

Mr. Andrew P. Reed  
Planning Supervisor  
City of Las Vegas  
Planning and Development Department  
Current Planning Division  
400 Stewart Avenue  
Las Vegas, Nevada 89101

RE: ABEYANCE – TMP-21996 – TENTATIVE MAP – NEON HEIGHTS

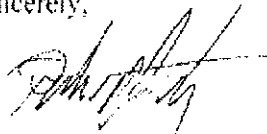
Dear Mr. Reed:

We would like to request the Agenda item TMP-21996 to be Tabled at the meeting on November 29, 2007.

We still have concerns regarding the Tentative Map expiration. We are not ready to begin sales based on this Tentative Map until our sales office opening next year.

Please consider our request for this matter. Should you have any questions, please feel free to call me anytime. Again, thank you for your kind consideration on this matter.

Sincerely,



Justen Martinez  
Owner/Applicant





**PLANNING & DEVELOPMENT DEPARTMENT**

**STATEMENT OF FINANCIAL INTEREST**

Case Number: **TMP-21996** APN: 139-34-612-084

Name of Property Owner: DAN + STEPHANY MARTINEZ

Name of Applicant: JUSTEN MARTINEZ

Name of Representative: \_\_\_\_\_

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 9<sup>th</sup> day of May, 2007

*[Signature]*

Notary Public in and for said County and State





**PLANNING & DEVELOPMENT DEPARTMENT**

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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: Stephany Martinez

Print Name: STEPHANY MARTINEZ

Subscribed and sworn before me

This 9<sup>th</sup> day of May, 2009

[Signature]

Notary Public in and for said County and State



SEWER FLOW CALCULATION	
AVERAGE DAILY SEWER FLOW	118,000 GPD
PEAK HOUR FLOW	289 GPM

NOTE:  
ALL SUBSTANDARD PUBLIC STREET IMPROVEMENT AND UNUSED DRIVEWAY CUTS ADJACENT TO THIS SITE ARE TO BE REPLACED WITH NEW IMPROVEMENTS MEETING CURRENT DOWNTOWN CENTRALAREA DESIGN STANDARDS CONCURRENT WITH DEVELOPMENT OF THIS SITE.

APN 139-34-612-005  
EXISTING HOTEL/CASINO  
FF-1668 B2

APN 139-34-612-005  
EXISTING HOTEL/CASINO  
FF-2091 A5

ALLEY  
(EX. PAVED ROAD)

FF-2001B0  
PROPOSED  
RETAIL BUILDING

8TH STREET  
(PUBLIC) (EX. PAVED ROAD)

NOTE:  
LANDSCAPE SHOWN IS CONCEPTUAL ONLY AND THAT FINAL DESIGN WILL BE SUBMITTED LATER.

APN 139-34-612-026  
EXISTING PARSONS LOT  
ZONING C2

APN 139-34-612-027  
EXISTING HOTEL/CASINO  
ZONING C3

APN 139-34-612-028

NOTE:  
REMOVE ALL SUBSTANDARD PUBLIC STREET IMPROVEMENTS AND UNUSED DRIVEWAY CUTS ADJACENT TO THIS SITE, IF ANY, AND REPLACE WITH NEW IMPROVEMENTS MEETING CURRENT DOWNTOWN CENTRALAREA DESIGN STANDARDS (EXCEPT AS AMENDED BY CONDITIONS HEREON) 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.

UTILITY/ROAD PURVEYORS  
SEWER - CITY OF LAS VEGAS  
WATER - LAS VEGAS VALLEY WATER DISTRICT  
GAS - SOUTHWEST GAS CORPORATION  
TELEPHONE - EMBARQ  
CABLE - COX COMMUNICATION  
POWER - NEVADA POWER COMPANY  
ROAD - CITY OF LAS VEGAS

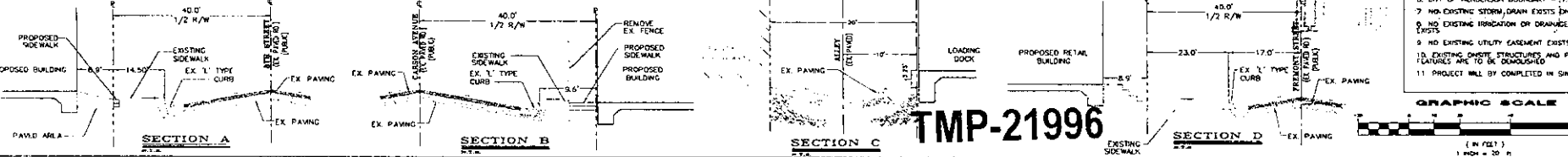
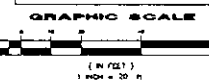
PROJECT DATA	
ASSESSOR'S PARCEL NUMBER	139-34-612-084
NEIGH. HEIGHTS	777 FREMONT STREET CITY OF LAS VEGAS, NEVADA 89101
ADDRESS	777 FREMONT STREET CITY OF LAS VEGAS, NEVADA 89101
ZONING	M-2
OCCUPANCY CLASSIFICATION	MIXED OCCUPANCY (M, R-2, B)
TYPE OF CONSTRUCTION	RE-CONSTRUCTION
FIRE SPRINKLERS	YES
SEWER	477'-0" MAXIMUM (TOP OF ROAD)
ALLOWABLE	U/L
STORIES	38 FLOORS+1 WALK-UP
ACTUAL	U/L
ALLOWABLE	36003 SQ.FT. ± 1.28 ACRES
TOTAL SITE AREA	36003 SQ.FT. ± 1.28 ACRES
TOTAL NO. OF LOTS	285
COOR. YEAR / TYPE	2003 IRC
PROPOSED BUILDING USE	GENERAL COMMERCIAL
GROSS BUILDING AREA	610,782 SQ. FT.



**VICINITY MAP:**  
BENCHMARK:  
CITY OF LAS VEGAS BENCHMARK NO. 6001  
2463 BEING A IRVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF FREMONT & 7TH STREET.  
ELEVATION = 2002.08 FEET (NAVD '88)  
BASIS OF BEARINGS:  
THE BEARING OF SOUTH 28°30'36" WEST FOR THE CENTERLINE OF EIGHTH 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 81 EAST, N.M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.  
FEMA INFORMATION:  
THIS PARCEL IS NOT IN A 100-YEAR FLOOD ZONE PER FEMA MAP NO. 22000C 270 E EFFECTIVE SEPT. 27, 2002  
LEGEND:

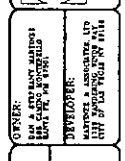
- PROPERTY LINE
- GPD - GALLONS PER DAY
- GPM - GALLONS PER MINUTE
- AC - ACRE
- SF - SQUARE FEET
- 0.50% - FLOW DIRECTION & SLOPE
- HANDICAP ACCESS ROUTE
- SIGHT VISIBILITY ZONES (SVZ)
- SPACE FOR TREES
- W - PROPOSED WATER LINE
- S - PROPOSED SEWER LINE

- STATEMENT
- CC AND R - CC & R WILL BE RECORDED ON THIS PROJECT AND PROVIDED BY OTHER
  - LANDSCAPE - LANDSCAPE WILL BE MAINTAINED BY OWNER (SEE 10.0)
  - WALLS AND RESIDUES - THERE ARE NO FAULTS AND RESIDUES OF TREES.
  - GROUND WATER - THERE ARE NO SIGNS OF GROUND WATER WITHIN 20' OF SURFACE.
  - MASTER PLAN - MC
  - CITY OF HENDERSON BOUNDARY - 17.0 MILES
  - NO EXISTING STORM DRAIN EXISTS ON THE SITE
  - NO EXISTING IRRIGATION OR DRAINAGE CHANNEL EXISTS
  - NO EXISTING UTILITY EASEMENT EXISTS
  - NO EXISTING OTHER STRUCTURES AND PHYSICAL FEATURES ARE TO BE DEMOLISHED
  - PROJECT WILL BE COMPLETED IN SINGLE PHASE

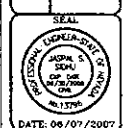


NO REVISIONS:	

ACE ENGINEERING  
5905 S. DURANGO DRIVE  
LAS VEGAS, NV 89105  
PHONE 702 844-9861 FAX 702 844-7548



TENTATIVE MAP  
NEON HEIGHTS  
777 FREMONT STREET  
CITY OF LAS VEGAS, NEVADA 89101

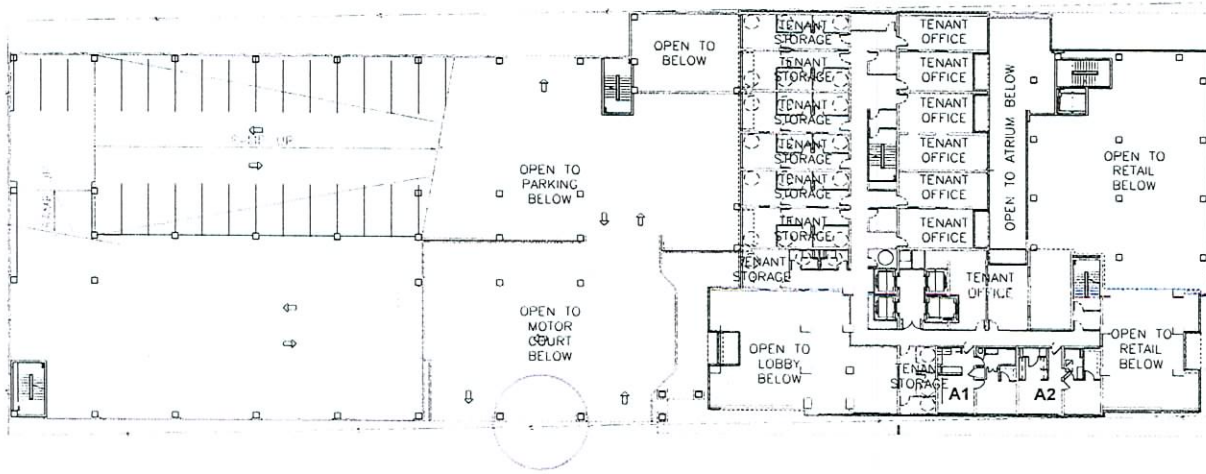


DATE: 06/07/2007  
JOB: 05-44  
DVC BY: BPS  
CHK. BY: DS  
SHEET  
1 OF 9  
CLV NO.

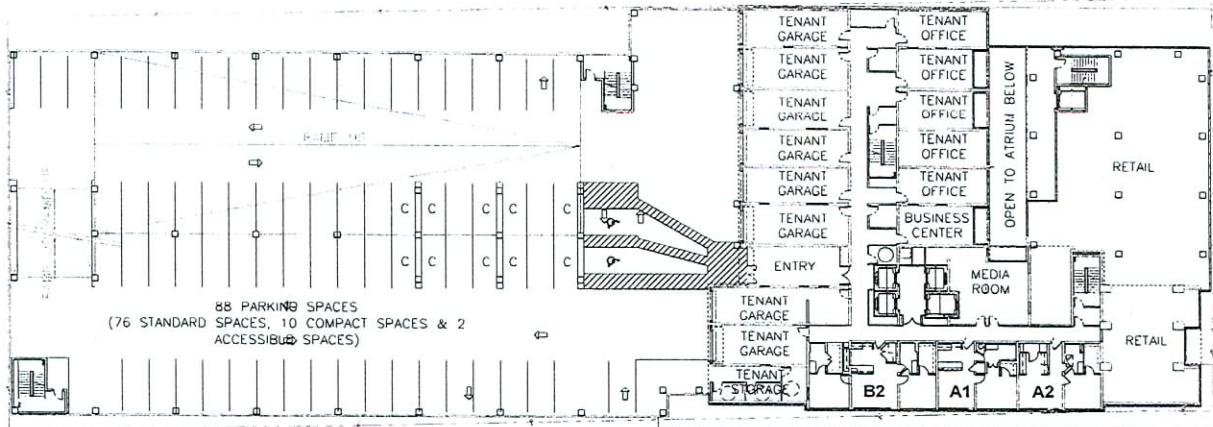
TMP-21996  
REVISED  
07/12/07 PC







3 2<sup>nd</sup> FLOOR PLAN  
SCALE : 1"=20'



4 3<sup>rd</sup> FLOOR PLAN  
SCALE : 1"=20'



VICINITY MAP:

NO.	REVISIONS/	DATE

**ACE ENGINEERING**  
595 S. DURANGO DRIVE  
LAS VEGAS, NV 89105  
PHONE: 702.595-8888 FAX: 702.595-7992

OWNER: SAN JUAN PARTNERSHIP  
DEVELOPER: ...  
APN: 139-34-612-022, 082 & 083

2 AND 3 FLOOR PLANS  
NEON HEIGHTS  
120 & 130 S. 8TH STREET  
CITY OF LAS VEGAS, NEVADA 89101

**RECEIVED**  
MAY 15 2007

**TMP-21996**  
**06/28/07 PC**



DATE: 06/21/2006

JOB: 05-44  
DWG. BY: BS  
CHK. BY: BPS

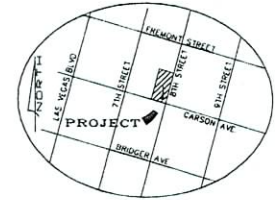
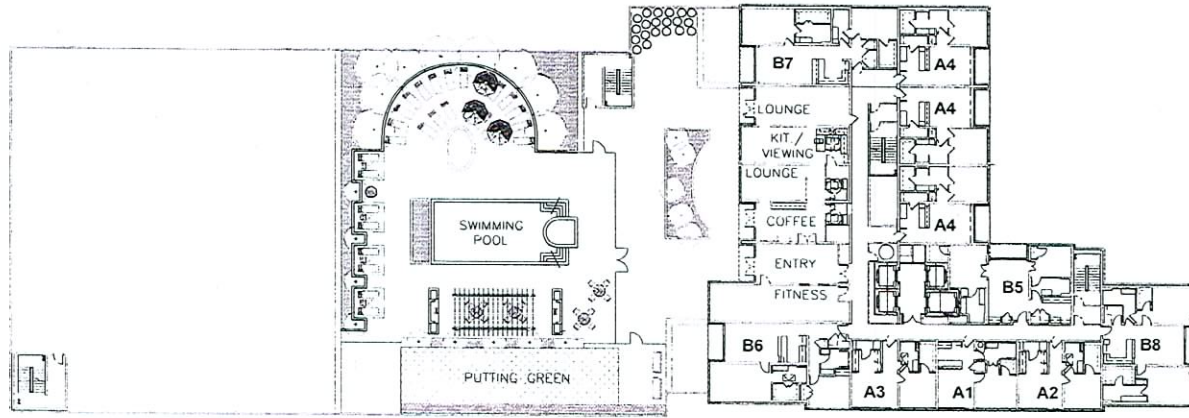
**T4**

SHEET  
4 OF 8

CLV NO.

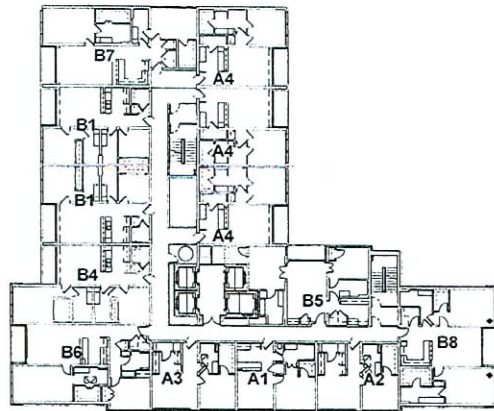




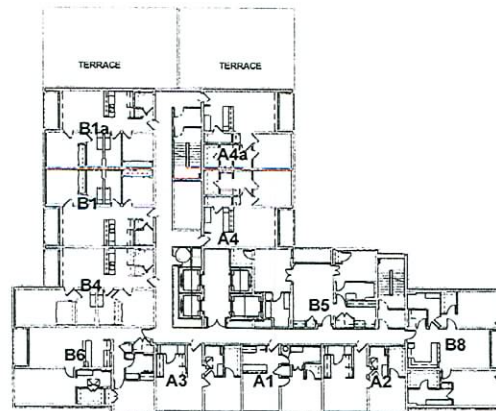


VICINITY MAP:

9<sup>th</sup> FLOOR PLAN  
SCALE : 1"=20'



10 TYP. FLOOR PLAN (10-32)  
SCALE : 1"=20'



11 33<sup>rd</sup> & 34<sup>th</sup> FLOOR PLAN  
SCALE : 1"=20'

NO.	REVISIONS:	INITIALS

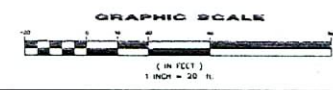
**ACE ENGINEERING**  
595 S. DURANGO DRIVE  
LAS VEGAS, NV 89105  
PHONE: 702.936.8888 FAX: 702.936.7982

OWNER:  
SUN & STEPHAN WITTE  
850 S. W. 10TH  
LAS VEGAS, NV 89101

DEVELOPER:  
NEON HEIGHTS  
120 & 130 S. 8TH STREET  
CITY OF LAS VEGAS, NV 89101

APN 139-34-612-022, 082 & 083  
9, 10-32, 33-34 FLOOR PLANS  
NEON HEIGHTS  
120 & 130 S. 8TH STREET  
CITY OF LAS VEGAS, NEVADA 89101

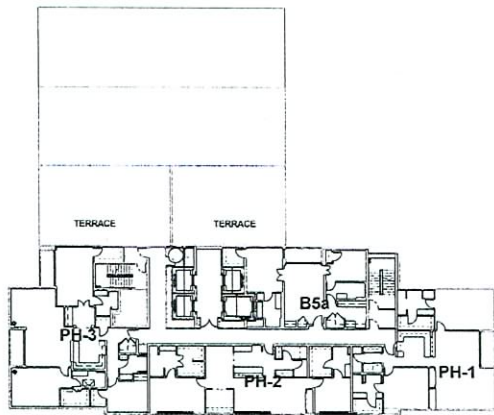
**RECEIVED**  
MAY 15 2007  
**TMP-21996**  
**06/28/07 PC**



DATE: 06/21/2006  
JOB: 05-44  
DWG. BY: US  
CHK. BY: OS

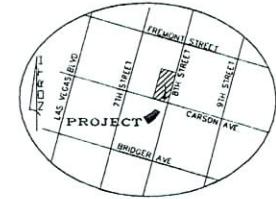
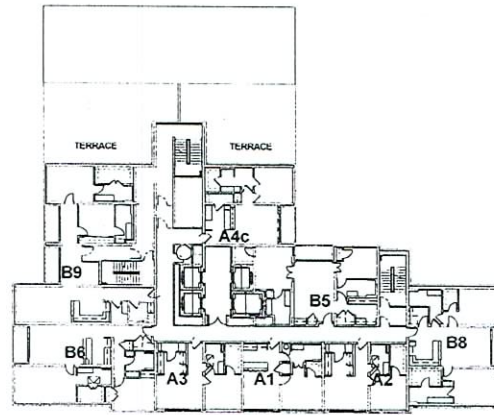
T7  
SHEET  
7 OF 8  
CLV NO.

12 35<sup>th</sup> FLOOR PLAN  
SCALE : 1"=20'



14 37<sup>th</sup> & 38<sup>th</sup> FLOOR PLAN  
SCALE : 1"=20'

13 36<sup>th</sup> FLOOR PLAN  
SCALE : 1"=20'



VICINITY MAP:

APN 139-34-612-022, 082 & 083

35 TO 38 FLOOR PLANS

NEON HEIGHTS  
120 & 130 S. 8TH STREET  
CITY OF LAS VEGAS, NEVADA 89101

**RECEIVED**  
MAY 15 2007  
**TMP-21996**  
**06/28/07 PC**



NO.	REVISIONS	DATE

**ACE ENGINEERING**  
8195 S. DURANGO DRIVE  
LAS VEGAS, NV 89115  
PHONE: 702.595-002, FAX: 702.595-7912

OWNER:  
BAY AREA TRAFFIC INVESTMENT  
CORPORATION, INC.  
1000 W. LAS VEGAS BLVD., SUITE 1000  
LAS VEGAS, NV 89102

DEVELOPER:  
NEON HEIGHTS DEVELOPMENT  
CORPORATION  
1000 W. LAS VEGAS BLVD., SUITE 1000  
LAS VEGAS, NV 89102



DATE: 06/21/2006

JOB : 05-44

DWG. BY: DS

CHK. BY: DS

DATE: 06/28/07

T8

SHEET

8 OF 8

CLV NO.

