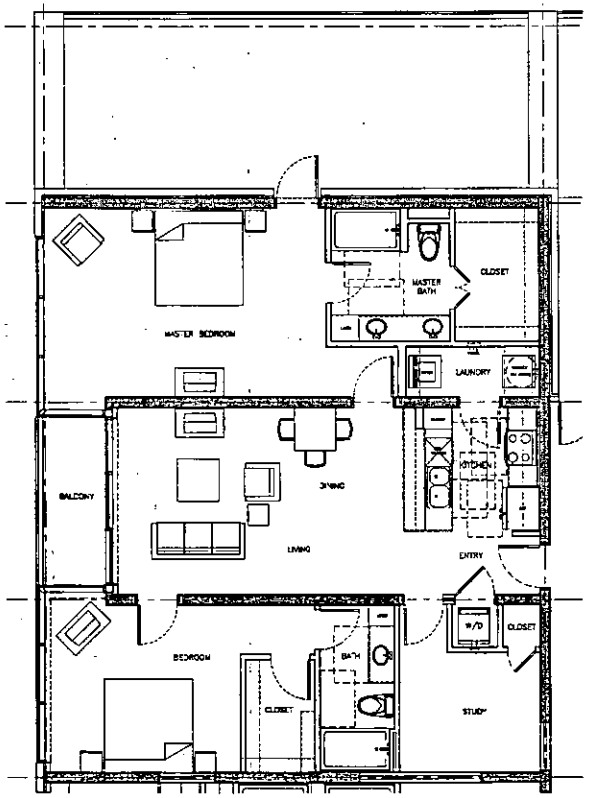
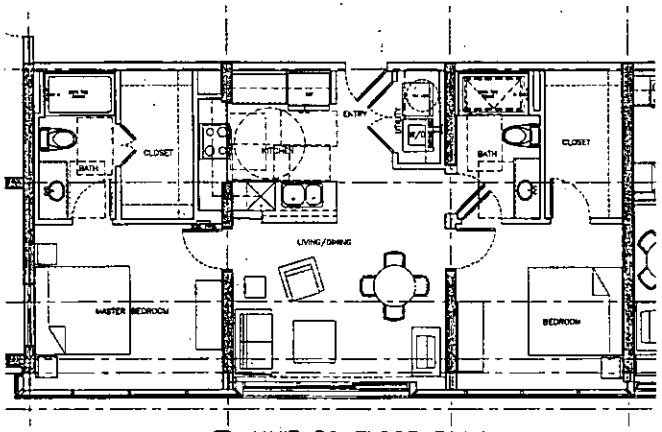


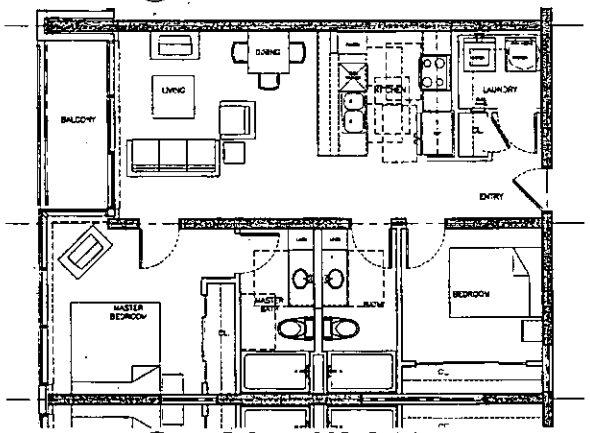
04 UNIT B1b FLOOR PLAN
SCALE: 1/4"=1'-0"



03 UNIT B1a FLOOR PLAN
SCALE: 1/4"=1'-0"



02 UNIT B2 FLOOR PLAN
SCALE: 1/4"=1'-0"



01 UNIT B1 FLOOR PLAN
SCALE: 1/4"=1'-0"

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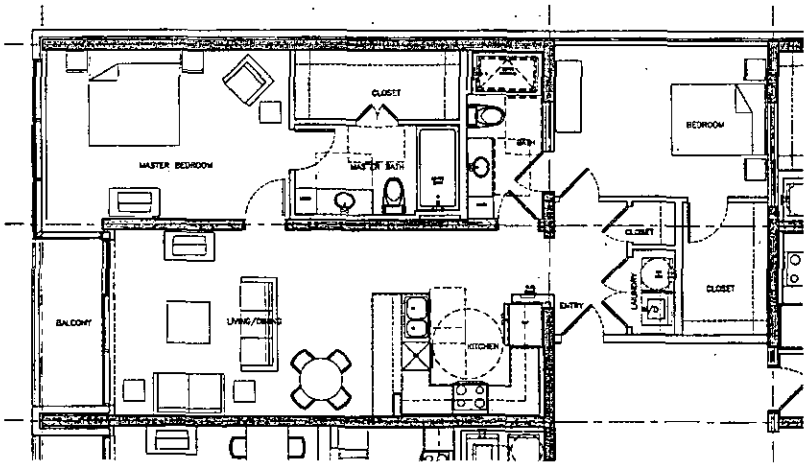
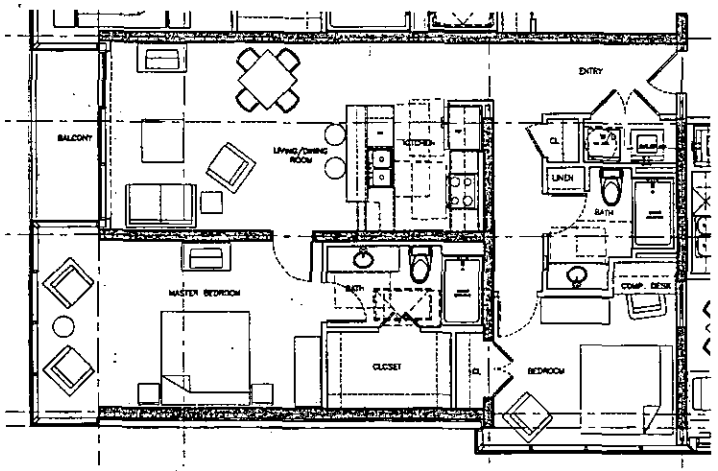


04 UNIT B7 FLOOR PLAN
SCALE: 1/4"=1'-0"



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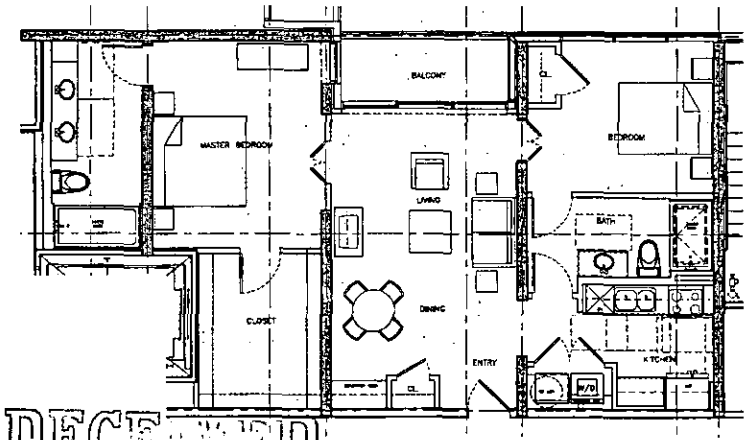
SCALE: 1/4"=1'-0"



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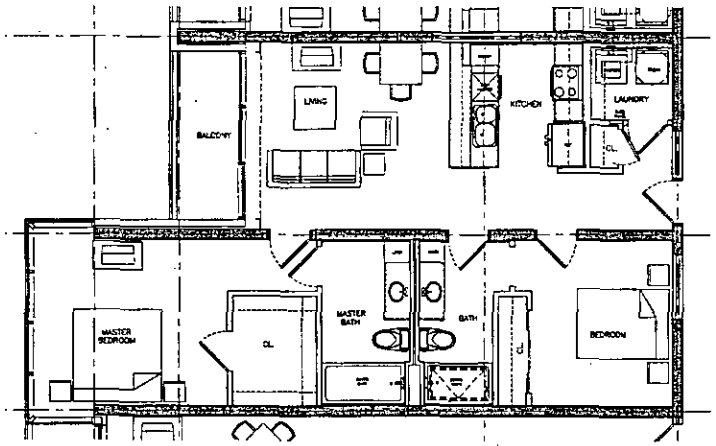
SCALE: 1/4"=1'-0"



01 UNIT B4 FLOOR PLAN
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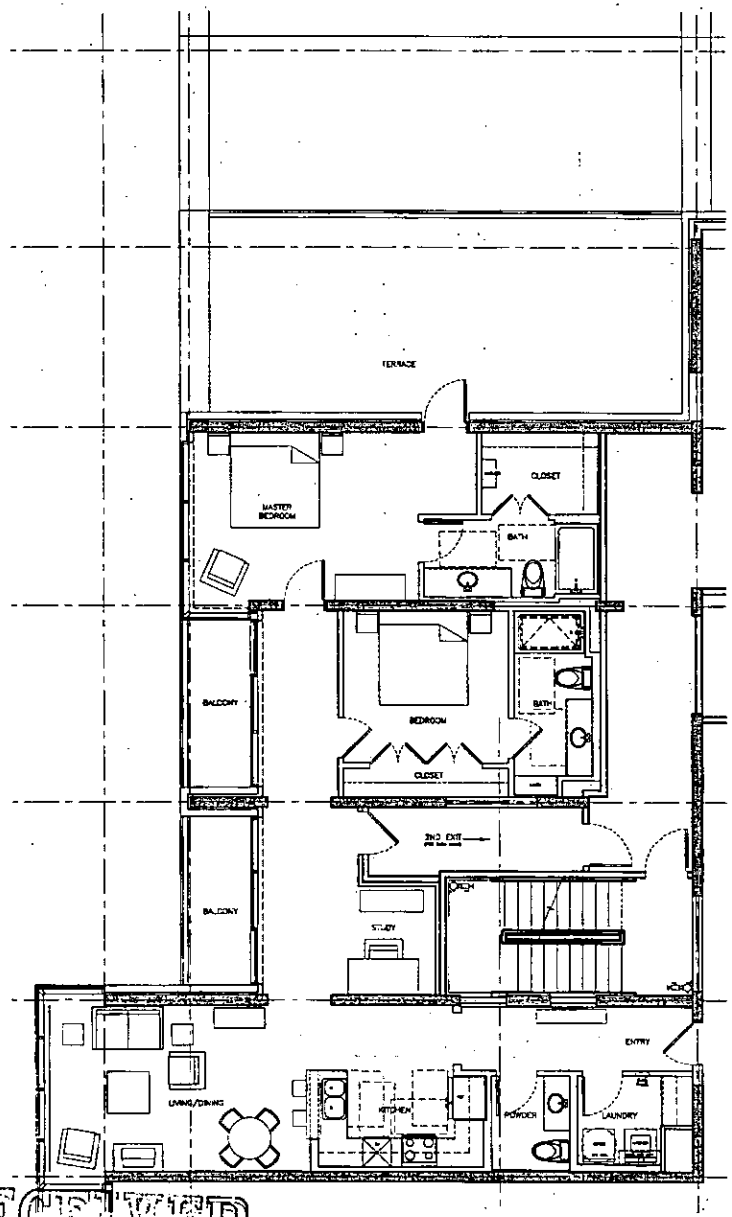

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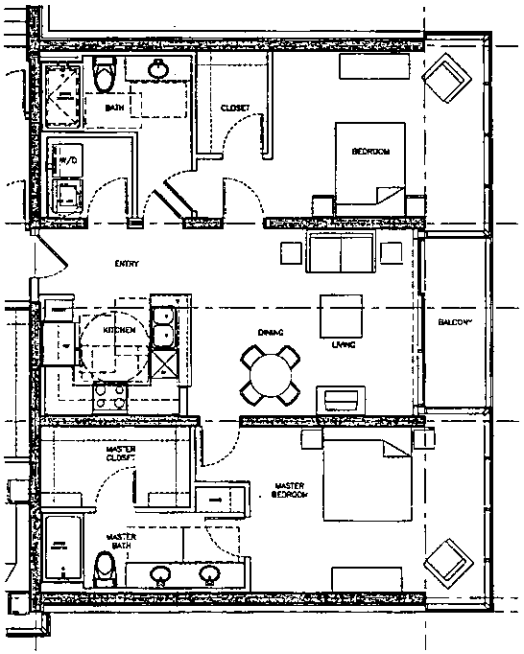
SCALE: 1/4"=1'-0"



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

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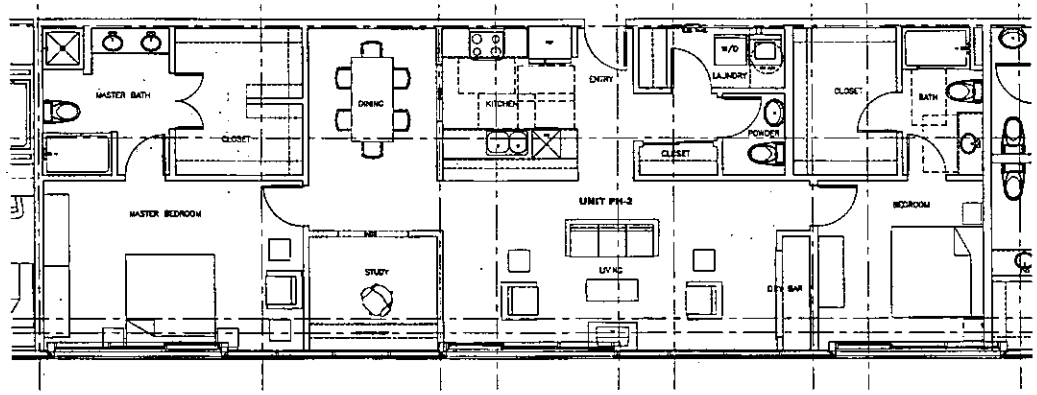
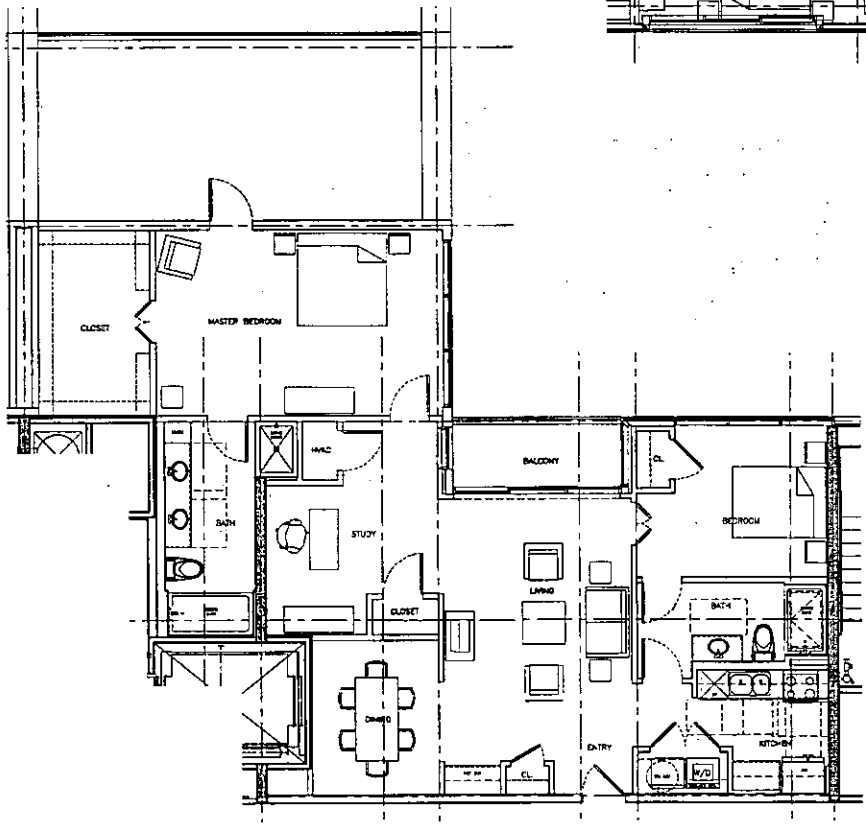


03 UNIT PH--2 FLOOR PLAN
SCALE: 1/4"=1'-0" PENTHOUSE LEVEL UNIT (LEVELS 37-38)



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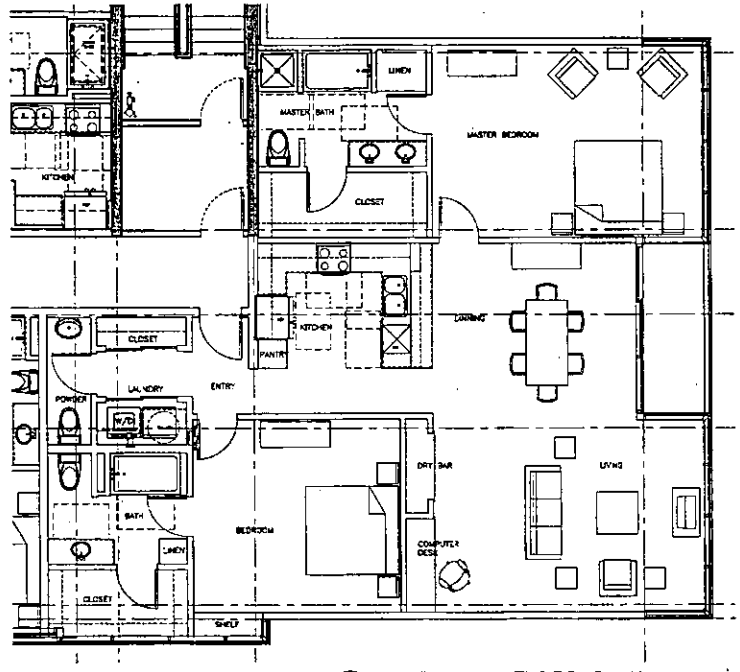

01 UNIT PH-1 FLOOR PLAN
SCALE: 1/4"=1'-0" PENTHOUSE LEVEL UNIT (LEVELS 37-38)

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Authorization

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Design Team

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ARCHITECT

Issues and Revisions

No.	Date	Description

Job No.	Issue Date
5045.00	11.21.06

Issue Package
PLANNING COMMISSION SUBMITTAL

Sheet Title
UNIT FLOOR PLANS

Sheet Number
A2.54

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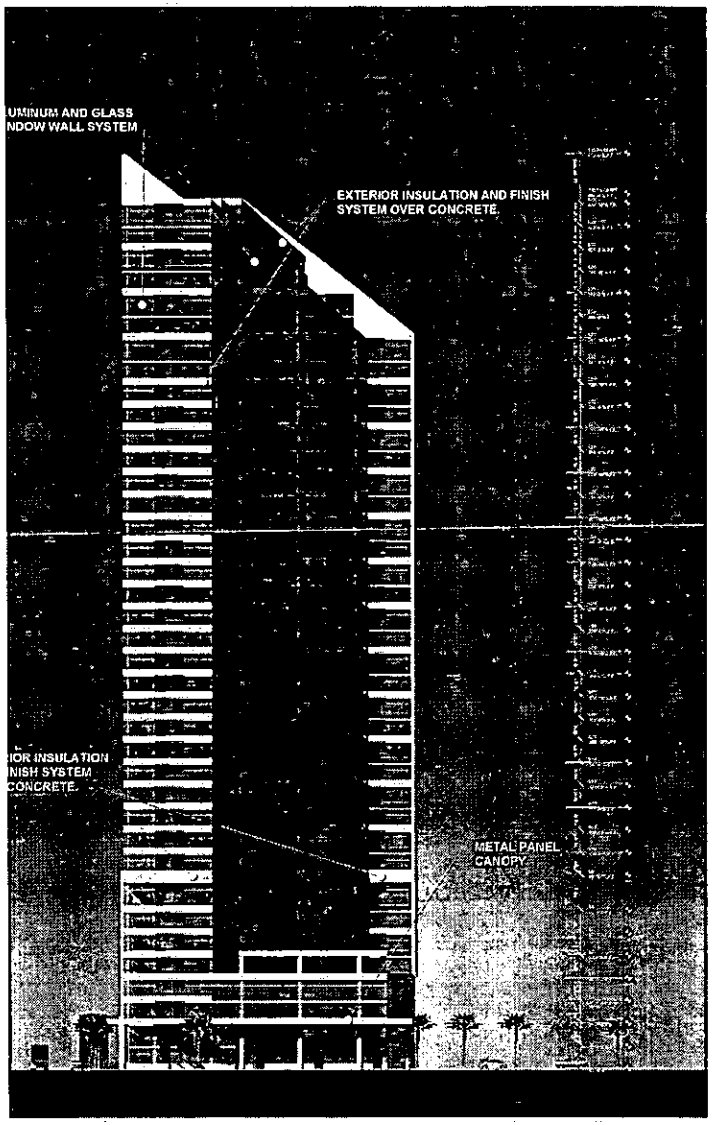

01 NORTH ELEVATION

NOTE: BUILDING SIGNAGE COLOR, SIZE AND LOCATION PER CITY APPROVAL

02 EAST ELEVATION

NOTE: BUILDING SIGNAGE COLOR, SIZE AND LOCATION PER CITY APPROVAL

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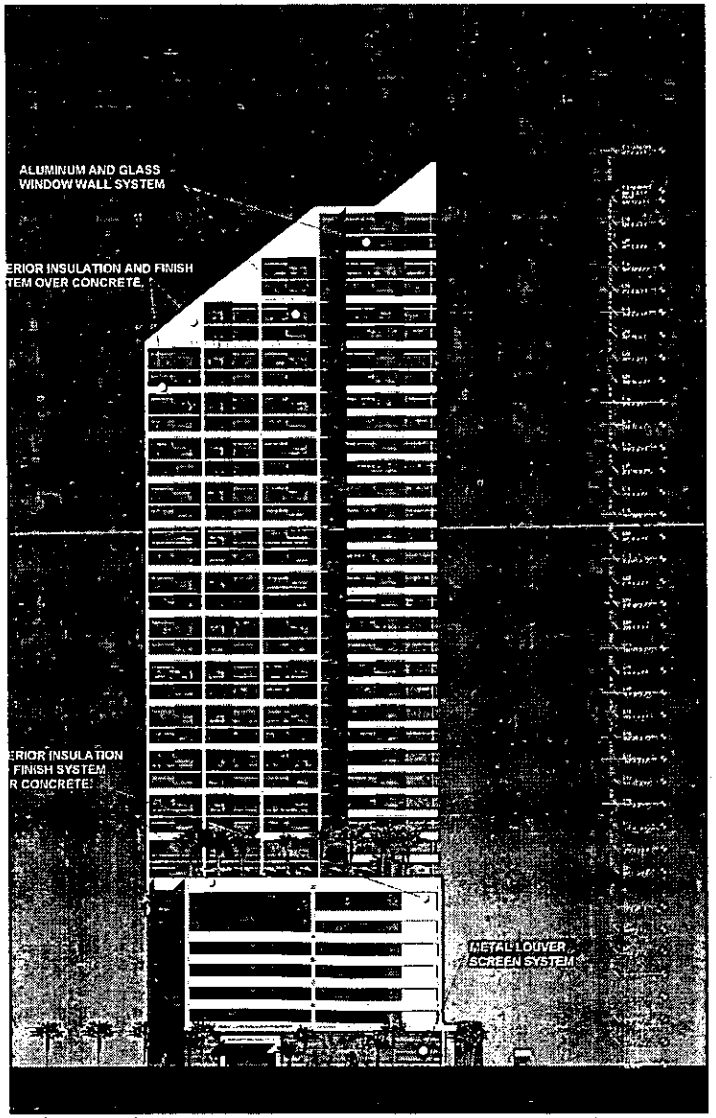

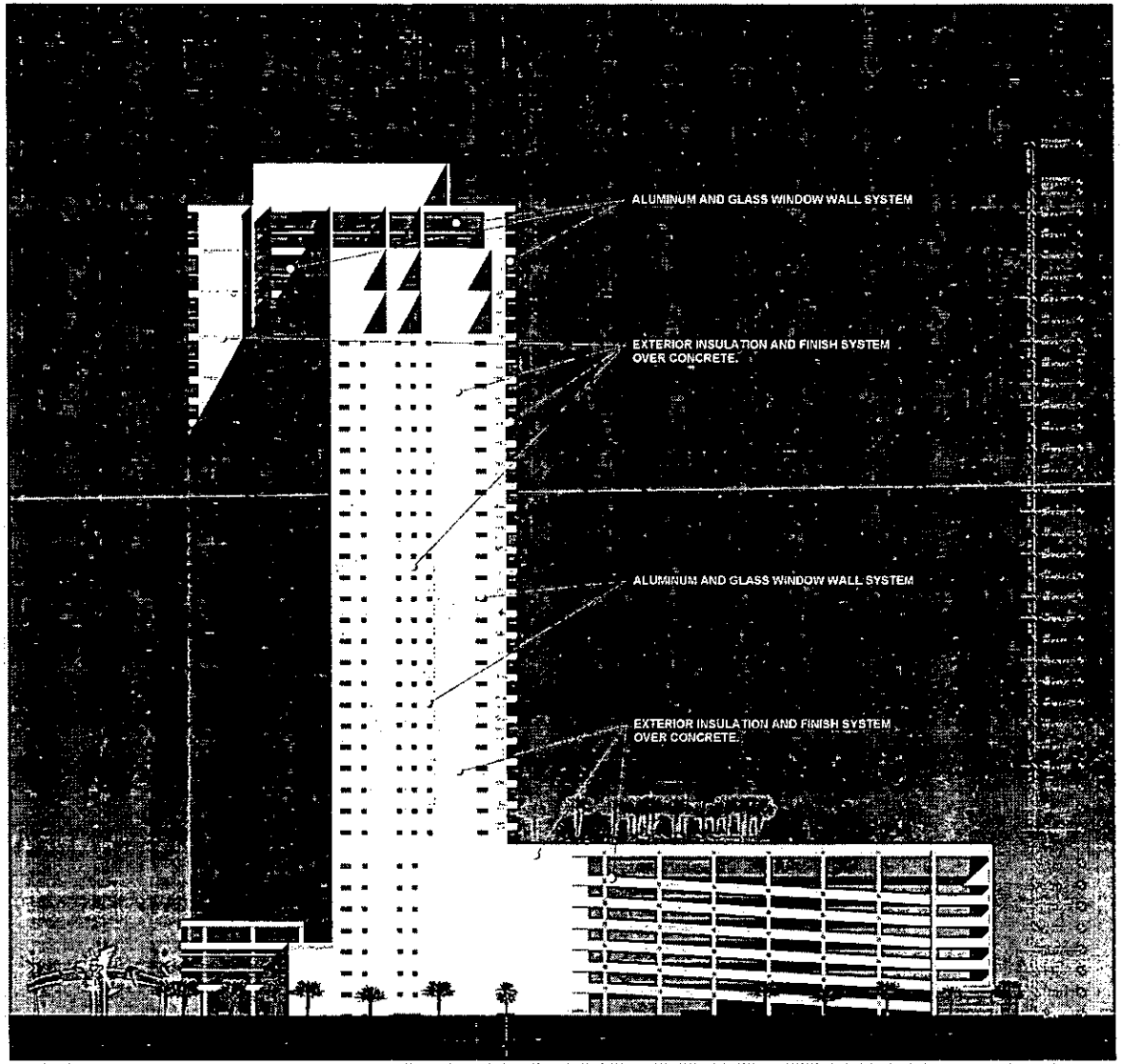

01 SOUTH ELEVATION

NOTE: BUILDING SIGNAGE COLOR, SIZE AND LOCATION PER CITY APPROVAL.

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02 WEST ELEVATION

NOTE: BUILDING SIGNAGE COLOR, SIZE AND LOCATION PER CITY APPROVAL.

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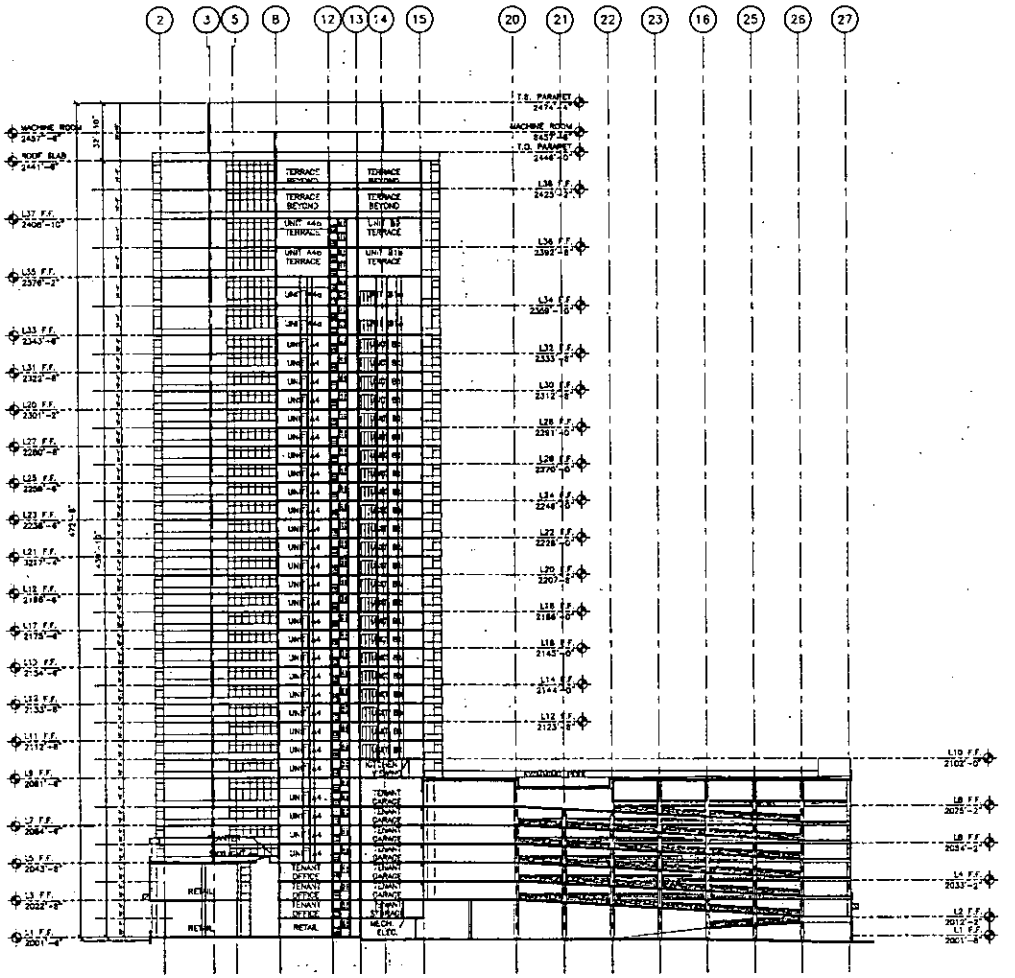

01 BUILDING SECTION (NORTH SOUTH SECTION)
SCALE: 1/32"=1'-0"

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BUILDING SECTION

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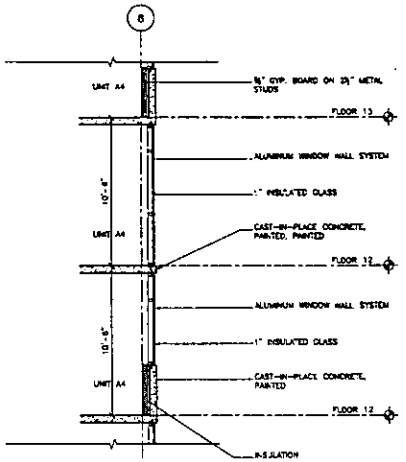
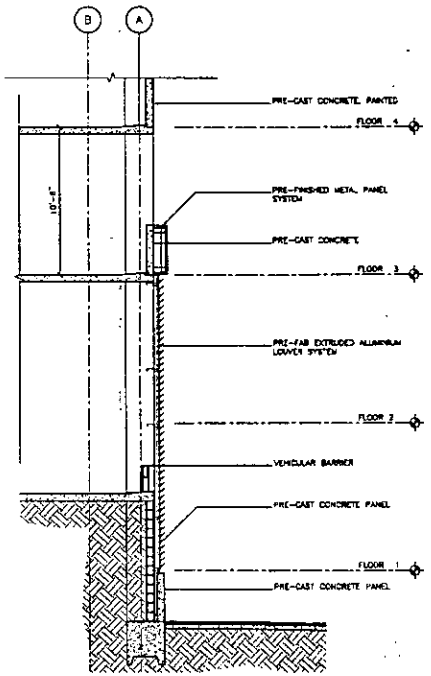
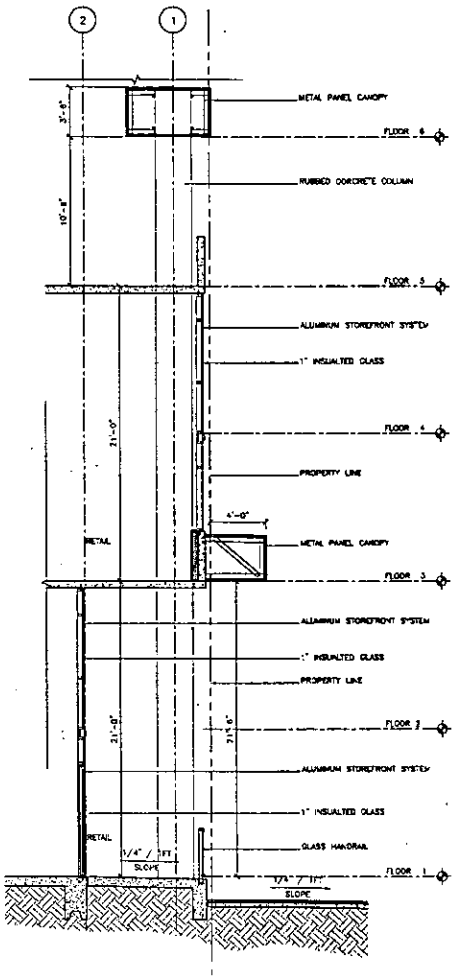


04 WALL SECTION (TYPICAL FLOOR)
SCALE: 1/4"=1'-0"



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



02 WALL SECTION (ON NORTH FACADE)
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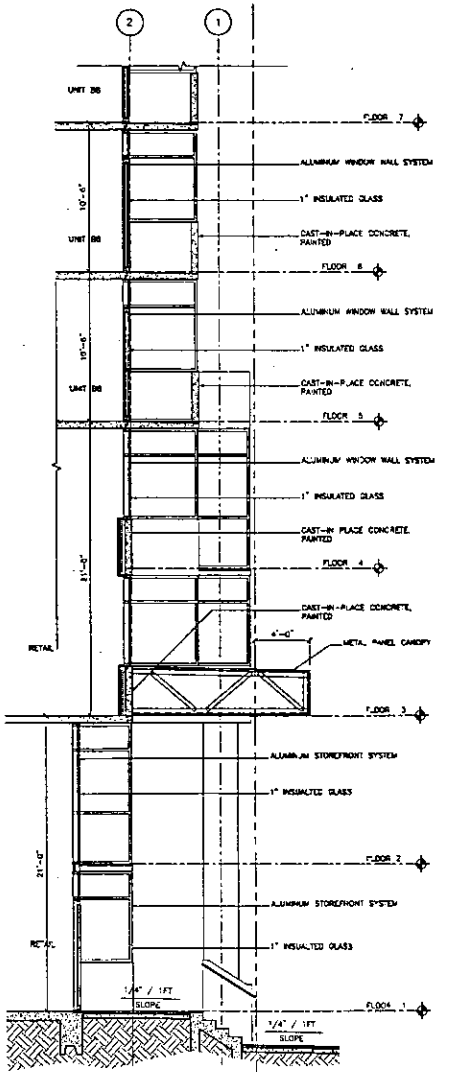

01 WALL SECTION (ON NORTH FACADE)
SCALE: 1/4"=1'-0"

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WALL SECTIONS

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