



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-37464 -EXTENSION OF TIME
CITY COUNCIL MEETING OF APRIL 7, 2010

Dear Mr. Martinez:

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

Planning and Development

1. This Site Development Plan Review (SDR-18638) shall expire on February 21, 2012 unless another extension of time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-18638) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

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

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

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





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-37364 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW**

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. Rass
Ricki Y. Barlaw
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 Riekkki, Survey (FM, PM, & A's only)
Date: March 3, 2010
Re: **EOT-37464** Justen Martinez 709 – 731 Fremont St.
Request for an Extension of Time of an approved Site Development Plan Review (SDR-18638)

COMMENTS:

We have no objection on the request for an Extension of Time of a previously approved Site Development Plan Review for a proposed 40-story, 395 unit condominium development with retail and office space, as long as all previously imposed conditions of approval for SDR-18638 and all other subsequent site related actions are ultimately complied with.

Report Date 02/24/2010 08:36 AM

Submitted By

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A/P # 37464 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/19/2010 14:27	984662	Temp COD		
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	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-37464 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: JUSTEN MARTINEZ - OWNER: DAN MARTINEZ - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-18638) FOR A 40-STORY, 395-UNIT CONDOMINIUM DEVELOPMENT WITH 15,892 SQUARE FEET OF RETAIL SPACE AND 9,050 SQUARE FEET OF OFFICE SPACE AND WAIVERS OF THE DOWNTOWN BUILDING STEPBACK, PARKING STRUCTURE STEPBACK, AND DOWNTOWN STREETSCAPE REQUIREMENTS on 1.39 acres at 709-731 Fremont Street (APN 139-34-612-084), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 18638
Project # 37464 Project/Phase Name 777 FREMDNT (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-

Report Date 02/24/2010 08:36 AM

Submitted By

Page 2

Address Parcel Link A/P Link

711 FREMONT ST
LAS VEGAS, 89101-

717 FREMONT ST
LAS VEGAS, 89101-

729 FREMONT ST
LAS VEGAS, 89101-

731 FREMONT ST
LAS VEGAS, 89101-

715 FREMONT ST
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13934612084

Applicants/Contacts

<u>Primary</u>	Y	<u>Capacity</u>	OWNER	<u>Contact ID</u>	AC1134172 <input type="checkbox"/>	<u>Foreign</u>
<u>Effective</u>		<u>Expire</u>				
<u>Name</u>	MARTINEZ DAN & STEPHANY					
<u>Day Phone</u>	(505)984-8386 x	<u>Eve Phone</u>		<u>Organization</u>	% J MARTINEZ	
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>		
<u>Fax</u>		<u>Mobile</u>		<u>Profession</u>		
<u>E-Mail</u>						
<u>Address</u>	1729 WANDERING WINDS WY LAS VEGAS, NV 89128-7978					
<u>Seasonal Addr</u>						
<u>Valid From</u>		<u>To</u>				
<u>Comments</u>	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.

Report Date 02/24/2010 08:36 AM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council?

Final City Council letter received

Y Will this go DIRECTLY to City Council?

Annotated minutes received

Parent Application Type SDR

Hearing Type

Parent Project # 18638

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				

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 14:30		0.00



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME FOR SDR - 18638
 Project Address (Location) 709 FREMONT ST
 Project Name 777 FREMONT CNEON 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: 724 3808 Fax: 966 0814
 City LAS VEGAS State NV Zip 89128
 E-mail Address JUSTEN_MARTINEZ@YAHOO.COM

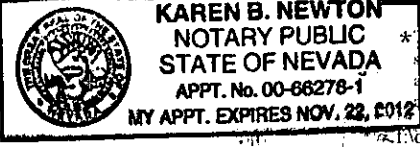
APPLICANT JUSTEN MARTINEZ Contact _____
 Address 1729 WANDERING WINDS WAY Phone: 724 3808 Fax: 966 0814
 City LAS VEGAS State NV Zip 89128
 E-mail Address JUSTEN_MARTINEZ@YAHOO.COM

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

Property Owner Signature* [Signature]
 * 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
[Signature]

FOR DEPARTMENT USE ONLY
 Case # EOT 37464
 Meeting Date: 4.7.10
 Total Fee: \$300.-
 Date Received:* 2.19.10
 Received By: [Signature]

Notary Public in and for said County and State



*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.

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-37464
04/07/10 CC



April 4, 2008

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

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

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

Dear Mr. Martinez:

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

Planning & Development

1. This Site Development Plan Review (SDR-18638), if not exercised, shall expire on 2/21/10 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-18638) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script that reads "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

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

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

EOT-37464
04/07/10 CC



March 22, 2007

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

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

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

Dear Mr. Martinez:

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

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/08/06, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan is hereby approved, to allow for no stepback at the 4th, 11th and 18th levels.
4. A Waiver from the Downtown Centennial Plan is hereby approved, to allow for no parking structure stepback.
5. A Waiver from the Downtown Centennial Plan Streetscape is hereby approved, to allow for 10 trees on 8th Street where 14 are required, to allow for 4 trees on Carson Avenue where 5 are required, to allow a 9'-6" wide sidewalk and amenity area where 16' wide is required on Fremont Street, to allow a 9'-7" wide sidewalk and amenity area where 16' wide is required on Carson Avenue and to allow an 14'-6" wide sidewalk and amenity area where 16' wide is required on 8th Street.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

EOT-37464
04/07/10 CC

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A Master Sign Plan shall be submitted for approval by the City of Las Vegas Downtown Entertainment Overlay Design Review Committee for all proposed signage prior to being issued a sign permit.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

Mr. Justen Martinez
SDR-18638 – Page Three
March 22, 2007

16. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
17. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
18. Aerial encroachment agreements must be secured from the City of Las Vegas Public Works Department for the three proposed metal canopies that extend over the sidewalks on Fremont and 8th Street.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
20. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/08/06, except as amended by conditions herein.

Public Works

21. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; comply with the recommendations of the City Surveyor.
22. Dedicate a 10-foot radius on the southwest corner of Fremont Street and Eighth Street and dedicate a 10-foot radius on the northwest corner of Eighth Street and Carson Avenue.
23. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Design Standards (except as amended by conditions herein) concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
24. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Fremont Street Pedestrian Improvements" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
25. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
26. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The proposed building shall be designed and constructed such that there are no balconies or other permanent structures within or overlying the public right-of-way adjacent to this site.

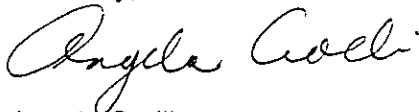
EOT-37464
04/07/10 CC

27. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
28. Coordinate with the Collection System Planning Section of the Department of Public Works to determine public sewer connection requirements prior to the issuance of any permits or the submittal of a map for this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
29. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
30. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.
31. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
32. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.

Mr. Justen Martinez
SDR-18638 – Page Five
March 22, 2007

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

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

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

EOT-37464
04/07/10 CC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-37464** 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 *Dan Martinez*

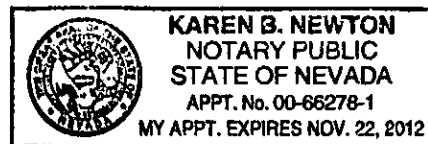
Print Name: DAN MARTINEZ

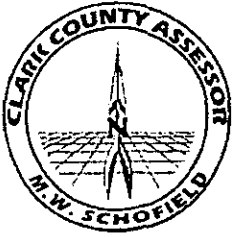
Subscribed and sworn before me

This 8 day of February, 2010

Karen B. Newton

Notary Public in and for said County and State





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 unsplit 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]

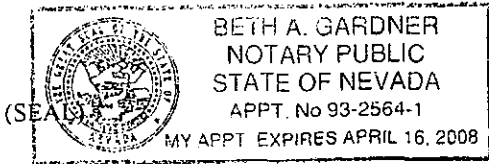
(Signature)

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

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

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

CB

Fee: \$21.00 RPTT: \$17,850.00
NIC Fee: \$25.00

03/23/2005 14:48:40
T20050052569

Requestor:
TICOR TITLE OF NEVADA INC

Frances Deane ADF
Clark County Recorder Pgs: 8

64

APN No.: 139-34-612-023

Space Above for Recorder's Use Only

Escrow No. 5015029-AA ***Re-Record to place in proper title
R.P.T.F. \$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.**

ASSESSOR'S OFFICE
CLARK COUNTY, NEVADA

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 1:217 ORIGINAL

MAP LEGEND

- PARCEL BOUNDARY 001
- SUBB BOUNDARY 1.00
- ROAD EASEMENT 202
- PW/LD BOUNDARY 5
- NON-PARCEL LOT LINE 5
- MATCH LINE / LEADER LINE 5
- ROAD ID NUMBER GL5


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

BOOK	T20S	R61E	R62E
PAGE	125	124	123
BOOK	138	139	140
PAGE	163	162	161

SECTION	34
TOWNSHIP	S 2 NE 4
RANGE	8 4 8 4
SECTION	5 1 5 1
SECTION	6 2 6 2
SECTION	7 3 7 3
SECTION	8 4 8 4
SECTION	5 1 5 1

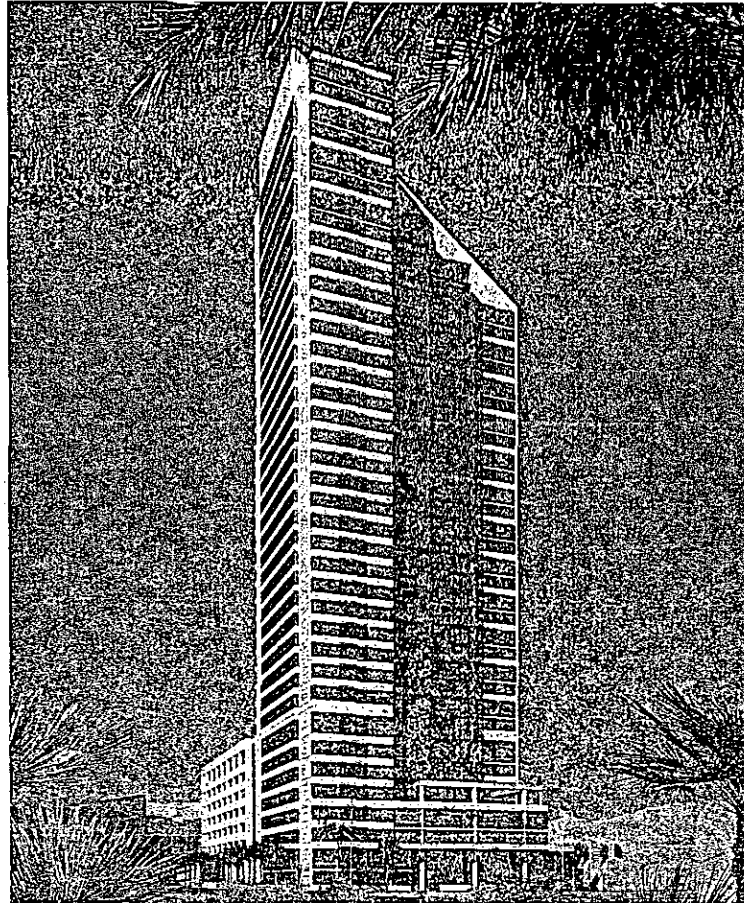
Scale: 1"=200' Rev: 01/13/10

139-34-6




EOT-37464
04/07/10 CC

TAX DIST 203



RECEIVED
FEB 19 2010

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 LICENSE #2294

C/O Grombly Dupree and Associates
2629 Cole Ave., Suite 300
Dallas, TX 75204
Phone: (214) 871-6078
Fax: (214) 871-6088
www.gda.net.com

EOT-37464
04/07/10 CC

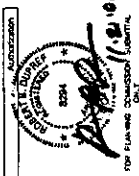
ROBERT B. DUPREE
REGISTERED ARCHITECT
Nevada State Board of Architecture
1000 South Virginia Street, Suite 100
Las Vegas, NV 89102
Phone: (702) 735-9900
Fax: (702) 735-9901
rbd@dupree.com
www.dupree.com

Project: _____
Sheet No.: _____
Date: _____
Scale: _____
Author: _____
Check: _____
Title: _____

Project: _____

NEON
HEIGHTS
LAS VEGAS, NEVADA
777 TREMONT

Martinez &
Associates



Design Team:
Project Manager: _____
Architect: _____
Engineer: _____
Interior Designer: _____
Mechanical Engineer: _____
Electrical Engineer: _____
Plumbing Engineer: _____
Civil Engineer: _____
Structural Engineer: _____
Other: _____

Issue and Revision:
No. _____
Date _____
Description _____

Job No.: _____
Issue Date: _____
5045.00 11.21.06
Issue Package:
PLANNING COMMISSION SUBMITTAL
Sheet Title:
FABRICATION & SHEET INDEX

Sheet Number:
A0.01
CONTINUED ON _____

SHEET INDEX

NO.	DESCRIPTION	DATE
1	PLANNING COMMISSION SUBMITTAL	11/21/06
2	PLANNING COMMISSION SUBMITTAL	11/21/06
3	PLANNING COMMISSION SUBMITTAL	11/21/06
4	PLANNING COMMISSION SUBMITTAL	11/21/06
5	PLANNING COMMISSION SUBMITTAL	11/21/06
6	PLANNING COMMISSION SUBMITTAL	11/21/06
7	PLANNING COMMISSION SUBMITTAL	11/21/06
8	PLANNING COMMISSION SUBMITTAL	11/21/06
9	PLANNING COMMISSION SUBMITTAL	11/21/06
10	PLANNING COMMISSION SUBMITTAL	11/21/06
11	PLANNING COMMISSION SUBMITTAL	11/21/06
12	PLANNING COMMISSION SUBMITTAL	11/21/06
13	PLANNING COMMISSION SUBMITTAL	11/21/06
14	PLANNING COMMISSION SUBMITTAL	11/21/06
15	PLANNING COMMISSION SUBMITTAL	11/21/06
16	PLANNING COMMISSION SUBMITTAL	11/21/06
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37	PLANNING COMMISSION SUBMITTAL	11/21/06
38	PLANNING COMMISSION SUBMITTAL	11/21/06
39	PLANNING COMMISSION SUBMITTAL	11/21/06
40	PLANNING COMMISSION SUBMITTAL	11/21/06
41	PLANNING COMMISSION SUBMITTAL	11/21/06
42	PLANNING COMMISSION SUBMITTAL	11/21/06
43	PLANNING COMMISSION SUBMITTAL	11/21/06
44	PLANNING COMMISSION SUBMITTAL	11/21/06
45	PLANNING COMMISSION SUBMITTAL	11/21/06
46	PLANNING COMMISSION SUBMITTAL	11/21/06
47	PLANNING COMMISSION SUBMITTAL	11/21/06
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49	PLANNING COMMISSION SUBMITTAL	11/21/06
50	PLANNING COMMISSION SUBMITTAL	11/21/06

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04/07/10 CC

Neon Heights
Las Vegas, Nevada
Martinez & Associates
Unit, Home Office, & Parking Analysis
11/21/06

Unit	Area	Count	Area	Count	Area	Count	Area	Count
1	100	1	100	1	100	1	100	1
2	200	2	200	2	200	2	200	2
3	300	3	300	3	300	3	300	3
4	400	4	400	4	400	4	400	4
5	500	5	500	5	500	5	500	5
6	600	6	600	6	600	6	600	6
7	700	7	700	7	700	7	700	7
8	800	8	800	8	800	8	800	8
9	900	9	900	9	900	9	900	9
10	1000	10	1000	10	1000	10	1000	10
11	1100	11	1100	11	1100	11	1100	11
12	1200	12	1200	12	1200	12	1200	12
13	1300	13	1300	13	1300	13	1300	13
14	1400	14	1400	14	1400	14	1400	14
15	1500	15	1500	15	1500	15	1500	15
16	1600	16	1600	16	1600	16	1600	16
17	1700	17	1700	17	1700	17	1700	17
18	1800	18	1800	18	1800	18	1800	18
19	1900	19	1900	19	1900	19	1900	19
20	2000	20	2000	20	2000	20	2000	20
21	2100	21	2100	21	2100	21	2100	21
22	2200	22	2200	22	2200	22	2200	22
23	2300	23	2300	23	2300	23	2300	23
24	2400	24	2400	24	2400	24	2400	24
25	2500	25	2500	25	2500	25	2500	25
26	2600	26	2600	26	2600	26	2600	26
27	2700	27	2700	27	2700	27	2700	27
28	2800	28	2800	28	2800	28	2800	28
29	2900	29	2900	29	2900	29	2900	29
30	3000	30	3000	30	3000	30	3000	30
31	3100	31	3100	31	3100	31	3100	31
32	3200	32	3200	32	3200	32	3200	32
33	3300	33	3300	33	3300	33	3300	33
34	3400	34	3400	34	3400	34	3400	34
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43	4300	43	4300	43	4300	43	4300	43
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47	4700	47	4700	47	4700	47	4700	47
48	4800	48	4800	48	4800	48	4800	48
49	4900	49	4900	49	4900	49	4900	49
50	5000	50	5000	50	5000	50	5000	50

Occupancy Load Calculation
11/21/2006

Floor	Area	Occupancy	Load
Floor 1	710,000	710,000	710,000
Floor 2	710,000	710,000	710,000
Floor 3	710,000	710,000	710,000
Floor 4	710,000	710,000	710,000
Floor 5	710,000	710,000	710,000
Floor 6	710,000	710,000	710,000
Floor 7	710,000	710,000	710,000
Floor 8	710,000	710,000	710,000
Floor 9	710,000	710,000	710,000
Floor 10	710,000	710,000	710,000
Floor 11	710,000	710,000	710,000
Floor 12	710,000	710,000	710,000
Floor 13	710,000	710,000	710,000
Floor 14	710,000	710,000	710,000
Floor 15	710,000	710,000	710,000
Floor 16	710,000	710,000	710,000
Floor 17	710,000	710,000	710,000
Floor 18	710,000	710,000	710,000
Floor 19	710,000	710,000	710,000
Floor 20	710,000	710,000	710,000
Floor 21	710,000	710,000	710,000
Floor 22	710,000	710,000	710,000
Floor 23	710,000	710,000	710,000
Floor 24	710,000	710,000	710,000
Floor 25	710,000	710,000	710,000
Floor 26	710,000	710,000	710,000
Floor 27	710,000	710,000	710,000
Floor 28	710,000	710,000	710,000
Floor 29	710,000	710,000	710,000
Floor 30	710,000	710,000	710,000
Floor 31	710,000	710,000	710,000
Floor 32	710,000	710,000	710,000
Floor 33	710,000	710,000	710,000
Floor 34	710,000	710,000	710,000
Floor 35	710,000	710,000	710,000
Floor 36	710,000	710,000	710,000
Floor 37	710,000	710,000	710,000
Floor 38	710,000	710,000	710,000
Floor 39	710,000	710,000	710,000
Floor 40	710,000	710,000	710,000
Floor 41	710,000	710,000	710,000
Floor 42	710,000	710,000	710,000
Floor 43	710,000	710,000	710,000
Floor 44	710,000	710,000	710,000
Floor 45	710,000	710,000	710,000
Floor 46	710,000	710,000	710,000
Floor 47	710,000	710,000	710,000
Floor 48	710,000	710,000	710,000
Floor 49	710,000	710,000	710,000
Floor 50	710,000	710,000	710,000
Roof 1 Mech. Rm	0,000	0,000	0,000
Total	3,410,000	3,410,000	3,410,000

NEON HEIGHTS
Building Area Calculations
11/21/2006

Area	Area	Area	Area	Area	Area	Area	Area	Area
1	100	100	100	100	100	100	100	100
2	200	200	200	200	200	200	200	200
3	300	300	300	300	300	300	300	300
4	400	400	400	400	400	400	400	400
5	500	500	500	500	500	500	500	500
6	600	600	600	600	600	600	600	600
7	700	700	700	700	700	700	700	700
8	800	800	800	800	800	800	800	800
9	900	900	900	900	900	900	900	900
10	1000	1000	1000	1000	1000	1000	1000	1000
11	1100	1100	1100	1100	1100	1100	1100	1100
12	1200	1200	1200	1200	1200	1200	1200	1200
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14	1400	1400	1400	1400	1400	1400	1400	1400
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18	1800	1800	1800	1800	1800	1800	1800	1800
19	1900	1900	1900	1900	1900	1900	1900	1900
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22	2200	2200	2200	2200	2200	2200	2200	2200
23	2300	2300	2300	2300	2300	2300	2300	2300
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32	3200	3200	3200	3200	3200	3200	3200	3200
33	3300	3300	3300	3300	3300	3300	3300	3300
34	3400	3400	3400	3400				

ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE 43294

510 Geography Dupree and Associates
2500 Dwyer Ave., Suite 200
Las Vegas, NV 89102
Phone: (702) 871-8822
Fax: (702) 871-8888
www.rbdupree.com
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Project

NEON HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

Martinez &
Associates

Authorization
ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE 43294
3/24/11
FOR PLANNING COMMISSION SUBMITTAL ONLY

Design Team
Author: [Name]
Designer: [Name]
Checker: [Name]
Reviewer: [Name]

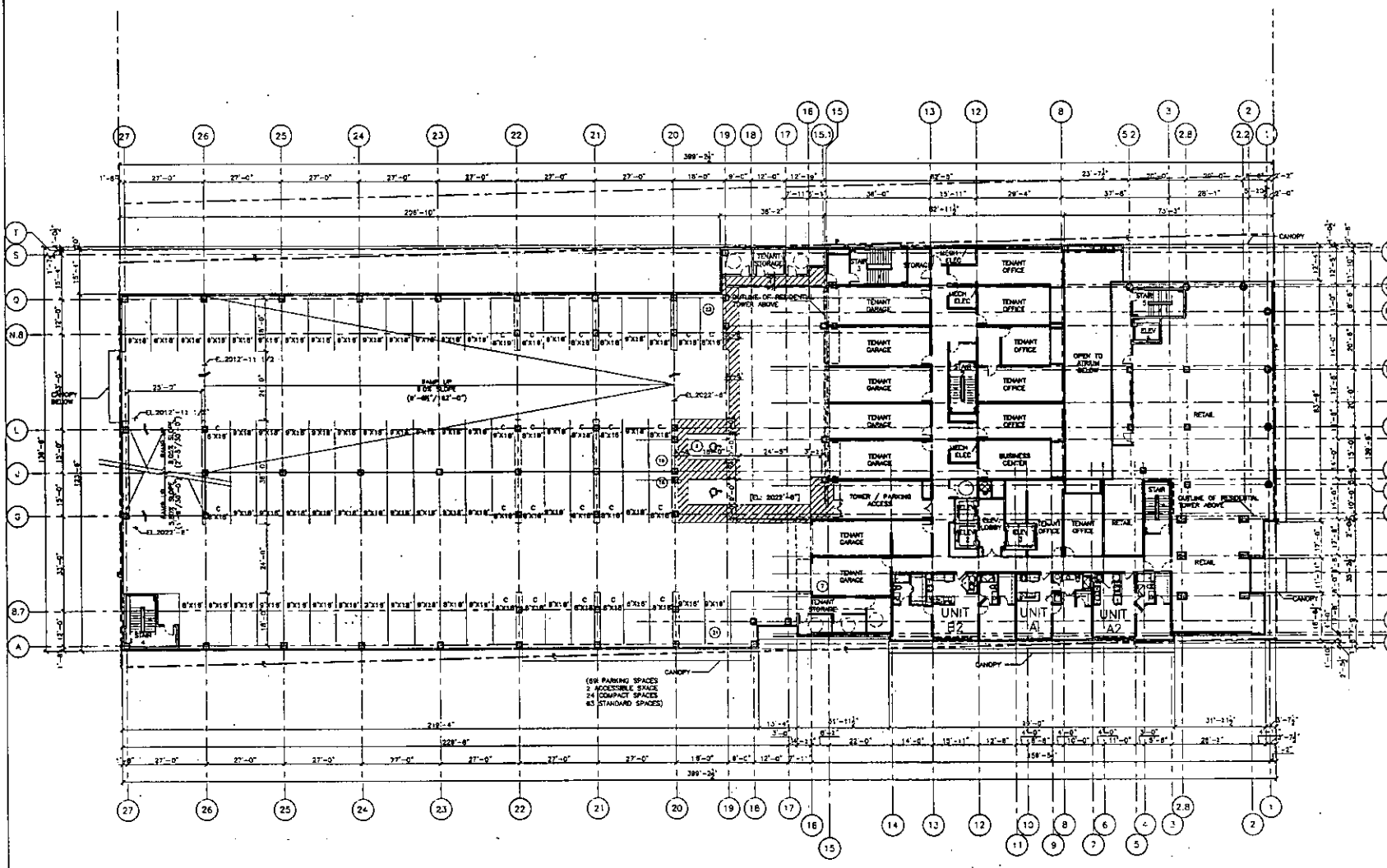
Issues and Revisions		
No.	Date	Description

Job No. 5045.00 Issue Date 11.21.06

Issue Package PLANNING COMMISSION SUBMITTAL

Sheet Title LEVEL 03 FLOOR PLAN

Sheet Number A2.03



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

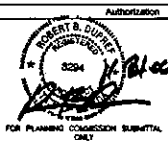
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FEB 19 2010

EOT-37464
04/07/10 CC

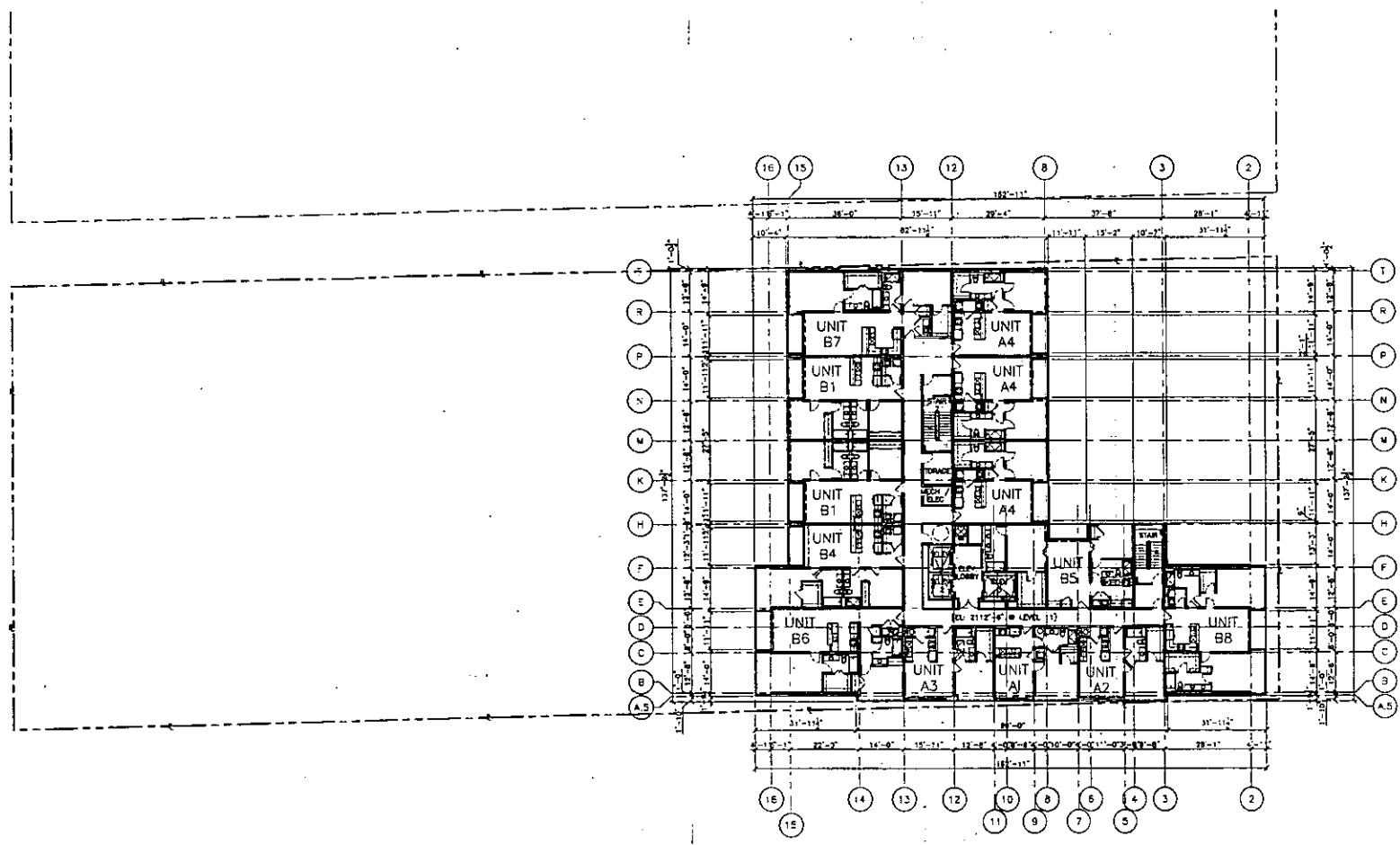
TRUE NORTH
PLAN NORTH

NEON HEIGHTS
 LAS VEGAS, NEVADA
 777 FREMONT

Martinez &
 Associates



FOR PLANNING COMMISSION SUBMITTAL ONLY



01 LEVELS 19-20-19-31-32 FLOOR PLAN (TYPICAL FLOOR PLAN)
 SCALE: 1/8"=1'-0"

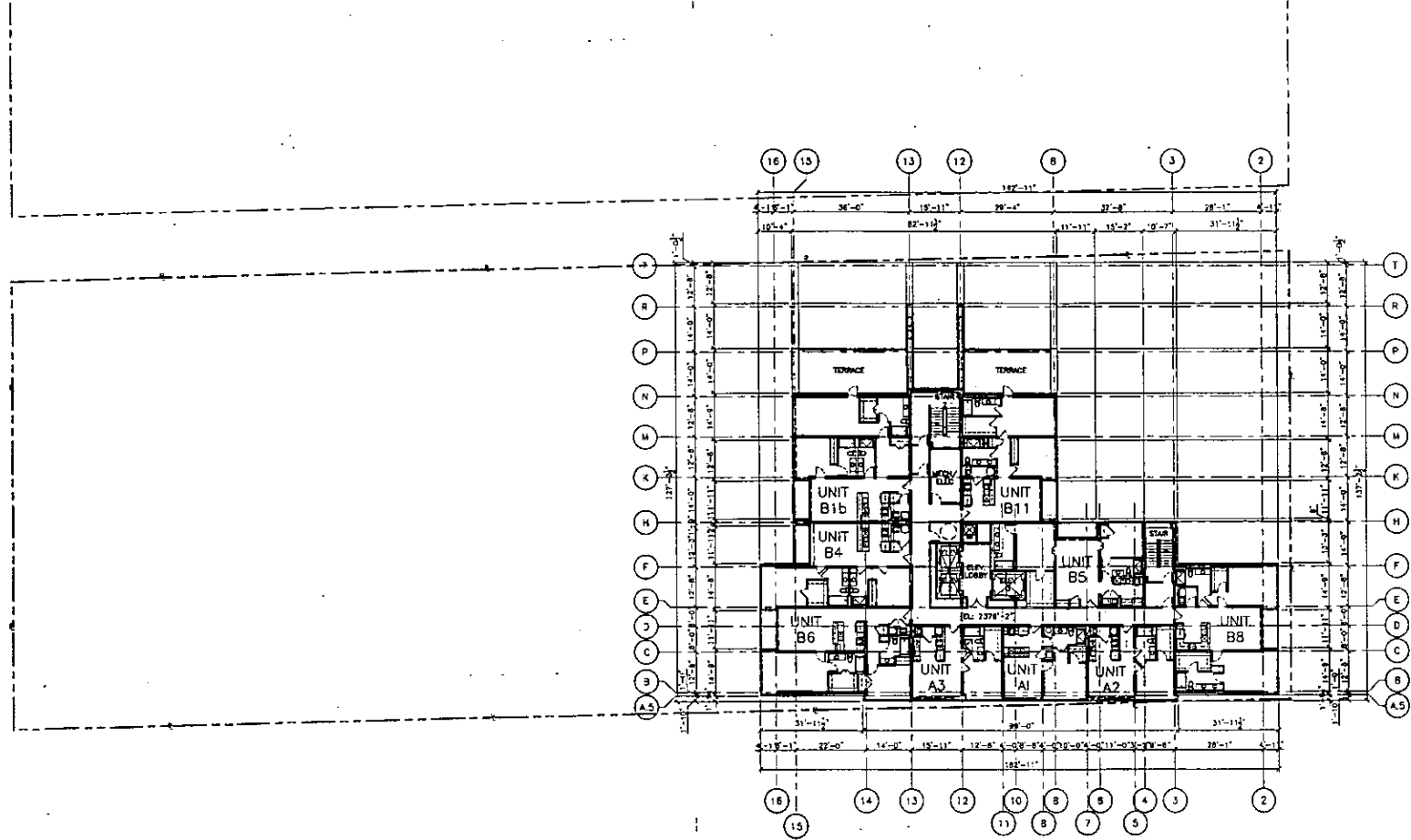
FEB 19 2010

EOT-37464

04/07/10 CC

Issues and Revisions		
No.	Date	Description
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Job No.	Issue Date
5045.00	11.21.08
Issue Package	
PLANNING COMMISSION SUBMITTAL	
Sheet Title	
LEVELS 19-32 FLOOR PLAN (TYPICAL FLOOR PLAN)	
Sheet Number	
A2.11	




01 LEVEL 35 FLOOR PLAN
 SCALE: 1/16" = 1'-0"
RECEIVED
 FEB 1 9 2010

TRUE NORTH
 PLAN NORTH
EOT-37464
04/07/10 CC

ROBERT B. DUPREE
 REGISTERED ARCHITECT
 NEVADA LICENSE #1314
 650 Commercial Center and Associates
 Suite 300, Las Vegas, NV 89101
 Phone: (702) 737-8078
 Fax: (702) 737-8088
 www.rbdupree.com
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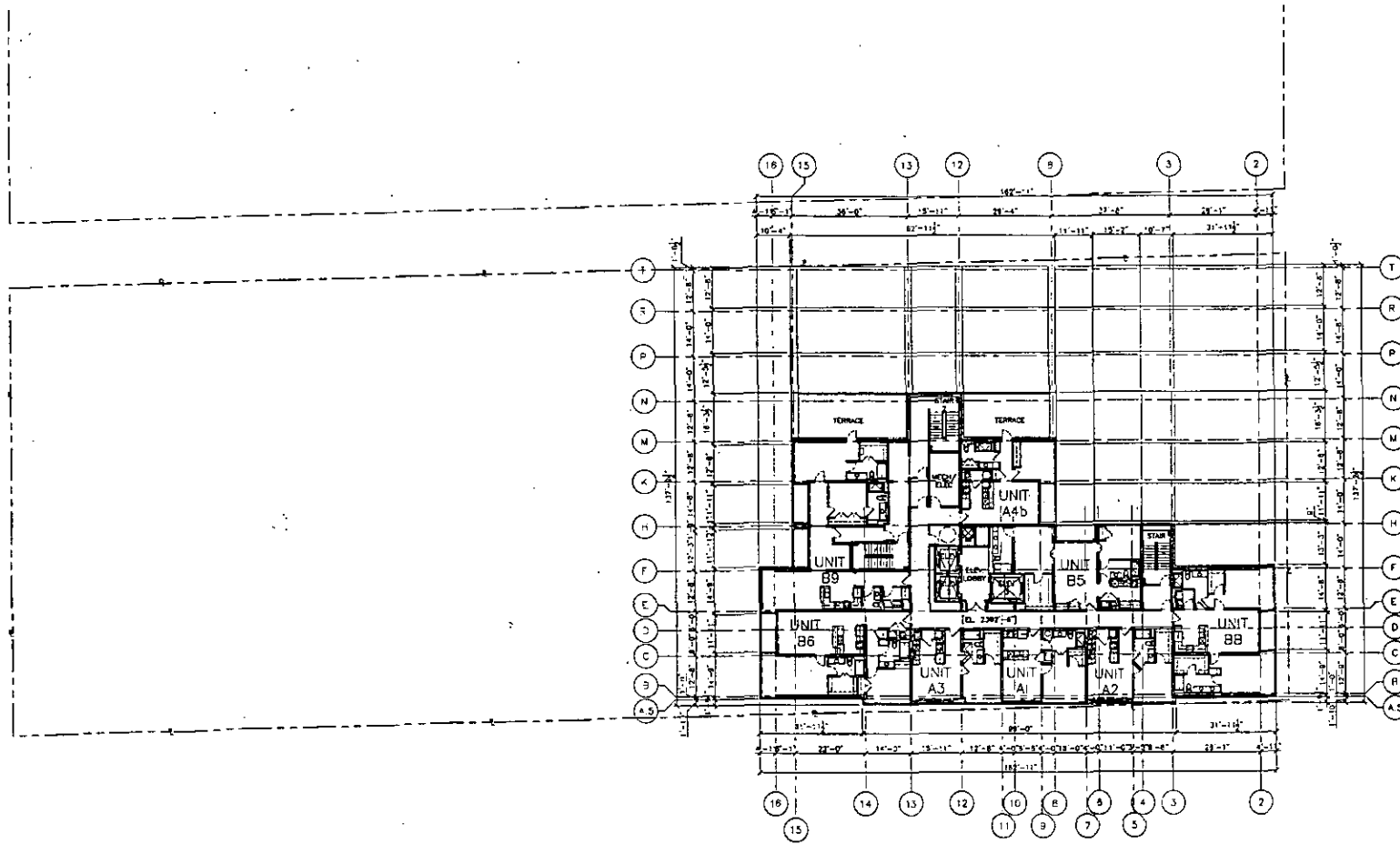
Project _____
NEON HEIGHTS
 LAS VEGAS, NEVADA
 777 FREMONT
Martinez & Associates

Authorization

 FOR PLANNING COMMISSION SUBMITTAL ONLY

Design Team
 Designer: _____
 Drafter: _____
 Checker: _____
 Date: _____

Issues and Revisions		
No.	Date	Description

Job No. _____ Issue Date _____
 5045.00 11.21.06
 Issue Package _____
 PLANNING COMMISSION SUBMITTAL
 Sheet Title _____
 LEVEL 35 FLOOR PLAN
 Sheet Number _____
A2.14



01 LEVEL 36-FLOOR PLAN
SCALE: 1/8"=1'-0"

RECEIVED
FEB 1 9 2010

TRUE NORTH PLAN NORTH
EOT-37464
04/07/10 CC

ROBERT B. DUPRE
REGISTERED ARCHITECT
LICENSE 10289

C/O Designer Office and Assistant
2880 Collins Ave., Suite 207
Dania, FL 33024
Phone: (754) 477-6077
Fax: (754) 477-6888
www.rbdupre.com
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NEON HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

Martinez & Associates

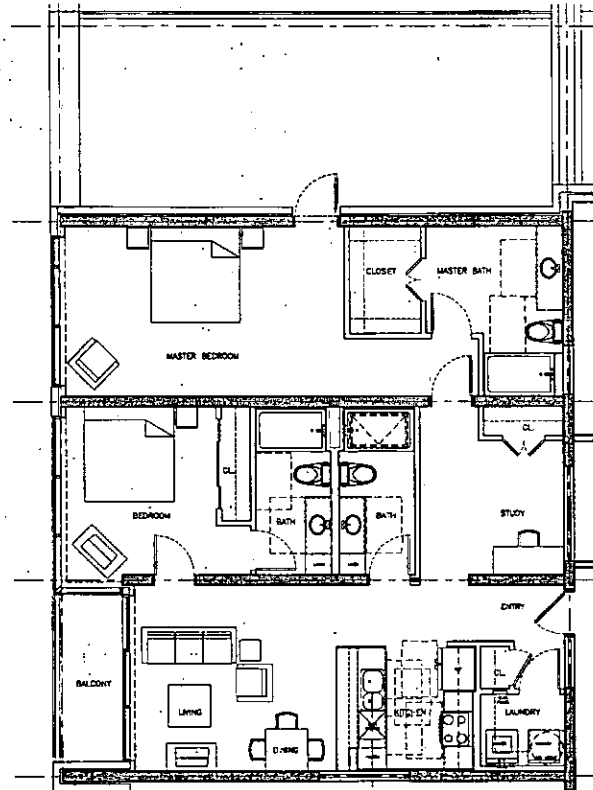
Authorization
ROBERT B. DUPRE
REGISTERED ARCHITECT
2004
11.21.08
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Design Team
Architect: Martinez & Associates
Architect No. 11243
Scale: 1/8"=1'-0"
Date: 04/07/10
Project: NEON HEIGHTS
Sheet: LEVEL 36 FLOOR PLAN

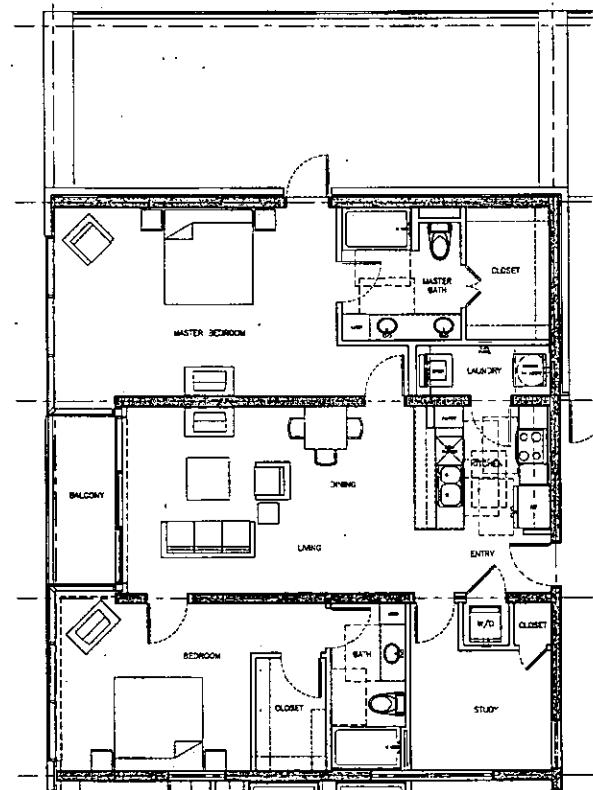
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No.	Date	Description

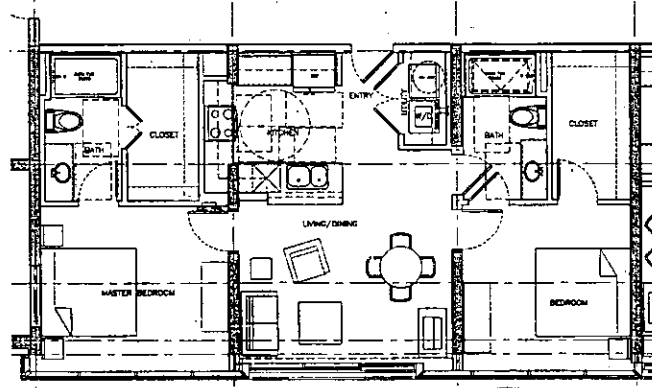
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Issue Package
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Sheet Number A2.15
January 8, 2008



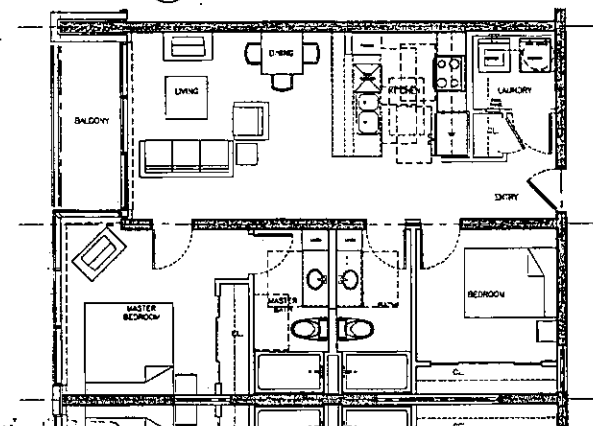
04 UNIT B1b FLOOR PLAN
SCALE: 1/4"=1'-0"



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"

ROBERT B. DUPREE
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LAS VEGAS, NEVADA
777 FREMONT
Martinez & Associates
Authorization

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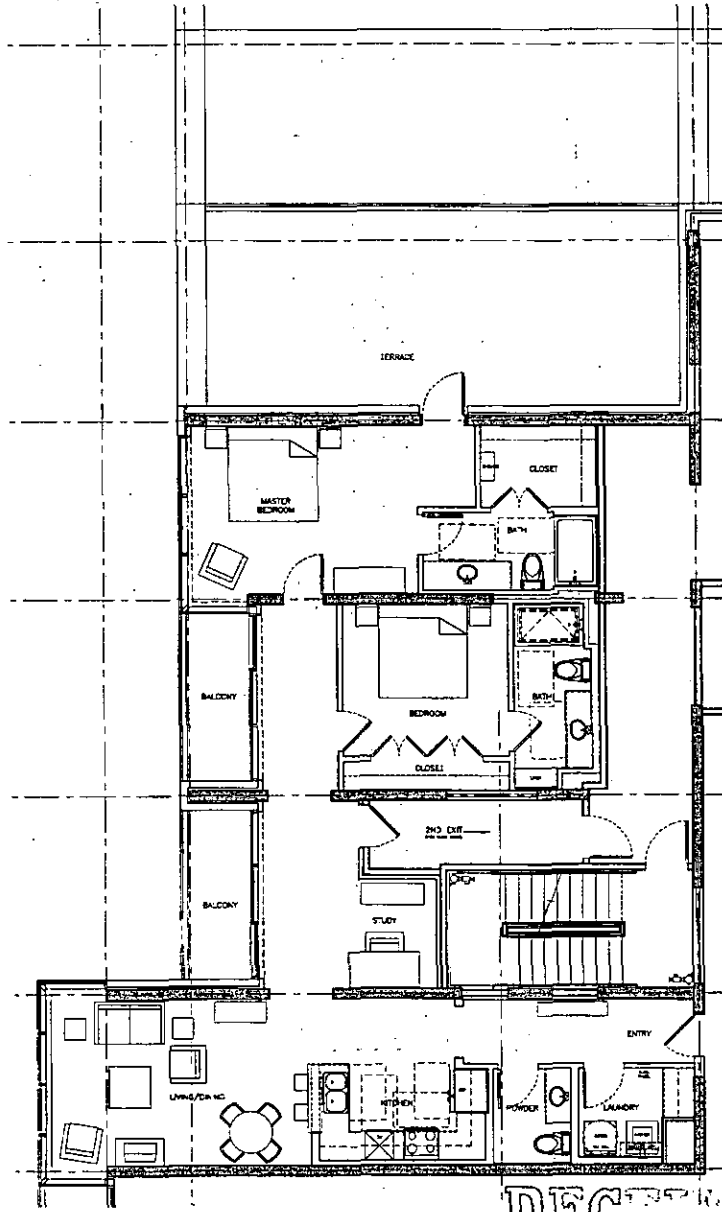
Design Team
Architect: Martinez & Associates
Architect's Representative: Robert B. Dupree
Project: Neon Heights
Scale: 1/4"=1'-0"

Issue and Revision		
No.	Date	Description

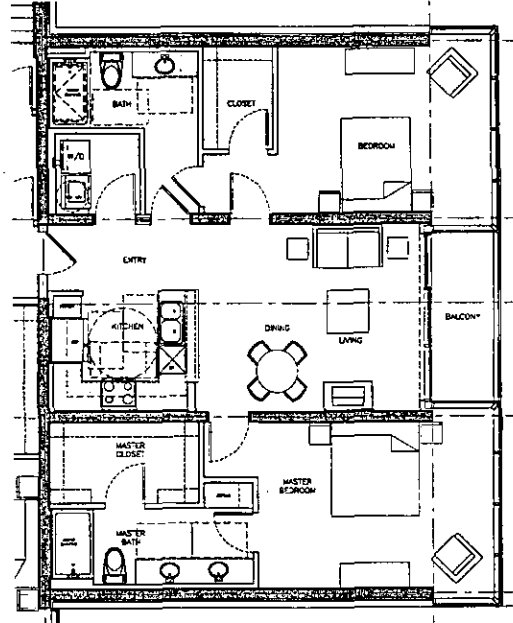
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5045.00	11.21.06
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Sheet Title	
UNIT FLOOR PLANS	
Sheet Number	
A2.51	
CONSISTENT 8.06	

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



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

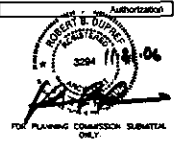
ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE 13394

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NEON
HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

Martinez &
Associates



Design Team	
OWNER	WILLIAMS & ASSOCIATES
DESIGNER	ROBERT B. DUPREE
ARCHITECT	MARTINEZ & ASSOCIATES
DATE	11/18/06

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No.	Date	Description

JOB No. 5045.00 Issue Date 11.21.06

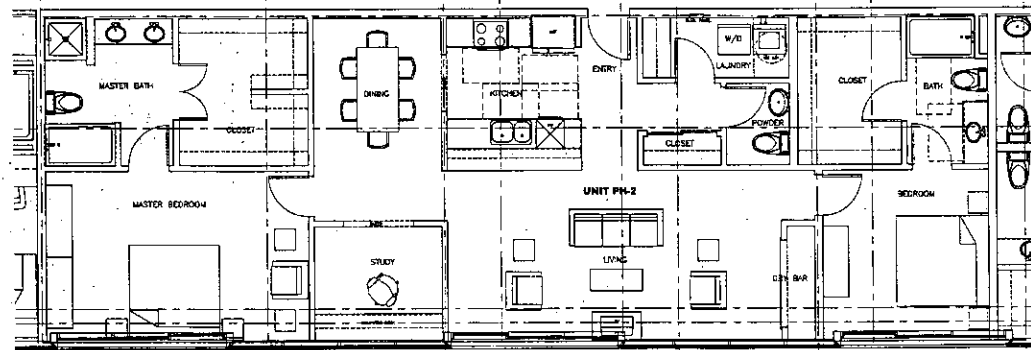
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Sheet Title
UNIT FLOOR PLANS

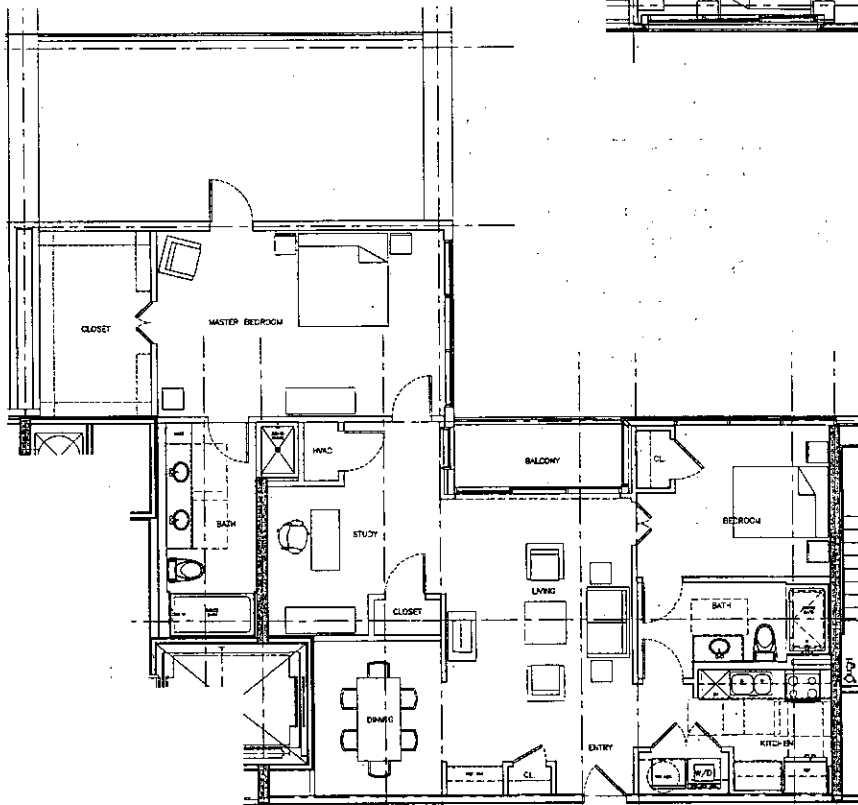
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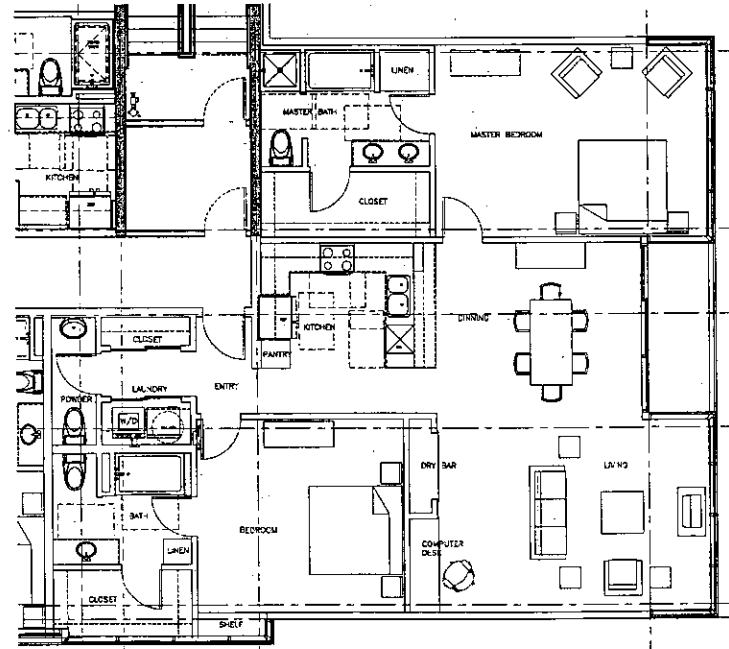
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04/07/10 CC



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



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



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

ROBERT B. DUPREE
REGISTERED ARCHITECT
NVIDIA LICENSE #2009

C/O Greenleaf Dupree and Associates
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Project

**NEON
HEIGHTS**

LAS VEGAS, NEVADA
777 FREMONT

**Martinez &
Associates**

Authorization

FOR PLANNING COMMISSION SUBMITTAL
ONLY

Design Team

OWNER: NEON HEIGHTS
DEVELOPER: MTR HOLDINGS, INC.
ARCHITECT: MARTINEZ & ASSOCIATES
DATE: 04/07/10
PROJECT: NEON HEIGHTS, 777 FREMONT, LAS VEGAS, NV

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

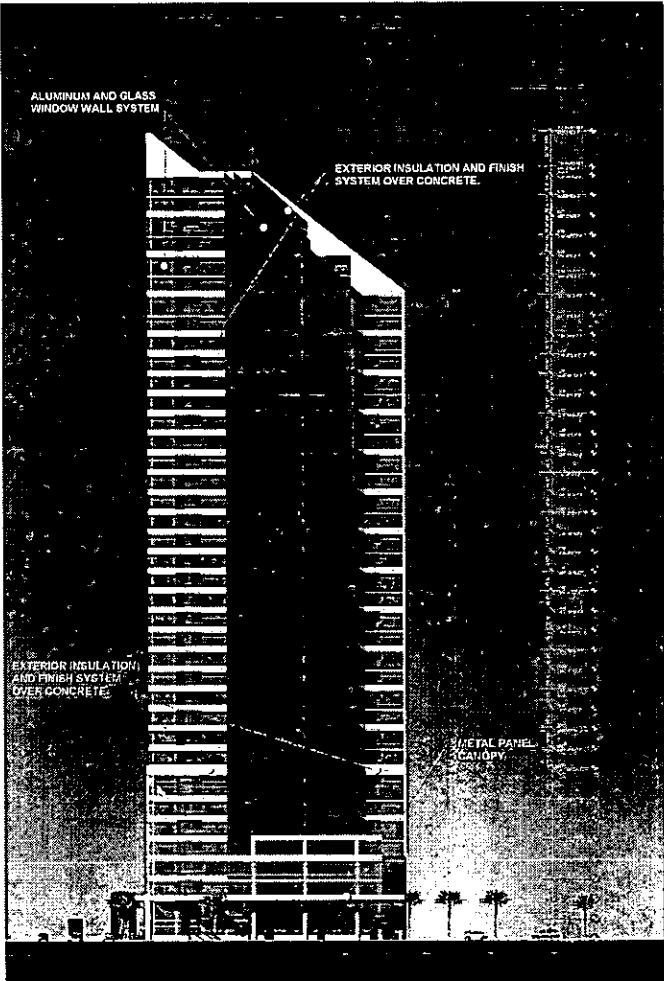
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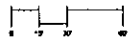
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01 NORTH ELEVATION



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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Martinez &
Associates

Authorization



FOR PLANNING COMMISSION SUBMITTAL
DATE

Design Team

OWNER: Martinez & Associates
ARCHITECT: Martinez & Associates
DATE: 11/21/09
JOB NO: 5045.00
SHEET: A5.01

Issues and Revisions

No.	Date	Description

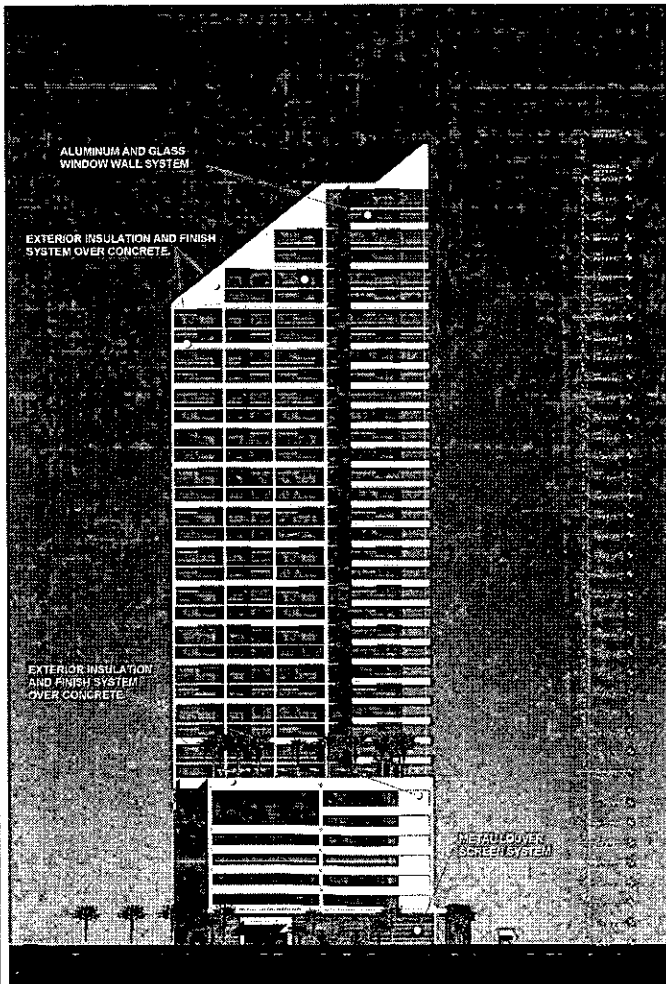
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DATE: 11.21.09

ISSUE PACKAGE
PLANNING COMMISSION SUBMITTAL

SHEET TITLE
Building Elevations

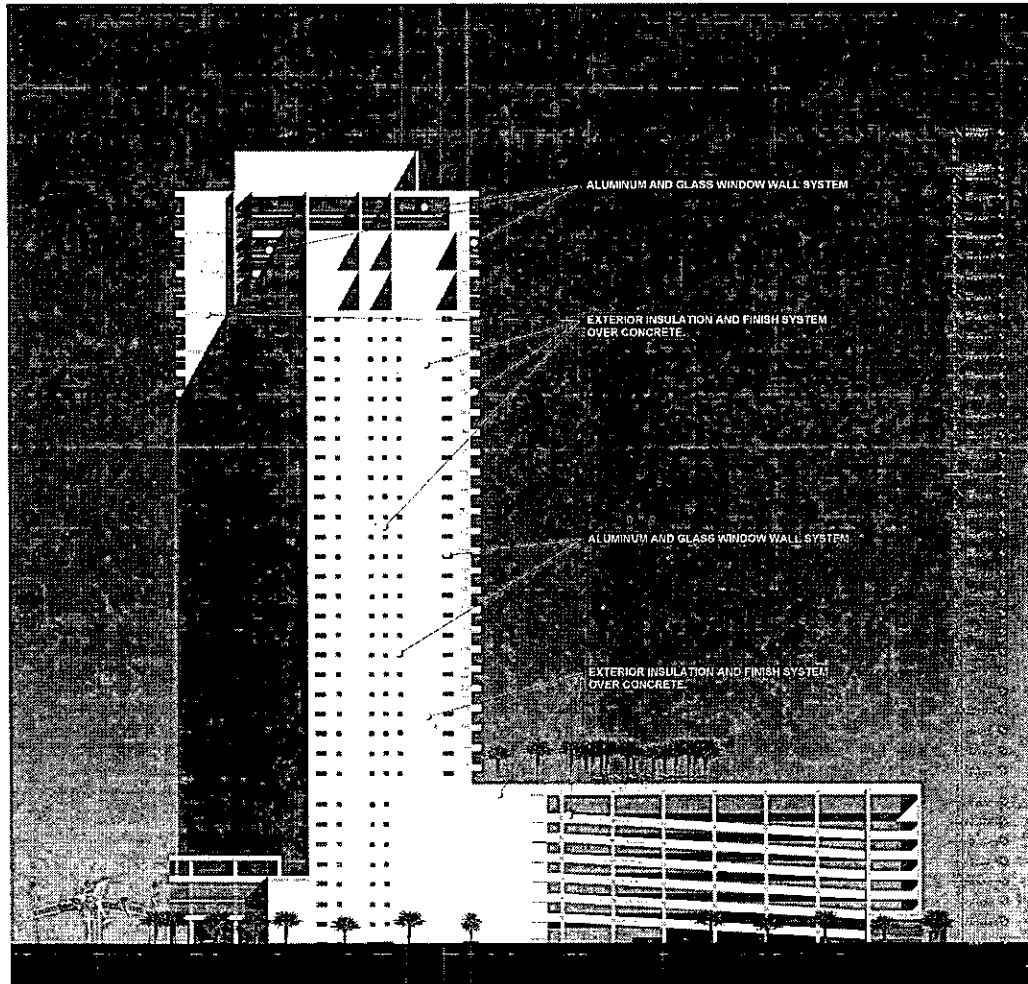
SHEET NUMBER
A5.01

DATE: 04/07/10



01 SOUTH ELEVATION

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



02 WEST ELEVATION

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

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REGISTERED ARCHITECT
LICENSE: C06-62-9524

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Martinez & Associates



Design Team
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Fax: 214-671-8888
Project: NEON HEIGHTS

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No.	Date	Description

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Sheet Title
Building Elevations

Sheet Number
A5.02

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