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: 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

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

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER

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

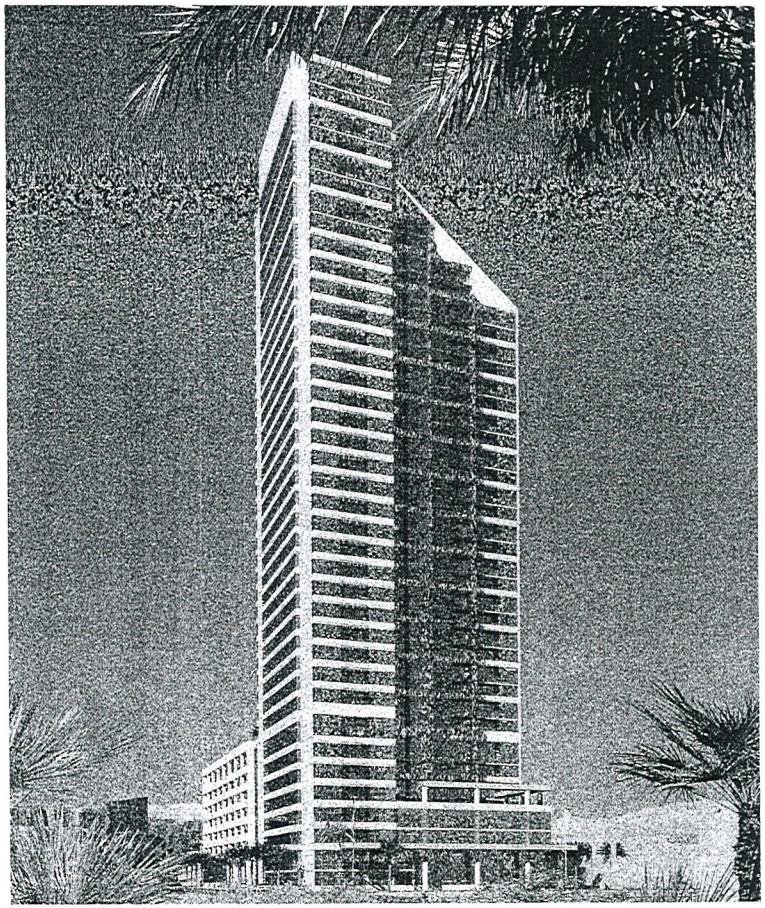
FOR DEPARTMENT USE ONLY

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



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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:
ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE #3294

C/O Gromatzky Dupree and Associates
2626 Cole Ave., Suite 300
Dallas, Tx. 75204
Phone: (214) 871-9078
Fax: (214) 871-9869
www.gdainet.com

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Neon Heights
Las Vegas, Nevada

Martinez & Associates

Unit, Home Office, & Parking Analysis:

11/21/2006

Unit Calculations

Unit	Unit Count:	DR Count:	NSF	Balcony/ Terrace	GSF
Unit A1	35	1	832	8	840
Unit A2	34	1	858	8	867
Unit A3	36	1	925	8	933
Unit A4	65	1	945	8	953
Unit A1b-34	1	1	770	475	1,245
Unit A3b-36	1	1	770	475	1,245
Unit B1	48	2	926	55	981
Unit B1a-33	1	2	1,428	734	2,002
Unit B1a-34	1	2	861	644	1,505
Unit B1b	1	2	1,439	588	1,998
Unit B2	3	2	1,016	8	1,024
Unit B3	1	2	1,089	64	1,153
Unit B4	26	2	1,071	64	1,135
Unit B5	32	2	1,112	50	1,212
Unit B5a	1	2	1,804	451	2,255
Unit B6b	1	2	1,178	451	1,629
Unit B6	37	2	1,081	52	1,133
Unit B6-38	1	2	1,088	292	1,380
Unit B7	23	2	1,208	88	1,271
Unit B8	32	2	1,213	60	1,273
Unit B9	1	2	1,893	443	2,336
Unit B10	1	2	1,194	450	1,643
Unit B11	1	2	1,206	450	1,656
Unit Pn-1	2	3	1,487	50	1,536
Unit Pn-2	2	3	1,608	22	1,630
Unit Pn-3	2	3	2,416	593	3,061
Unit Pn-3a	1	3	1,968	463	2,601
Total:	394		375,141	24,642	399,783

Unit Counts per Floor

	1	2	3	4	5	6	7	8	9	10 thru 32	33	34	35	36	37	38	Mach. Rm / 39
Unit A1		1	1	1	1	1	1	1	1	1 * 23	1	1	1	1			
Unit A2		1	1	1	1	1	1	1	1	1 * 23	1	1	1	1			
Unit A3					3	3	3	3	3	3 * 23	1	1	1	1			
Unit A4														1			
Unit B1										2 * 23	1	1					
Unit B1a-33											1						
Unit B1a-34												1					
Unit B1b													1				
Unit B2			1	1	1	1	1	1									
Unit B3									1								
Unit B4										1 * 23	1	1	1	1			
Unit B5				1	1	1	1	1	1	1 * 23	1	1	1	1			
Unit B5a															1		
Unit B6b																1	
Unit B6										1 * 23	1	1	1	1			
Unit B6-38									1								
Unit B7										1 * 23	1						
Unit B8										1 * 23	1	1	1	1			
Unit B9				1	1	1	1	1									
Unit B10											1			1			
Unit B11													1				
Unit Pn-1															1	1	
Unit Pn-2										1					1	1	
Unit Pn-3										unit per hrd. floor						1	
Unit Pn-3a										units per hrd. floor						1	
Total:		2	3	3	6	5	6	5	6	299	11	11	9	8	4	4	395 units

Overall Area Calculation Method

	per fr	33 thru							
Net Unit Area Per Flr:	1,591	2,306	2,300	7,010	7,010	7,010	7,010	8,456	12,779	208,861	11,114	10,184	8,487	6,054	7,357	8,456	375,141
Gross Unit Area Per Flr:	1,657	2,331	2,331	7,354	7,354	7,354	7,354	9,086	12,803	209,554	12,498	11,557	10,080	9,287	8,487	7,482	399,783

Unit Info:

Average Unit Area - Net:	950 s.f.
Average Unit - Gross:	1012 s.f.

Unit Type:		Count:	%
A	1 BR / 1 BA	165	41.8%
B	2 BR / 2 BA	204	51.6%
PH	3 BR / 2+ BA	6	1.5%
	Sum:	395	100.0%

Req'd. General Parking:

1 space / unit =	395 spaces req. > Residential (City Minimum Requirement)	— not used
	395 units x 1.33 = 525 spaces (Owner Requirement)	
1.33 space / unit =	525 spaces req. > Residential (Owner Minimum Requirement)	
3 x 30/1000 sf Comm	69 spaces req. > Commercial (Leasable Area: 18892 sf)	
# visitor spaces =	9 spaces > Visitor Parking	1.83% of total provided spaces
	582 total required spaces > Residential/Commercial/Visitor Parking	
Req'd. Accessible Spcs. (Ch of Living):	7.9 = 8	Total Req'd Accessible Spcs.
Req'd. Accessible Spcs. (for Comm. 1 per 25):	1.81 = 2	11
Req'd. Accessible Spcs. (for Visitor Parking):	.36 = 1	

Provided General Parking:

level	1	2	3	4	5	6	7	8		%
regular	42		56	55	56	55	56	55	377	64.8%
compact	14		24	24	24	24	24	16	150	25.8%
accessible	3		2	2	2	2	2	1	14	2.4%
tandm parkgs			7	7	7	7	7	6	41	7.0%
total:	59		89	89	89	89	89	78	582	100.0%

# Home Offices:									
level	1	2	3	4	5	6	7	8	
		8	7	8					23

Notes:

1. Unit Scheme area is to CL of party & demising walls and ext. face of exterior & outside walls.
2. Balconies are included in GSF.
3. Elevator shaft openings, mechanical chases, etc. have not been deducted from the Common Area (no deductions taken from overall area).
4. Balconies are not counted in Net Saleable, s.a.a.
5. GSF refers to Gross Saleable Square Footage.
6. NSF refers to Net Saleable Square Footage.
7. Per the City of Las Vegas Planning & Development Submitted Worksheet/Checklist, a 1:1 unit to parking ratio was established - as a minimum.

NEON HEIGHTS — *Building Area Tabulations* — *11/21/2006*

	residential	garage	retail	pool deck	common	home office	5th flr roof*	amenities	
Floor 1		30,258	9,833		9,935				50,026
Floor 2	1,307				6,866	3,157			11,131
Floor 3	2,331	34,565	6,059		3,363	2,737		420	49,475
Floor 4	2,331	34,565			3,371	3,157			43,423
Floor 5	7,354	34,565			3,195		5,745		50,858
Floor 6	7,354	34,565			3,195				45,113
Floor 7	7,354	34,565			3,195				45,113
Floor 8	7,354	34,565			3,195				45,113
Floor 9	9,089			29,865	3,586			2,651	45,191
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				15,187
Floor 14	12,833				2,354				15,187
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				15,187
Floor 19	12,833				2,354				15,187
Floor 20	12,833				2,354				15,187
Floor 21	12,833				2,354				15,187
Floor 22	12,833				2,354				15,187
Floor 23	12,833				2,354				15,187
Floor 24	12,833				2,354				15,187
Floor 25	12,833				2,354				15,187
Floor 26	12,833				2,354				15,187
Floor 27	12,833				2,354				15,187
Floor 28	12,833				2,354				15,187
Floor 29	12,833				2,354				15,187
Floor 30	12,833				2,354				15,187
Floor 31	12,833				2,354				15,187
Floor 32	12,833				2,354				15,187
Floor 33	12,498				2,722				15,219
Floor 34	11,587				2,526				14,114
Floor 35	10,695				2,312				13,007
Floor 36	9,297				2,594				11,892
Floor 37	8,482				2,316				10,798
Floor 38	7,592				2,099				9,692
Floor 39/ Mach. Rm					1,285				1,285
									810,762
Total	399,783	237,648	15,892	29,865	109,709	9,050	5,745	3,271	

* - roof deck area only, uninhabitable

gross building area: 810,762 sq.ft.
gross building area less deck areas: 775,353 sq.ft.

Home Offices

	Per Floor Counts: 2	3	4	Area (s.f.)	Qty.	Area Ext.
Tenant Office #1	1	1	1	472	3	1,417
Tenant Office #2	1	1	1	420	3	1,260
Tenant Office #3	1	1	1	309	3	926
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	1,082
	8	7	8		23	9,050

Office Area Per Floor

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

total: 9,050

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	210 Occ
Floor 9	657 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	69 Occ
Floor 34	63 Occ
Floor 35	58 Occ
Floor 36	53 Occ
Floor 37	72 Occ
Floor 38	72 Occ
Roof / Mach. Rm	0 Occ
Total	5,414 Occ

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SHEET INDEX

ARCHITECTURAL

SHEET NO.	TITLE	ORIGINAL ISSUE	CURRENT
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A2.11	LEVELS 11 – 31 FLOOR PLAN (TYPICAL FLOOR PLAN)	11/21/06	11/21/06
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A2.15	LEVEL 36 FLOOR PLAN	11/21/06	11/21/06
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A2.17	LEVELS 38 FLOOR PLAN	11/21/06	11/21/06
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A2.51	UNIT PLANS	11/21/06	11/21/06
A2.52	UNIT PLANS	11/21/06	11/21/06
A2.53	UNIT PLANS	11/21/06	11/21/06
A2.54	UNIT PLANS	11/21/06	11/21/06
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A5.01	BUILDING SECTION	11/21/06	11/21/06
A6.11	WALL SECTIONS	11/21/06	11/21/06

ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE #3294

C/O Gromatzky Dupree and Associates
2626 Cole Ave., Suite 300
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Project

NEON HEIGHTS

LAS VEGAS, NEVADA
777 FREMONT

Martinez & Associates

Authorization

ROBERT B. DUPREE REGISTERED 3294 11-19-06 STATE OF NEVADA

FOR PLANNING COMMISSION SUBMITTAL ONLY

Design Team

OWNER/ DEVELOPER: MARTINEZ & ASSOCIATES, 1229 Wandering Wind Way, Las Vegas, NV 89135, TEL: 702.314.2868, FAX: , CONTACT: JUSTIN MARTINEZ

ARCHITECT: ROBERT B. DUPREE c/o GROMATZKY, DUPREE & ASSOCIATES, 2626 COLE AVENUE, SUITE 300, DALLAS, TEXAS 75204, TEL: 214.671.0078, FAX: 214.671.0669, CONTACT: GARY DALTWIGT

Issues and Revisions

No.	Date	Description

Job No.	Issue Date
5045.00	11.21.06

Issue Package: PLANNING COMMISSION SUBMITTAL

Sheet Title: TABULATIONS & SHEET INDEX

Sheet Number: A0.01

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EOT-37463
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BUILDING & SITE AREA ANALYSIS

1	2	3	4	5	6	7	8	9	10 thru 20	22	24	26	27	28	Roof Level
44,338	11,151	44,338	44,442	44,338	44,338	44,338	44,338	44,338	44,338	5,...	23	19,938	19,887	12,893	12,893	6,446	1,343

Gross Building Area: 552,751

Parking and FAR info.

Total Parking	1,000 stalls	Use Ratio	
Residential Density	395 du/acre	1 Stall	Occupant/Residential
Est. Guest Park	79 stalls	Residential Park	395 stalls
Est. Guest Park area	79,000 sf	Residential Area	79,000 sf
Site Acreage	2.0 ac	Residential Budget	79,000 sf
EXCLUSIONS/OTHER	0 sf	Area of Exclusions	0 sf

Retail Area: 54,142

Number of Units: 395

Gross building area / Retail area (Gross Leasable Area): 552,751 / 54,142

Notes:
1. No setbacks required
2. Gross Area = Net Area

PARKING ANALYSIS

Provided General Parking:										
level:	1	2	3	4	5	6	7	8		%
regular:	42		56	56	56	56	55	55	377	64.0%
compact:	14		24	24	24	24	24	16	150	25.4%
accessible:	3		2	2	2	2	2	1	14	2.4%
tenant garage:			7	7	7	7	7	6	41	7.0%
totals:	59		89	89	89	89	88	78	582	100.0%
Garage Area:	35,258		34,555	34,555	34,665	34,555	34,665	34,555	237,649 sf	

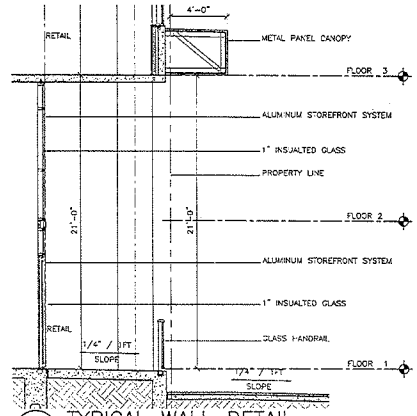
Typical Parking Space Dimensions

STANDARD CAR	9' X 18'
COMPACT CAR	8' X 16'
ACCESSIBLE	19' X 18'
VAN ACCESSIBLE	22' X 18'

NOTE:
Per the City of Las Vegas Planning & Development Submittal Worksheet/Check-list, a 1:1 unit to parking ratio was established – as a minimum

Unit Parking Ratio:

Required Ratio (City):	1
Provided Ratio:	1.33



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

BENCHMARK:

CITY OF LAS VEGAS BENCHMARK NO. 6C01 3405 BEING A RNCT AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF FREMONT & 7TH STREET.

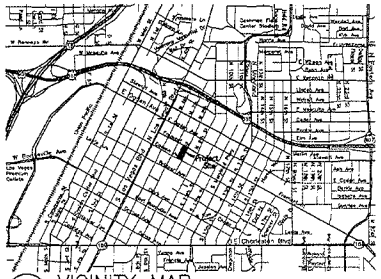
ELEVATION = 2002.06 FEET (NAVD '88)

BASIS OF BEARINGS:

THE BEARING OF SOUTH 26°38'54" WEST FOR THE CENTERLINE OF SOUTH 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.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W Charleston Blvd
W Sahara Ave
Las Vegas Premium Outlets
Las Vegas Blvd
Decatur Blvd
Rainbow Blvd
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Grand Canyon Dr
Buffalo Dr
Fort Apache Rd
Rampart Blvd
Hualapai Way
Tenaya Way
Lindell Rd
Jones Blvd
Decatur Blvd
Rancho Dr
Las Vegas Blvd
Maryland Pkwy
Eastern Ave
Boulder Hwy
Nellis Blvd
Sunset Rd
Stephanie St
Gibson Dr
Eastern Ave
Pecos Rd
Boulder Hwy
Green Valley Pkwy
Stephanie St
Paradise Rd
Maryland Pkwy
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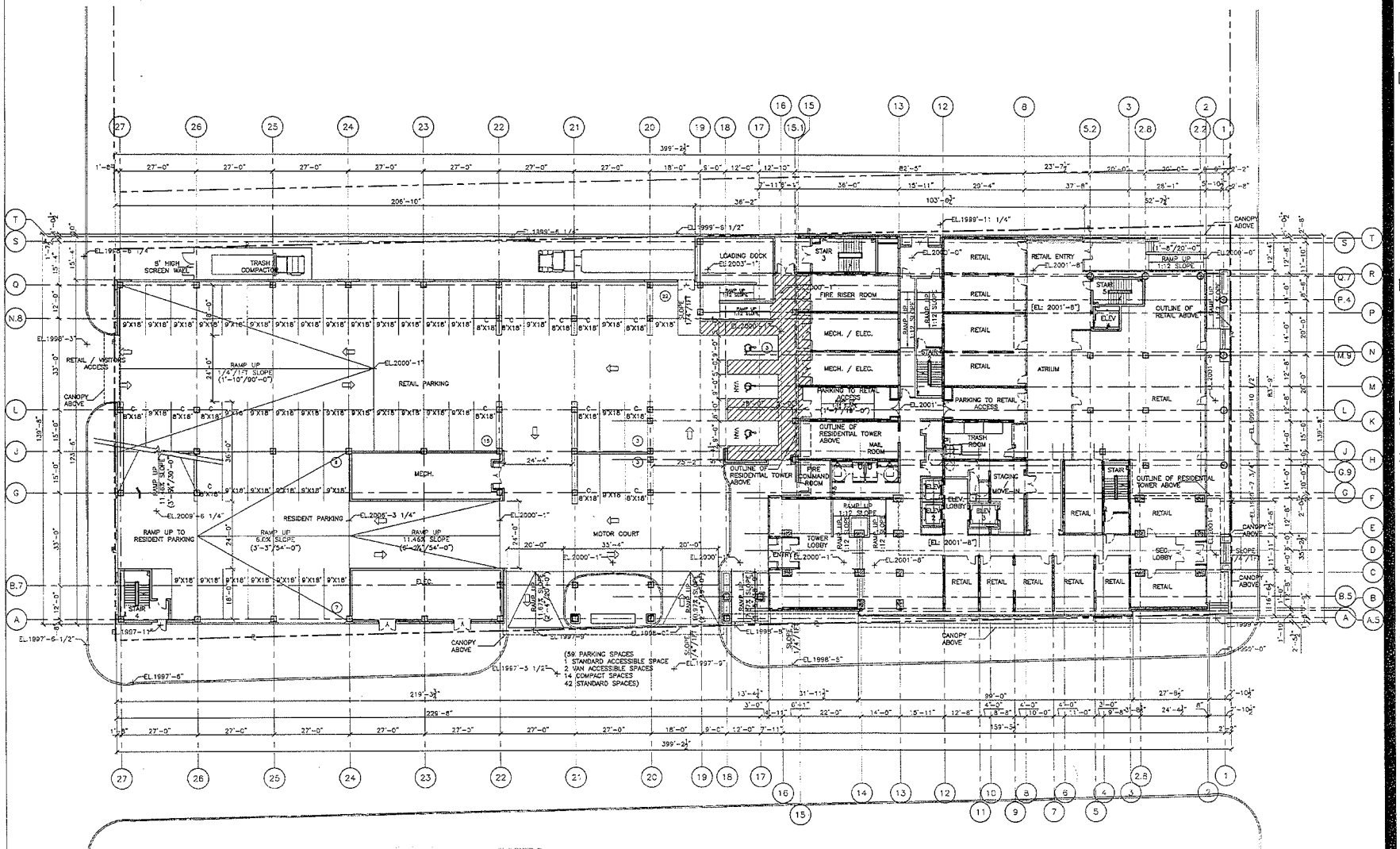
Lake Mead Blvd
Las Vegas Blvd
Nellis Blvd
Pecos Rd
Boulder Hwy
Sunset Rd
Gibson Dr
Eastern Ave



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

TRUE NORTH
PLAN NORTH

FEB 19 2010

EOT-37463
04/07/10 CC

ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE #3294

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Project

NEON HEIGHTS

LAS VEGAS, NEVADA
777 FREMONT

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Authorization

ROBERT B. DUPREE REGISTERED 3294 11.21.06

FOR PLANNING COMMISSION SUBMITTAL ONLY

Design Team

OWNER/ DEVELOPER: MARTINEZ & ASSOCIATES
1700 Wyoming Whole Way
Las Vegas, NV 89128
TEL: 702.271.3300
FAX:
CONTACT: JUSTIN MARTINEZ

ARCHITECT: ROBERT B. DUPREE
AN GROMETZKY, DUPREE & ASSOCIATES
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TEL: 214.871.9075
FAX: 214.871.9669
CONTACT: DARYL CALTHORP

Issues and Revisions

No.	Date	Description

Job No.	Issue Date
5045.00	11.21.06

Issue Package
PLANNING COMMISSION SUBMITTAL

Sheet Title
LEVEL 01 FLOOR PLAN

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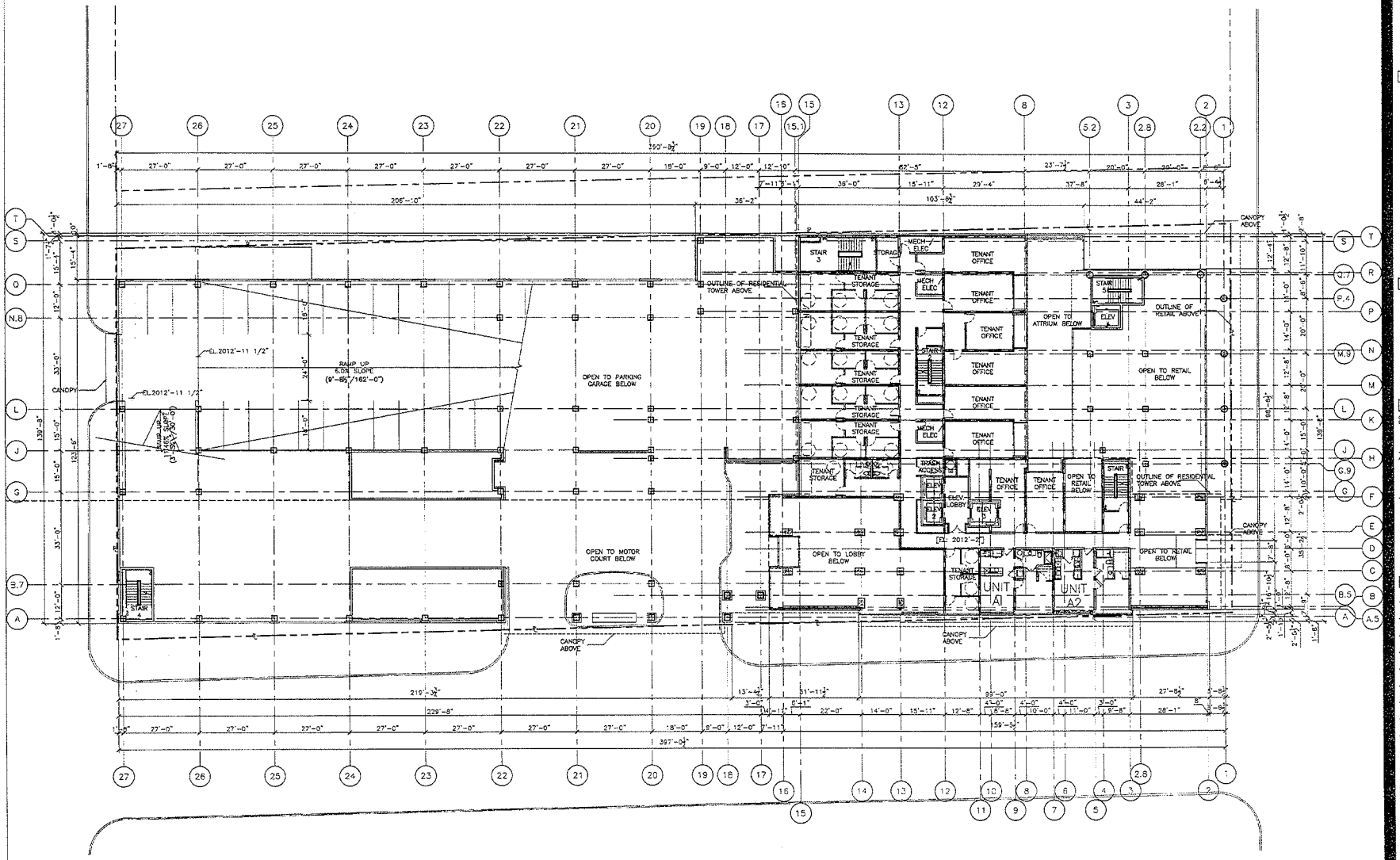

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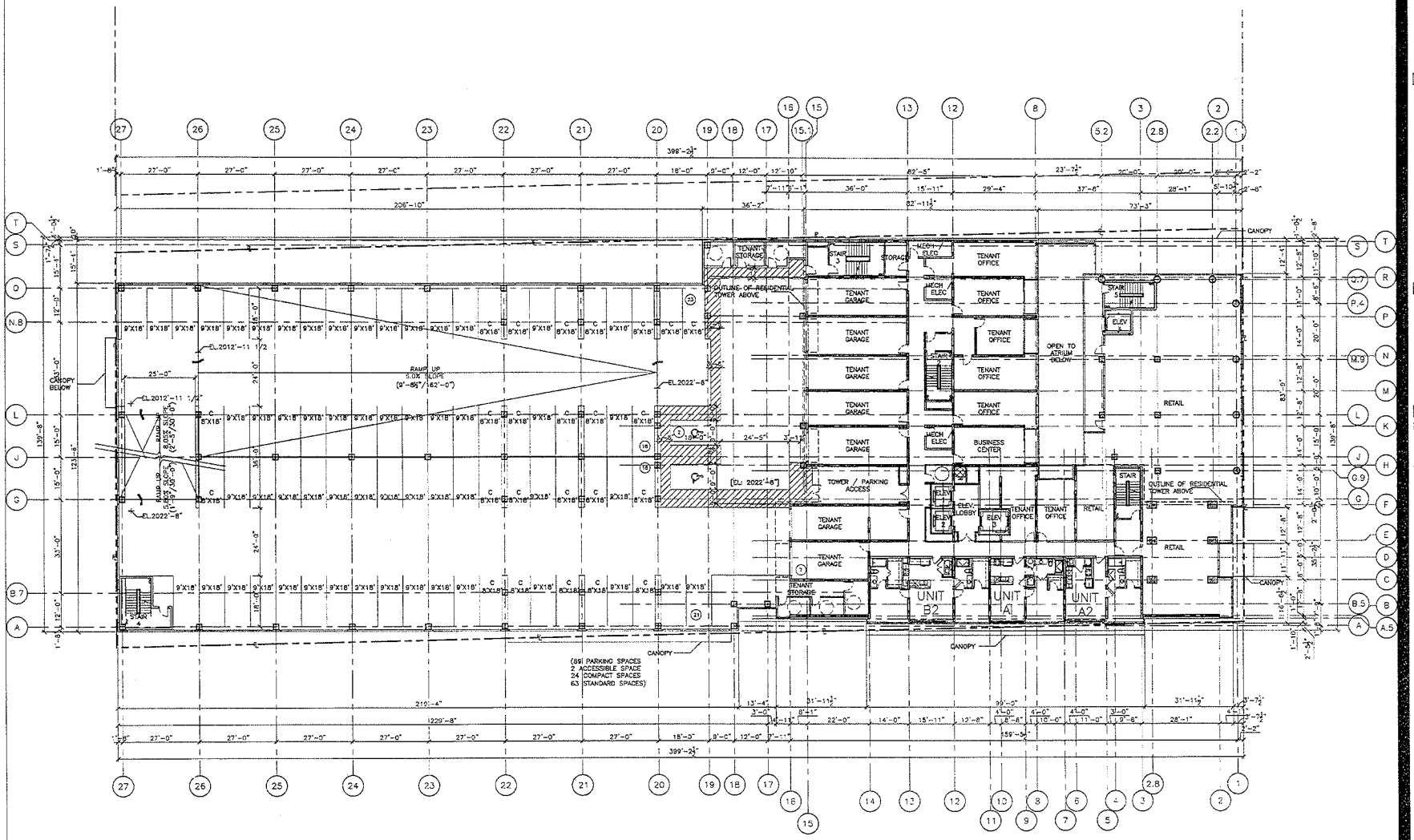

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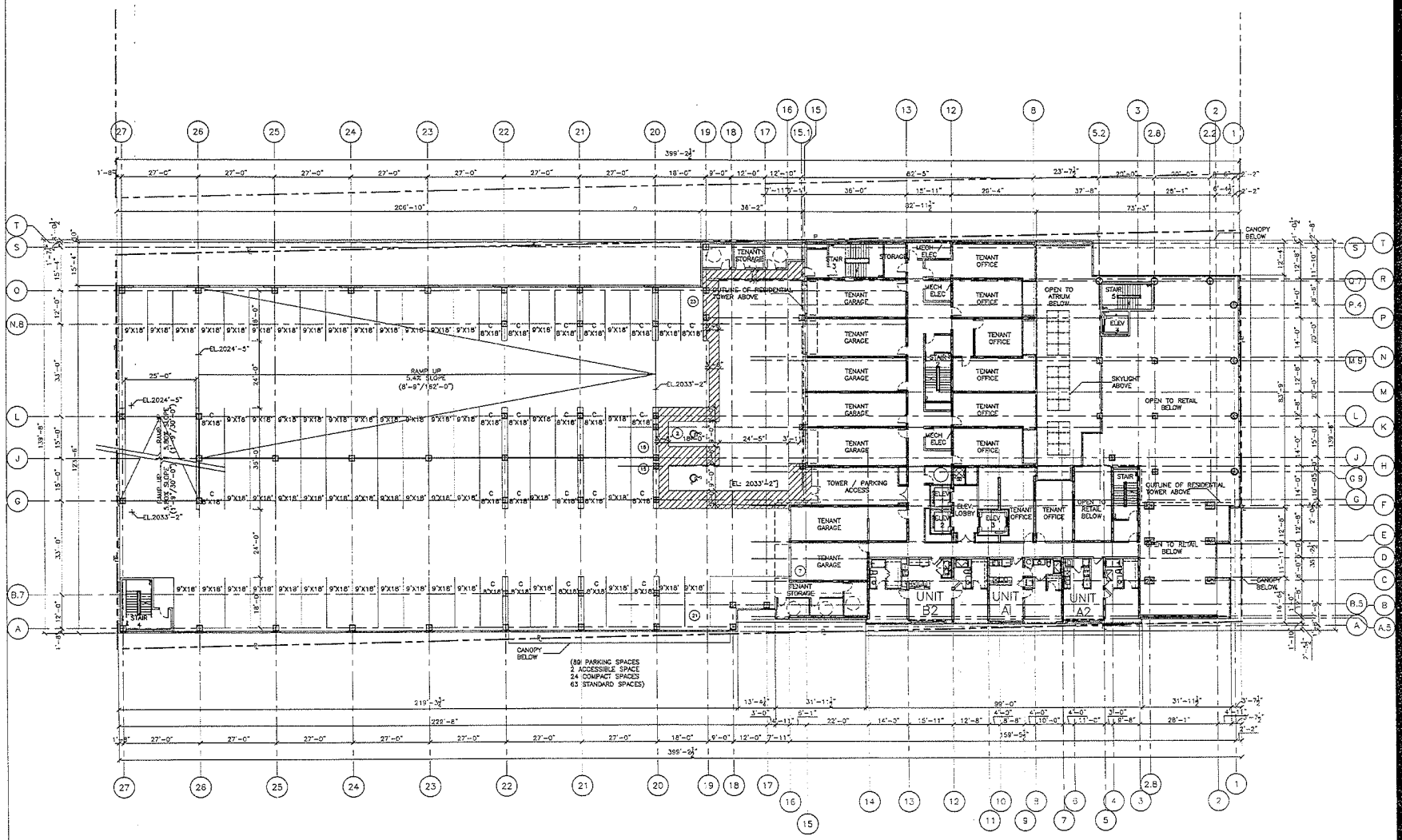

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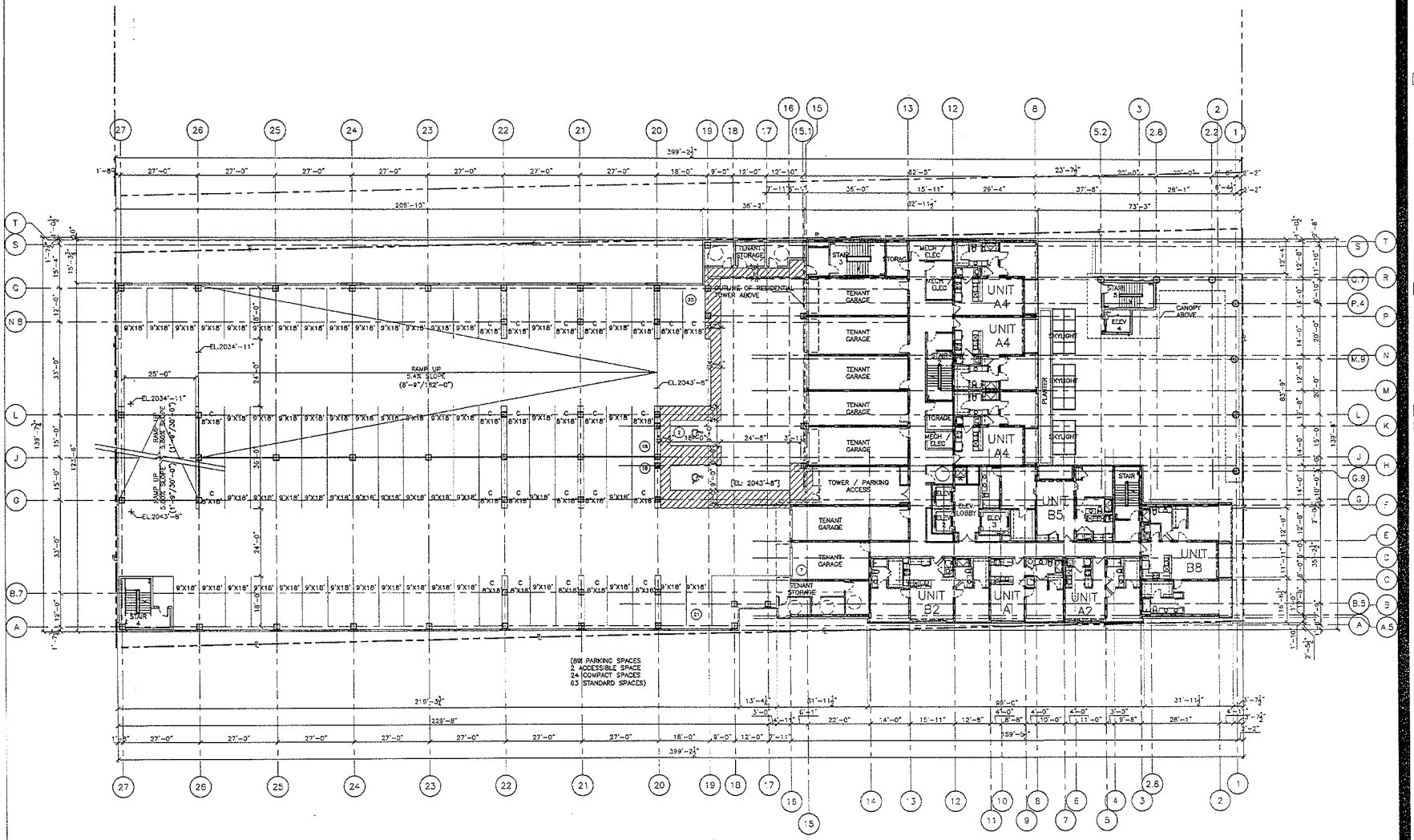

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5045.00	11.21.06

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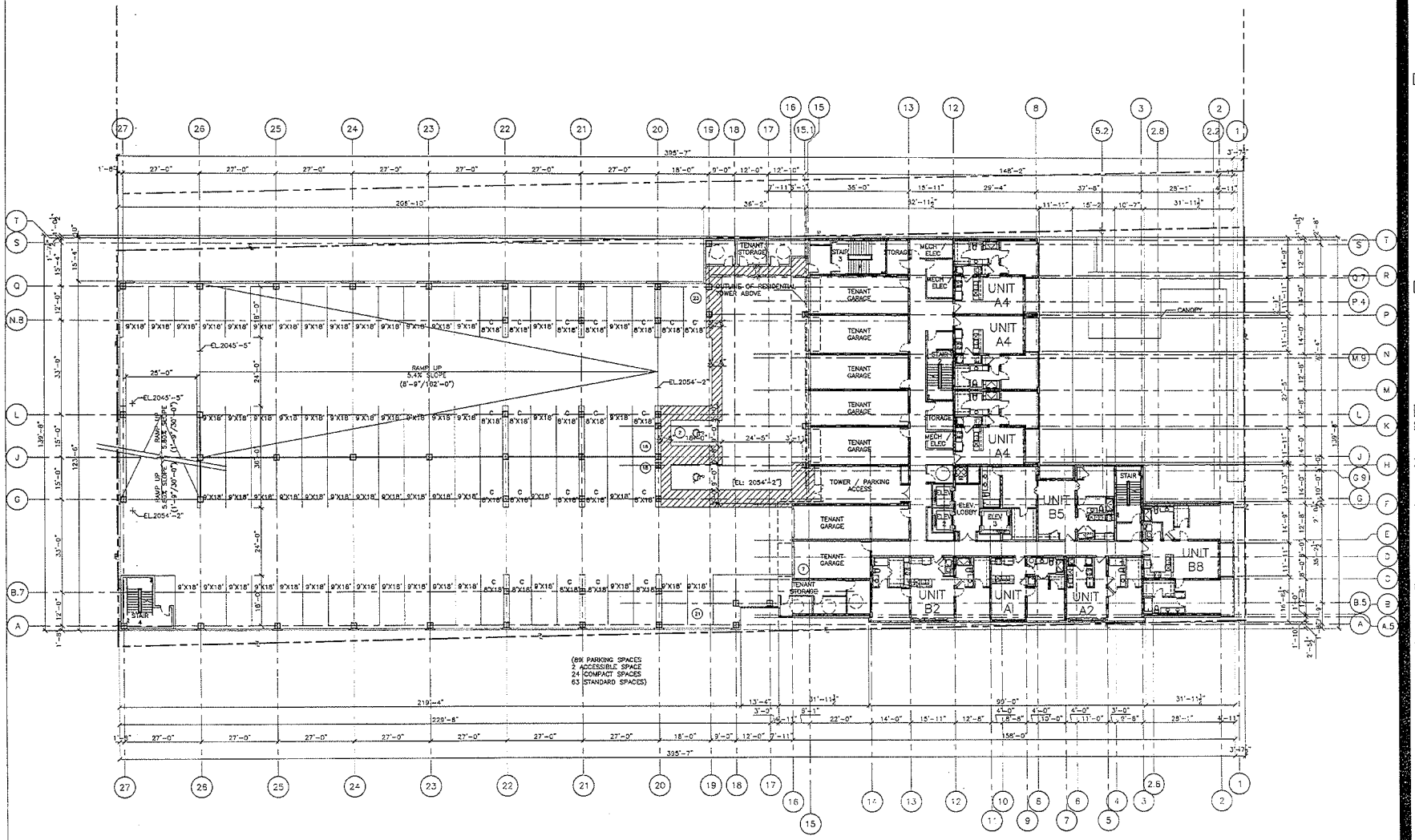

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No.	Date	Description

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5045.00	11.21.06

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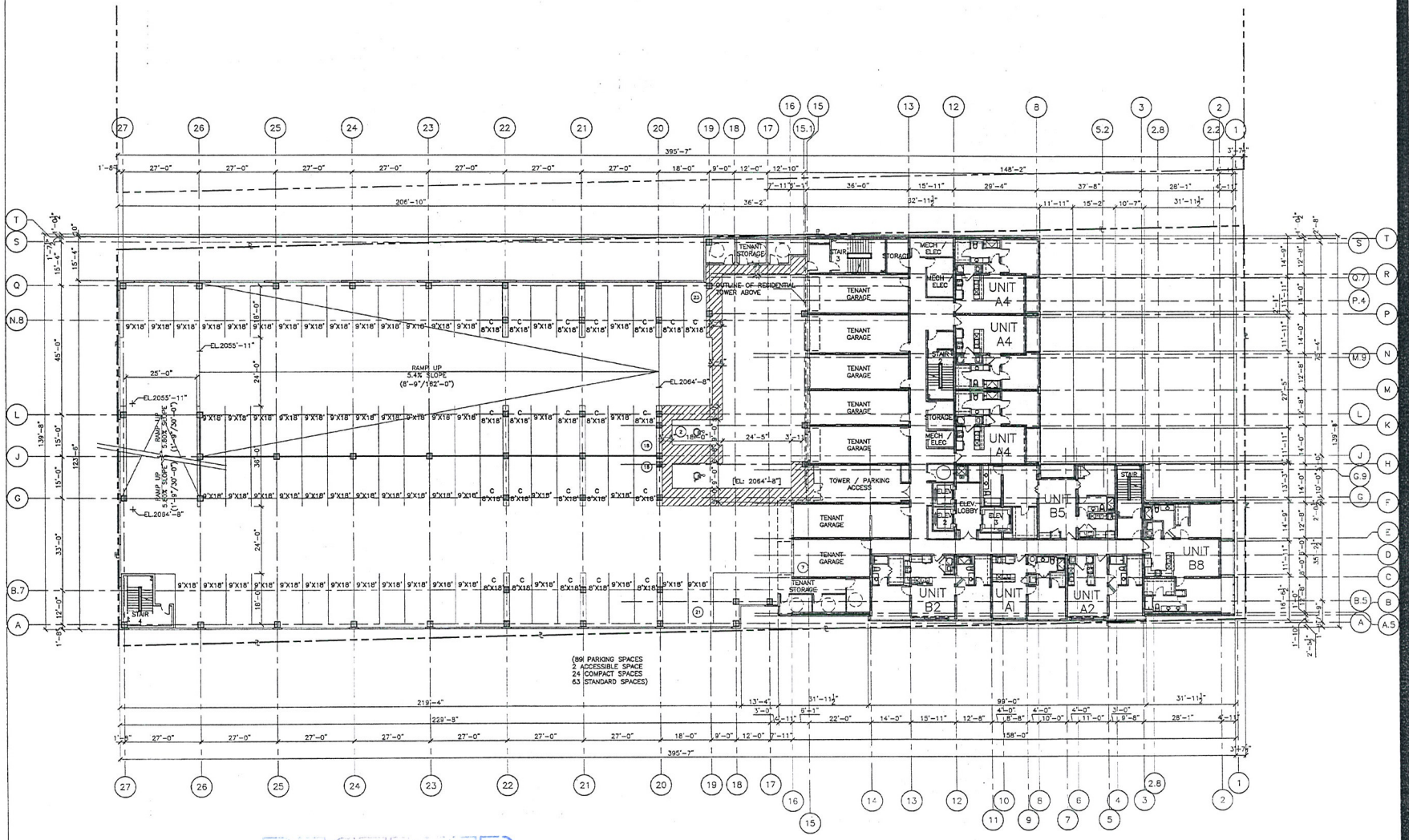

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No.	Date	Description

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5045.00	11.21.06

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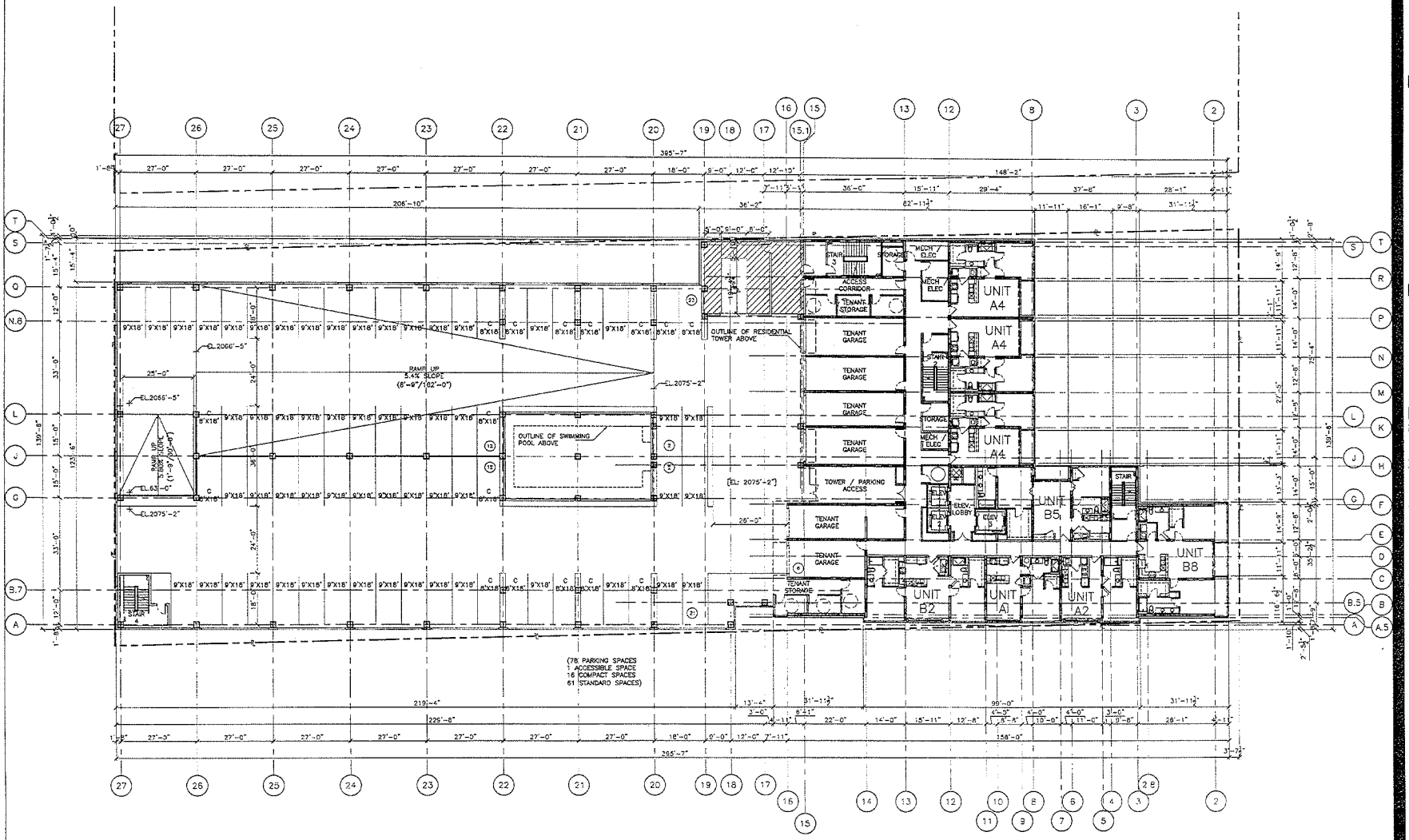

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SCALE: 1/15"=1'-0"

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5045.00	11.21.06

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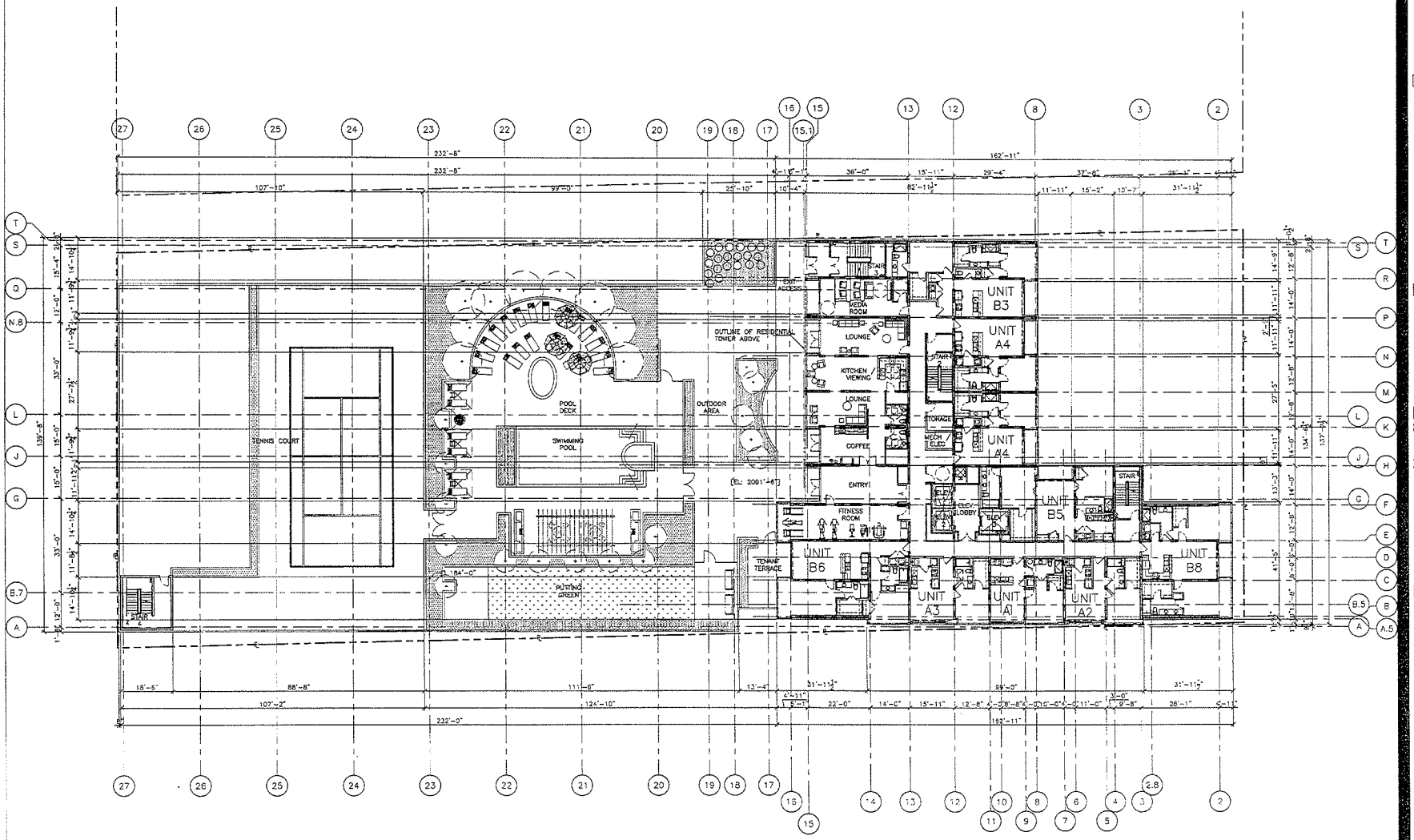

01 LEVEL 09 FLOOR PLAN (SWIMMING POOL LEVEL)

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LEVEL 09 FLOOR PLAN (SWIMMING POOL LEVEL)

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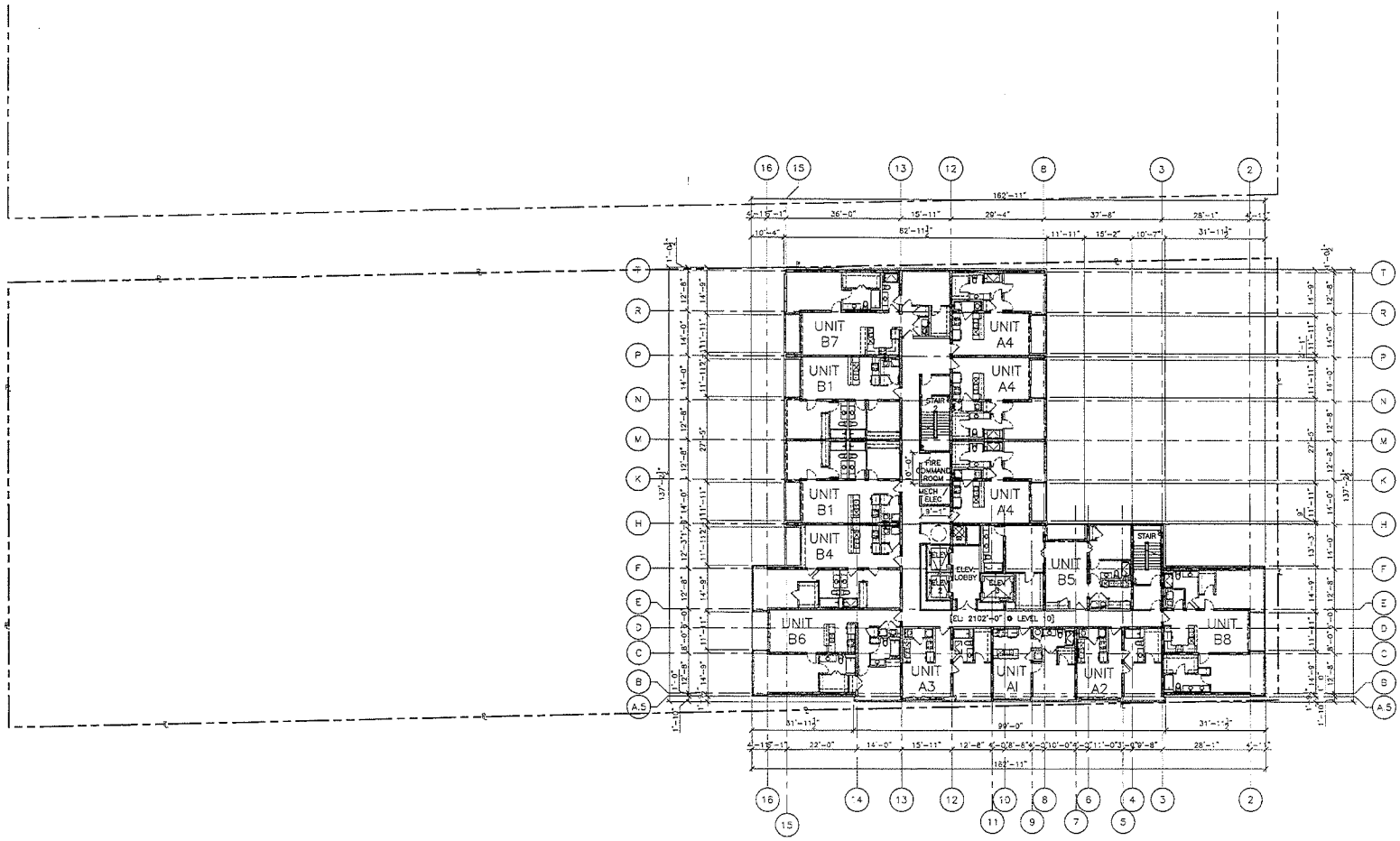

01 LEVELS 10, 20, 30 FLOOR PLAN (FIRE COMMAND ROOM)
SCALE: 1/16"=1'-0"

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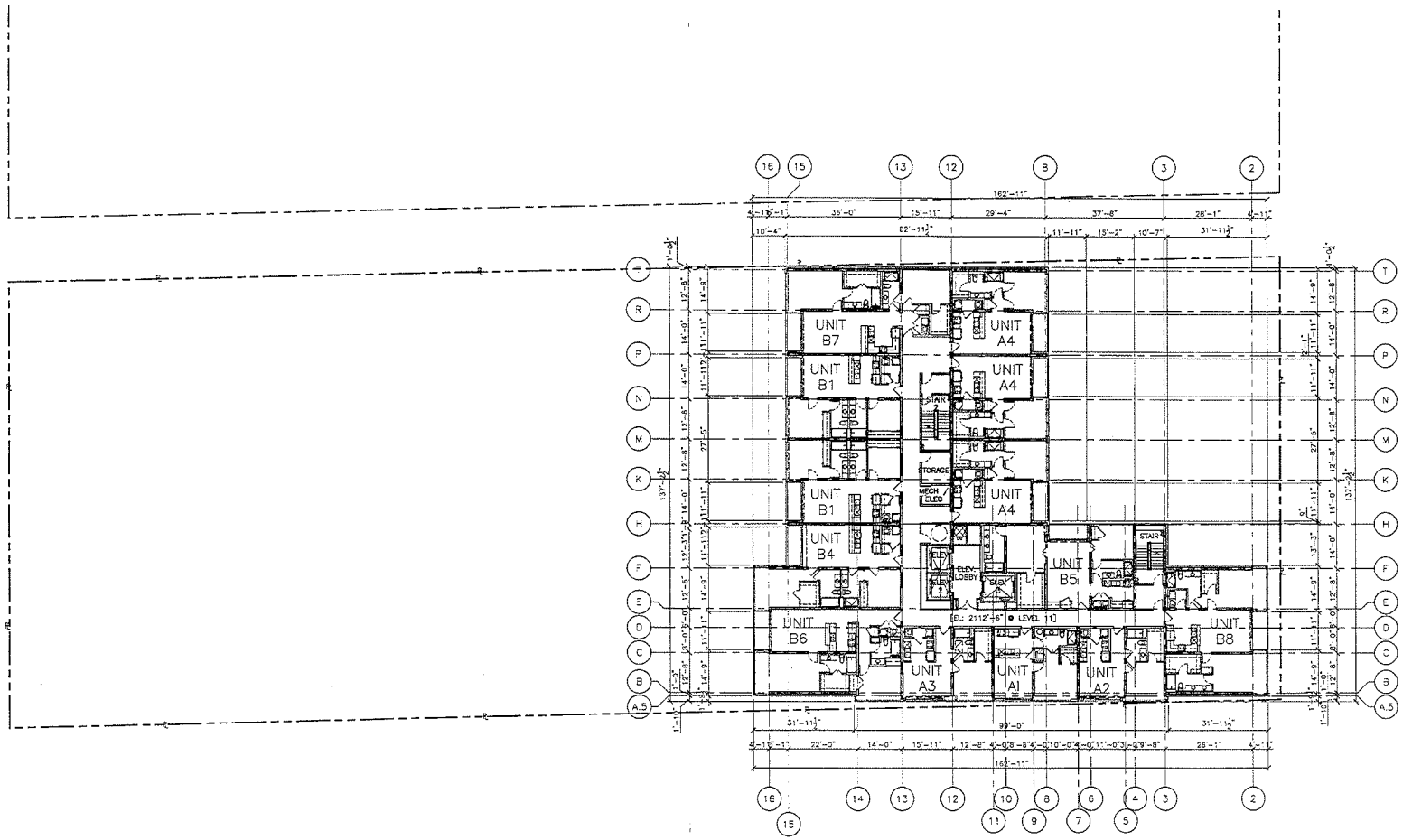

01 LEVELS 11–19, 20–19, 31– 32 FLOOR PLAN (TYPICAL FLOOR PLAN)
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(TYPICAL FLOOR PLAN)

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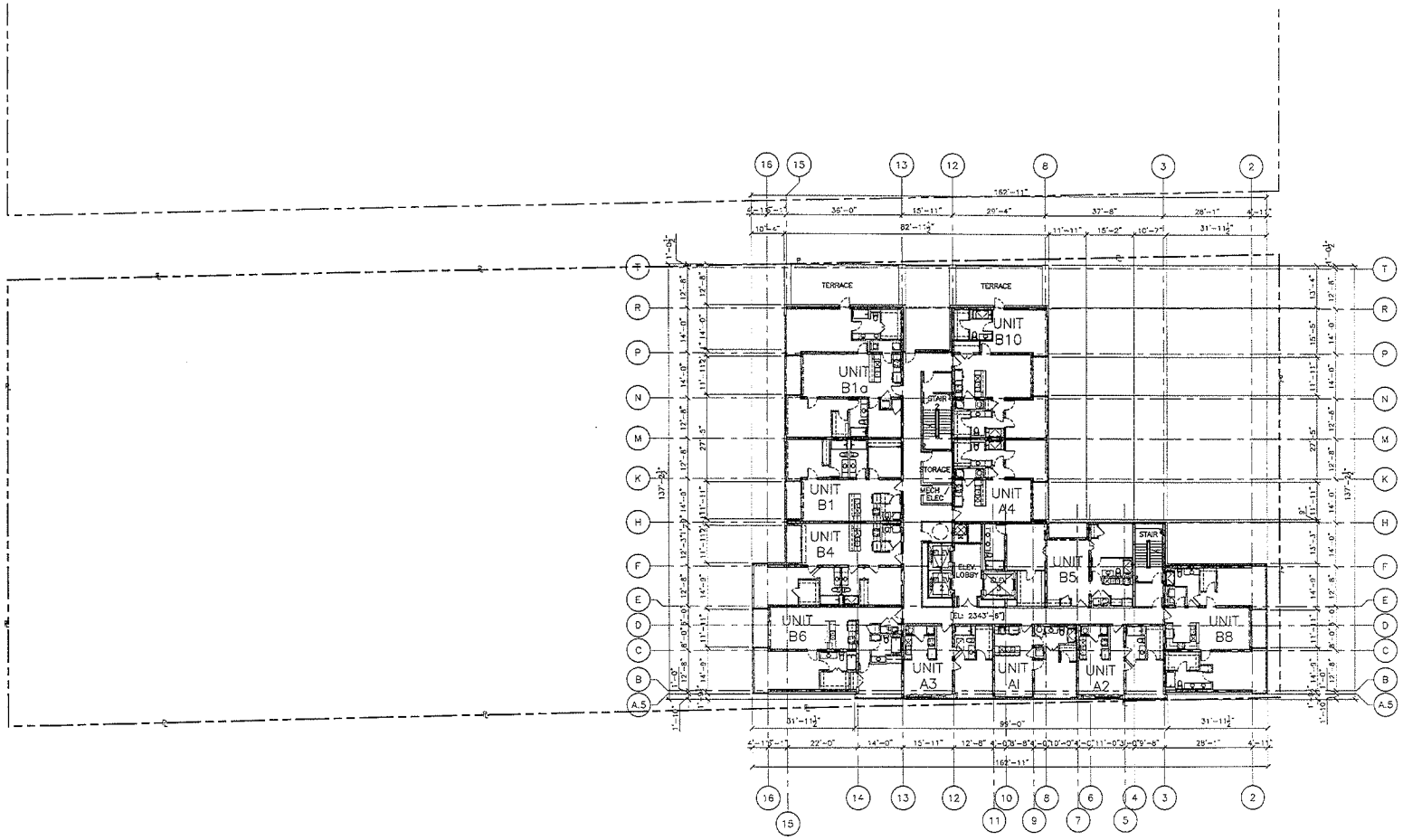

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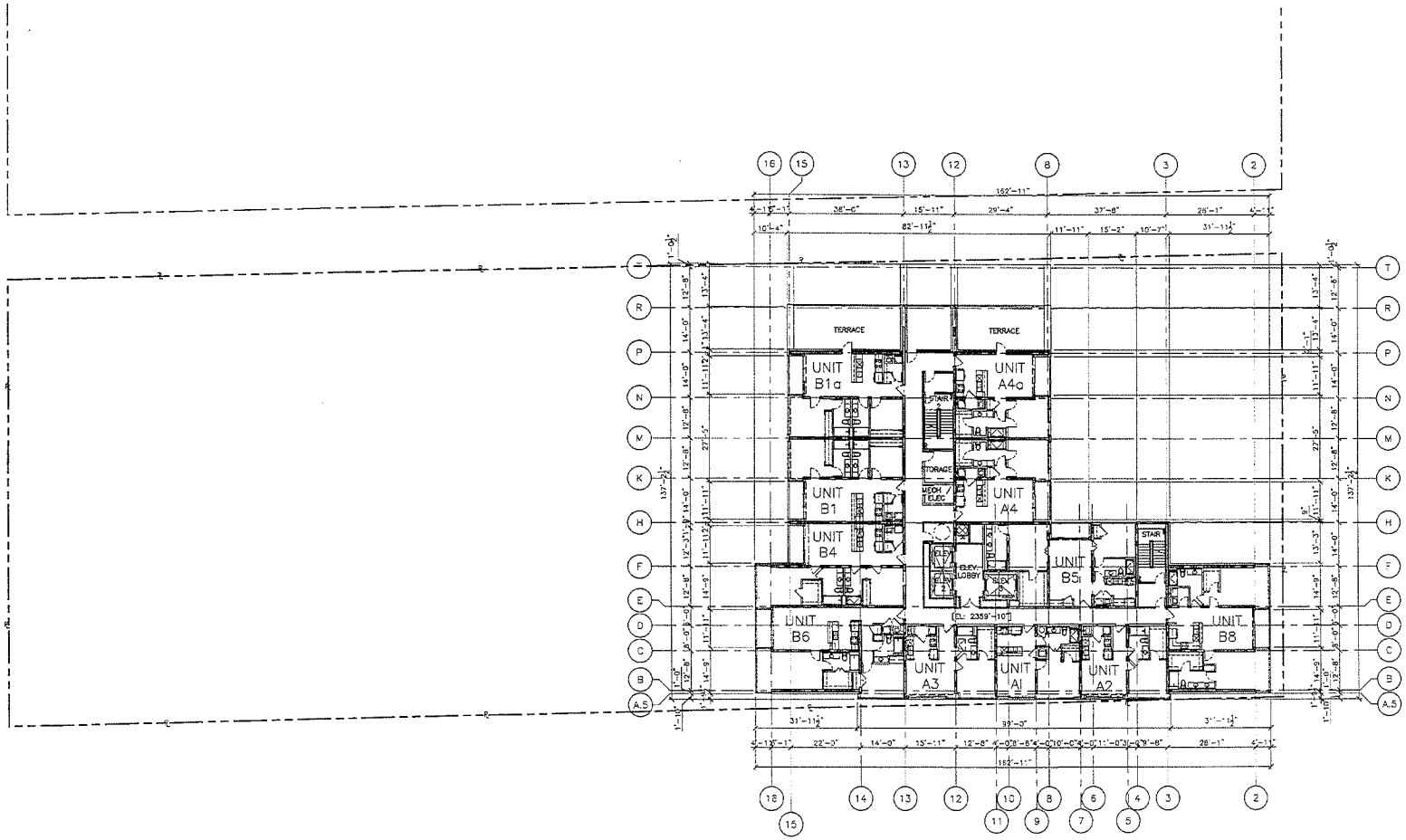

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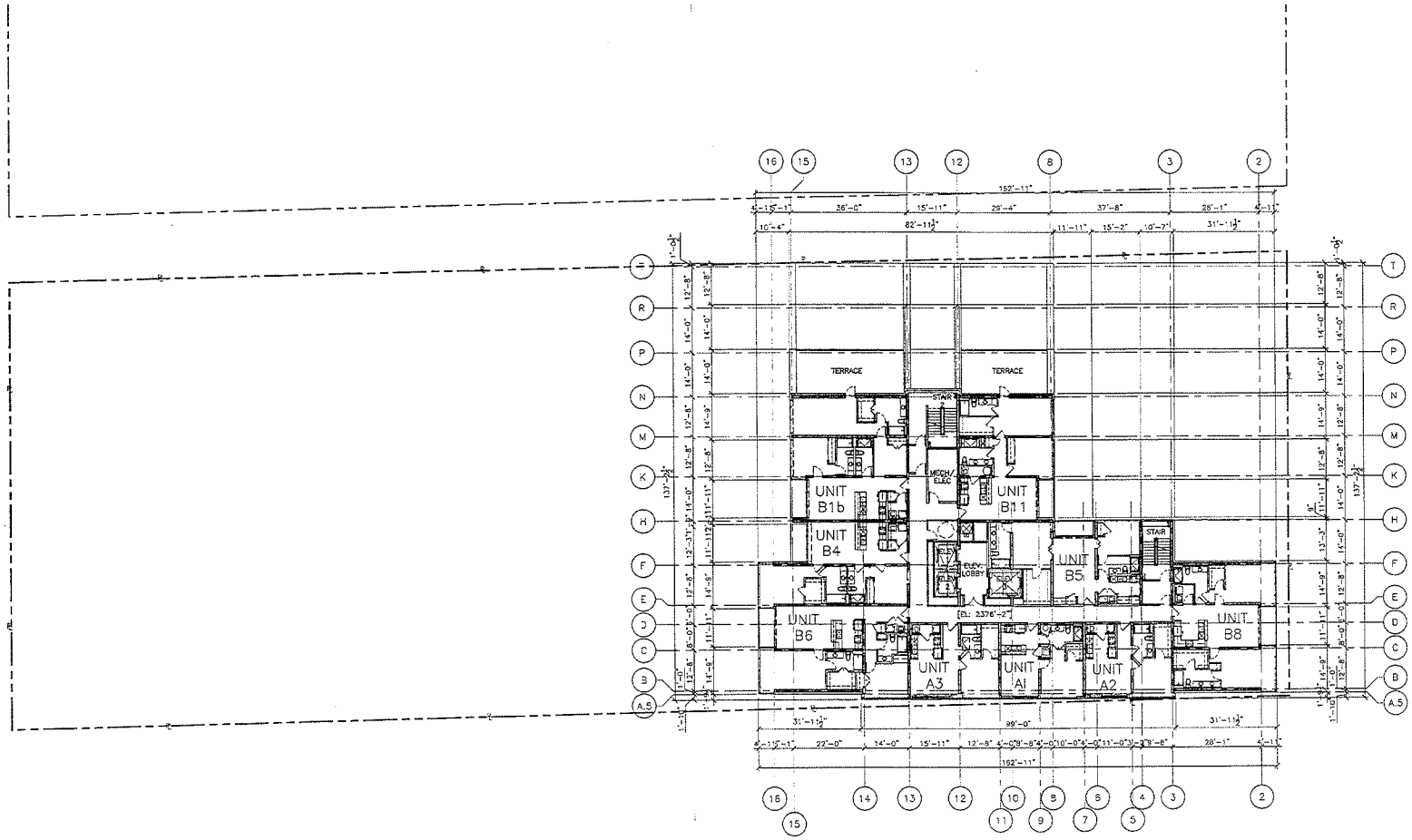

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5045.00	11.21.06

Issue Package
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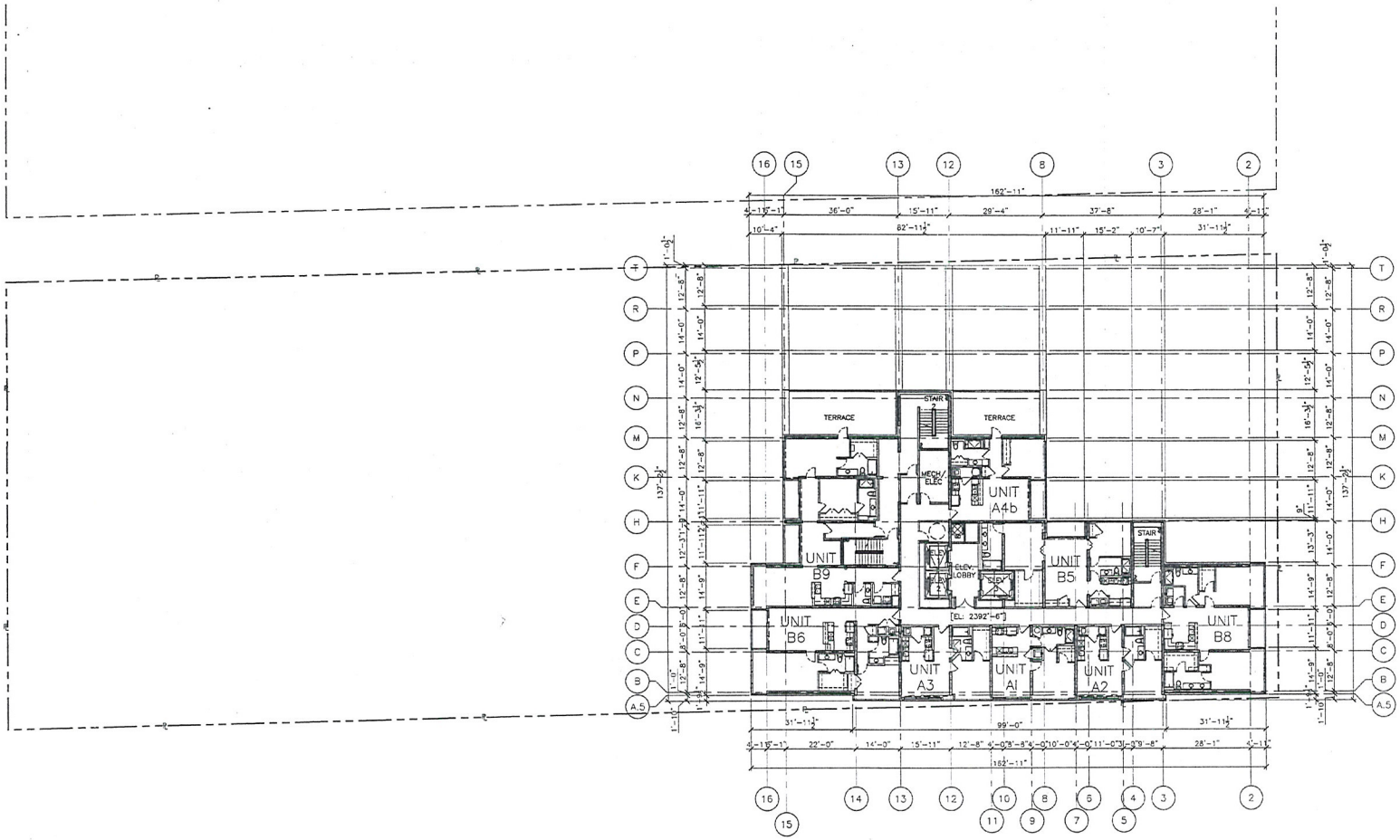

01 LEVEL 36 FLOOR PLAN
SCALE: 1/16"=1'-0"

TRUE NORTH
PLAN NORTH

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Issues and Revisions

No.	Date	Description

Job No.	Issue Date
5045.00	11.21.06

Issue Package
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Sheet Title
LEVEL 36 FLOOR PLAN

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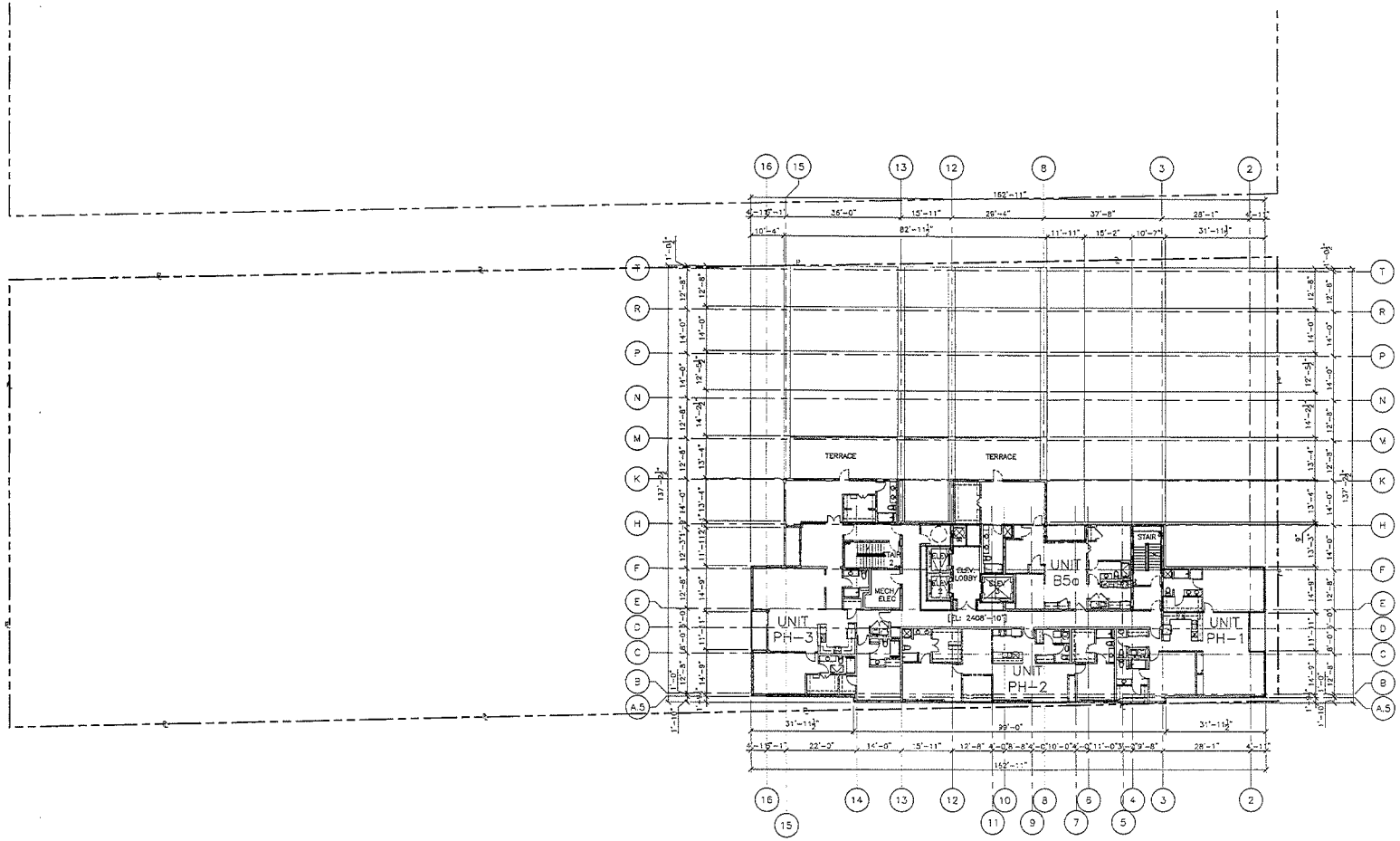

01 LEVEL 37 FLOOR PLAN
SCALE: 1/16"=1'-0"

TRUE NORTH
PLAN NORTH

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Issues and Revisions

No.	Date	Description

Job No.	Issue Date
5045.00	11.21.06

Issue Package
PLANNING COMMISSION SUBMITTAL

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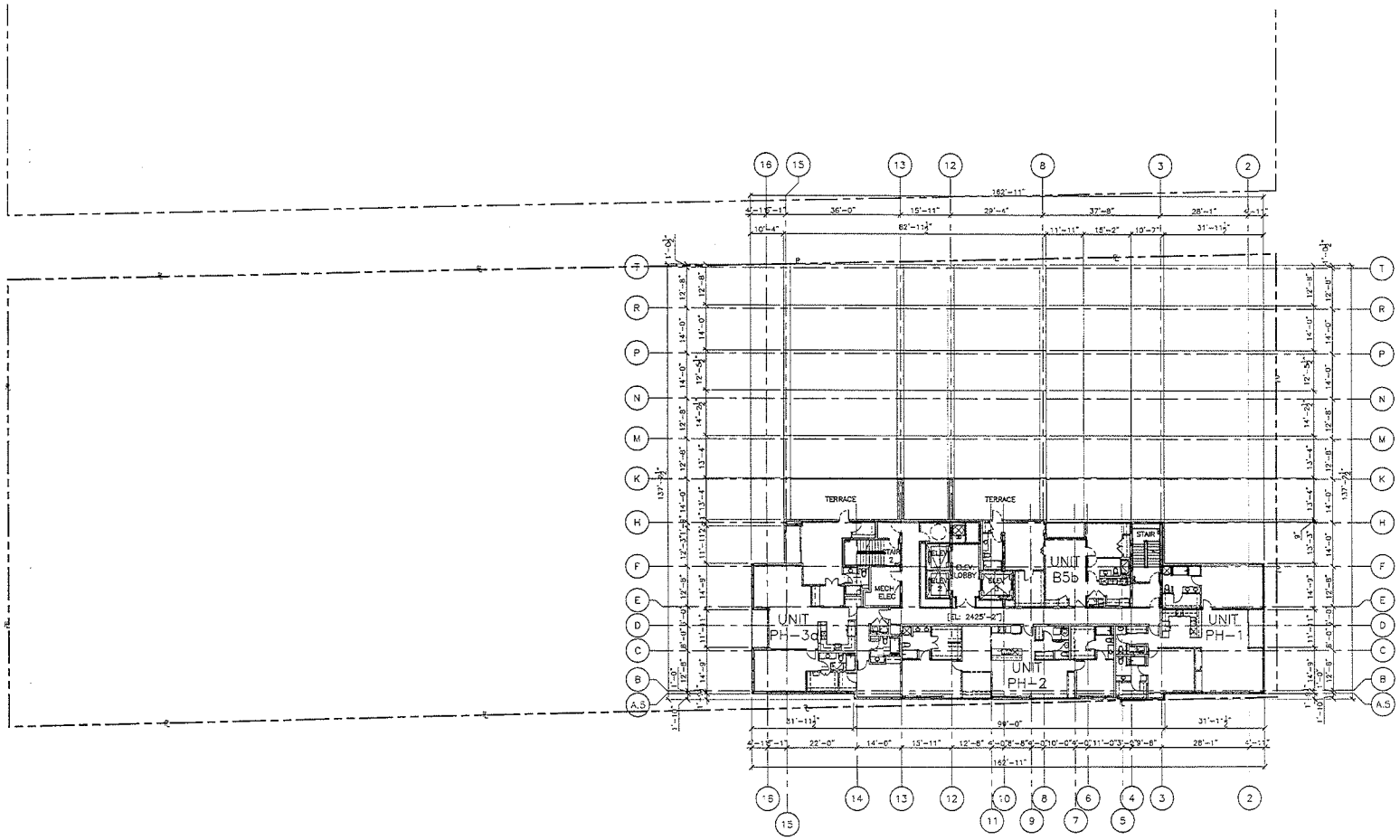

01 LEVEL 38 FLOOR PLAN
SCALE: 1/16"=1'-0"

TRUE NORTH
PLAN NORTH

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Issues and Revisions

No.	Date	Description

Job No.	Issue Date
5045.00	11.21.06

Issue Package
PLANNING COMMISSION SUBMITTAL

Sheet Title
LEVEL 38 FLOOR PLAN

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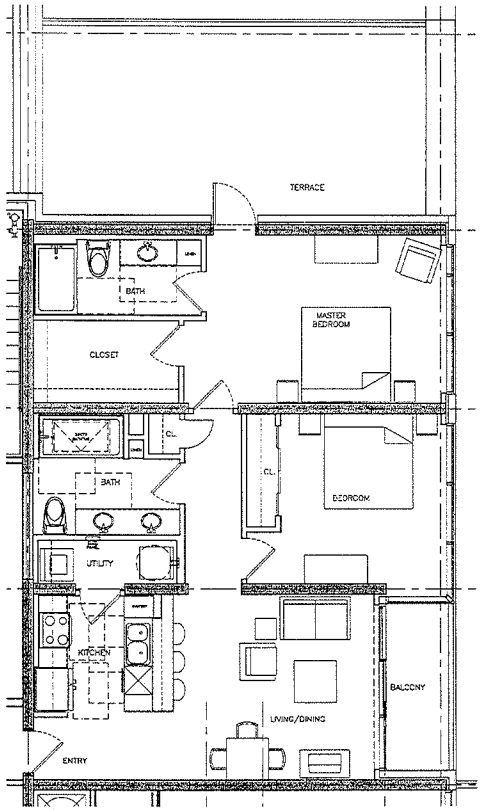

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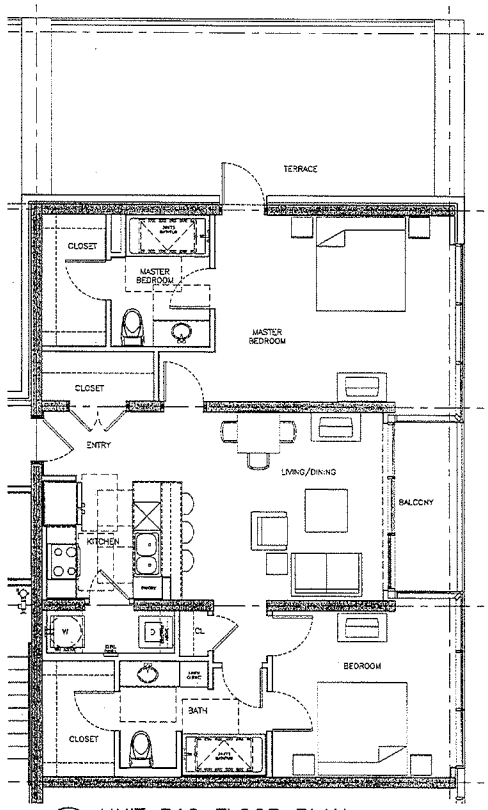

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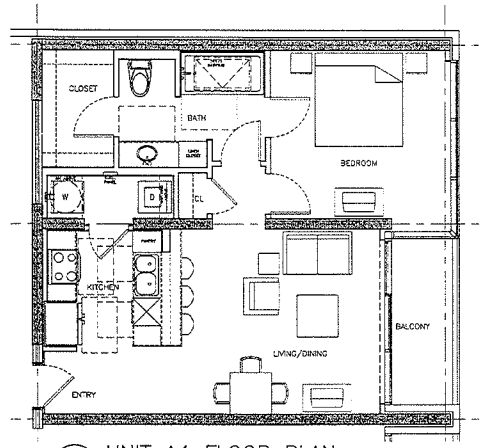

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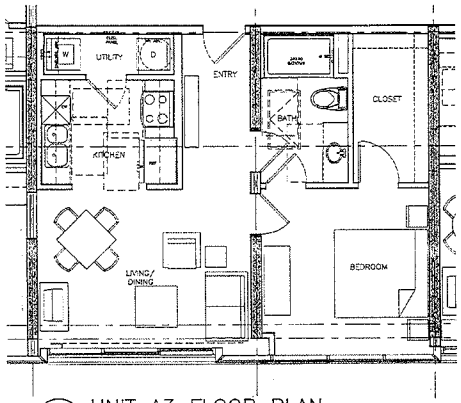

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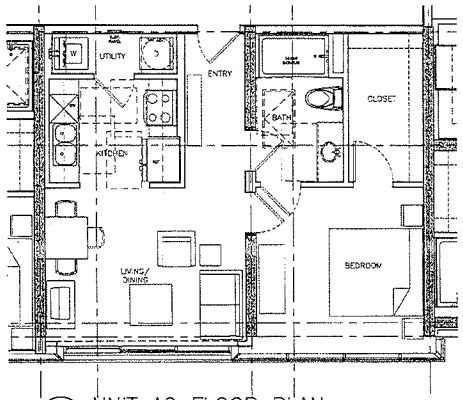

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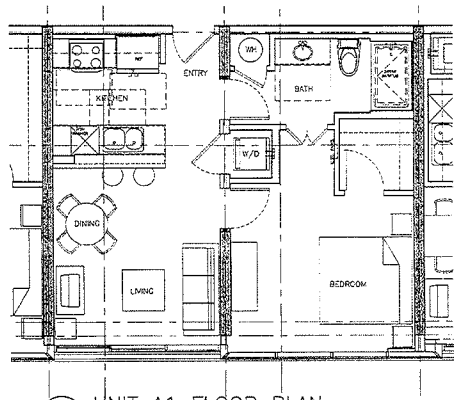

01 UNIT A1 FLOOR PLAN
SCALE: 1/4"=1'-0"

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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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A2.50

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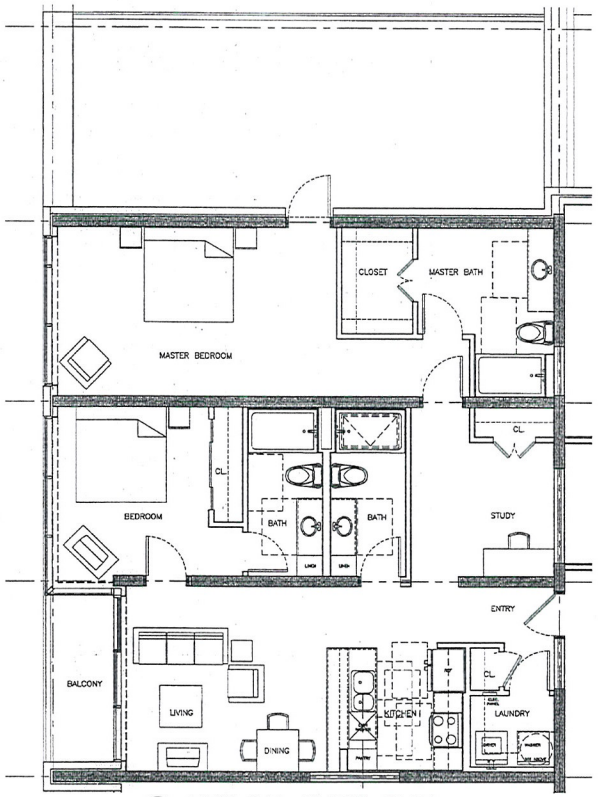

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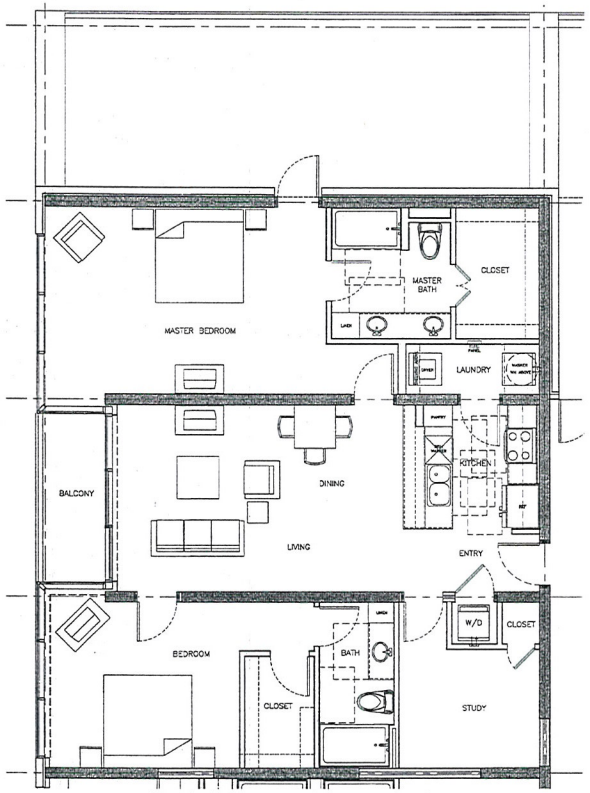

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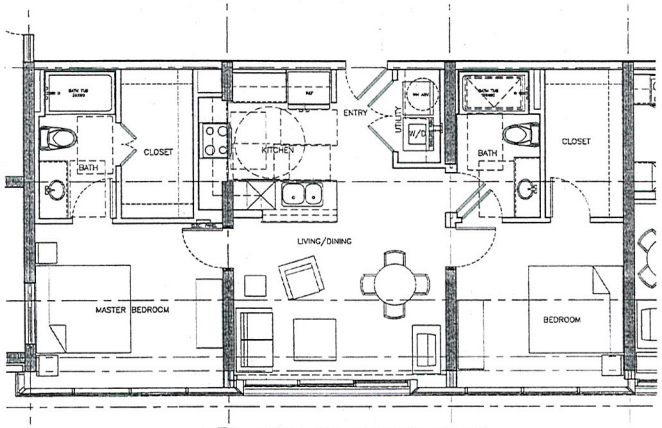

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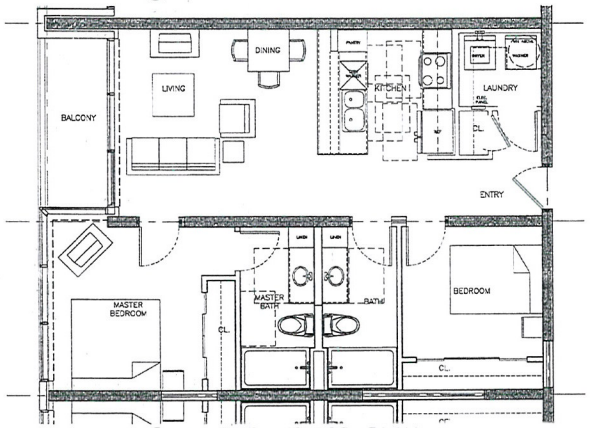

01 UNIT B1 FLOOR PLAN
SCALE: 1/4"=1'-0"

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Issues and Revisions

No.	Date	Description

Job No.	Issue Date
5045.00	11.21.06

Issue Package
PLANNING COMMISSION SUBMITTAL

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A2.51

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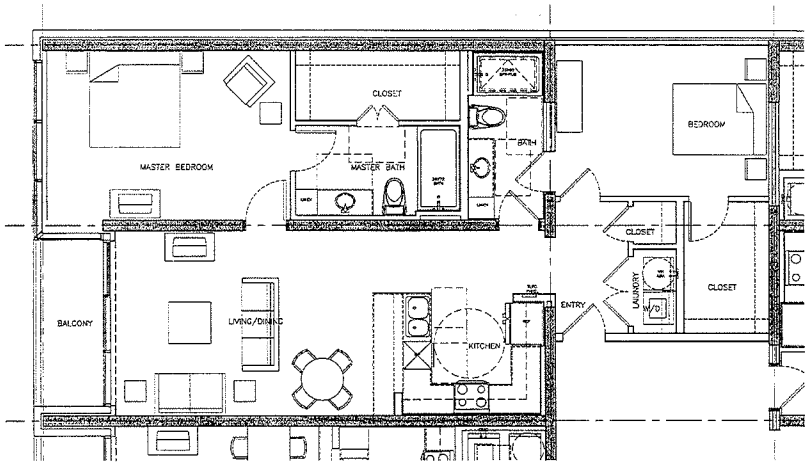

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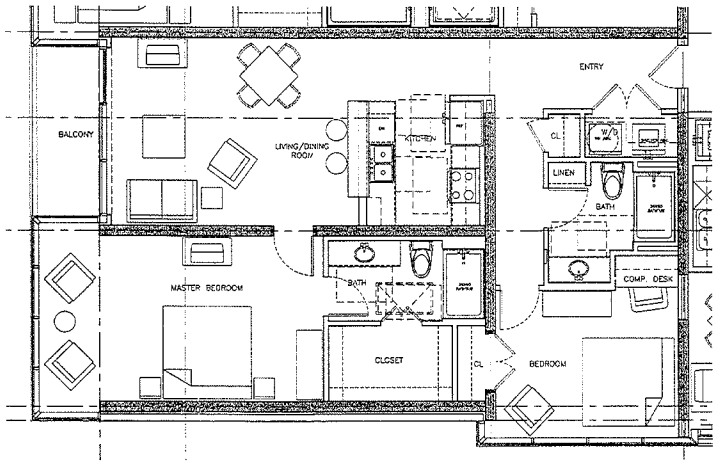

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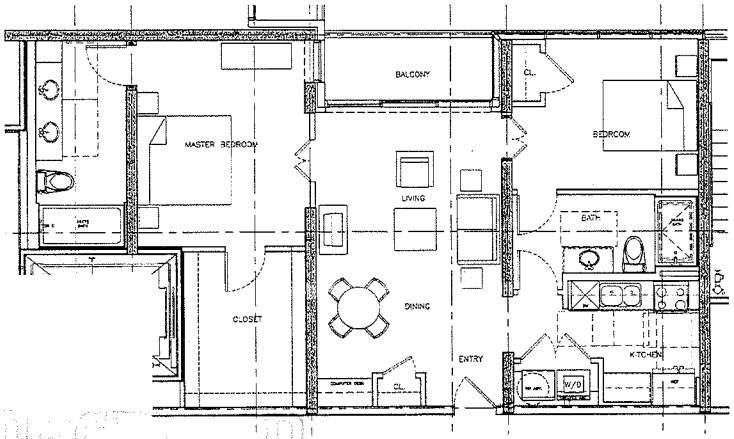

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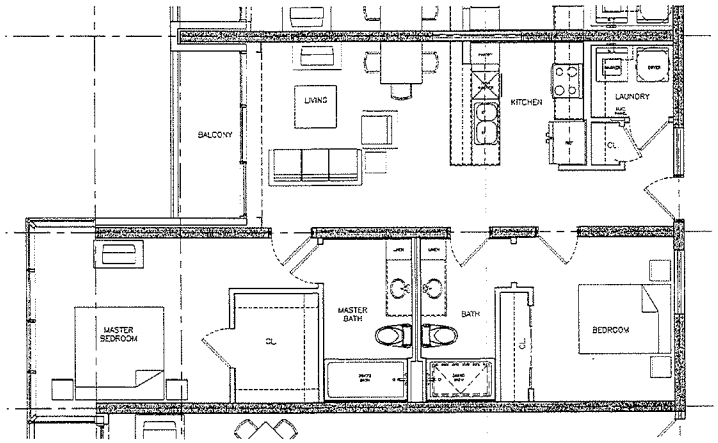

01 UNIT B4 FLOOR PLAN
SCALE: 1/4"=1'-0"

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No.	Date	Description

Job No.	Issue Date
5045.00	11.21.06

Issue Package
PLANNING COMMISSION SUBMITTAL

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UNIT FLOOR PLANS

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A2.52

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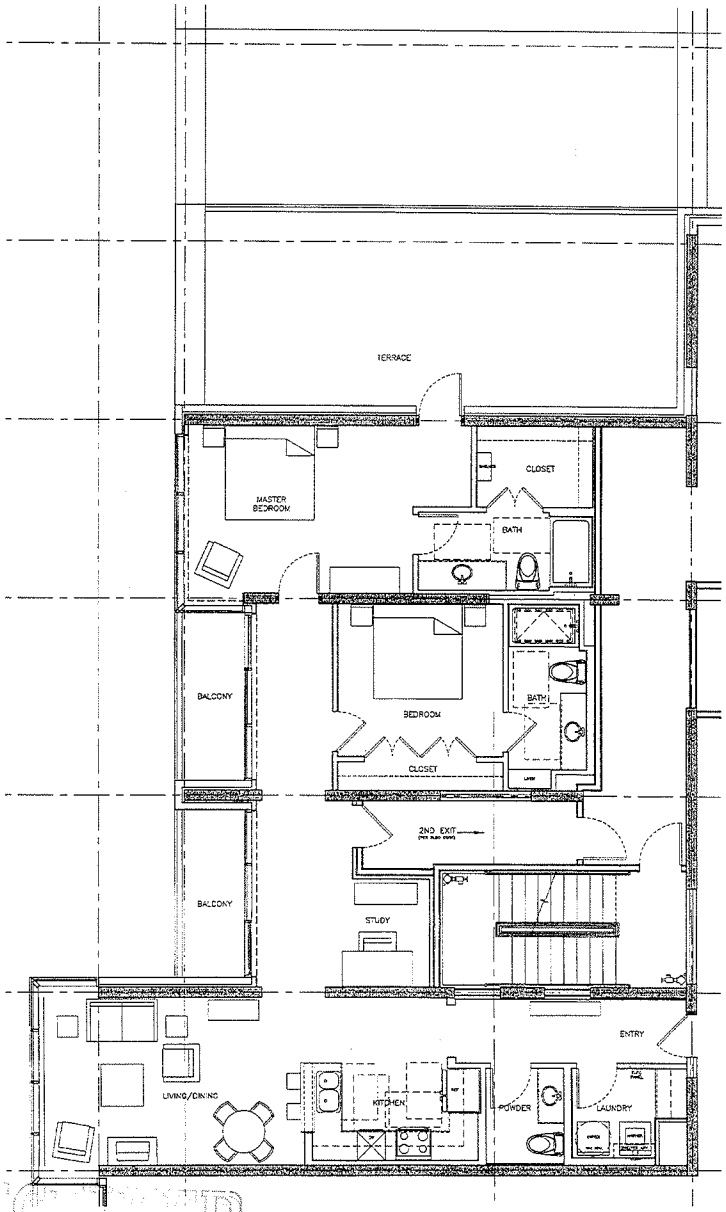

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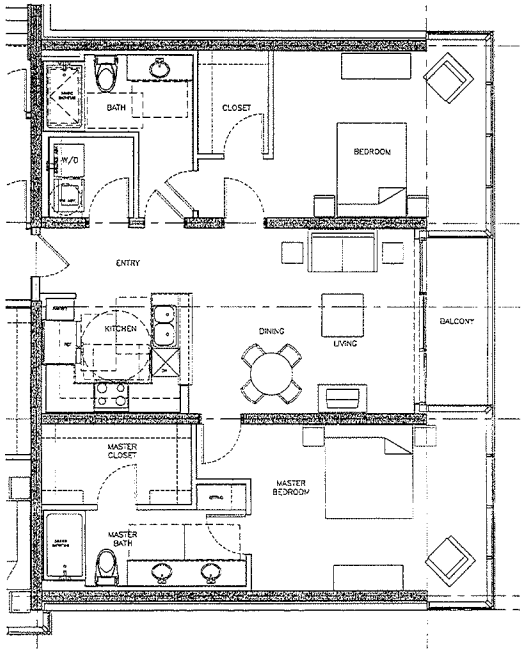

01 UNIT B8 FLOOR PLAN
SCALE: 1/4"=1'-0"

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No.	Date	Description

Job No.	Issue Date
5045.00	11.21.06

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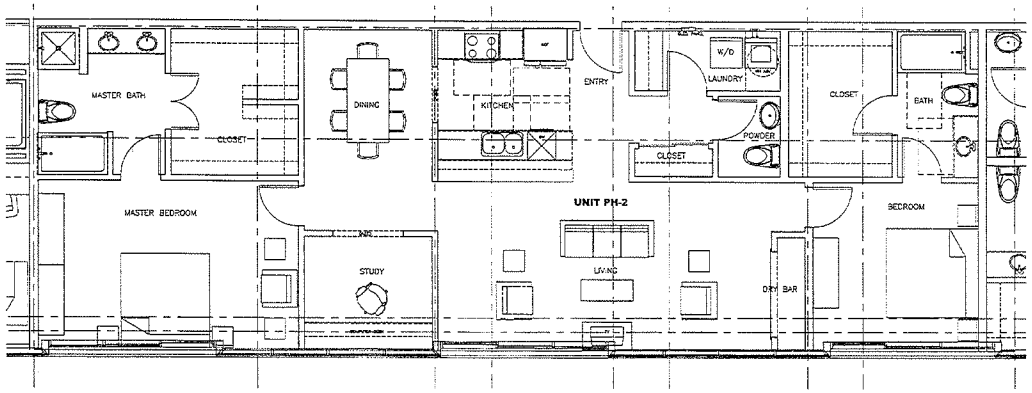

03 UNIT PH-2 FLOOR PLAN
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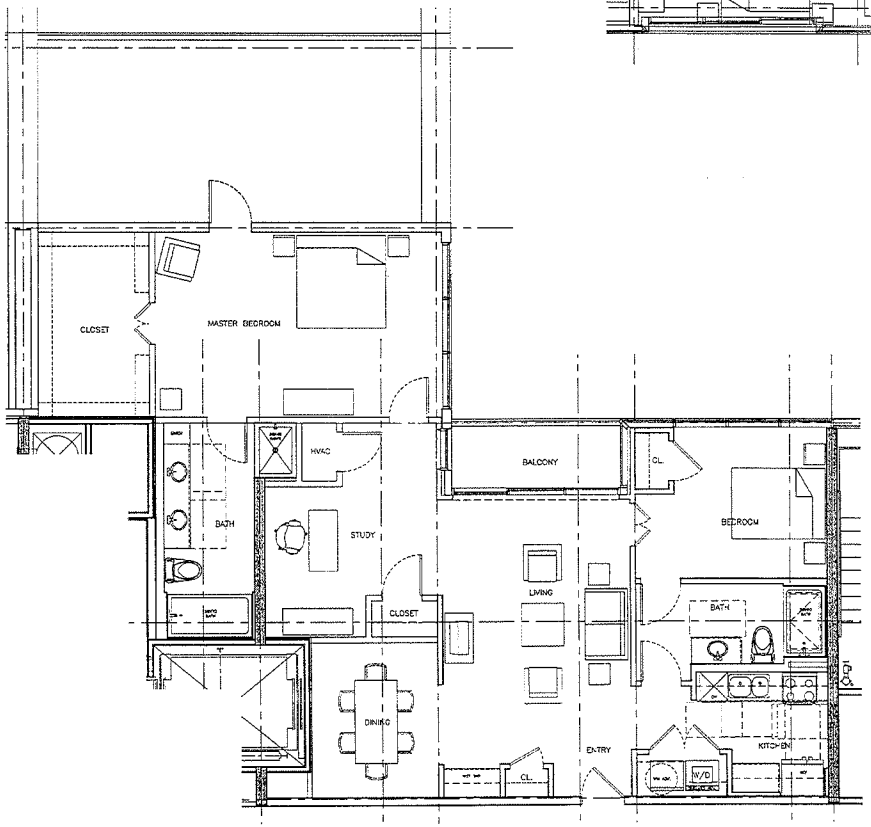

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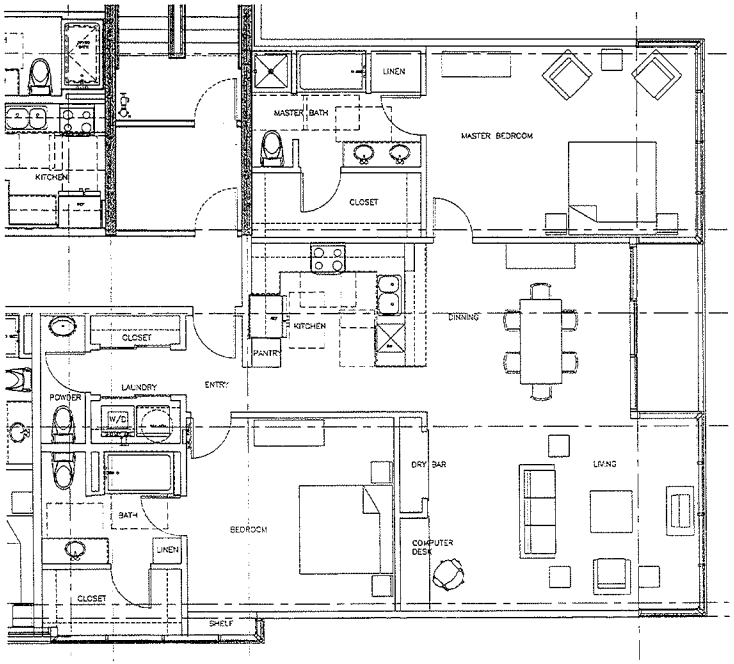

01 UNIT PH-1 FLOOR PLAN
SCALE: 1/4"=1'-0" PENTHOUSE LEVEL UNIT (LEVELS 37-38)

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No.	Date	Description

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Issue Package
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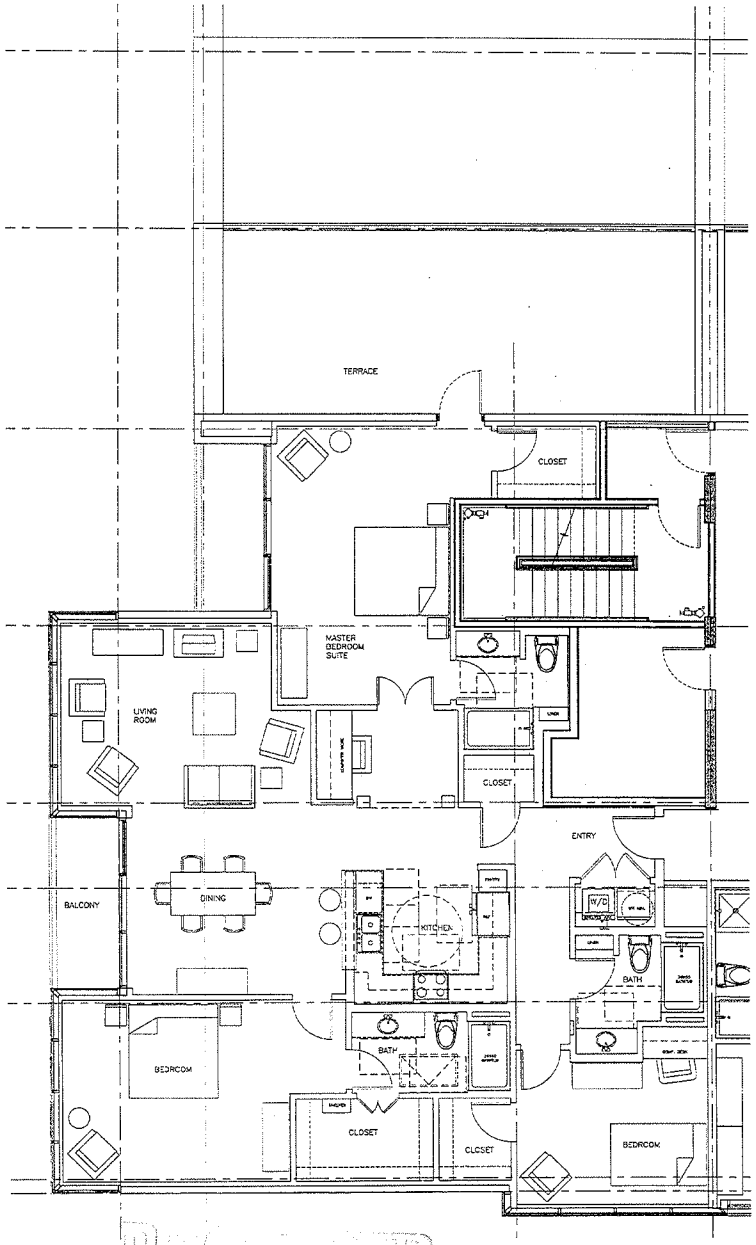

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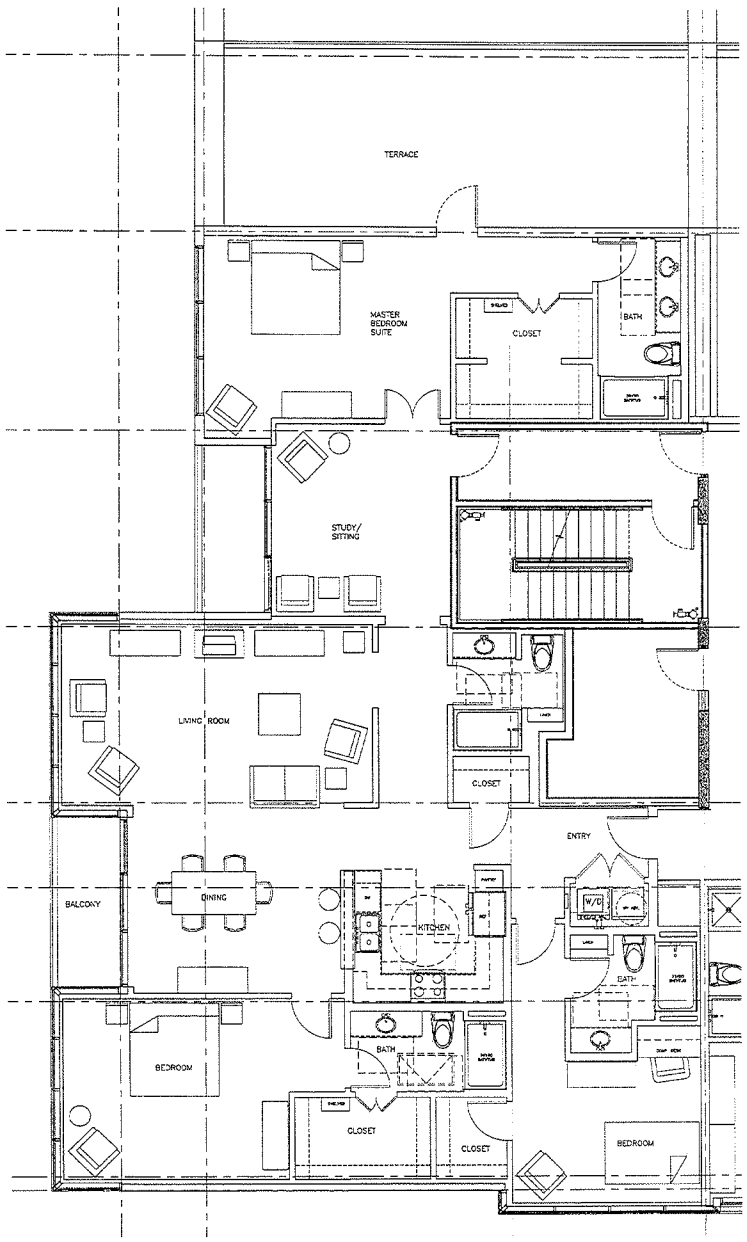

01 UNIT PH-3 FLOOR PLAN
SCALE: 1/4"=1'-0" PENTHOUSE LEVEL UNIT (LEVEL 38)

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PLANNING COMMISSION SUBMITTAL

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UNIT FLOOR PLANS

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A2.55

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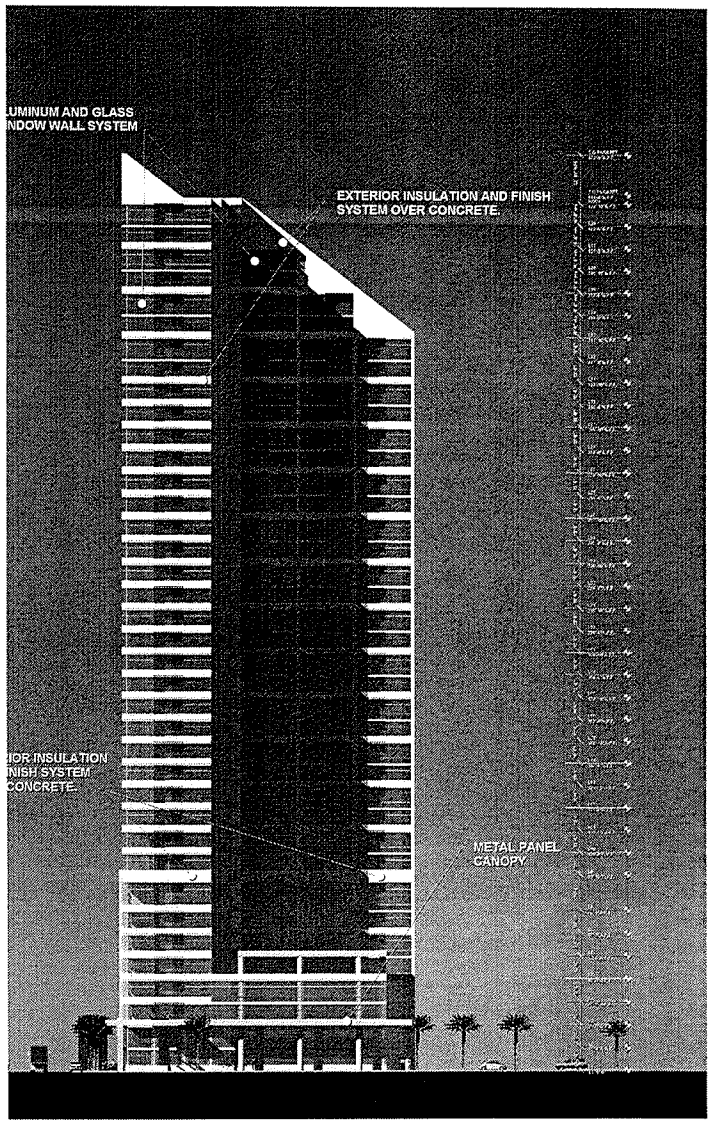
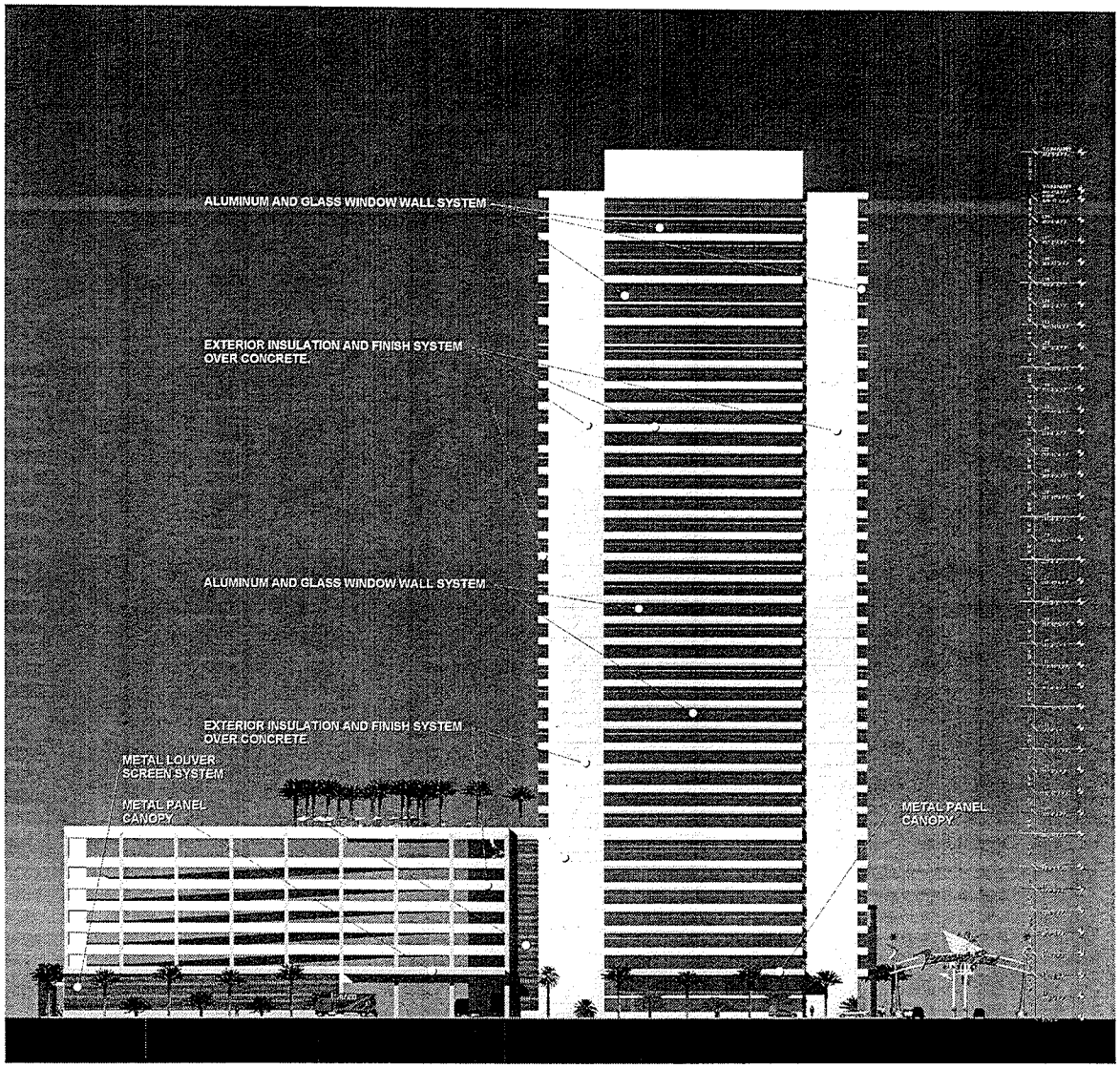


01 NORTH ELEVATION

0 15' 30' 60'

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



02 EAST ELEVATION

0 15' 30' 60'

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

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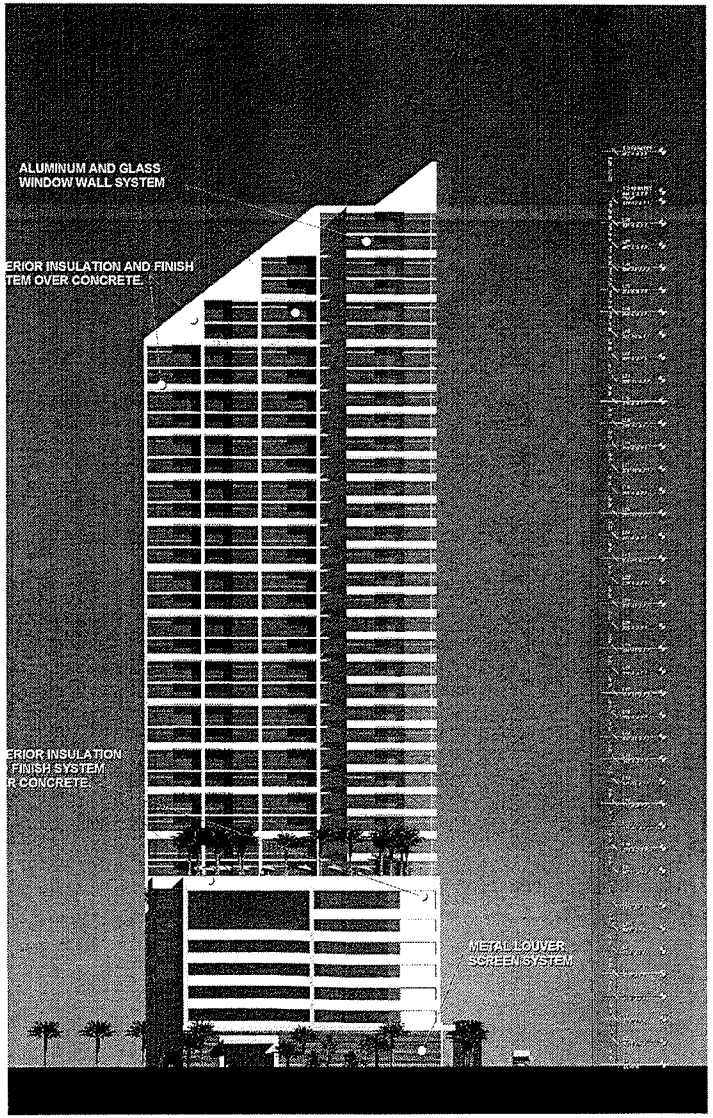
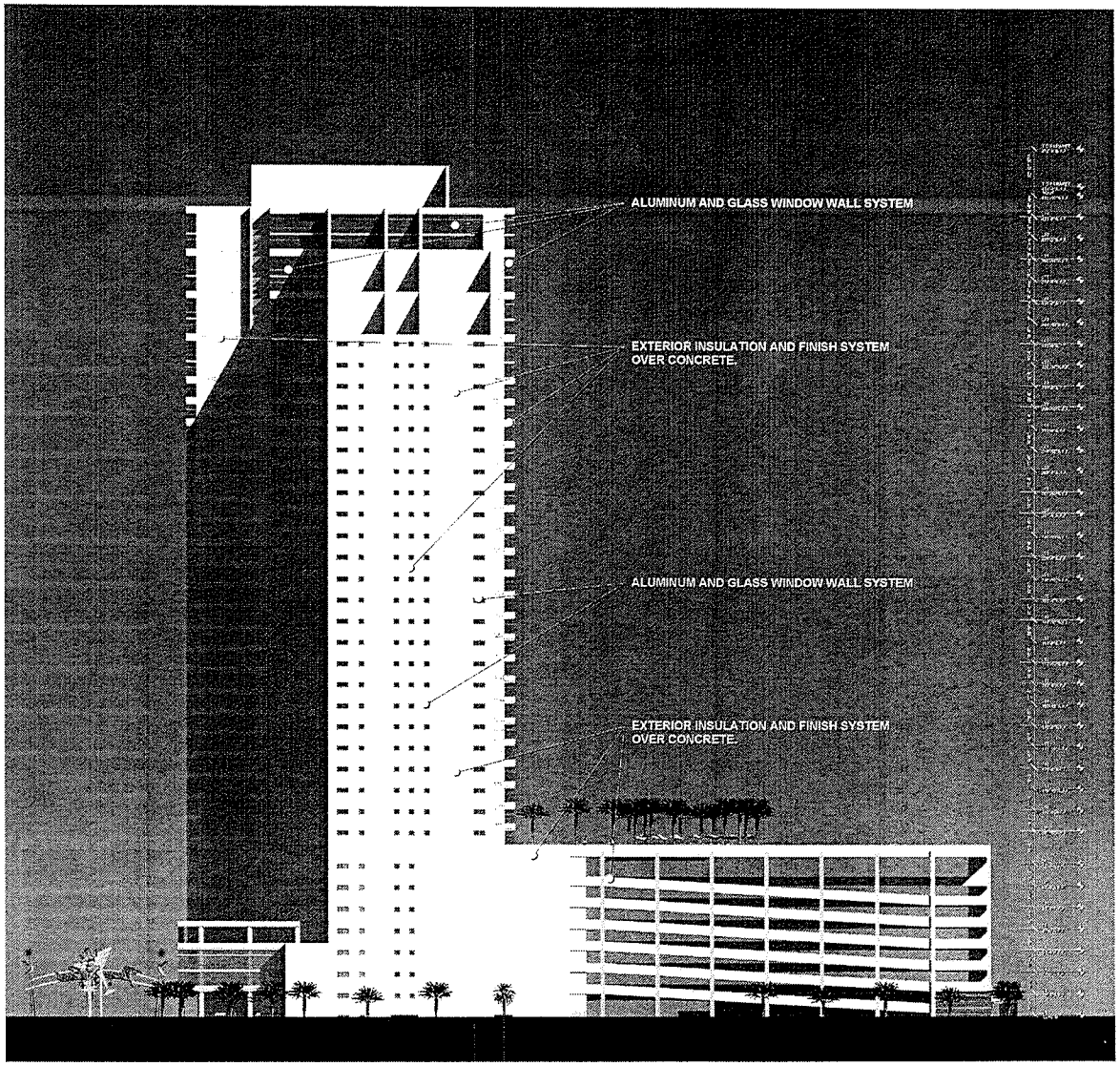
DEVELOPER
ARCHITECT
No. Date
Job No
5045.00
PLANNING CO



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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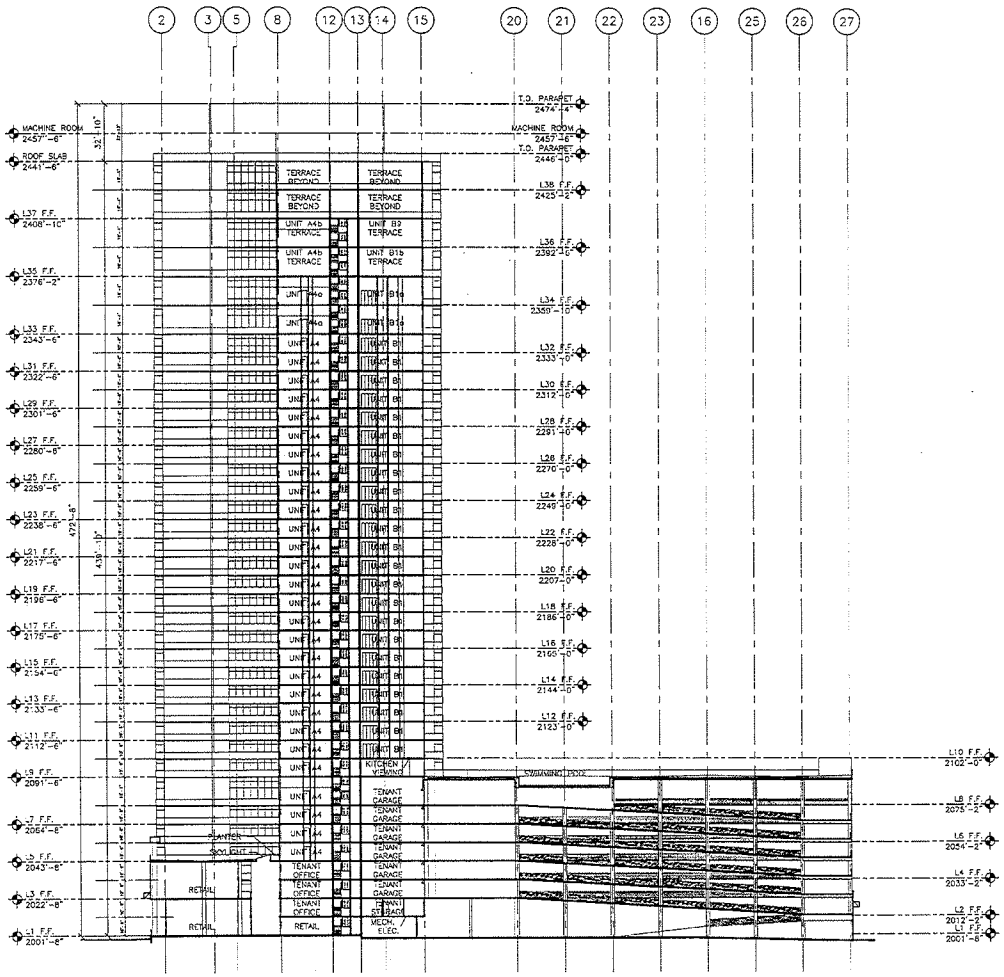

01 BUILDING SECTION (NORTH SOUTH SECTION)
SCALE: 1/32"=1'-0"

0 8' 16' 32'

ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE #3294

C/O Gromatzky Dupree and Associates
2020 Cole Ave., Suite 300
Dallas, Tx. 75204
Phone: (214) 871-9076
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www.gdaline.com

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Project

NEON HEIGHTS

LAS VEGAS, NEVADA
777 FREMONT

Martinez & Associates

Authorization

ROBERT B. DUPREE REGISTERED ARCHITECT 3294 NEVADA

11-21-06

FOR PLANNING COMMISSION SUBMITTAL ONLY

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Issues and Revisions

No.	Date	Description

Job No.	Issue Date
5045.00	11.21.06

Issue Package
PLANNING COMMISSION SUBMITTAL

Sheet Title
BUILDING SECTION

Sheet Number
A6.01

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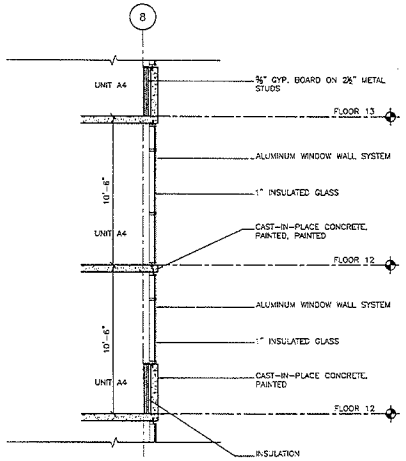
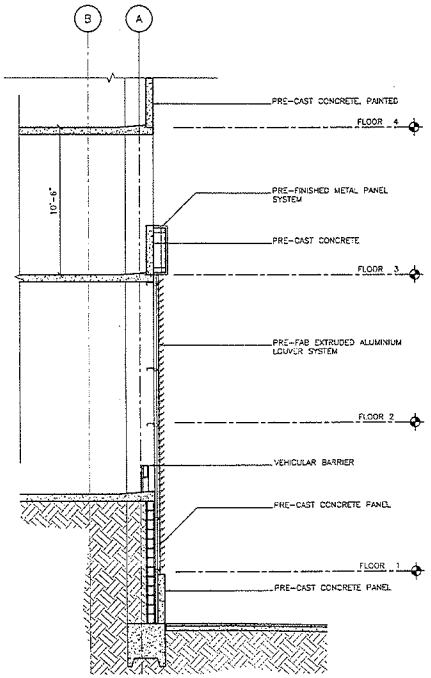
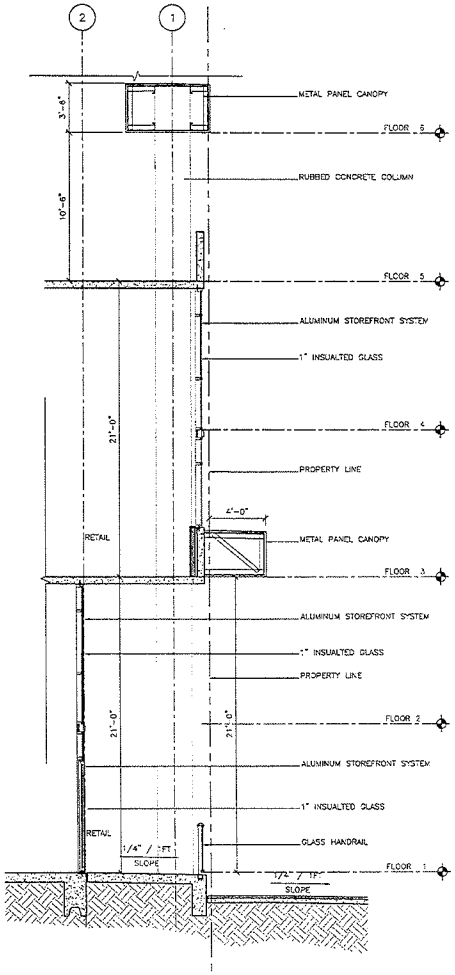


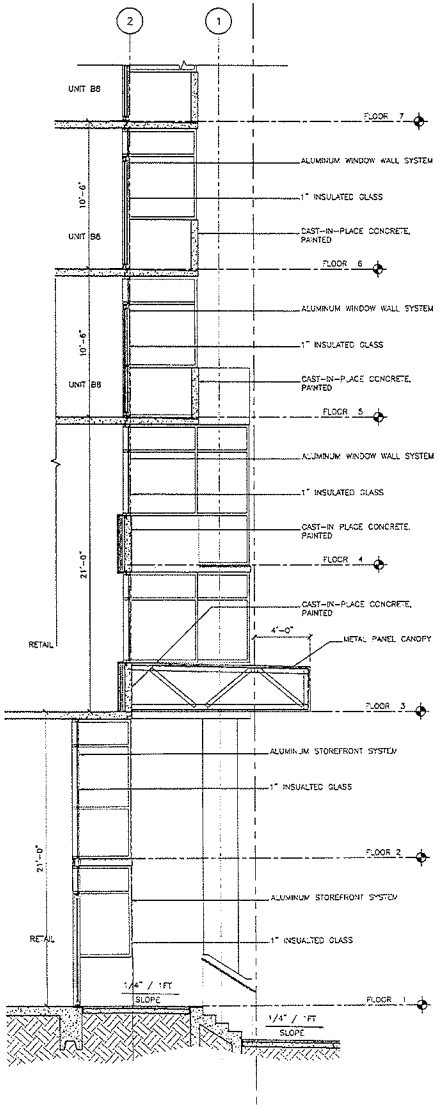
04 WALL SECTION (TYPICAL FLOOR)
SCALE: 1/4"=1'-0"



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



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



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

0 1' 2'

ROBERT B. DUPREE
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NEVADA LICENSE #3294

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Authorization

ROBERT B. DUPREE REGISTERED ARCHITECT 3294 11-21-06

FOR PLANNING COMMISSION SUBMITTAL ONLY

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Issues and Revisions

No.	Date	Description

Job No.	Issue Date
5045.00	11.21.06

Issue Package
PLANNING COMMISSION SUBMITTAL

Sheet Title
WALL SECTIONS

Sheet Number
A6.11

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