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: JUSTIN MARTINEZ

Name of Representative: SAME AS APPLICANT

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Dan Martinez

Print Name: DAN MARTINEZ

Subscribed and sworn before me

This 8 day of February, 2012

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 SDR-18638

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** _____

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 37464
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

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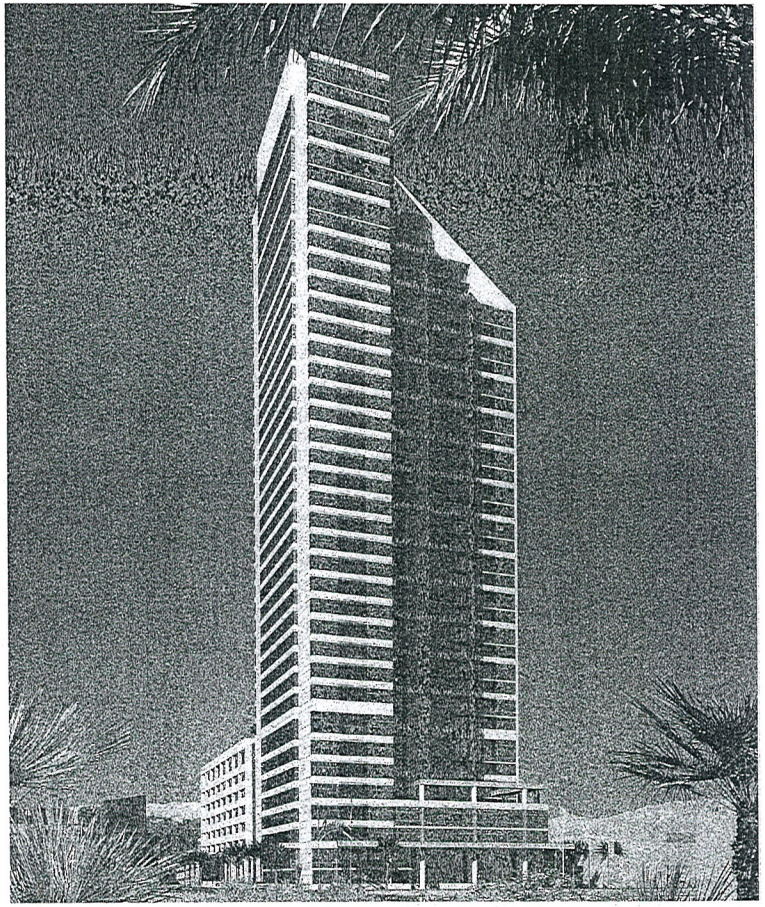

NEON HEIGHTS

LAS VEGAS, NEVADA
777 fremont street

PLANNING & DEVELOPMENT SUBMITTAL DOCUMENTS
SITE DEVELOPMENT REVIEW (SDR)
ISSUED: 11/21/2006

RECEIVED
FEB 19 2010

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) 871-9076
Fax: (214) 871-9869
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Neon Heights
Las Vegas, Nevada

Martinez & Associates

Unit, Home Office, & Parking Analysis:

11/21/2006

Unit Calculations

Unit	Unit Count	BR Count	NSF	Balcony/Terrace	GSF
Unit A1	25	1	872	8	649
Unit A2	29	1	659	8	667
Unit A3	46	1	676	8	684
Unit A4	66	1	748	85	[illegible]
Unit A4a-34	1	1	776	[illegible]	1,239
Unit A4b-36	1	1	776	475	1,264
Unit B1	48	2	926	65	991
Unit B1a-33	1	2	1,469	534	2,[illegible]
Unit B1a-34	1	2	951	544	1,473
Unit B1b	1	2	1,476	506	1,[illegible]
Unit B2	8	2	1,016	6	1,021
Unit B3	1	2	1,220	84	1,321
Unit B4	28	2	1,071	84	1,[illegible]
Unit B5	12	2	1,162	84	1,[illegible]
Unit B33	1	2	1,604	481	2,[illegible]
Unit B35	1	2	1,173	451	1,[illegible]
Unit B6	27	2	1,262	85	1,391
Unit B6-39	1	2	1,262	300	1,[illegible]
Unit B7	23	2	1,307	38	1,341
Unit B8	22	2	1,315	82	1,373
Unit B9	1	2	1,675	563	2,138
Unit B10	1	2	1,106	460	1,546
Unit B11	1	2	1,226	430	1,566
Unit PH-1	2	3	1,677	63	1,736
Unit PH-2	2	3	1,608	22	1,630
Unit PH-3	1	3	2,466	303	2,781
Unit PH-3a	1	3	1,926	303	2,201
Sum	395		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	Mech. Rm/39	
		2	2	3	8	8	8	8	9	296		11	11	3	8	4	4		395 units
Net Unit Area Per Flr:		1,291	2,333	2,335	7,018	7,018	7,018	7,018	8,450	per flr. 12,176	23 flrs. 280,051	11,114	10,164	9,487	8,364	7,367	8,456		375,141
Gross Unit Area Per Flr:		1,307	2,331	2,331	7,354	7,354	7,354	7,354	9,086	12,833	295,164	12,496	11,587	10,695	9,297	8,482	7,592		399,783

23 units per typ. floor

Unit Info:

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

Unit Type:		Count:	%
A	1BR/1BA	165	46.8%
B	2BR/2BA	204	51.6%
PH	3BR/3+BA	6	1.5%
	Sum	395	100.0%

Req'd. General Parking:

1 space / unit =	395 spaces min. > Residential (City Minimum Requirement) — not used
	395 units x 1.33 = 525 spaces (Owner Requirement)
1.33 space / unit =	525 spaces min. > Residential (Owner Minimum Requirement)
3 spc/1000 sf Comm	48 spaces min. > Commercial (Leasable Area - 15892 sf)
# visitor spaces =	9 spaces > Visitor Parking — 1.55% of total provided spaces
	582 total required spaces > Resident/Commercial/Visitor Parking

Req'd. Accessible Spcs. (2% of Units): 7.9 = 8
Req'd. Accessible Spcs. (for Comm. 1 per 25): 1.91 = 2
Req'd. Accessible Spcs. (for Visitor Parking): .36 = 1
Total Req'd. Accessible Spcs: 11

Provided General Parking:

level	1	2	3	4	5	6	7	8		%
regular	42		56	56	56	54	56	55	377	54.8%
compact	14		24	24	24	24	24	16	150	25.8%
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	87	89	78	582	100.0%

Home Offices:

level	1	2	3	4	5	6	7	8	
		8	7	8					23

Notes:
1. Unit Sellable area is to CL of party (& demising) walls and ext. face of corridor & 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 included in Net Sellable area
5. GSF refers to Gross Sellable Square Footage
6. NSF refers to Net Sellable Square Footage
7. Per the City of Las Vegas Planning & Development Submittal 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		30,268	9,833		9,935				50,026
Floor 2	1,307				6,666	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		50,850
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	9,086			29,665	3,598			2,851	45,181
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	12,496				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				10,796
Floor 38	7,592				2,099				9,692
Floor 39/ Mach. Rm.					1,265				1,265
									810,762
Total	399,783	237,648	15,892	29,665	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	928
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
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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

SHEET INDEX

ARCHITECTURAL

SHEET NO.	TITLE	ORIGINAL ISSUE	CURRENT
A0.01	TABULATIONS & SHEET INDEX	11/21/06	11/21/06
A1.01	ARCHITECTURAL SITE PLAN / CONCEPTUAL LANDSCAPE PLAN	11/21/06	11/21/06
A2.01	LEVEL 01 FLOOR PLAN	11/21/06	11/21/06
A2.02	LEVEL 02 FLOOR PLAN	11/21/06	11/21/06
A2.03	LEVEL 03 FLOOR PLAN	11/21/06	11/21/06
A2.04	LEVEL 04 FLOOR PLAN	11/21/06	11/21/06
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A2.10	LEVELS 10, 20, 30 FLOOR PLAN	11/21/06	11/21/06
A2.11	LEVELS 11 - 32 FLOOR PLAN (TYPICAL FLOOR PLAN)	11/21/06	11/21/06
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A2.16	LEVELS 37 FLOOR PLAN	11/21/06	11/21/06
A2.17	LEVELS 38 FLOOR PLAN	11/21/06	11/21/06
A2.30	UNIT PLANS	11/21/06	11/21/06
A2.31	UNIT PLANS	11/21/06	11/21/06
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A2.33	UNIT PLANS	11/21/06	11/21/06
A2.34	UNIT PLANS	11/21/06	11/21/06
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A5.01	BUILDING ELEVATIONS	11/21/06	11/21/06
A5.02	BUILDING ELEVATIONS	11/21/06	11/21/06
A6.01	BUILDING SECTIONS	11/21/06	11/21/06
A6.11	WALL SECTIONS	11/21/06	11/21/06

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ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE #3294

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Fax: (214) 871-9069
www.gdainet.com

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Project

NEON HEIGHTS
LAS VEGAS, NEVADA
777 FREMONT

Martinez & Associates

Authorization

ROBERT B. DUPREE REGISTERED ARCHITECT 3294 STATE OF NEVADA

11.21.06

FOR PLANNING COMMISSION SUBMITTAL ONLY

Design Team

OWNER/DEVELOPER — MARTINEZ & ASSOCIATES, 1729 Wandering Winds Way, Las Vegas, NV 89129, TEL: 702.214.2858, FAX:, CONTACT: JUSTEN MARTINEZ

ARCHITECT — ROBERT B. DUPREE, c/o GROMATZKY, DUPREE & ASSOCIATES, 2626 COLE AVENUE, SUITE 300, DALLAS, TEXAS 75204, TEL: 214.871.9078, FAX: 214.871.9069, CONTACT: GARY CALTWELL

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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LEGEND:

- COMMERCIAL
- MULTI-FAMILY
- PAVEMENT
- PARKING
- STREET
- PARKING METER
- EXISTING LIGHT POLE
- TYPICAL PALM TREE
- TYPICAL SHADE TREE.

BUILDING & SITE AREA ANALYSIS

1	2	3	4	5	6	7	8	9	10 thru 12	13	14	15	16	17	18	Roof Garage
34,565	34,565	34,565	34,565	34,565	34,565	34,565	34,565	34,565	34,565	17,274	16,291	16,291	16,291	12,248	8,931	5,365

Gross Existing Area: 447,792

Zoning and FAR info:

		Land Use:	
Number of Suites:	389 (Studios)	Zone:	C-2 (Downtown Center)
Site Area:	1.17	Allowable FAR:	10.0
Site Area:	50,130	Planned Area:	10.0
FAR Allowed:	10.0	Allowable Height:	18.0
FAR Proposed:	9.3	Area Lot Coverage:	75.0
Height Lot Coverage:	40%		

Retaining Area: 34,640

Number of Units: 395

Gross Building Area: Residential/Retail: 395,792

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	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%
valet parking:			7	7	7	7	7	6	41	7.0%
total:	59		89	89	89	89	89	78	582	100.0%
Garage Area:	30,258		34,565	34,565	34,565	34,565	34,565	34,565	237,648 sf	

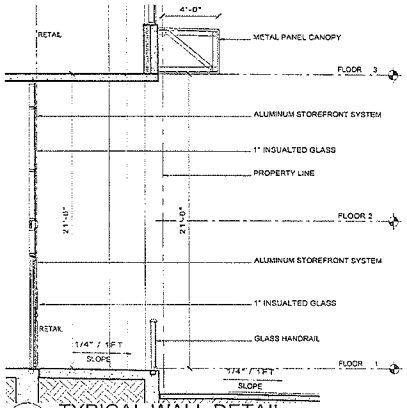
Typical Parking Space Dimensions

STANDARD CAR:	8 X 18'
COMPACT CAR:	8 X 16'
ACCESS BLE:	12 X 18'
VAN ACCESSIBLE:	22 X 18'

Note:
Per the City of Las Vegas Planning & Development Submittal Worksheet/Checklist, 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. 6031 3465 BEING A RIVET AND PLATE IN TOP OF CURB AT THE NORTHWEST CORNER OF FREMONT & 7TH STREET.

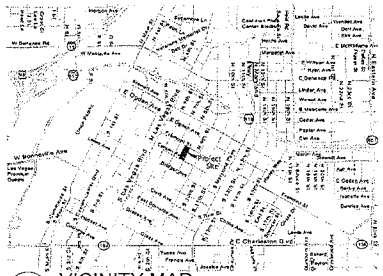
ELEVATION = 2002.08 FEET (NAVD '88)

BASIS OF BEARINGS:

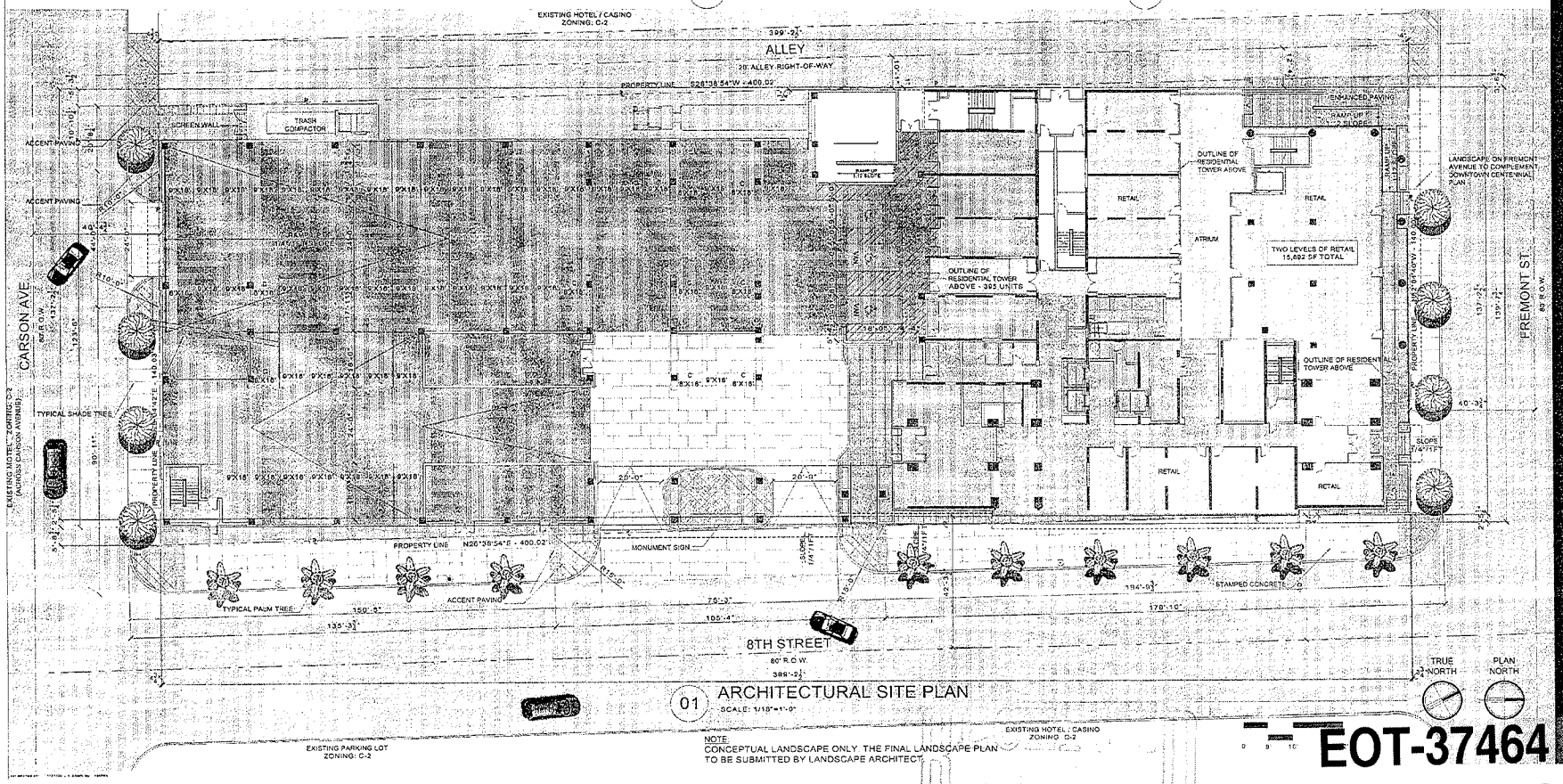
THE BEARING OF SOUTH 38°38'36" WEST FOR THE CENTERLINE OF EIGHTH STREET AS SHOWN BY MAP RECORDED IN FILE 67 PAGE 79 OF SURVEYS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

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 61 EAST M.D.M. CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.



02 VICINITY MAP
SCALE: N.T.S.



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

NOTE:
CONCEPTUAL LANDSCAPE ONLY. THE FINAL LANDSCAPE PLAN TO BE SUBMITTED BY LANDSCAPE ARCHITECT.

ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE #3294

C/O Gromatzky Dupree and Associates
2626 Cole Ave., Suite 300
Dallas, Tx. 75204
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Project

NEON HEIGHTS

LAS VEGAS, NEVADA
777 FREMONT

Martinez & Associates

Authorization

ROBERT B. DUPREE REGISTERED 3294 11-9-06 NEVADA

FOR PLANNING COMMISSION SUBMITTAL ONLY

Design Team

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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
ARCHITECTURAL SITE PLAN / CONCEPTUAL LANDSCAPE PLAN

Sheet Number
A1.01

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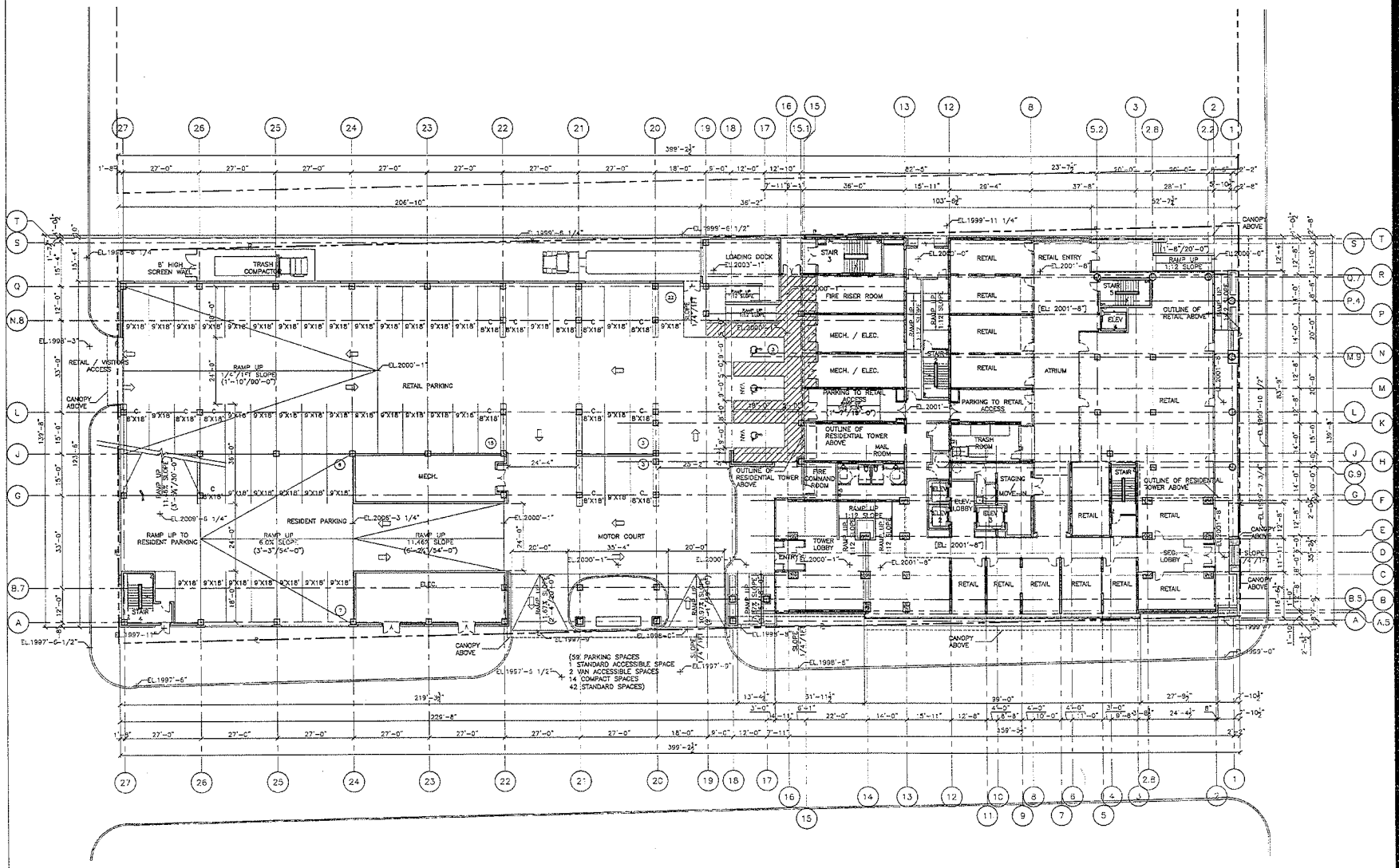

01 LEVEL 01 FLOOR PLAN
SCALE: 1/16"=1'-0"

TRUE NORTH
PLAN NORTH

ROBERT B. DUPREE
REGISTERED ARCHITECT
NEVADA LICENSE #3294

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Authorization

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Job No.	Issue Date
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LEVEL 01 FLOOR PLAN

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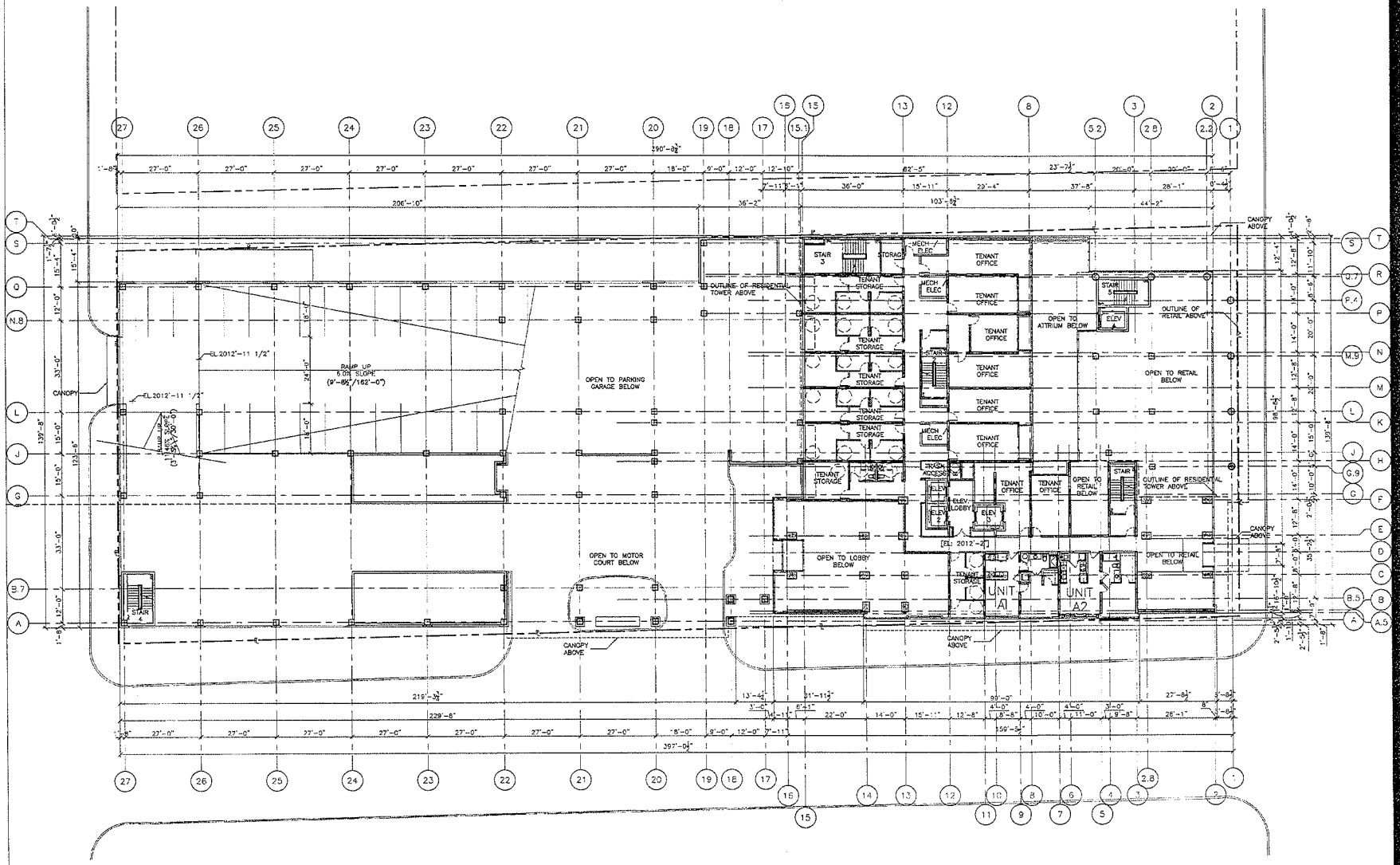

01 LEVEL 02 FLOOR PLAN
SCALE: 1/16"=1'-0"

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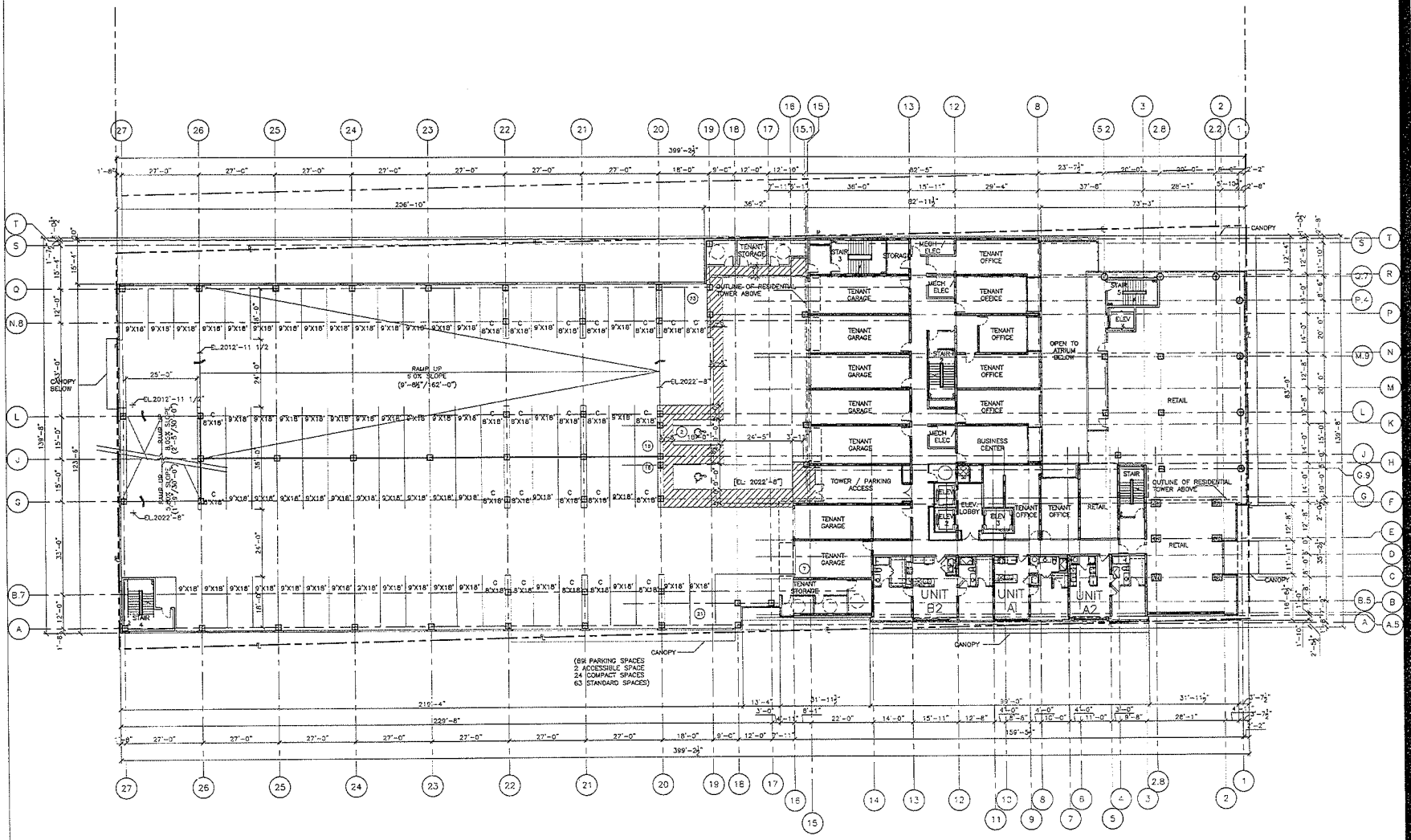

01 LEVEL 03 FLOOR PLAN
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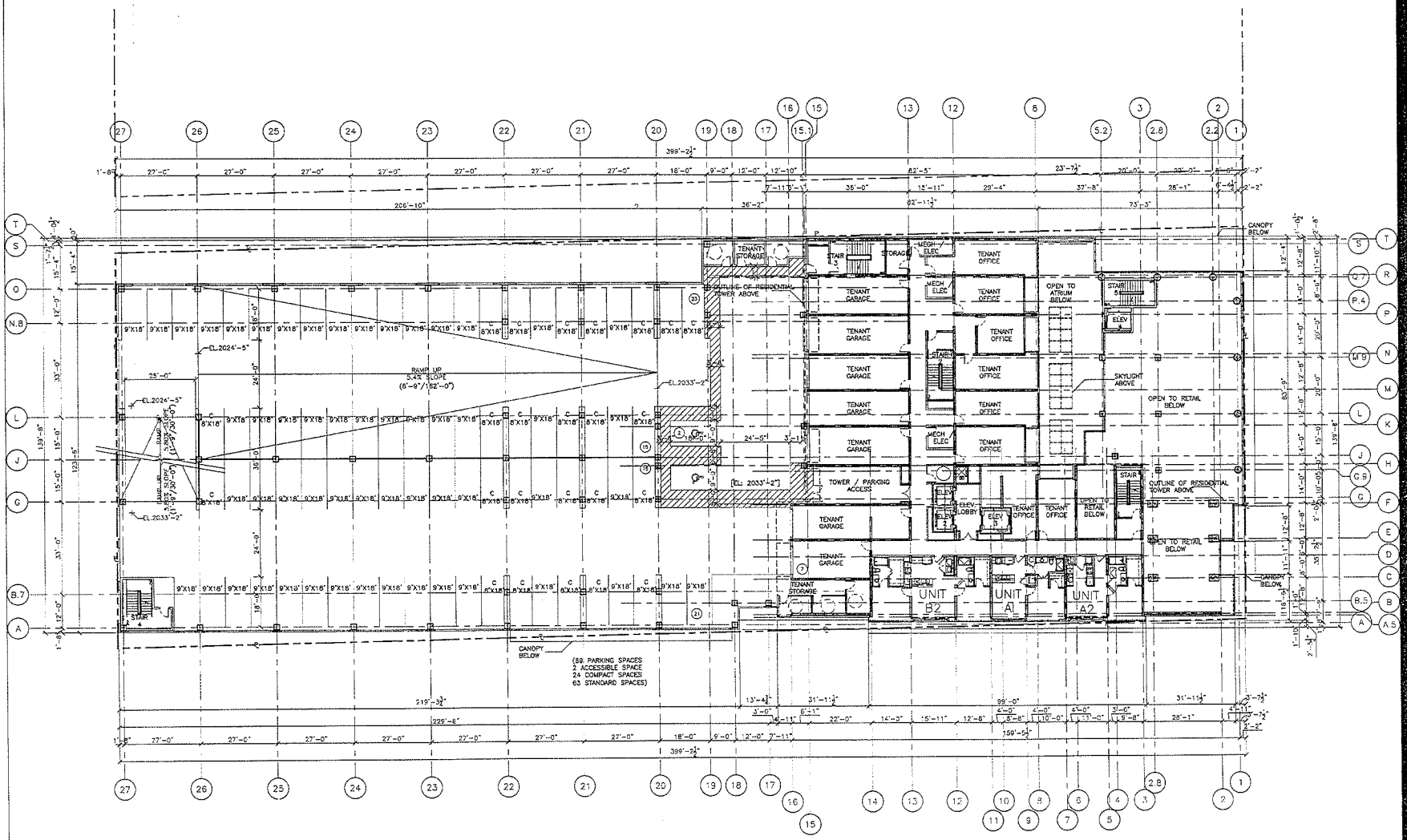

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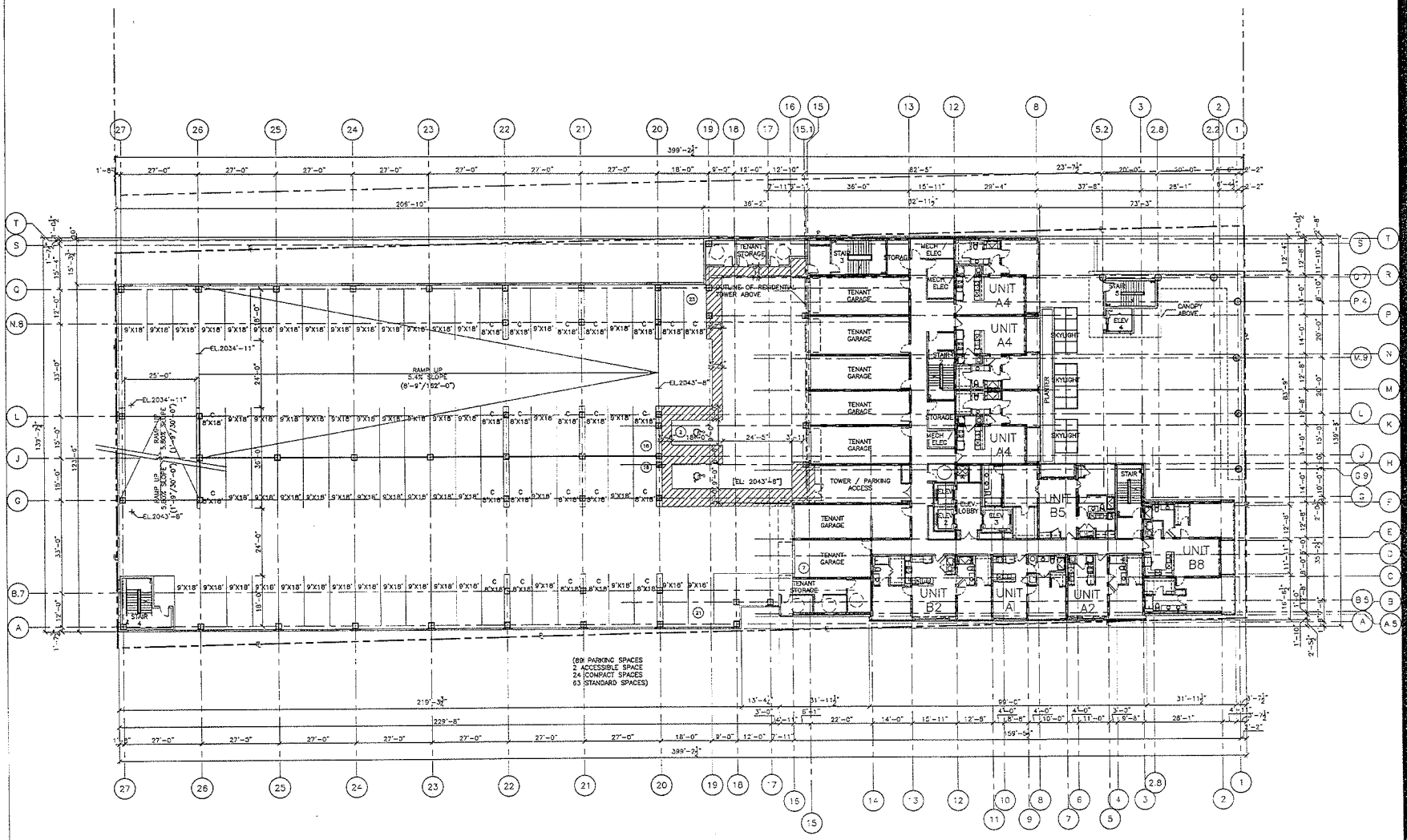

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SCALE: 1/16"=1'-0"

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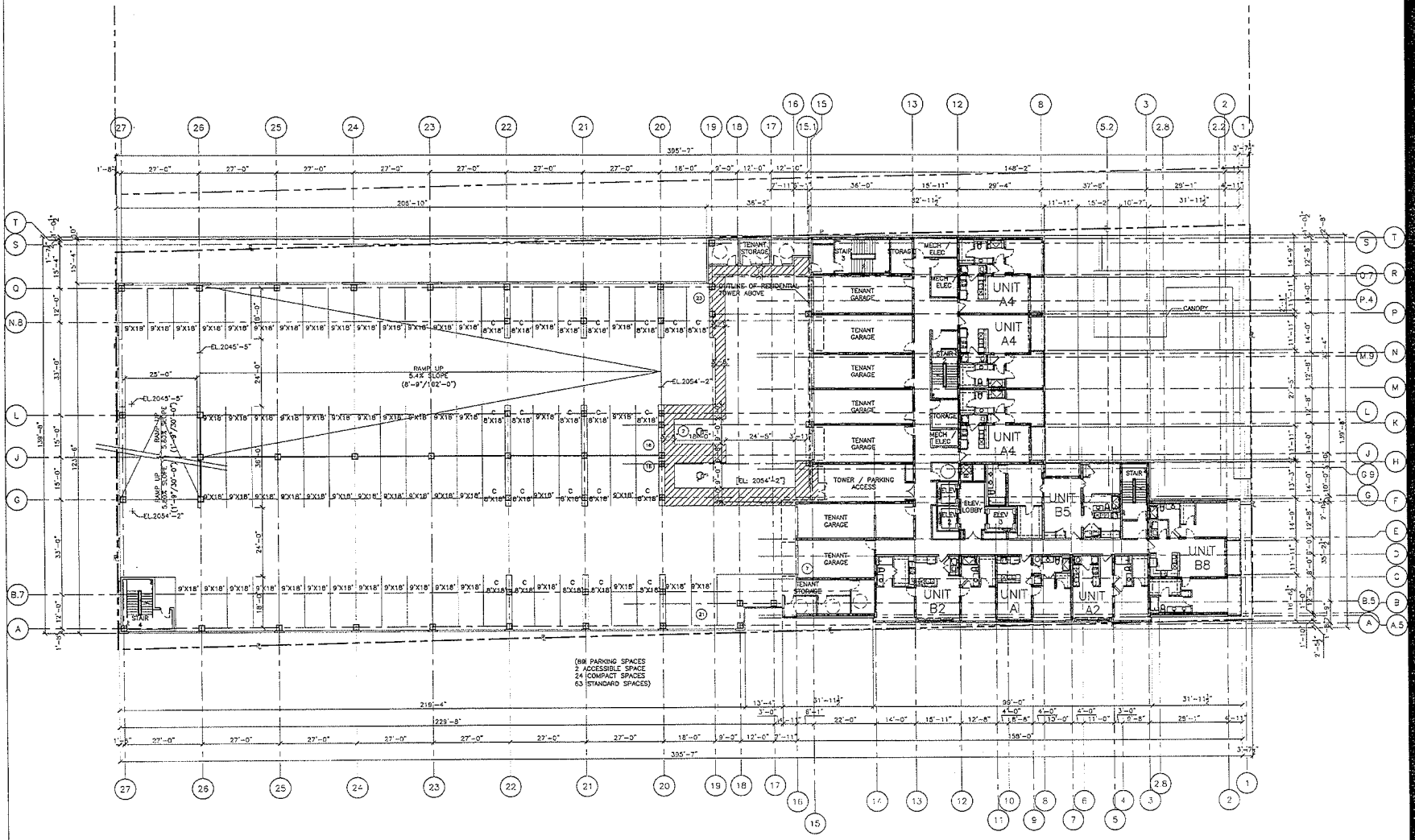

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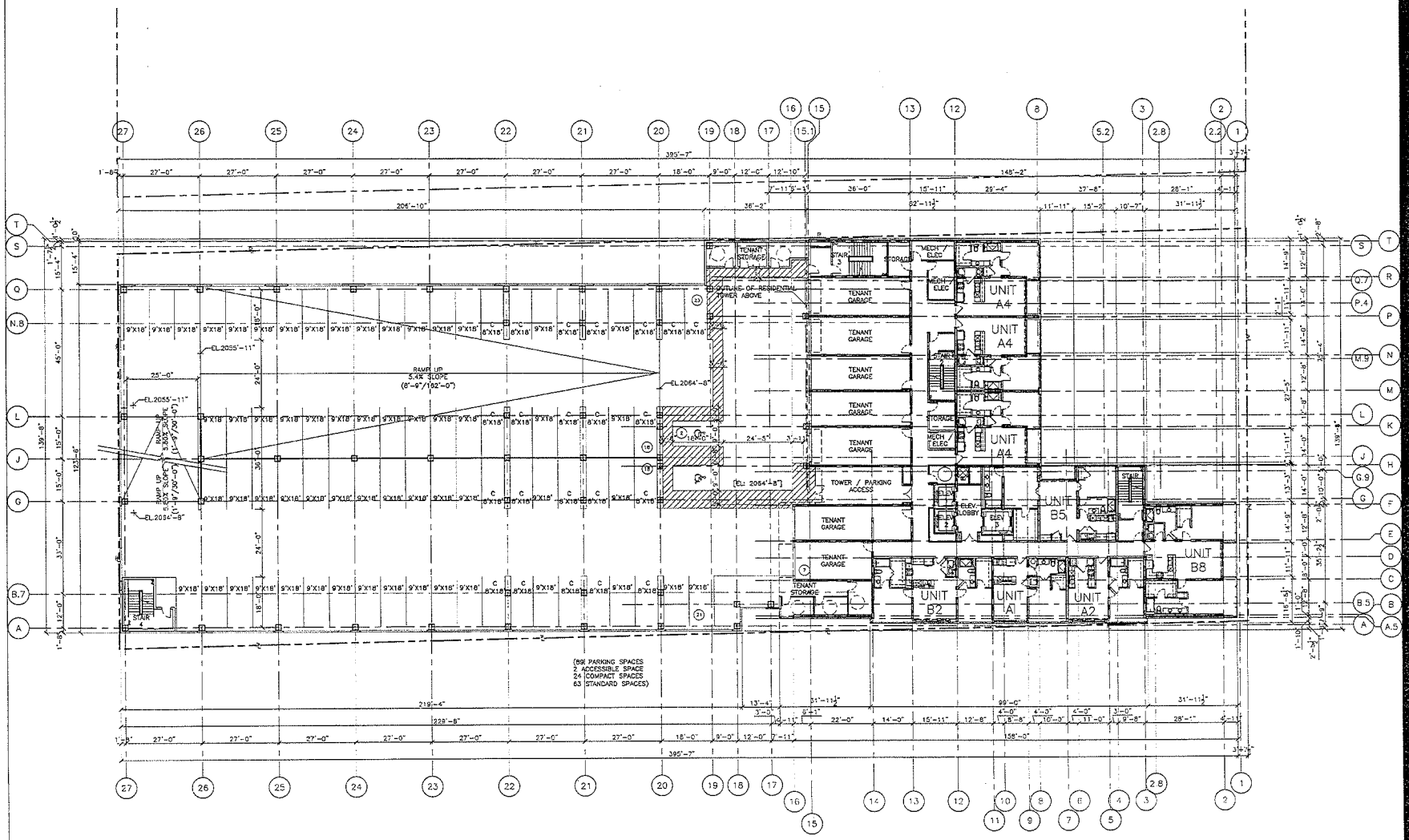

01 LEVEL 07 FLOOR PLAN
SCALE: 1/16"=1'-0"

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LEVEL 07 FLOOR PLAN

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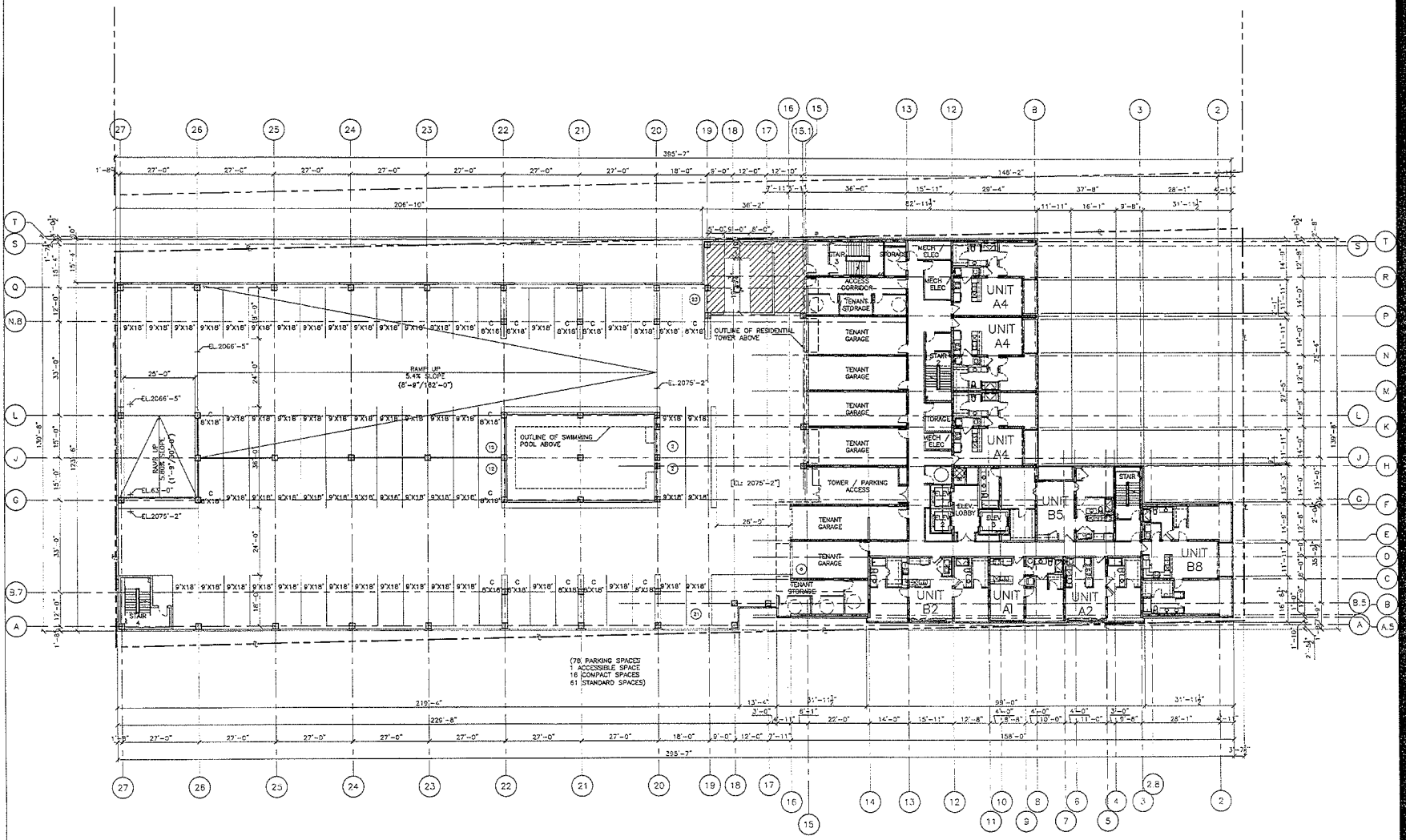

01 LEVEL 08 FLOOR PLAN
SCALE: 1/15"=1'-0"

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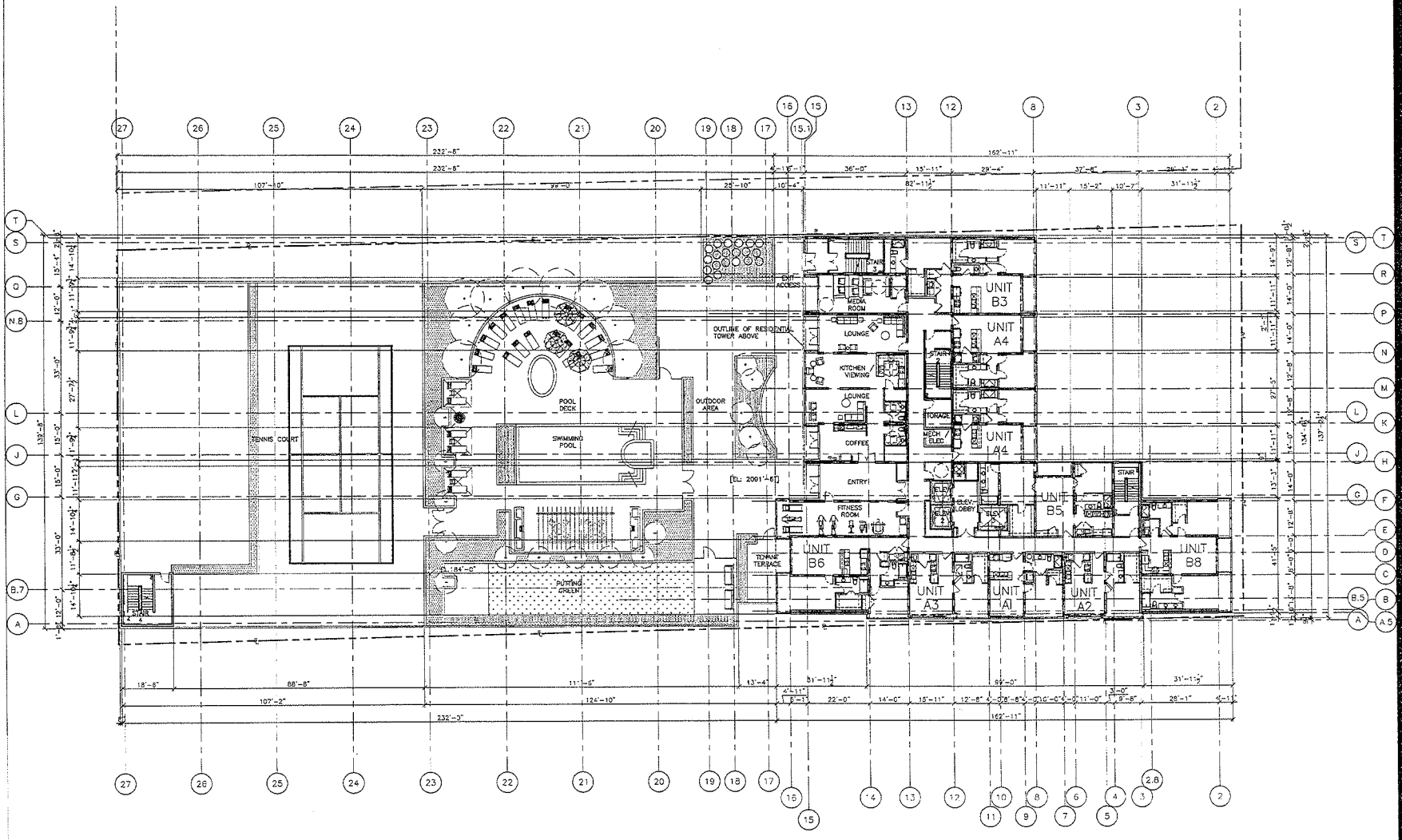

01 LEVEL 09 FLOOR PLAN (SWIMMING POOL LEVEL)
SCALE: 1/16"=1'-0"

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LEVEL 09 FLOOR PLAN
(SWIMMING POOL LEVEL)

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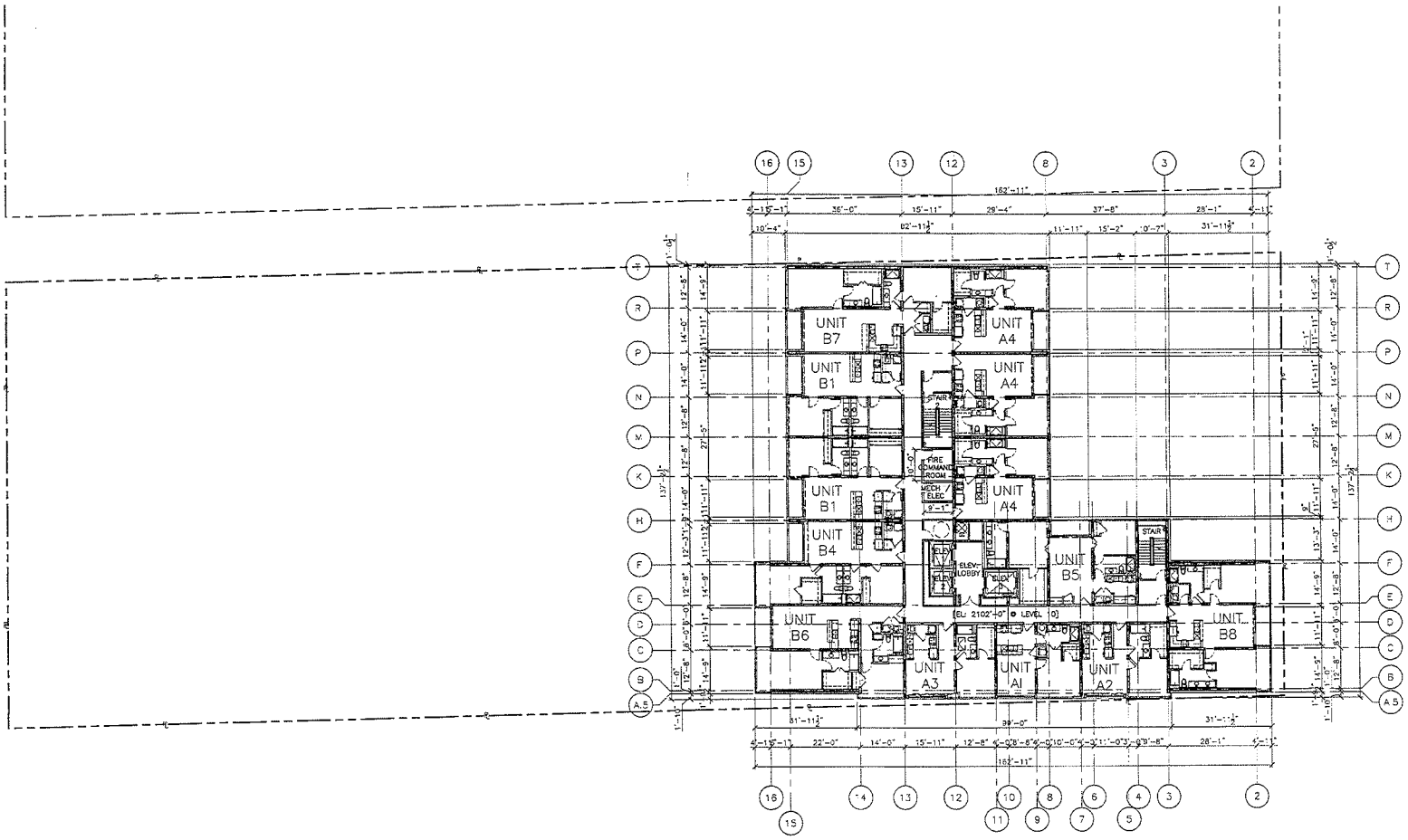

01 LEVELS 10, 20, 30 FLOOR PLAN (FIRE COMMAND ROOM)
SCALE: 1/16"=1'-0"

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LEVELS 10, 20, 30 FLOOR PLAN
(FIRE COMMAND ROOM)

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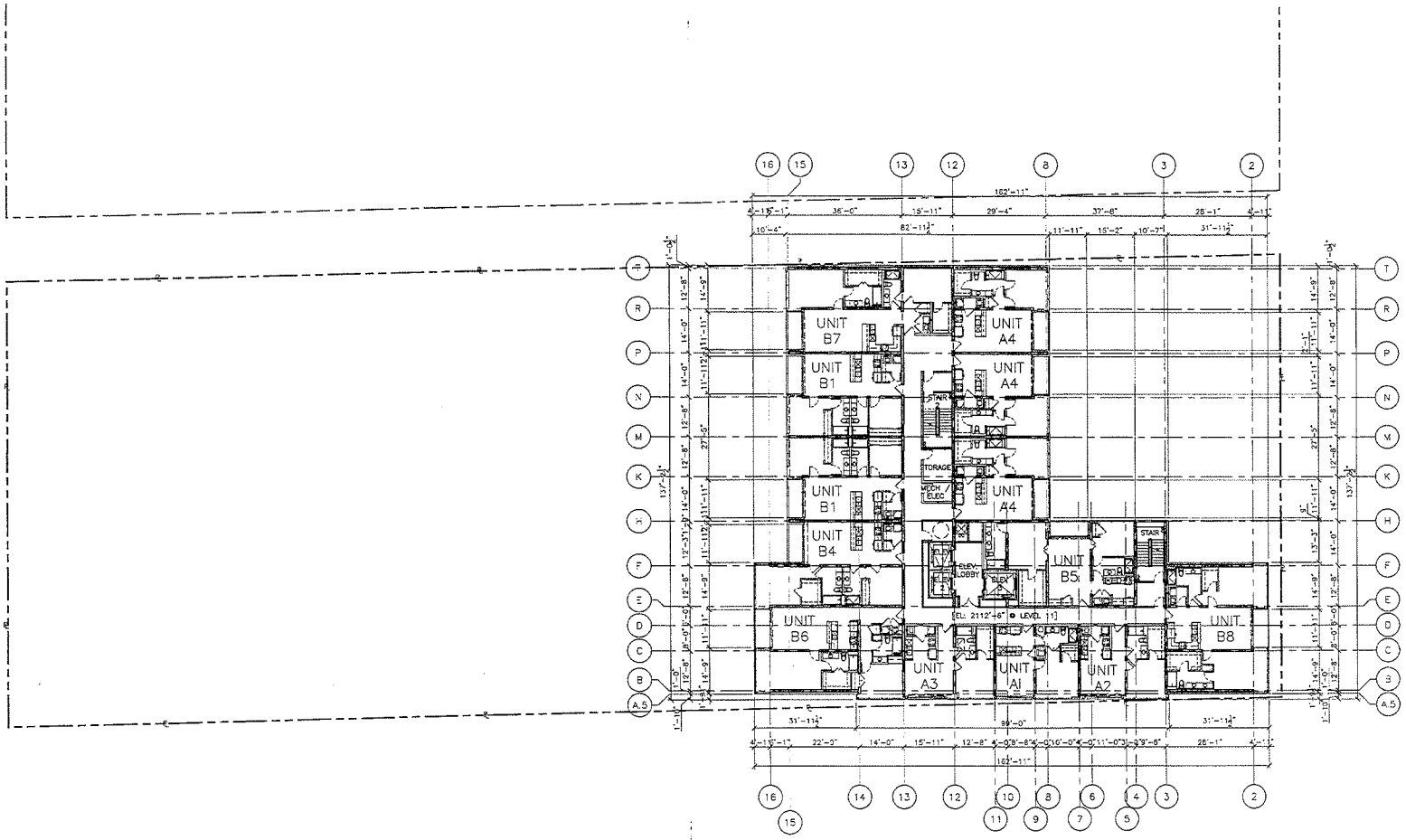

01 LEVELS 11–19, 20–19, 31– 32 FLOOR PLAN (TYPICAL FLOOR PLAN)
SCALE: 1/16"=1'-0"

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LEVELS 11 - 32 FLOOR PLAN
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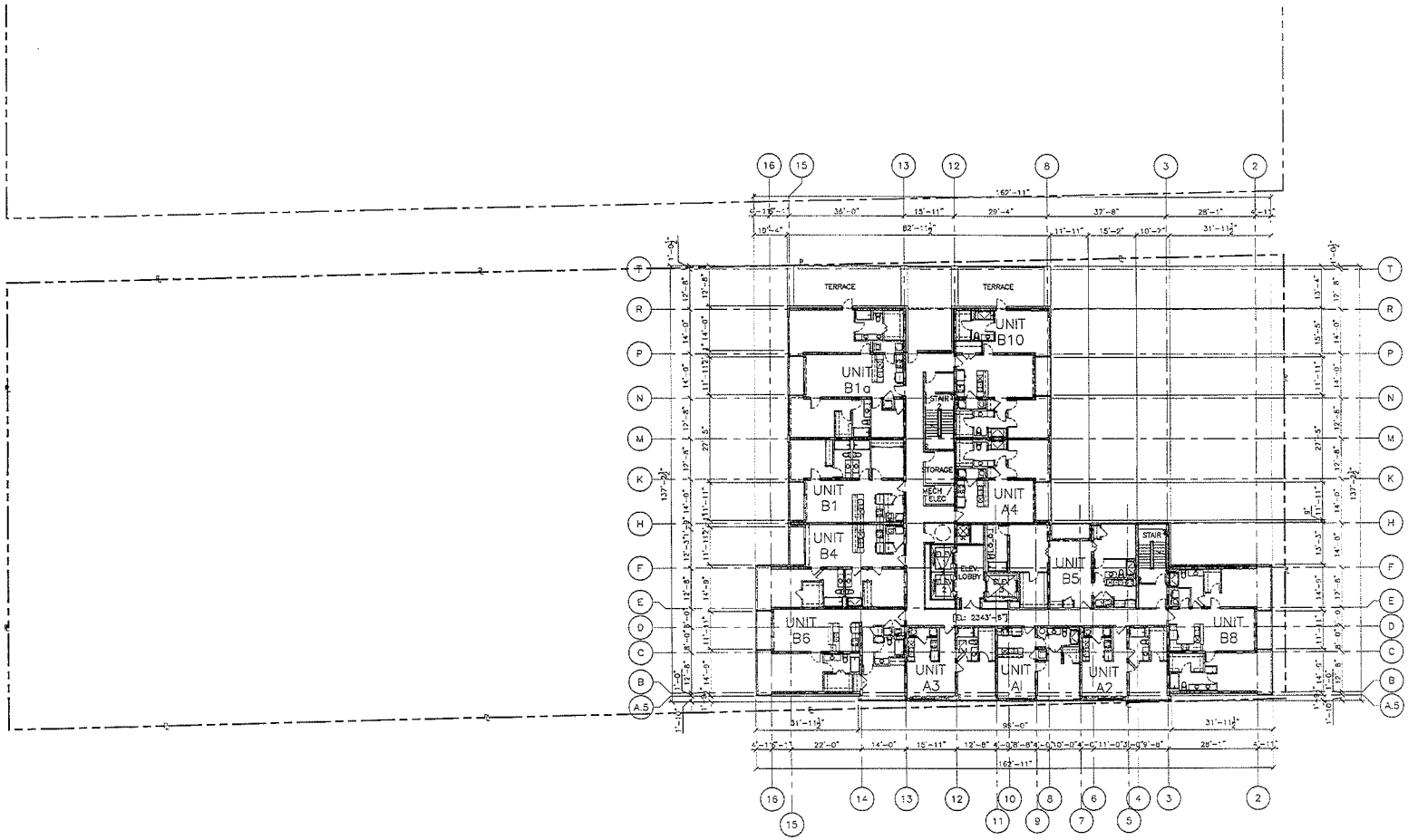

01 LEVEL 33 FLOOR PLAN
SCALE: 1/16"=1'-0"

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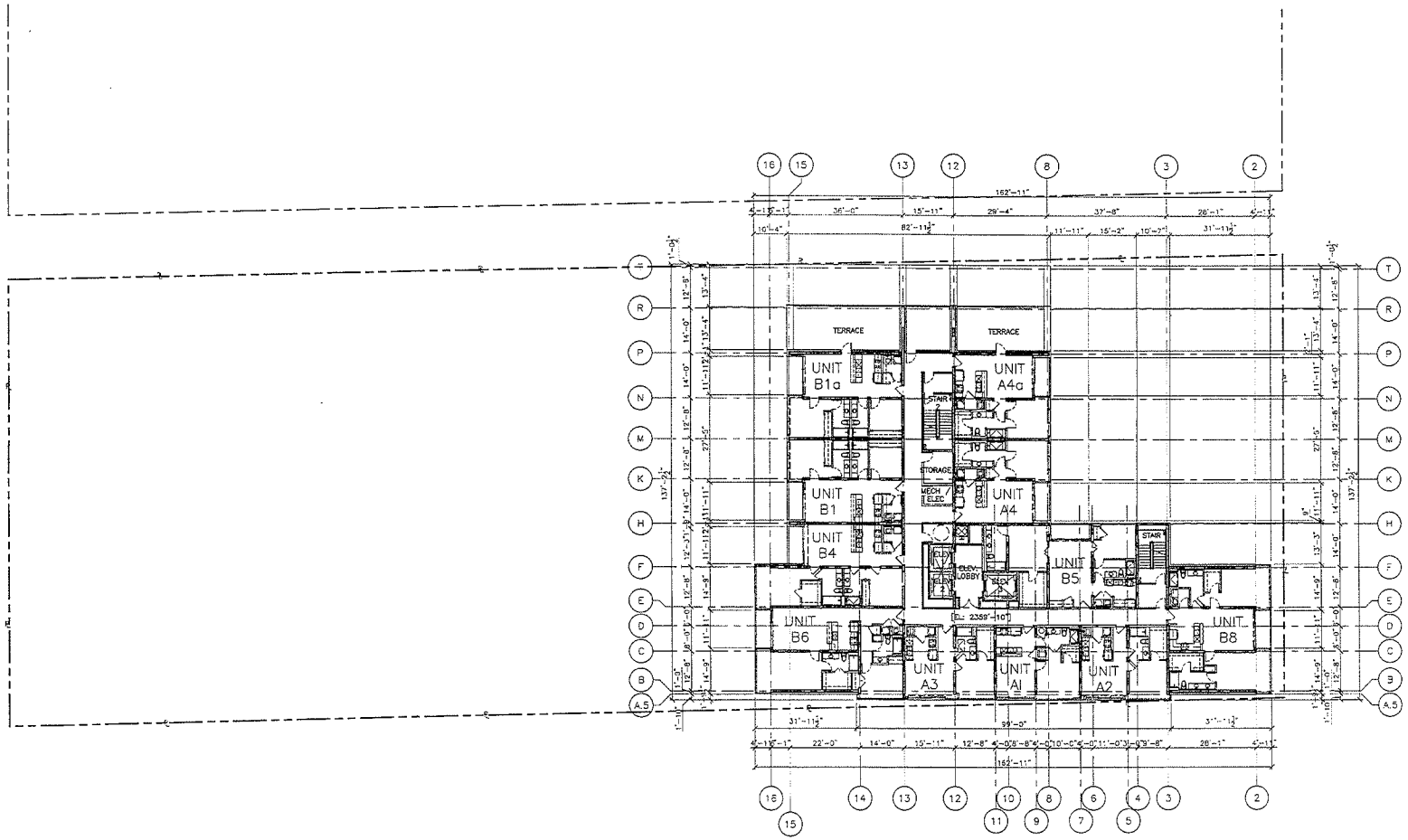

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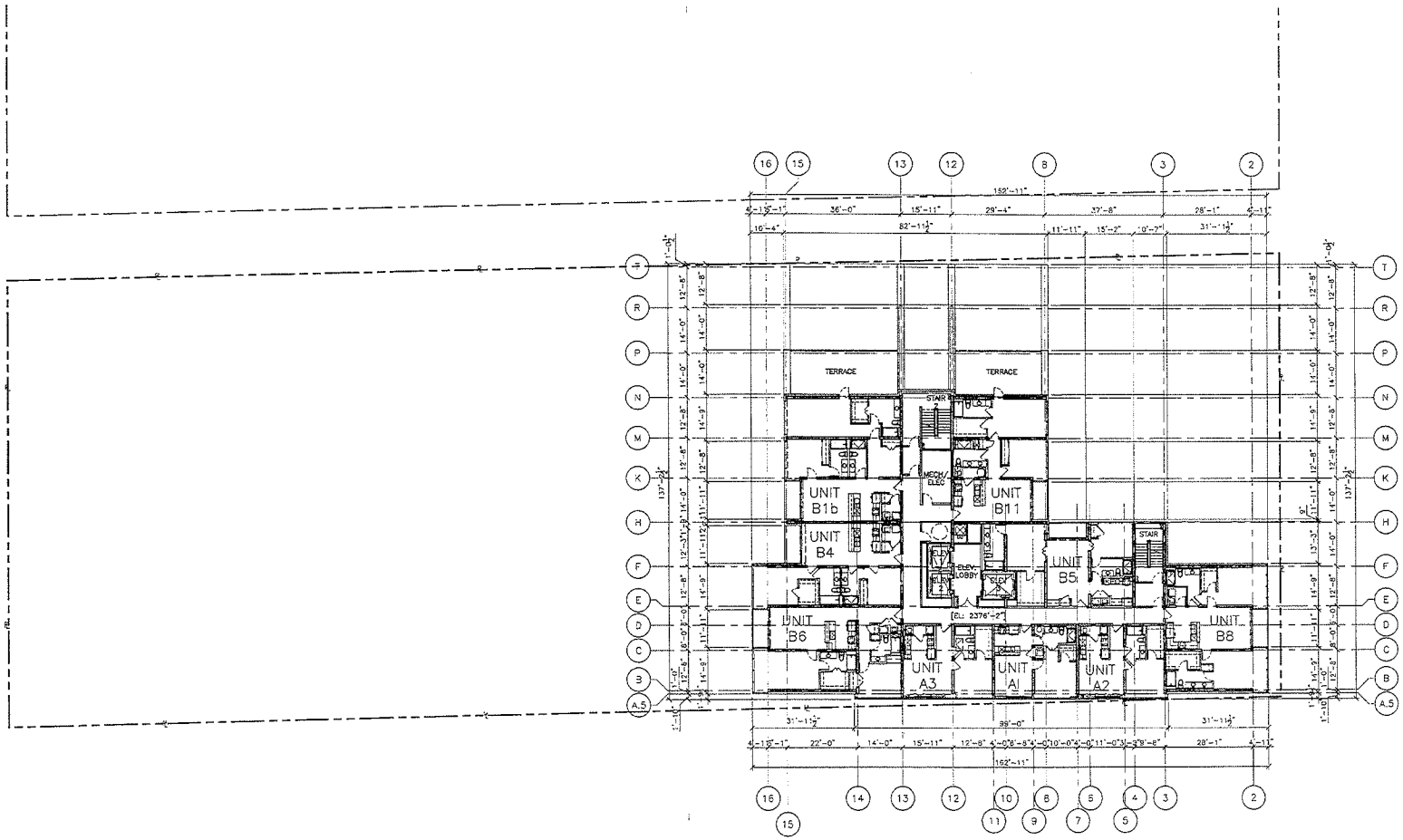

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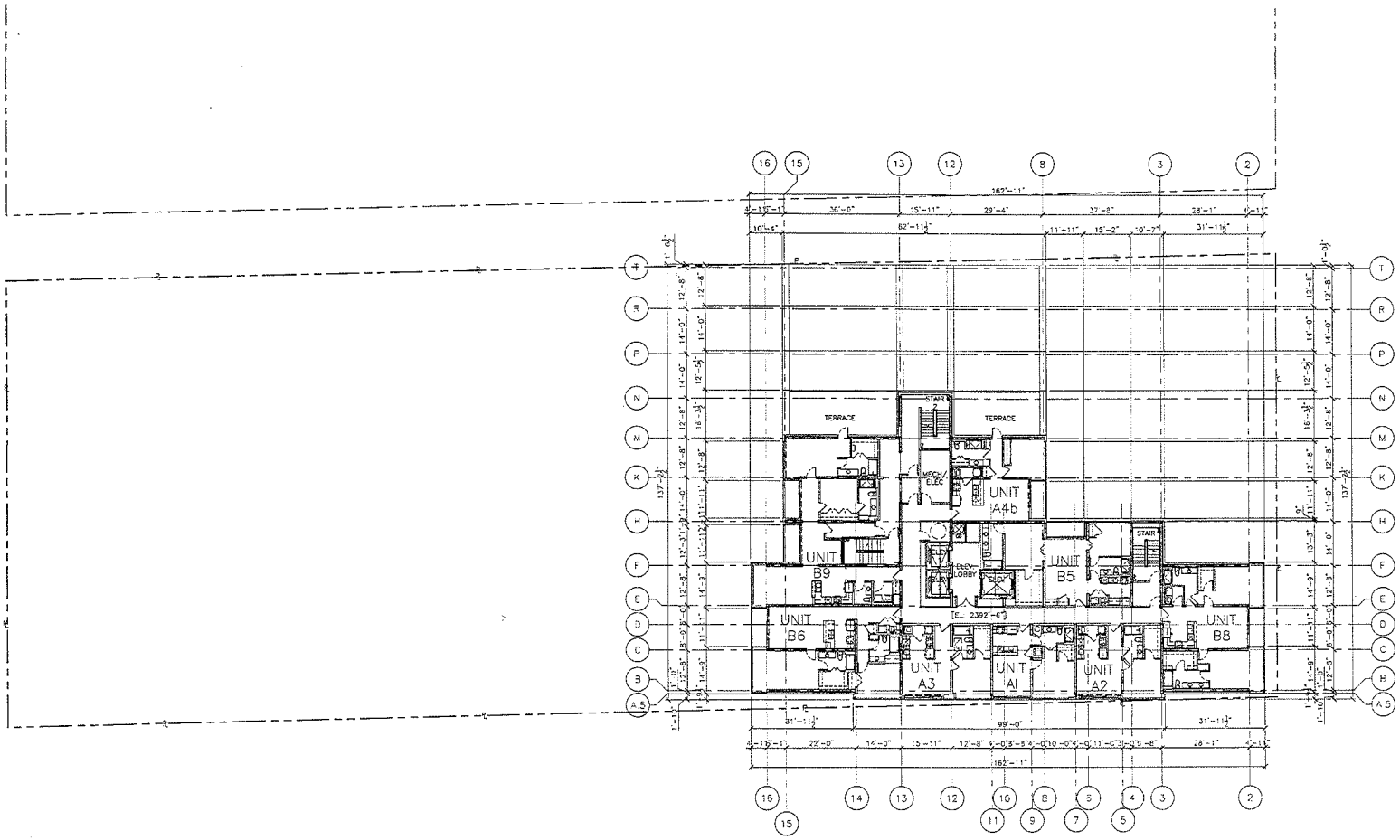

01 LEVEL 36 FLOOR PLAN
SCALE: 1/16" = 1'-0"

TRUE NORTH

PLAN NORTH

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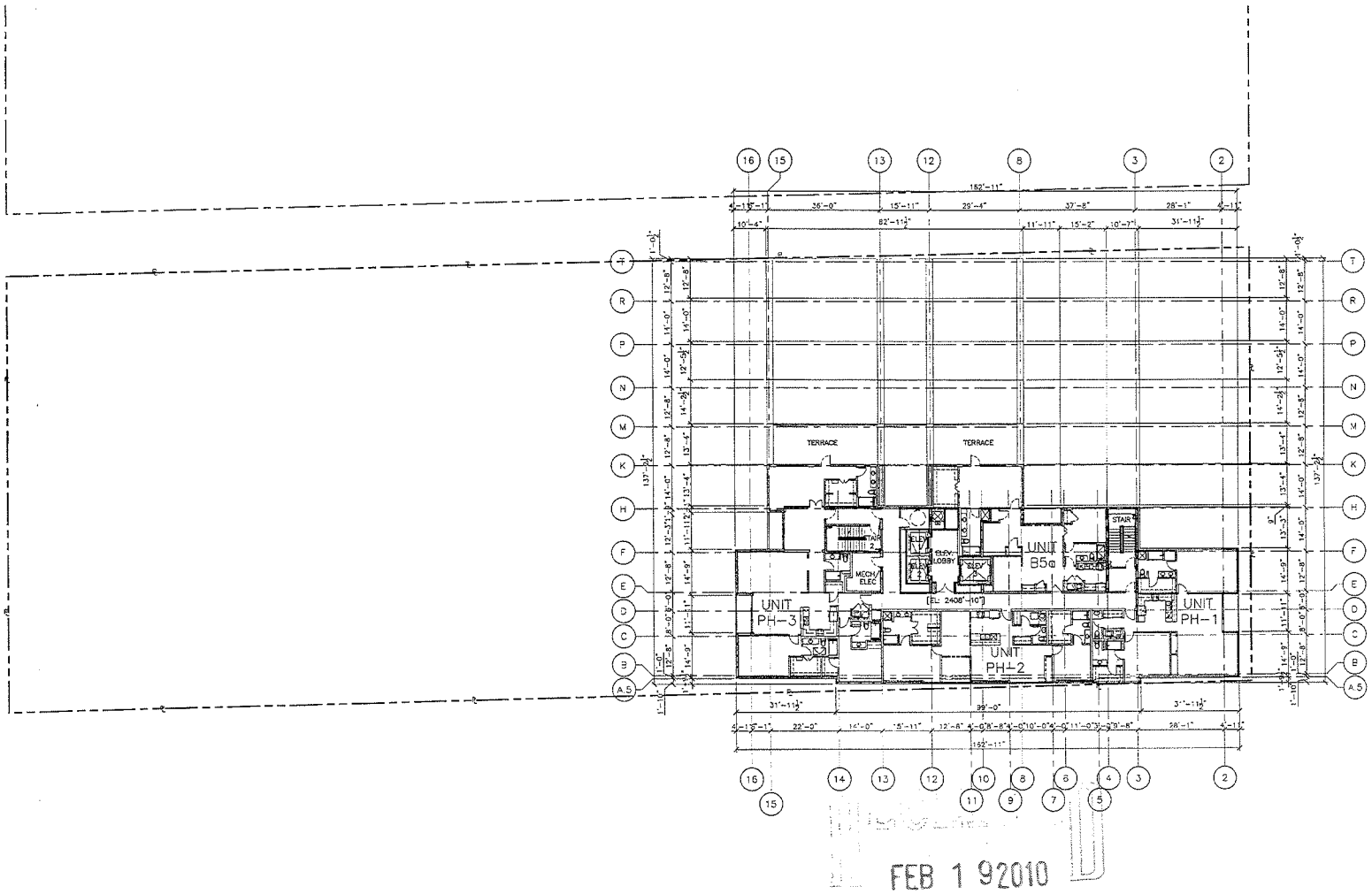

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01 LEVEL 37 FLOOR PLAN
SCALE: 1/16"=1'-0"

TRUE NORTH
PLAN NORTH

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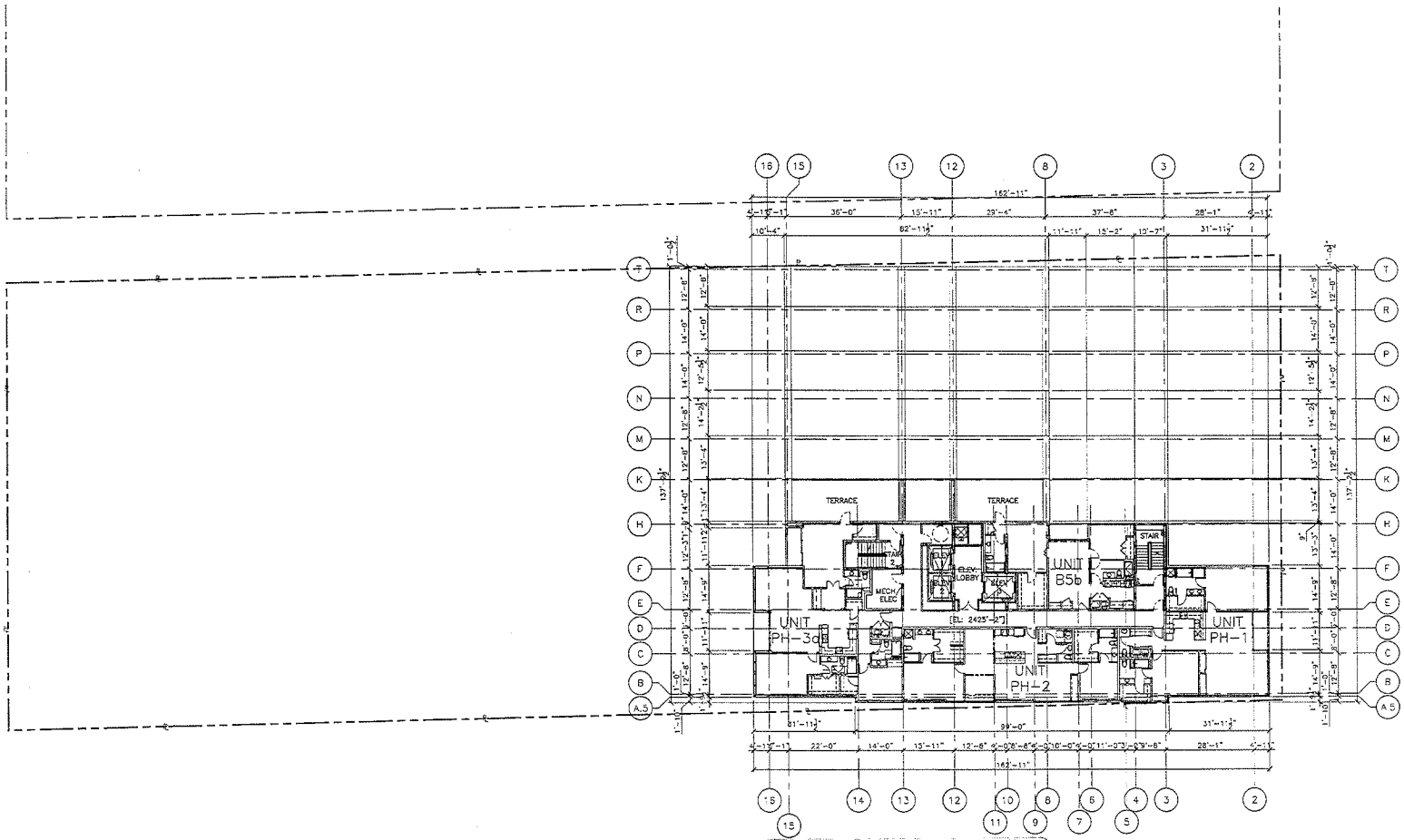

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01 LEVEL 38 FLOOR PLAN
SCALE: 1/16"=1'-0"

TRUE NORTH
PLAN NORTH

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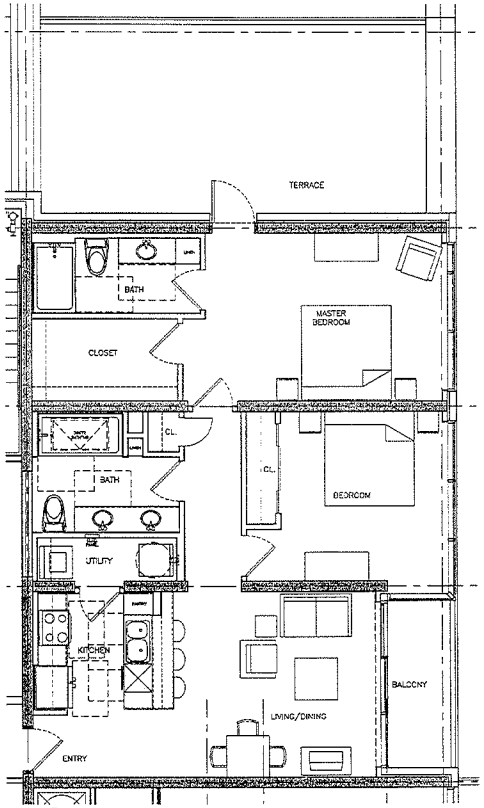

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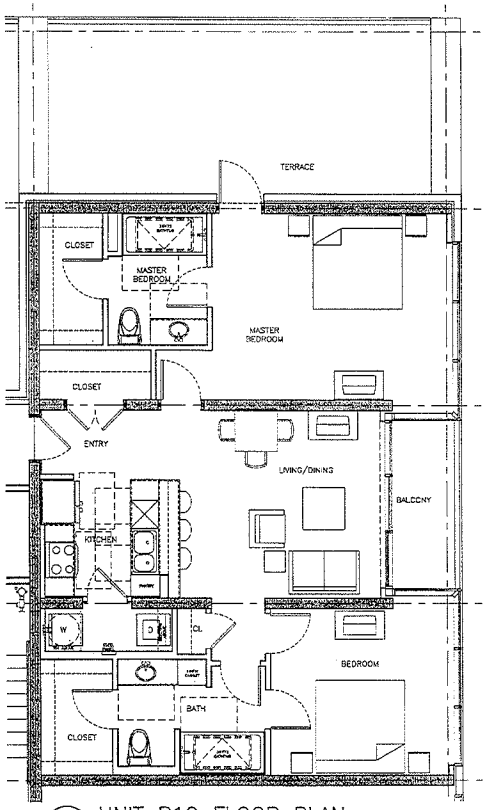
SCALE: 1/4"=1'-0"



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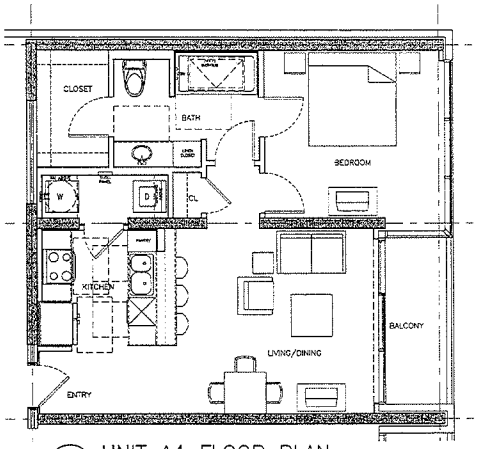

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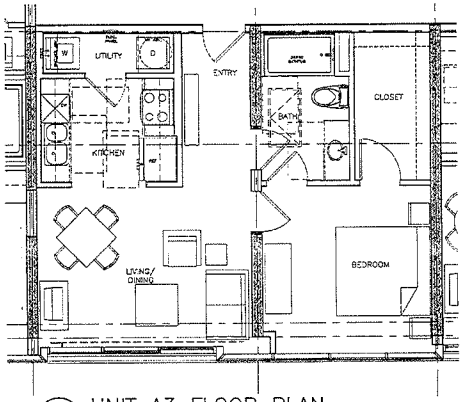

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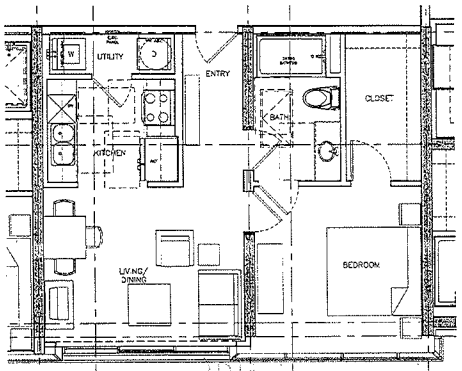

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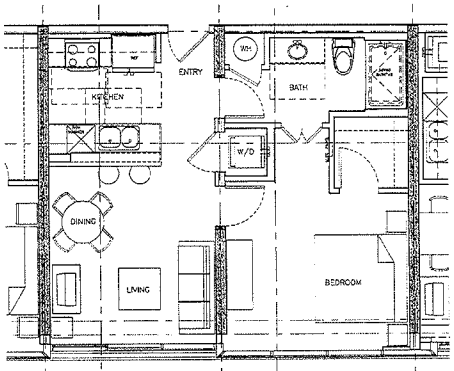

01 UNIT A1 FLOOR PLAN
SCALE: 1/4"=1'-0"

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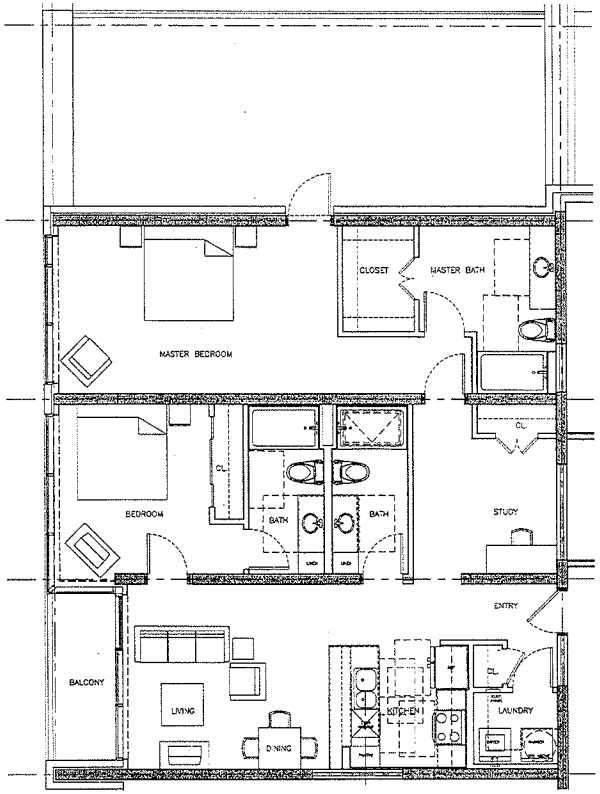

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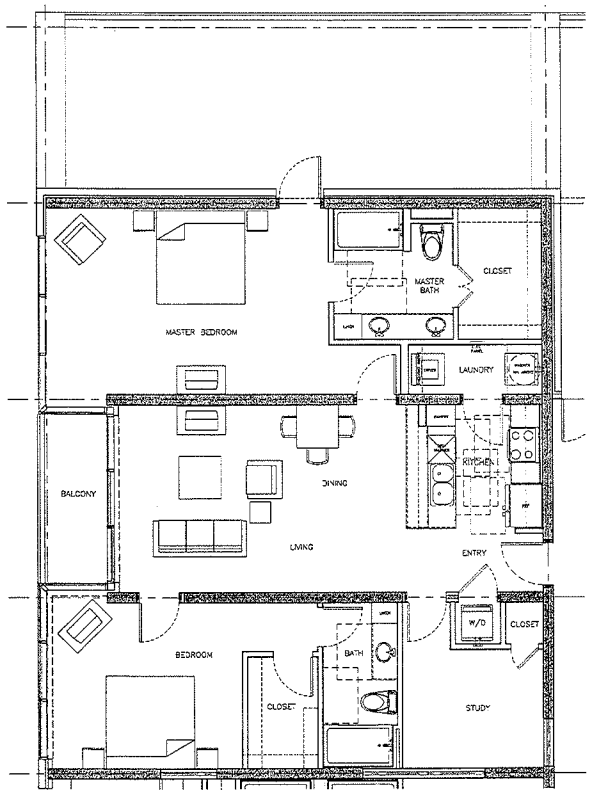

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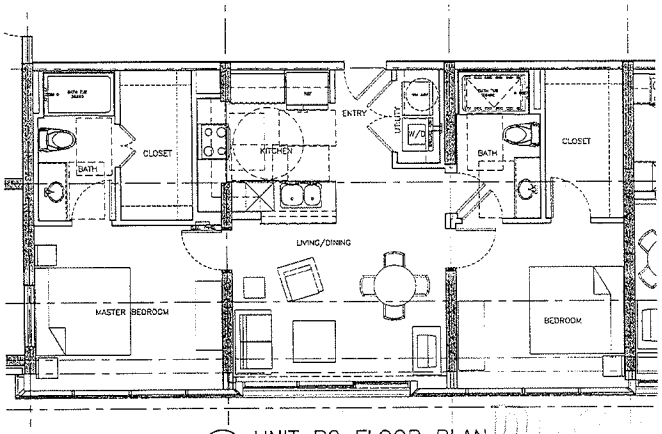

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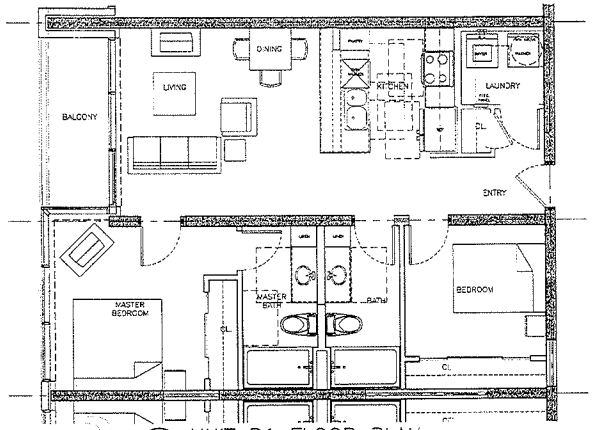

01 UNIT B1 FLOOR PLAN
SCALE: 1/4"=1'-0"

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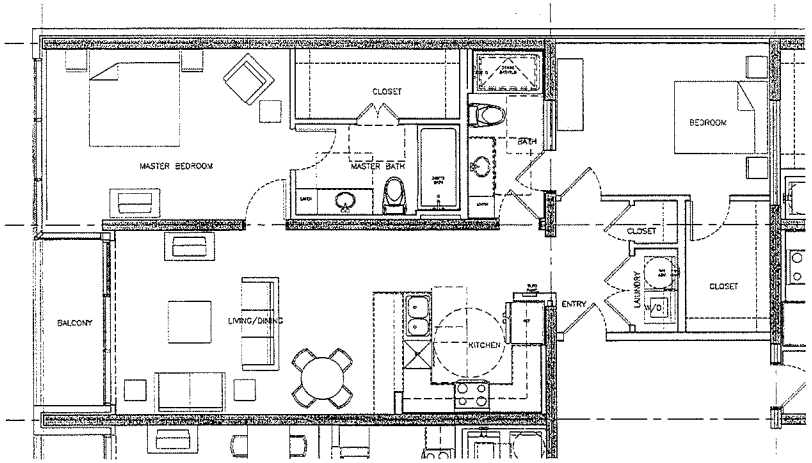

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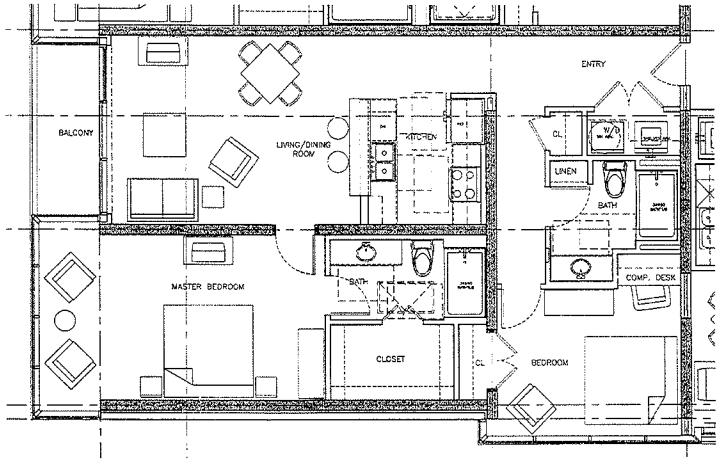

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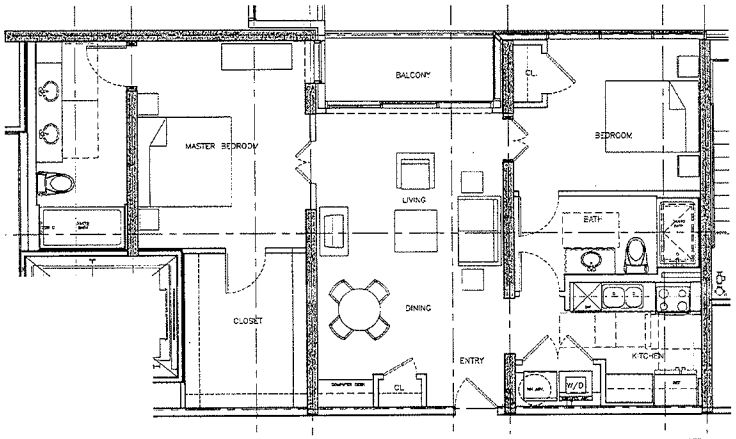

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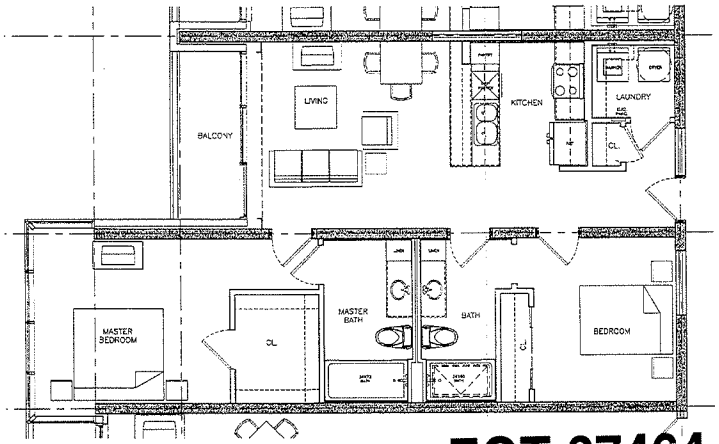

01 UNIT B4 FLOOR PLAN
SCALE: 1/4"=1'-0"

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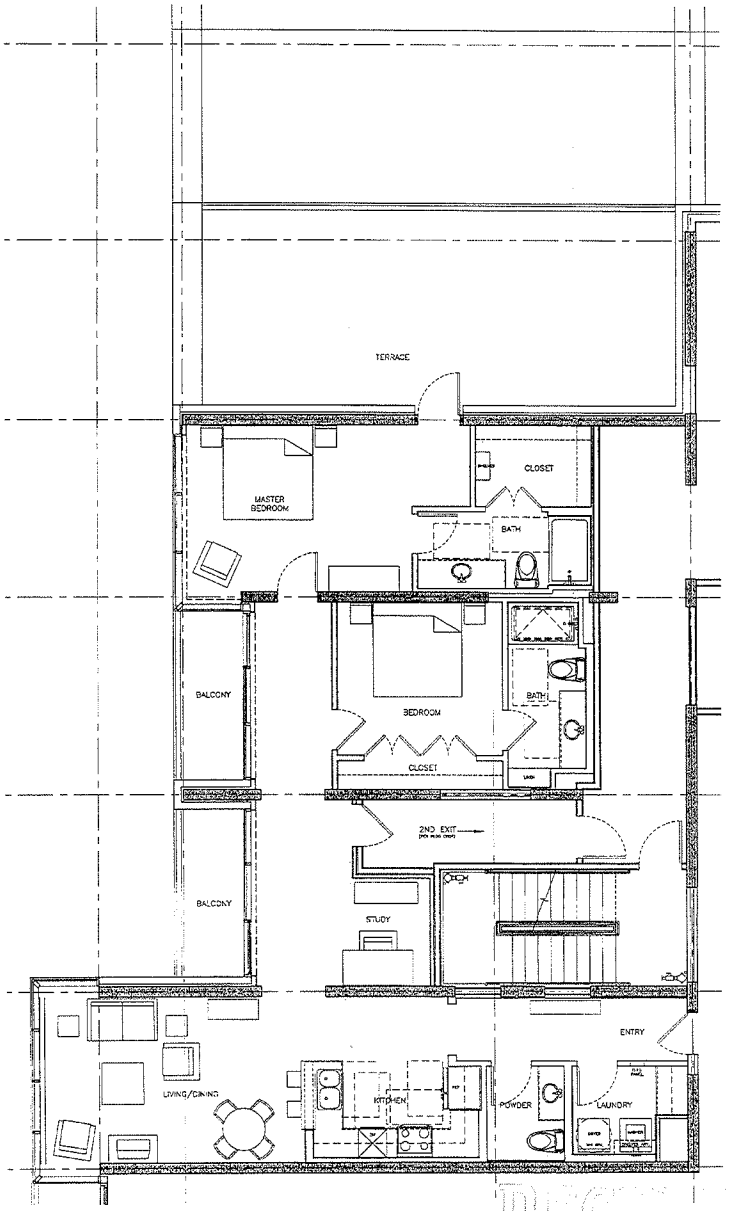

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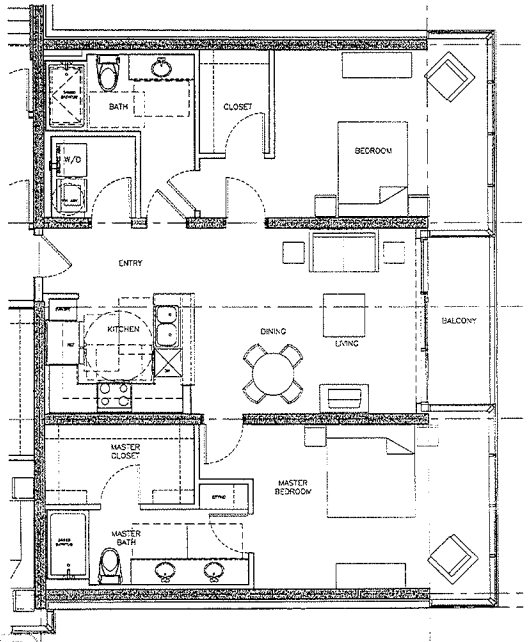

01 UNIT B8 FLOOR PLAN
SCALE: 1/4"=1'-0"

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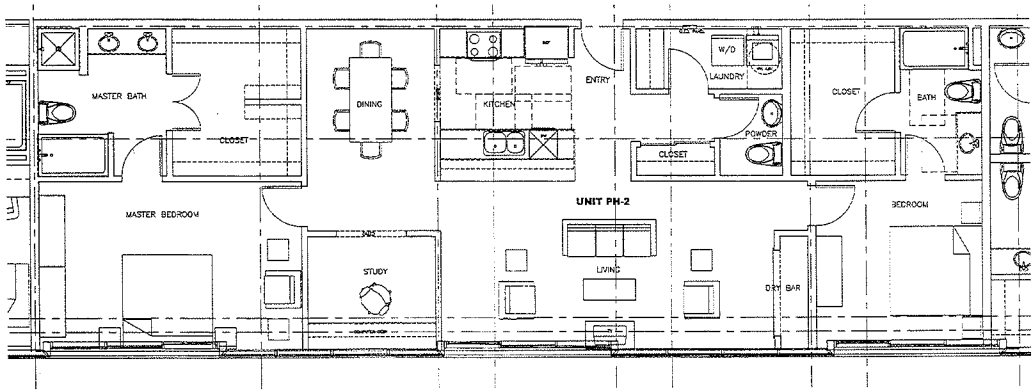
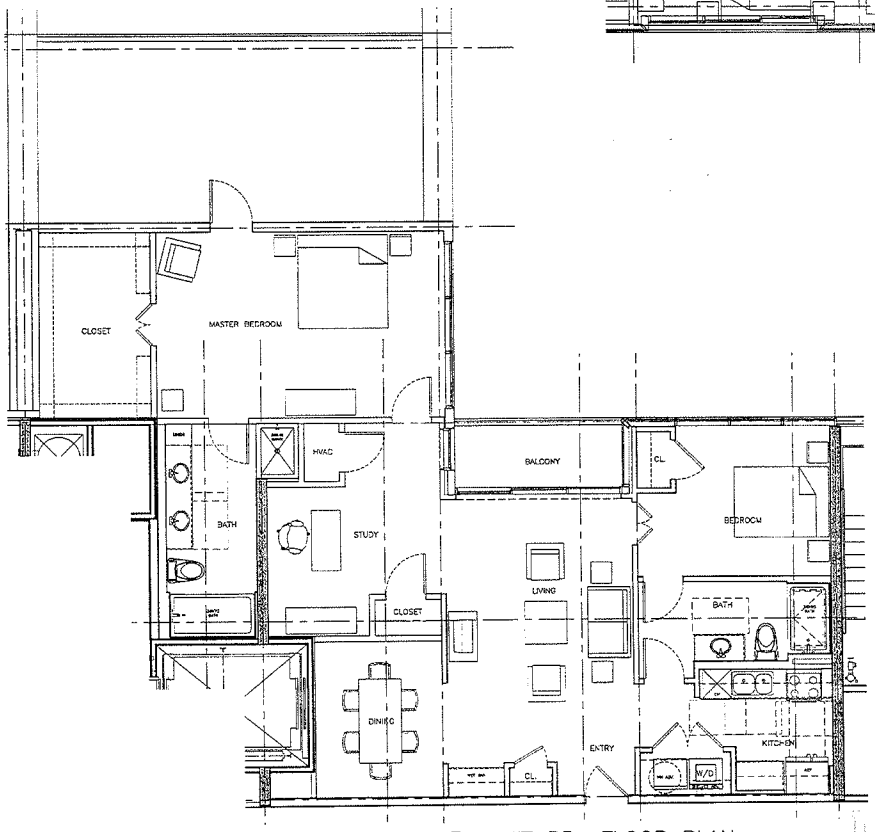


03 UNIT PH–2 FLOOR PLAN
SCALE: 1/4"=1'-0" PENTHOUSE LEVEL UNIT (LEVELS 37–38)



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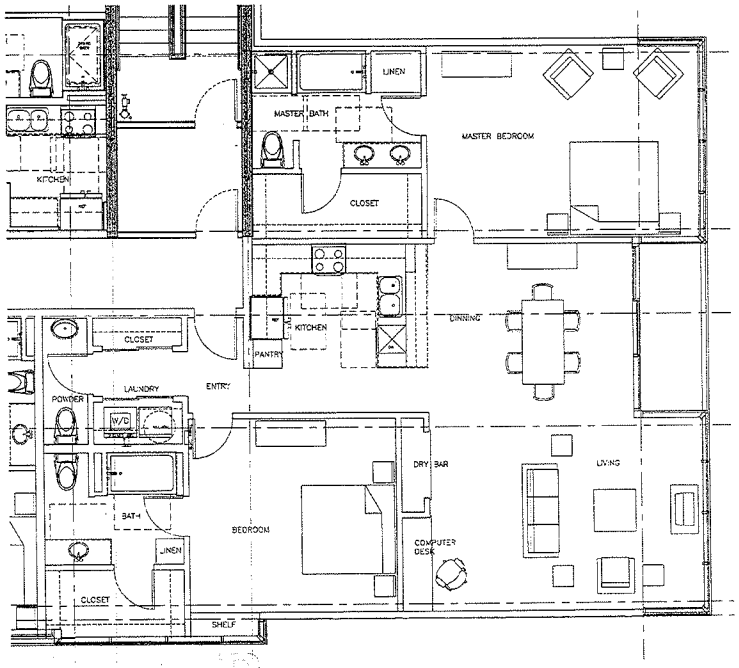

01 UNIT PH–2 FLOOR PLAN
SCALE: 1/4"=1'-0" PENTHOUSE LEVEL UNIT (LEVELS 37–38)

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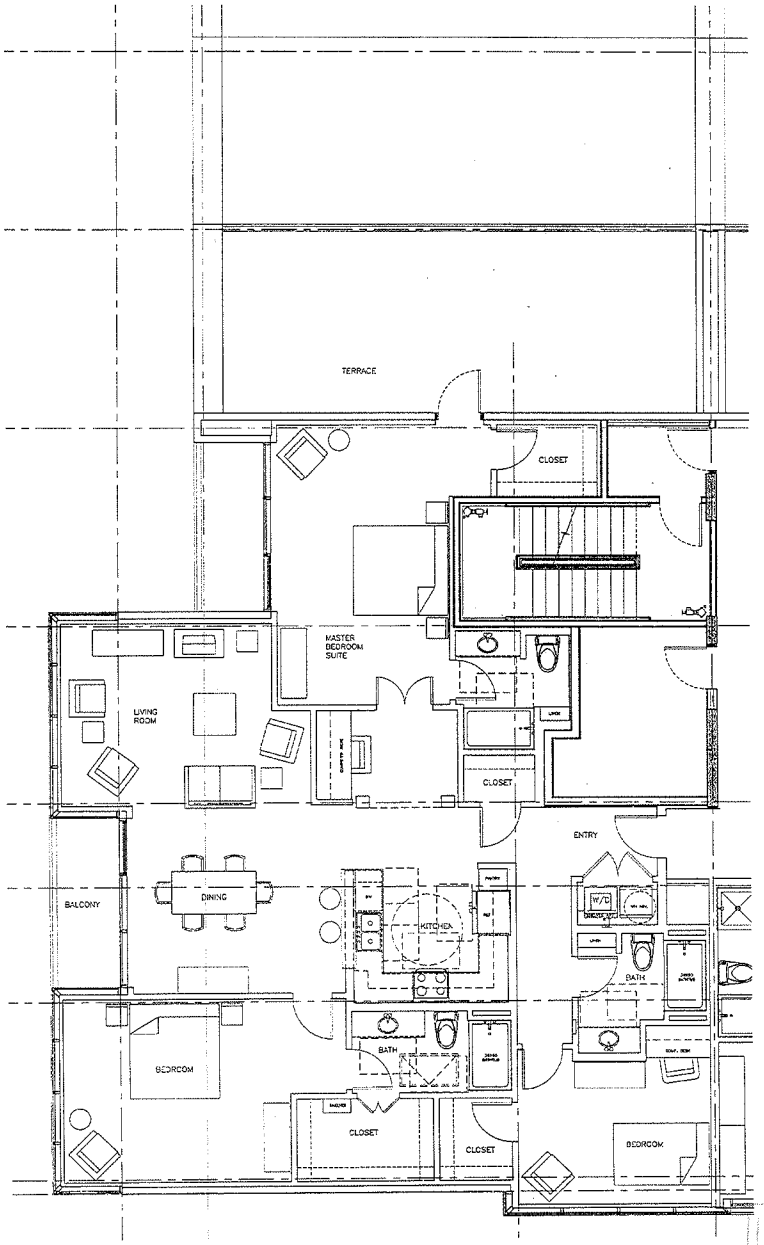

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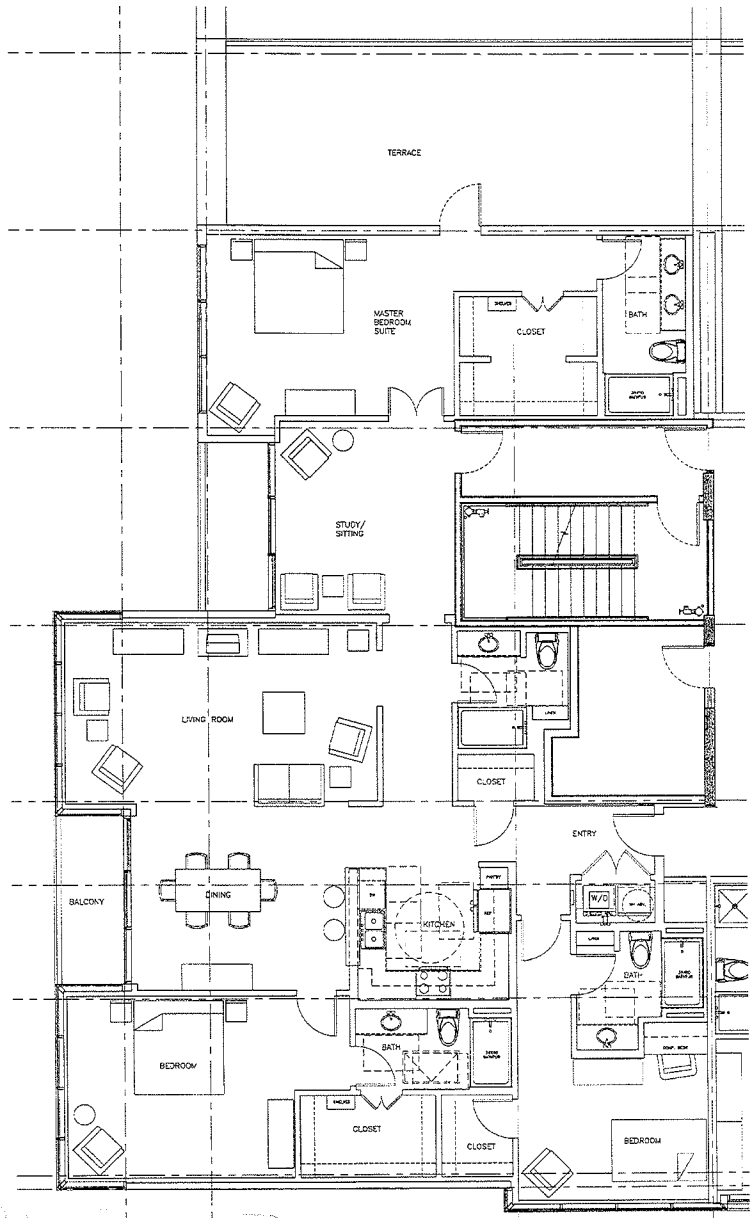

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SCALE: 1/4"=1'-0"

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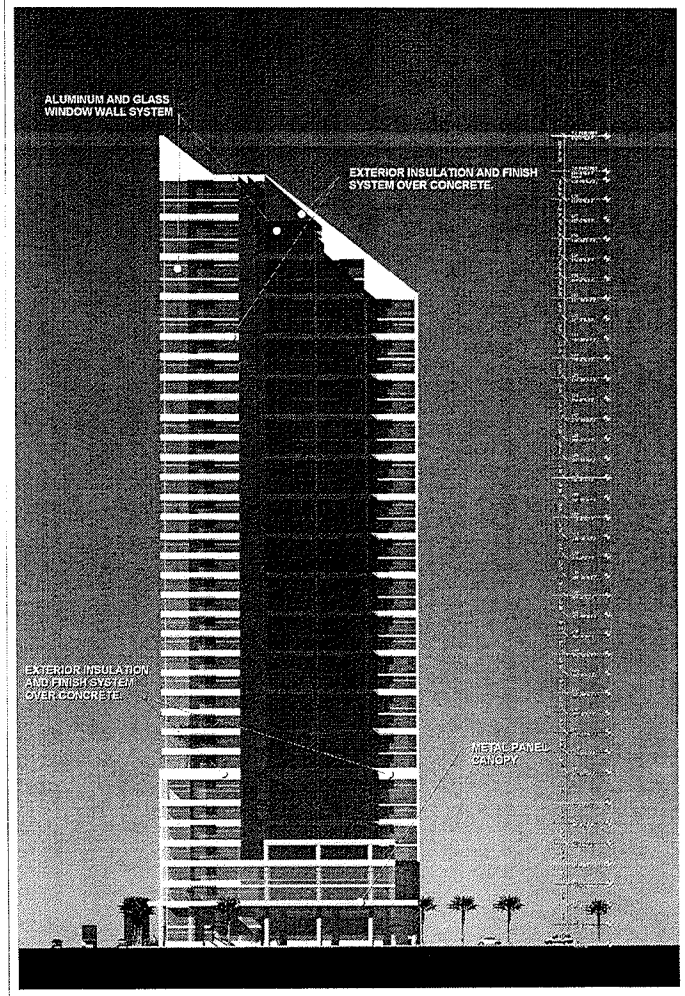
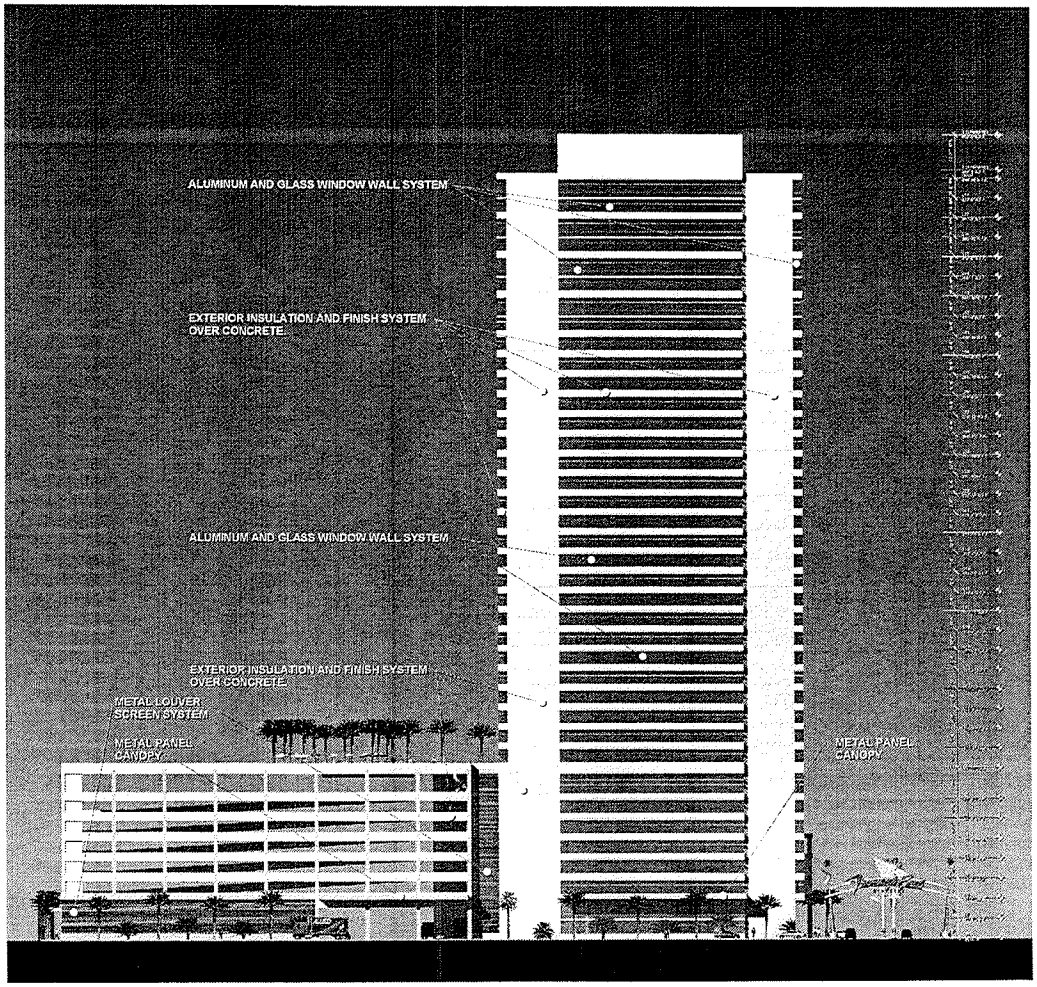


01 NORTH ELEVATION

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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NEVADA LICENSE #3294

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Project

NEON HEIGHTS

LAS VEGAS, NEVADA
777 FREMONT

Martinez & Associates

Authorization

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Job No.	Issue Date
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Issue Package
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Sheet Title
Building Elevations

Sheet Number
A5.01

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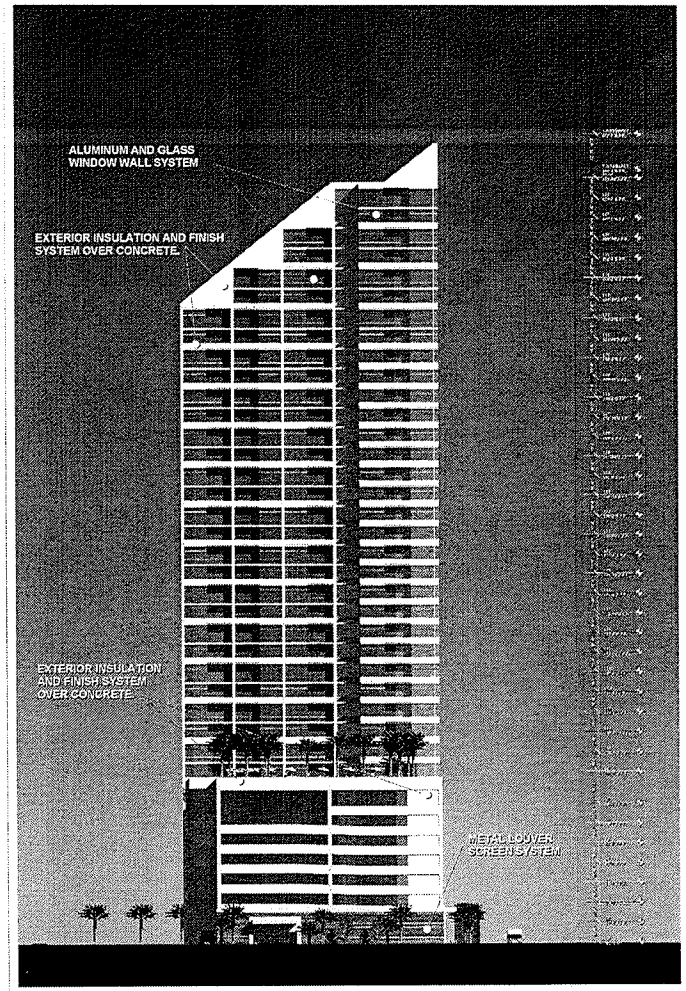
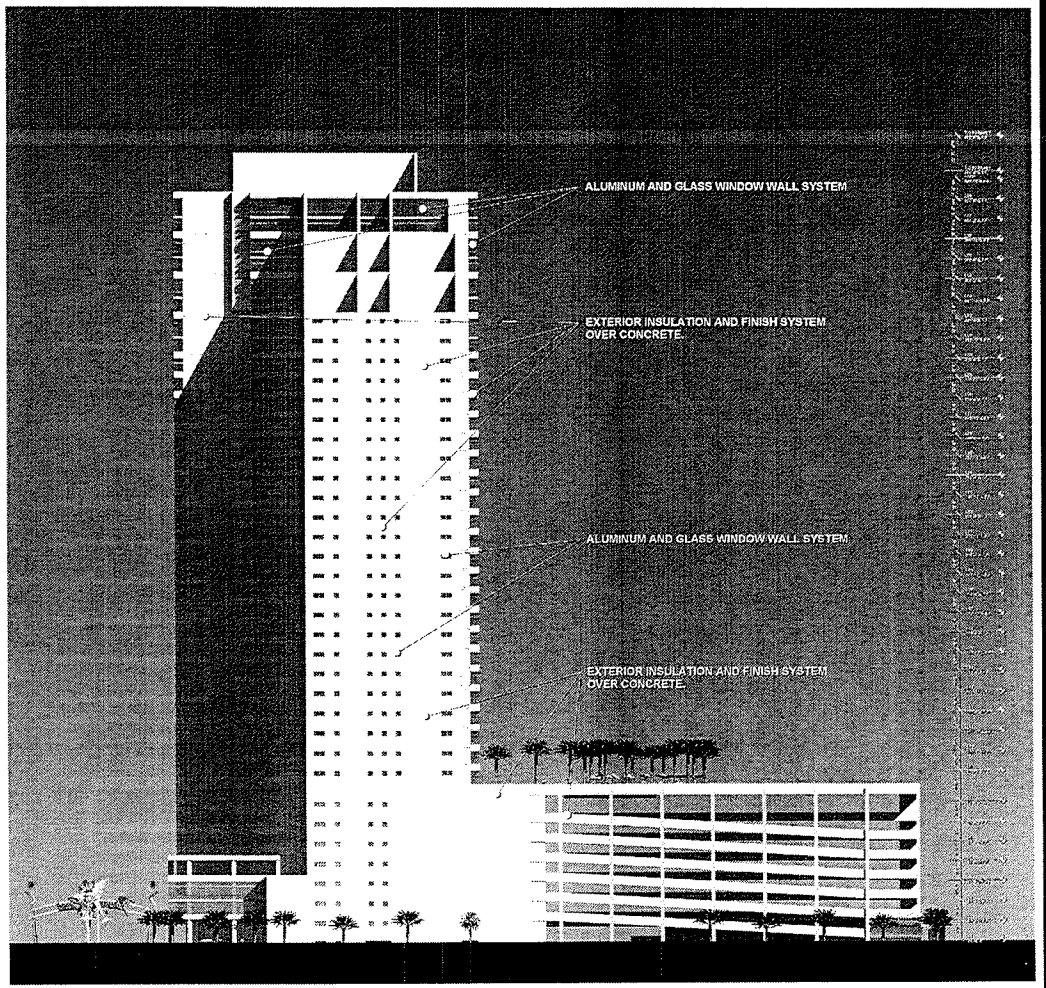


01 SOUTH ELEVATION

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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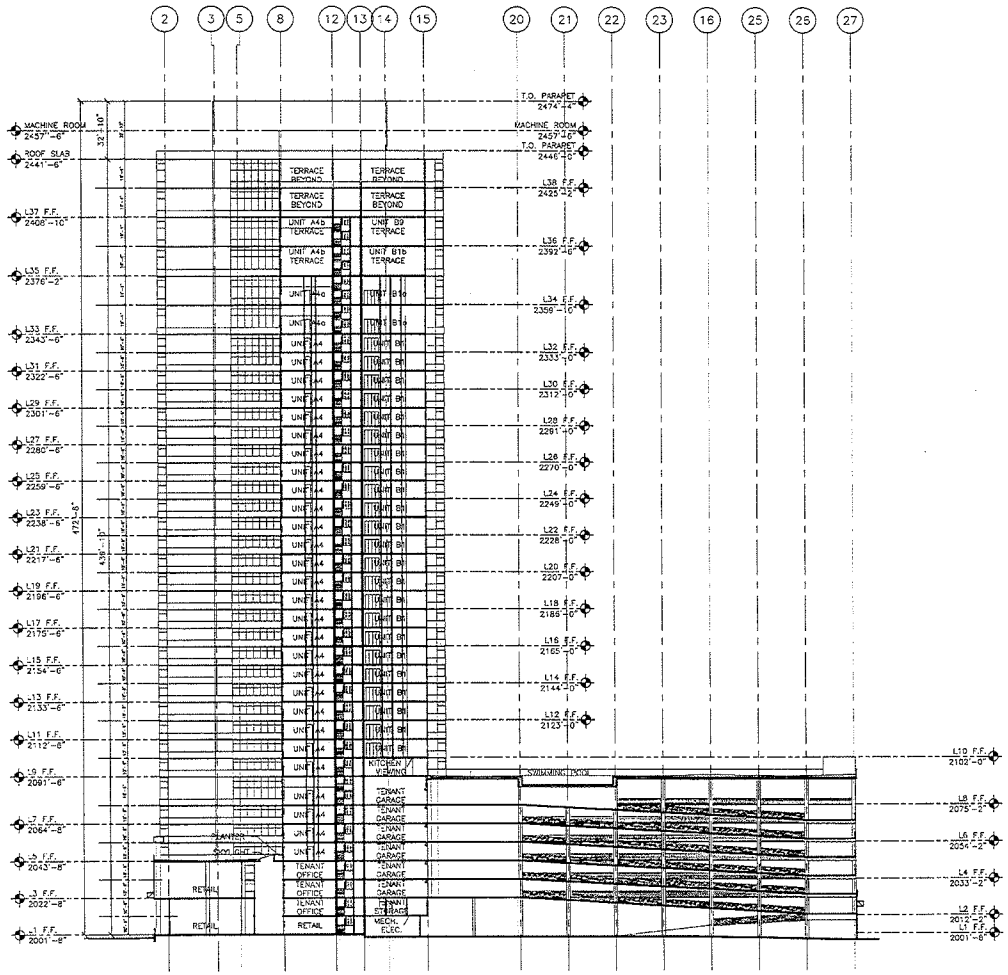

01 BUILDING SECTION (NORTH SOUTH SECTION)
SCALE: 1/32"=1'-0"

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11-21-06

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BUILDING SECTION

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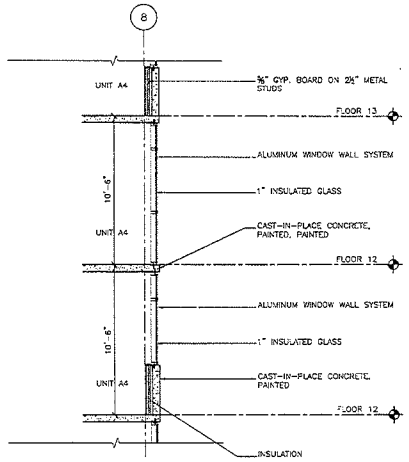
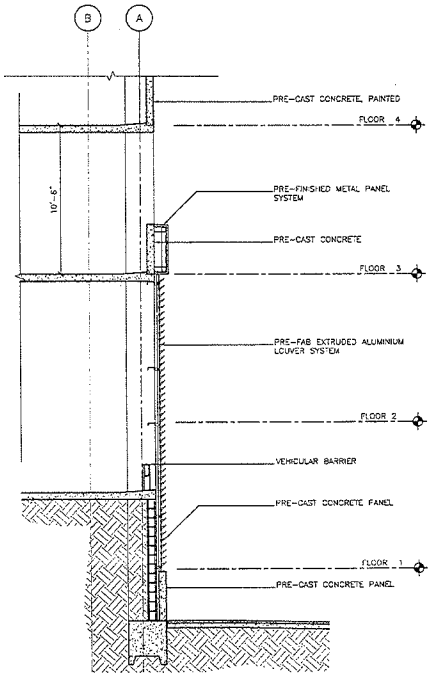
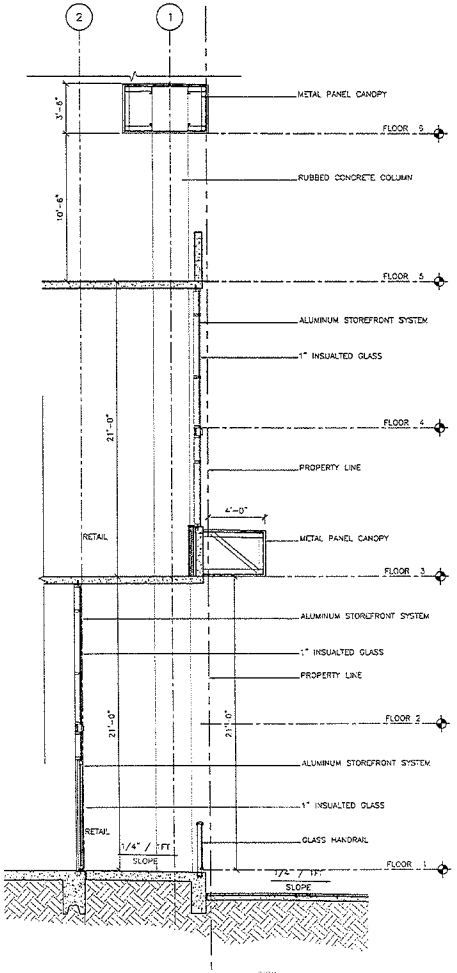


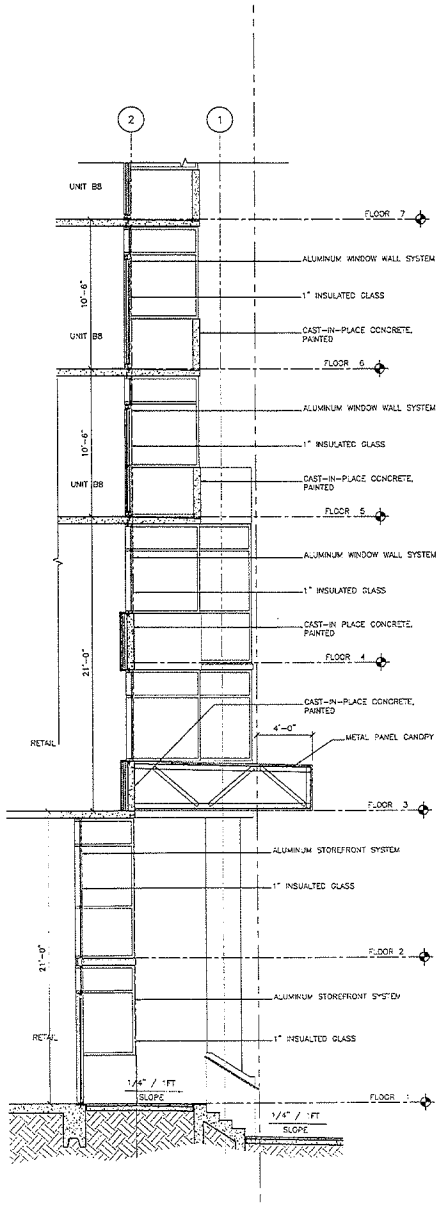
04 WALL SECTION (TYPICAL FLOOR)
SCALE: 1/4"=1'-0"



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



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



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

0 1' 2' 4' 8'

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WALL SECTIONS

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