

Comments



Separator Sheet

Robert Summerfield

From: Mario Suarez**Sent:** Friday, March 03, 2006 10:03 AM**To:** Tom Burkart**Cc:** Erin Berzina; Michael Howe; Robert Summerfield; Melissa Butsch; Daniel Donley; Carman Burney; Gary Leobold; Bart Anderson**Subject:** SDR-11728

The engineering company representing this project are coming in to submit a Waiver to Title 18 (to allow a 30 foot driveway where 37 feet is the minimum). Please accept faxed application. The promised to get original fed exed on Monday. Otherwise, review application like any other. This will be for the 3/23 meeting. Thanks

3/3/2006

RECEIVED**MAR 03 2006**



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

April 21, 2006

Mr. Larry Davis
Urban Lofts XIV, Limited
4512 Montrose Boulevard
Houston, Texas 77006

RE: WVR-12176 – WAIVER OF TITLE 18.12.100
CITY COUNCIL MEETING OF APRIL 19, 2006
RELATED TO ZON-11718, VAR-11723 AND SDR-11728

Dear Mr. Davis:

The City Council at a regular meeting held April 19, 2006 APPROVED the request for a Waiver of Title 18.12.100 TO ALLOW 30-FOOT PRIVATE STREETS WHERE 37 FEET IS THE MINIMUM WIDTH REQUIRED on 6.07 gross acres at the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002), C-2 (General Commercial) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2006. This approval is subject to:

Planning and Development

1. The subject Sited Development Plan is contingent upon approval of a General Plan Amendment (GPA-9219) to Mixed Use land use designation, Rezoning (ZON-11718) to a R-PD13 Zoning District, Site Development Plan Review (SDR-11728), Variance (VAR-11723), and Vacation (VAC-11717) approved by the City Council.
2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

Public Works

3. Curbing on one side of the 30-foot private streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with the adopted Fire Code (Ordinance #5667) of Section 18.2.2.5.7 to prevent on street parking. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowner's Association.
4. The design and layout of all onsite private circulation and access drives must comply with all the fire code requirements for the street widths for emergency fire access.

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

VOICE 702.229.6011

TTY 702.386.9108

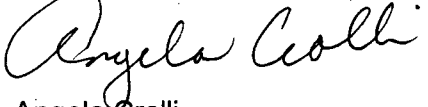
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

Mr. Larry Davis
WVR-12176 – Page Two
April 21, 2006

5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 11718, Site Development Plan Review SDR 11728 and all other subsequent site-related actions.

Sincerely,



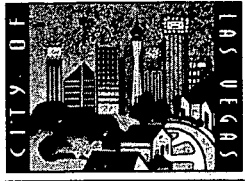
Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Ms. Trinity Schlottman
Interurban Construction, LLC
1700 East Desert Inn Road, Suite #202
Las Vegas, Nevada 89109

Mr. James Lopez
Ms. Amanda Stone
JPL Engineering, Inc.
8620 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

March 24, 2006

Mr. Larry Davis
Urban Lofts XIV, Limited
4512 Montrose Boulevard
Houston, Texas 77006

RE: WVR-12176 - WAIVER OF TITLE 18.12.100

Dear Mr. Davis:

Your request for a Waiver of Title 18.12.100 TO ALLOW 30-FOOT PRIVATE STREETS WHERE 37 FEET IS THE MINIMUM WIDTH REQUIRED on 6.07 gross acres at the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002), C-2 (General Commercial) Zone [PROPOSED: R-PD13 (Residential Planned Development - 13 Units Per Acre) Zone], Ward 3 (Reese), was considered by the Planning Commission on March 23, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. The subject Sited Development Plan is contingent upon approval of a General Plan Amendment (GPA-9219) to Mixed Use land use designation, Rezoning (ZON-11718) to a R-PD13 Zoning District, Site Development Plan Review (SDR-11728), Variance (VAR-11723), and Vacation (VAC-11717) approved by the City Council.
2. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

Public Works

3. Curbing on one side of the 30-foot private streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with the adopted Fire Code (Ordinance #5667) of Section 18.2.2.5.7 to prevent on street parking. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowner's Association.
4. The design and layout of all onsite private circulation and access drives must comply with all the fire code requirements for the street widths for emergency fire access.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Mr. Larry Davis
WVR-12176 - Page Two
March 24, 2006

5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-11718, Site Development Plan Review SDR-11728 and all other subsequent site-related actions.

This item will be considered by the City Council on *April 19, 2006*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Ms. Trinity Schlottman
Interurban Construction, LLC
1700 East Desert Inn Road, Suite #202
Las Vegas, Nevada 89109

Mr. James Lopez
Ms. Amanda Stone
JPL Engineering, Inc.
8620 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

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 *BTA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: March 8, 2006
Re: **WVR-12176** Interurban Construction, LLC NWC of 25th Street and Charleston Boulevard
Request for a Waiver of private street widths

COMMENTS:

We have no objection to the Request for a Waiver of Title 18.12.100 to allow 30 foot private streets where 37 feet is required.

CONDITIONS OF APPROVAL:

1. Curbing on one side of the 30 foot private streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with the adopted Fire Code (Ordinance #5667) of Section 18.2.2.5.7 to prevent on street parking. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowner's Association.
2. The design and layout of all onsite private circulation and access drives must comply with all the fire code requirements for the street widths for emergency fire access.
3. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-11718, Site Development Plan Review SDR-11728 and all other subsequent site-related actions.



March 10, 2006

Mr. Larry Davis
Urban Lofts XIV, Limited
4512 Montrose Boulevard
Houston, Texas 77006

RE: ~~WVR~~-12176 - WAIVER

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Dear Mr. Davis:

Please be advised the City Planning Commission at its regular meeting on **March 23, 2006** has referred to above, will consider your request. This meeting will be held at 6:00 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 be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Leobold".

Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Ms. Trinity Schlottman
Interurban Construction, LLC
1700 East Desert Inn Road, Suite #202
Las Vegas, Nevada 89109

Mr. James Lopez
Ms. Amanda Stone
JPL Engineering, Inc.
8620 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89123

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

WVR-12176

HAND DELIVERED

DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
FLOOD CONTROL (DPW)	ROSA CORTEZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES	JOHN BLACK	3124 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<SPRINT> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.**
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT **< US MAIL DELIVERY >**

SDPR
03/06/2006

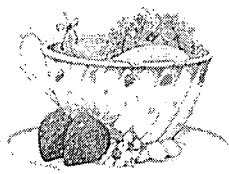
Carman Burney

From: Carman Burney
Sent: Monday, March 06, 2006 11:06 AM
To: Gary Reid; Ozzie Mirkhah; Rosa Cortez; Kent Chang; Rod Clark; Carolyn Caviness; Tim Parks; Tim McDaniel; Rick Schroder; David Bratcher; Anne Kilponen; Tom Wilking; Alan Riecki
Subject: WVR-12176
Attachments: WVR-12176.pdf

Tracking:	Recipient	Read
	Gary Reid	
	Ozzie Mirkhah	
	Rosa Cortez	
	Kent Chang	
	Rod Clark	
	Carolyn Caviness	
	Tim Parks	
	Tim McDaniel	
	Rick Schroder	
	David Bratcher	
	Anne Kilponen	
	Tom Wilking	Read: 3/6/2006 11:11 AM
	Alan Riecki	

Good Morning All,

Attached please find the DRT form for WVR-12176. This item has been added to the 03/23/06 PC agenda, it is related to ZON-11718, VAR-11720, VAR-11723, VAC-11715 and SDR-11728. I've attached a site plan for your reference. Oversized copies will be routed this afternoon with cover sheet over application information attached. Hansen is ready to accept your comments whenever you are ready.



Carman Livingston Burney
Planning and Development Department
(702) 229-6897

3/6/2006

March 3, 2006

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Site Development Review for Eastern Lofts (APN 139-35-815-002)

Subject: Justification Letter

Dear CLV Planning & Development Department,

JPL Engineering, Inc. is requesting a Site Development Review and Rezoning for the above referenced property located at Charleston Boulevard and 25th Street, Las Vegas, Nevada. The proposed project, Eastern Lofts, will consist of an eighty-five (85) unit multi-unit residential lofthome development per the attached site plan. The proposed residential community is a fee simple, single-family, zero (0) lot line community which will be an affordable option for professional adults desiring to live and work in the downtown area.

Inter-Urban Construction Inc., the owner of the development, offers a unique living experience targeted at urban centers and downtown areas. Urban Loft owners enjoy the fee simple single family home ownership concept which gives each resident more freedom to exercise control over their residence than in a condo. Since each homeowner will maintain their own yard, purchase their own insurance policy, and maintain their own residence our homeowners usually will realize at the minimum a 20% savings over purchasing a similar unit as a condo. The concept of fee simple ownership promotes the subdivision of land with very little if any common property for the homeowner's association to maintain. Inter Urban Construction has a similar project known as the Eleventh Street Loft Homes. These are a good example of fee simple ownership at the finest as every portion of the land is subdivided with no common lots with the exception of the driveways. This project has met with great success within the community selling out all units in a very short time. Homeowners fees are minimal as they must only maintain a basic general liability policy on the private drives, maintain the offsite landscaping, and maintain enough reserve funds to protect the HOA for future occurrences. In a condo it is quite typical that an individual will pay as much as \$500.00 dollars per month in an HOA fee and in fee simple ownership we have estimated that HOA fees will be less than 70 dollars per month. Furthermore, the homes we offered at prices for an 1800 to 2000 square foot lofthome with a two car garage and rear yard that are less than prices in comparable downtown areas. The current pricing structure coupled with the low HOA fees we will be able to offer homes to young professionals in the downtown market that would not be able to afford to purchase in downtown if it was not for our Urban Loft communities. This type of development has been successful in several other urban core areas such as Dallas and Houston, Texas; Atlanta, Georgia; and Baton Rouge, Louisiana; and fits well with the general downtown redevelopment.

The Site Development Review of this property will ensure its' compatibility with adjacent development and development in the surrounding area. The proposed development is consistent with the General Plan, Title 29, the Design Standards Manual, the Landscape, Wall and Buffer Standards, as well as other City development standards. The proposed site access and circulation have been revised to reflect input received at the pre-application conference and will not negatively impact adjacent roadways or neighborhood traffic. The proposed project will enhance the look of the neighborhood by adding a residential unit with an urban feel while creating economic growth in the area by increasing the residential base. The proposed project will also contribute to public safety, health and general welfare by building and maintaining an attractive new housing alternative to residents currently living in the neighborhood. In addition the right turn from 25th to Charleston is a difficult movement which will be eliminated with this project. The proposed buildings will be constructed using twenty-six (26) gauge panels. The wall panels will be PBU panels and the roof panels will be PBR panels. All landscape materials and design will meet or exceed City of Las Vegas Design Standards.

WVR-12176**03/23/06 PC****RECEIVED****MAR 03 2006**

JPL ENGINEERING INC

8620 S. Eastern, Suite 8

Las Vegas, NV 89123

Phone: 702-898-6269 * Fax: 702-896-0647

The property is currently zoned C-2 (General Commercial District), however, the intention of this application is to rezone the property to R-PD (Residential Planned Development). The existing General Plan is C (Commercial) and the proposed General Plan is MXH (Mixed Use). The City of Las Vegas has proposed amending the General Plan from C to MXH for this area. This project is in conformance with that proposed general plan amendment. The property is adjacent to multiple zoning districts. The adjacent properties to the west, east and northeast are zoned C-2 (General Commercial District), but the adjacent property to the south is zoned R-4 (Apartment Residence District). The proposed development will serve as an anchor point for the construction of medium – high density residential projects in the downtown redevelopment area. The redevelopment trend in the area surrounding the project is focused on the revitalization of downtown Las Vegas.

The proposed residential development will require two (2) variances and one (1) waiver of development standards to meet the standards for R-PD (Residential Planned Development).

The first variance application is to reduce the minimum required parcel size from the five (5) acres standard. The proposed site is four and one-quarter (4 ¼) acres and the variance must be allowed in order to rezone the property to R-PD. This request is consistent with the purpose of R-PD development which allows an R-PD development to have a higher or lower density than permitted by the General Plan. The waiver of minimum required parcel size will have no negative impact and will be compatible with the development of the surrounding property.

The second variance application is to reduce the open space requirements. The proposed development will contain eleven thousand six hundred and twenty-seven (11,627) square feet (sf) of open space. One of the primary intentions of the R-PD District is to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space. The variance for open space requirements is required to allow an innovative residential design. This development will offer appropriate amenities to residents and a clear sense of community will be established. Potential buyers for this proposed development will be seeking housing to accommodate their urban lifestyle.

The waiver of development standards is required to reduce the standard street width of thirty-seven feet (37') to thirty (30'). Although the street width reduction will eliminate parking along the interior streets, the proposed development has been designed with a two (2) car garage attached to each individual unit. Additional parking is available throughout the site to accommodate guests.

If you have any questions or require additional information regarding this matter please do not hesitate to contact me.

Sincerely,

JPL Engineering, Inc.



James P. Lopez, P.E.
President

JPL/as

Cc: Trinity Schlottman, Interurban Construction and File (05107)

WVR-12176
03/23/06 PC

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MAR 03 2006

Deed



Separator Sheet

AMR R.P.T.T.S 15,300.00
APN 139-35-815-002

Title Order No. 5116005219
Escrow No. 5116005219-EW
WHEN RECORDED MAIL TO:

Name Urban Lofts XIV, Ltd.
Street 4512 Montrose Blvd
Address Houston, TX 77006

City &
State

MAIL TAX STATEMENTS TO: Grantee at address
above

Fee: \$17.00 RPTT: \$15,300.00
N/C Fee: \$0.00

01/27/2006 13:26:24
T20060017183

Requestor:
OLD REPUBLIC TITLE COMPANY OF NEVADA
Frances Deane SOL
Clark County Recorder Pgs: 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
G R E Development, Inc., a California Corporation

hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) to
Urban Lofts XIV, Ltd., a Texas limited partnership

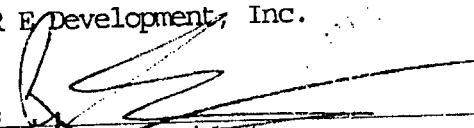
that property in Clark
described as:

County, Nevada,

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

Dated January 25, 2006

G R E Development, Inc.

By: 
Ron Elter, President

STATE OF NEVADA

COUNTY OF _____

On _____ before me,
the undersigned, a Notary Public in and for said State,
personally appeared _____

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

Name _____
(typed or printed)

ORTC-410 4/2003

(This area for official notarial seal)

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MAR 03 2006

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of OSANGE

ss.

On 1-24-05

before me,

KATHY PENNING "NOTARY PUBLIC"
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared RON ELTER

Name(s) of Signer(s)

☒ Personally known to me
I proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Kathy Penning
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: COAST, BARLAIN AND SALE DEED

Document Date: 11-10-05 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

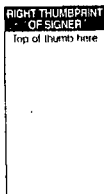


EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

PARCEL I:

Block One (1) of 5 POINTS, as shown by map thereof on file in Book 32 of Plats, Page 91, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM a parcel of land commencing at the Southeast Corner (SE Cor.) of said Section 35;
THENCE along the South line thereof, said line also being the centerline of Charleston Boulevard 89°46'30" West 127.52 feet to the intersection of the centerline of Charleston Boulevard with the centerline of Fremont Street and the beginning of a nontangent curve;
THENCE along the centerline of Fremont Street along said nontangent curve, concave to the Southwest having a radius of 1000.00 feet and a radius point that bears South 36°40'22" West, curving to the left through a central angle of 08°42'52", an arc distance of 152.10 feet;
THENCE North 62°02'30" West 123.03 feet;
THENCE departing the centerline of Fremont Street North 27°57'30" East 50.00 feet to the Northerly right of way of Fremont Street and the POINT OF BEGINNING same point being the beginning of a nontangent curve concave to the East having a radius of 20.00 feet and a radius point that bears North 27°57'30" East;
THENCE departing the Northerly right of way of Fremont Street curving to the right along said curve through a central angle of 88°02'53" an arc distance of 30.73 feet to a point where the radius point bears South 63°59'37" East;
THENCE North 63°59'37" West 5.50 feet;
THENCE North 26°00'26" East 248.17 feet to the beginning of a curve concave to the Southwest (SW) and having a radius of 30.00 feet;
THENCE curving to the left along said curve through a central angle of 84°55'27" an arc distance of 44.47 feet;
THENCE North 58°55'04" West 179.88 feet;
THENCE North 31°04'56" East 5.50 feet to the beginning of a nontangent curve concave to the Northeast (NE) having a radius of 10.00 feet and a radius point that bears North 31°04'56" East;
THENCE curving to the right along said curve through a central angle of 114°41'39" an arc distance of 20.02 feet to a point on the East right of way of Eastern Avenue where the radius point bears South 34°13'21" East;
THENCE along the East right of way of Eastern Avenue along a nontangent

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MAR 03 2006

curve having a radius of 450.00 feet and a radius point that bears South 32°39'45" East;
THENCE curving to the left along said curve through a central angle of 22°49'07" an arc distance of 179.22 feet;
THENCE South 32°57'30" West 51.82 feet to the beginning of a curve concave to the East and having a radius of 175.00 feet;
THENCE curving to the left along said curve through a central angle of 18°11'42" an arc distance of 55.57 feet to the beginning of a compound curve, concave to the Northeast, having a radius of 55.00 feet;
THENCE curving to the left through a central angle of 58°36'36" an arc distance of 56.26 feet to the beginning of a compound curve concave to the North, having a radius of 175.00 feet;
THENCE curving to the left through a central angle of 18°11'42" an arc distance of 55.57 feet to a point on the North right of way of Fremont Street;
THENCE along said right of way South 62°02'30" East 209.74 feet to the POINT OF BEGINNING.

PARCEL II:

A perpetual and non-exclusive easement for the purpose of pedestrian and vehicular ingress and egress and other rights as set forth therein over and across the drives and driveways existing as referenced in that certain "Easement Agreement" by and between Wild Bill's, Inc., a Nevada Corporation, and Thrifty Payless, Inc., a California corporation, recorded January 21, 1998 in Book 980121 as Document No. 01623 of Official Records, Clark County, Nevada.

RECEIVED
MAR 03 2006

STATE OF NEVADA
DECLARATION OF VALUE
WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO: Grantee at address
above

1. Assessor Parcel Number(s)

- a) 139-35-815-002
b) _____
c) _____
d) _____

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #:
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 3,000,000.00
Transfer Tax Value: \$ 3,000,000.00
Real Property Transfer Tax Due 29 \$ 15,300.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____

Capacity GRANTOR
President - GRE Development, Inc.

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: G R E Development, Inc.
Address: 7432 W Sahara Ave, #101
City: Las Vegas
State: NV Zip: 89117

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Urban Lofts XIV, Ltd
Address: 4512 Montrose Blvd
City: Houston
State: TX Zip: 77006

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Old Republic Title CO
Address: 140 N Stephanie St
City: Henderson
State: NV Zip: 89074

Escrow # 5116005219

2634

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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APN 139-35-815-002

**LEGAL DESCRIPTION
FOR EASTERN LOFTS**

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

PARCEL I:

Block One (1) of 5 POINTS, as shown by map thereof on file in Book 32 of Plats, Page 91, in the Office of the County Recorder of Clark County, Nevada.

EXCEPTING THEREFROM a parcel of land commencing at the Southeast Corner (SE Cor.) of said Section 35;

THENCE along the South line thereof, said line also being the centerline of Charleston Boulevard $89^{\circ}46'30''$ West 127.52 feet to the intersection of the centerline of Charleston Boulevard with the centerline of Fremont Street and the beginning of a nontangent curve;

THENCE along the centerline of Fremont Street along said nontangent curve, concave to the Southwest having a radius of 1000.00 feet and a radius point that bears South $36^{\circ}40'22''$ West, curving to the left through a central angle of $08^{\circ}42'52''$, an arc distance of 152.10 feet;

THENCE North $62^{\circ}02'30''$ West 123.03 feet;

THENCE departing the centerline of Fremont Street North $27^{\circ}57'30''$ East 50.00 feet to the Northerly right of way of Fremont Street and the POINT OF BEGINNING same point being the beginning of a nontangent curve concave to the East having a radius of 20.00 feet and a radius point that bears South $27^{\circ}57'30''$ East;

THENCE departing the Northerly right of way of Fremont Street curving to the right along said curve through a central angle of $88^{\circ}02'53''$ an arc distance of 30.73 feet to a point where the radius point bears South $63^{\circ}59'37''$ East;

THENCE North $63^{\circ}59'37''$ West 5.50 feet;

THENCE North $26^{\circ}00'26''$ East 248.17 feet to the beginning of a curve concave to the Southwest (SW) and having a radius of 30.00 feet;

THENCE curving to the left along said curve through a central angle of $84^{\circ}55'27''$ an arc distance of 44.47 feet;

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THENCE North $58^{\circ}55'04''$ West 179.88 feet;

THENCE North $31^{\circ}04'56''$ East 5.50 feet to the beginning of a nontangent curve concave to the Northeast (NE) having a radius of 10.00 feet and a radius point that bears North $31^{\circ}04'56''$ East;

THENCE curving to the right along said curve through a central angle of $114^{\circ}41'39''$ an arc distance of 20.02 feet to a point on the East right of $114^{\circ}41'39''$ an arc distance of 20.02 feet to a point on the East right of way of Eastern Avenue where the radius bears South $34^{\circ}13'21''$ East;

THENCE along the East right of way of Eastern Avenue along a nontangent curve having a radius of 450.00 and a radius point that bears South $32^{\circ}39'45''$ East;

THENCE curving to the left along said curve through a central angle of $22^{\circ}49'07''$ an arc distance of 179.22 feet;

THENCE South $32^{\circ}57'30''$ West 51.82 feet to the beginning of a curve concave to the East and having a radius of 175.00 feet;

THENCE curving to the left along said curve through a central angle of $18^{\circ}11'42''$ an arc distance of 55.57 feet to the beginning of a compound curve, concave to the Northeast, having a radius of 55.00 feet;

THENCE curving to the left through a central angle of $58^{\circ}36'36''$ an arc distance of 56.26 feet to the beginning a compound curve concave to the North, having a radius of 175.00 feet;

THENCE curving to the left through a central angle of $18^{\circ}11'42''$ an arc distance of 55.57 feet to a point on the North right of way of Fremont Street;

THENCE along said right of way South $62^{\circ}02'30''$ East 209.74 feet to the POINT OF BEGINNING.

PARCEL II:

A perpetual and non-exclusive easement for the purpose of pedestrian and vehicular ingress and egress and other rights as set forth therein over and across the drives and driveways existing as referenced in that certain "Easement Agreement" by and between Wild Bill's, Inc., a Nevada corporation, and Thrifty Payless, Inc., a California corporation, recorded January 21, 1998 in Book 980121 as Document No. 01623 of Official Records, Clark County, Nevada.

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ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

001 PARCEL NUMBER
1.00 ACREAGE

002 PARCEL SUB/SEQ NUMBER
202

003 PLAT RECORDING NUMBER
PG 33-45

004 BLOCK NUMBER
5

005 LOT NUMBER
5

006 GOV. LOT NUMBER
Q1.5

139-35-8

S 2 SE 4

35

T20S R6E

180E 181E 182E

119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

Rev 03/20/01

Scale: 1"=200'

MAP LEGEND

--- PARCEL BOUNDARY

--- SUBD BOUNDARY

--- ROAD EASEMENT

--- PM/LD BOUNDARY

--- NON-PARCEL LOT LINE

--- MATCH LINE / LEADER LINE

SSA ROAD ID NUMBER

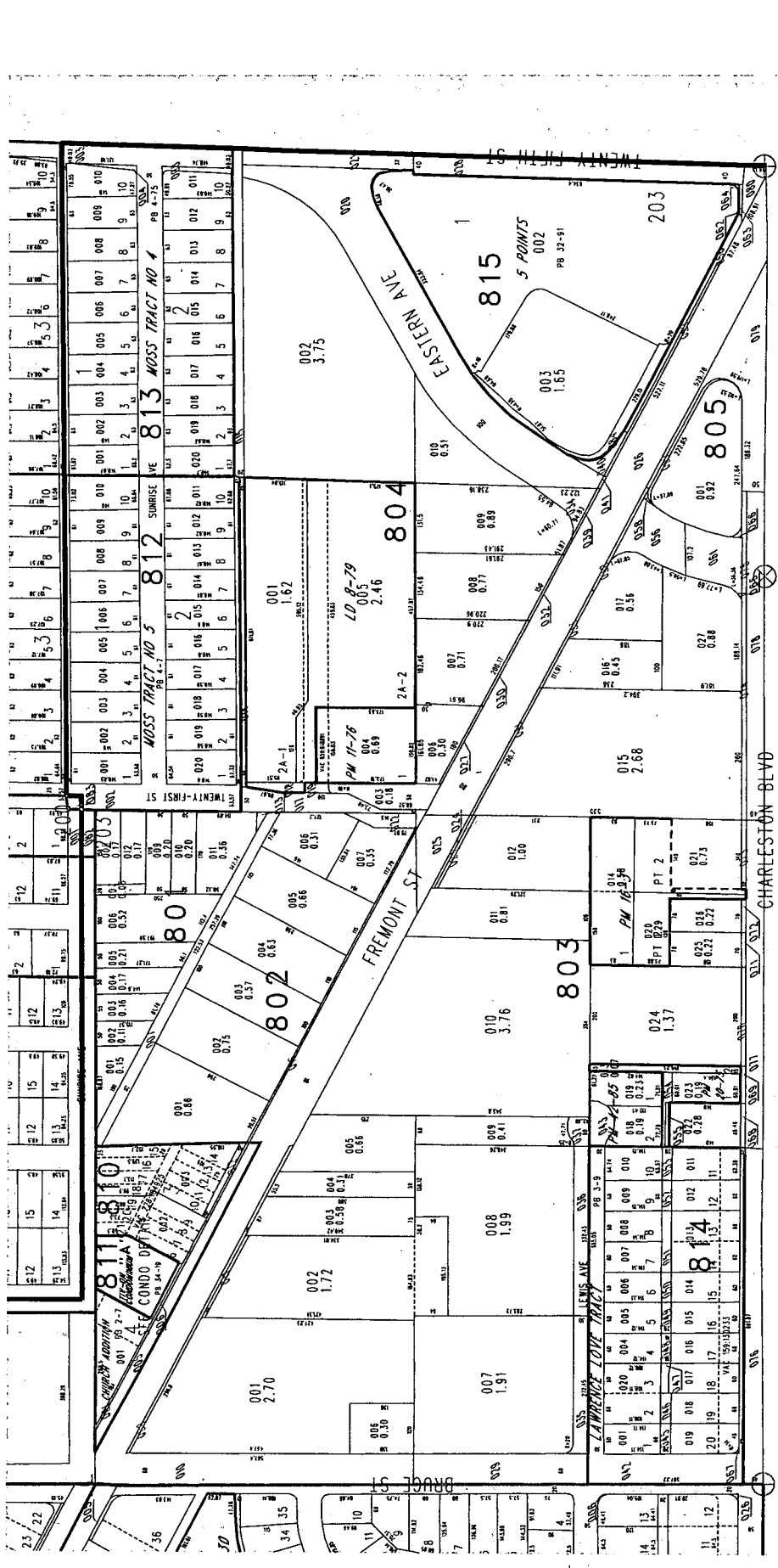
NOTES

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 TEXT ORIGINAL

0 50 100 200 300 400 500 600



TAX DIST 200,203

WVR-12176
03/23/06 PC

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SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-12176 APN: 139-35-815-002
 Name of Property Owner: URBAN LOFTS XIV, LTD.
 Name of Applicant: INTERURBAN CONSTRUCTION, LLC

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): _____

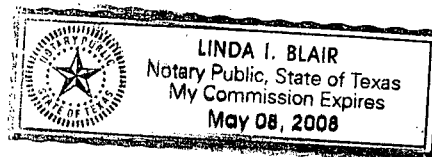
APN: _____

Signature of Property Owner: *Larry S. Davis*

Print Name: LARRY S. DAVIS

Subscribed and sworn before me

This 3RD day of FEBRUARY, 2006
Linda J. Blair
 Notary Public in and for said County and State



Justification Letter



JUSTIFICATION LETTER

Separator Sheet

March 3, 2006

City of Las Vegas
Planning & Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Site Development Review for Eastern Lofts (APN 139-35-815-002)

Subject: Justification Letter

Dear CLV Planning & Development Department,

JPL Engineering, Inc. is requesting a Site Development Review and Rezoning for the above referenced property located at Charleston Boulevard and 25th Street, Las Vegas, Nevada. The proposed project, Eastern Lofts, will consist of an eighty-five (85) unit multi-unit residential lofthome development per the attached site plan. The proposed residential community is a fee simple, single-family, zero (0) lot line community which will be an affordable option for professional adults desiring to live and work in the downtown area.

Inter-Urban Construction Inc., the owner of the development offers a unique living experience targeted at urban centers and downtown areas. Urban Loft owners enjoy the fee simple single family home ownership concept which gives each resident more freedom to exercise control over their residence than in a condo. Since each homeowner will maintain their own yard, purchase their own insurance policy, and maintain their own residence our homeowners usually will realize at the minimum a 20% savings over purchasing a similar unit as a condo. The concept of fee simple ownership promotes the subdivision of land with very little if any common property for the homeowner's association to maintain. Inter Urban Construction has a similar project known as the Eleventh Street Loft Homes. These are a good example of fee simple ownership at the finest as every portion of the land is subdivided with no common lots with the exception of the driveways. This project has met with great success within the community selling out all units in a very short time. Homeowners fees are minimal as they must only maintain a basic general liability policy on the private drives, maintain the offsite landscaping, and maintain enough reserve funds to protect the HOA for future occurrences. In a condo it is quite typical that an individual will pay as much as \$500.00 dollars per month in an HOA fee and in fee simple ownership we have estimated that HOA fees will be less than 70 dollars per month. Furthermore, the homes we offered at prices for an 1800 to 2000 square foot lofthome with a two car garage and rear yard that are less than prices in comparable downtown areas. The current pricing structure coupled with the low HOA fees we will be able to offer homes to young professionals in the downtown market that would not be able to afford to purchase in downtown if it was not for our Urban Loft communities. This type of development has been successful in several other urban core areas such as Dallas and Houston Texas, Atlanta, Georgia and Baton Rouge Louisiana and fits well with the general downtown redevelopment.

The Site Development Review of this property will ensure its' compatibility with adjacent development and development in the surrounding area. The proposed development is consistent with the General Plan, Title 29, the Design Standards Manual, the Landscape, Wall and Buffer Standards, as well as other City development standards. The proposed site access and circulation have been revised to reflect input received at the pre-application conference and will not negatively impact adjacent roadways or neighborhood traffic. The proposed project will enhance the look of the neighborhood by adding a residential unit with an urban feel while creating economic growth in the area by increasing the residential base. The proposed project will also contribute to public safety, health and general welfare by building and maintaining an attractive new housing alternative to residents currently living in the neighborhood. In addition the right turn from 25th to Charleston is a difficult movement which will be eliminated with this project. The proposed buildings will be constructed using twenty-six (26) gauge panels. The wall panels will be PBU panels and the roof panels will be PBR panels. All landscape materials and design will meet or exceed City of Las Vegas Design Standards.

WVR-12176

03/23/06 PC

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The property is currently zoned C-2 (General Commercial District), however, the intention of this application is to rezone the property to R-PD (Residential Planned Development). The existing General Plan is C (Commercial) and the proposed General Plan is MXH (Mixed Use). The City of Las Vegas has proposed amending the General Plan from C to MXH for this area. This project is in conformance with that proposed general plan amendment. The property is adjacent to multiple zoning districts. The adjacent properties to the west, east and northeast are zoned C-2 (General Commercial District), but the adjacent property to the south is zoned R-4 (Apartment Residence District). The proposed development will serve as an anchor point for the construction of medium – high density residential projects in the downtown redevelopment area. The redevelopment trend in the area surrounding the project is focused on the revitalization of downtown Las Vegas.

The proposed residential development will require two (2) variances and one (1) waiver of development standards to meet the standards for R-PD (Residential Planned Development).

The first variance application is to reduce the minimum required parcel size from the five (5) acres standard. The proposed site is four and one-quarter (4 ¼) acres and the variance must be allowed in order to rezone the property to R-PD. This request is consistent with the purpose of R-PD development which allows an R-PD development to have a higher or lower density than permitted by the General Plan. The waiver of minimum required parcel size will have no negative impact and will be compatible with the development of the surrounding property.

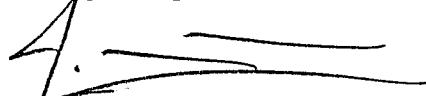
The second variance application is to reduce the open space requirements. The proposed development will contain nine thousand nine hundred and forty-one (9,941) square feet (sf) of open space. One of the primary intentions of the R-PD District is to promote the enhancement of residential amenities by means of an efficient consolidation and utilization of open space. The variance for open space requirements is required to allow an innovative residential design. This development will offer appropriate amenities to residents and a clear sense of community will be established. Potential buyers for this proposed development will be seeking housing to accommodate their urban lifestyle.

The waiver of development standards is required to reduce the standard street width of thirty-seven feet (37') to thirty (30'). Although the street width reduction will eliminate parking along the interior streets, the proposed development has been designed with a two (2) car garage attached to each individual unit. Additional parking is available throughout the site to accommodate guests.

If you have any questions or require additional information regarding this matter please do not hesitate to contact me.

Sincerely,

JPL Engineering, Inc.



James P. Lopez, P.E.
President

JPL/as

Cc: Trinity Schlottman, Interurban Construction and File (05107)

WVR-12176
03/23/06 PC

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MAR 03 2006

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: WAIVER OF STREET WIDTHS
Project Address (Location): CHARLESTON BLVD. 925th ST.
Project Name: EASTERN AVENUE LOFT HOMES Proposed Use: _____

Assessor's Parcel #(s): 139-35-815-002 Ward #: _____
General Plan: existing C proposed MXH Zoning: existing C-2 proposed RPD-21

Commercial Square Footage: N/A Floor Area Ratio: N/A
Gross Acres: 4.2 Lots/Units: 85 Density: 20.28 UNITS PER ACRE

Additional Information: CAMPANION ITEMS - SITE DEVELOPMENT, REVIEW, VARIANCE FOR MIN. REQ'D PARCEL SIZE & OPEN SPACE REQS., & VACATION OF PUBLIC R.O.W

PROPERTY OWNER: URBAN LOFTS XIV, LTD. Contact: LARRY DAVIS
Address: 4512 MONTROSE BLVD. Phone: (713) 522-6441 Fax: (713) 529-2126
City: HOUSTON State: TX Zip: 77006

APPLICANT: INTERURBAN CONSTRUCTION, LLC Contact: TRINITY SCHLOTMAN
Address: 1700 E. DESERT INN RD., STE. 202 Phone: (702) 697-0031 Fax: (702) 697-0032
City: LAS VEGAS State: NV Zip: 89109

REPRESENTATIVE: JPL ENGINEERING, INC. Contact: JAMES LOPEZ / AMANDA STONE
Address: 8620 S. EASTERN AVE., SUITE 8 Phone: (702) 898-6219 Fax: (702) 896-0647
City: LAS VEGAS State: NV Zip: 89123

FOR DEPARTMENT USE ONLY

Property Owner Signature* [Signature]

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

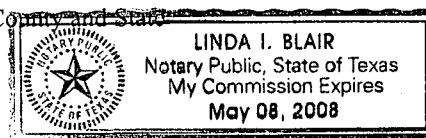
Print Name: LARRY S. DAVIS

Subscribed and sworn before me

This 3RD day of FEBRUARY, 2006

[Signature]

Notary Public in and for said County and State



Case #	<u>12176 - WUV2</u>
Meeting Date:	<u>3/23/06</u>
Total Fee:	<u>600.00</u>
Date Received:	<u>3/3/06</u>
Received By:	<u>[Signature]</u>

*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.

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**WVR Application****Report Date** 03/06/2006 10:21 AM**Submitted By**

Page 1

A/P # 12176 **WAIVER****Application Information****Stages**

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	03/03/2006 12:54	983967	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

<u>Type of Work</u>	<u># Plans</u>	0	<u>Declared Valuation</u>	0.00
<u>Dept of Commerce</u>	<u># Plans</u>	0	<u>Calculated Valuation</u>	0.00
<u>Priority</u>	☒ <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Actual Valuation</u>	0.00

Description of Work

WVR-12176 - WAIVER RELATED TO ZON-11718, VAR-11720, VAR-11723, VAC-11717 AND SDR-11728 - PUBLIC HEARING - APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD - Request for a Waiver of Title 18.12.100 TO ALLOW 30-FOOT PRIVATE STREETS WHERE 37 FEET IS THE MINIMUM WIDTH REQUIRED on 4.24 acres at the northwest corner of 25th Street and Charleston Boulevard (APN 139-35-815-002), C-2 (General Commercial) Zone [PROPOSED: R-PD21 (Residential Planned Development - 21 Units Per Acre) Zone], Ward 3 (Reese).

Parent A/P #

<u>Project #</u>	12176	<u>Project/Phase Name</u>	<u>Phase #</u>
<u>Size/Area</u>	4.20 ACRE	<u>Size Description</u>	
<u>Proposed Start</u>		<u>Proposed Stop</u>	<u>% Completed</u> 0.00
<u>% Complete Formula</u>			

Property/Site InformationParcel 13935815002Location**Owner/Tenant**

<u>Contact ID</u> AC1134205	<u>Name</u> URBAN LOFTS XIV LTD	<u>Organization</u>
<u>Mailing Address</u> 4512 MONTROSE BLVD		<u>State/Province</u> TX
<u>City</u> HOUSTON		<u>Country</u>
<u>ZIP/PC</u> 77006-5828		☐ <u>Foreign</u>
<u>Day Phone</u>		<u>Evening Phone</u>
<u>Fax</u>		<u>Mobile #</u>

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13935815002

Applicants/Contacts

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required	YES	NO		
APPLICATION				
☒	☐		Signed and notarized by <i>all</i> property owners or authorized agent(s)	
☒	☐		Grant deed and legal description	
☒	☐		<i>Detailed</i> justification letter	
☒	☐		Reduced 8.5" x 11" copy of <i>all</i> plans and elevations	
☒	☐		Full size, rolled, color copy of <i>all</i> plans and elevations	
☒	☐		Correct fee(s): \$ <u>300</u> \$ <u>300</u> \$ _____ Total = \$ <u>600</u>	
☒	☐		Statement of Financial Interest	
☐	☒		Development Impact Notice and Assessment (DINA)	
☐	☒		Project of Regional Significance	
SITE PLAN				
				Folded Plans: <u>9</u> Rolled/Colored Plans: _____
☒	☐		11" x 17" min. to 24" x 36" max. page size	
☒	☐		North arrow, scale, and vicinity map	
☒	☐		<i>All</i> property lines and present dimensions labeled	
☒	☐		<i>All</i> building setbacks labeled	
☒	☐		<i>All</i> adjacent existing land uses and street names labeled	
☒	☐		<i>All</i> points of ingress and egress shown	
☐	☒		ADA accessibility requirements shown/labeled	
☒	☐		Parking standard(s) utilized: _____	
☒	☐		Parking space count and typical dimensions labeled	
☐	☒		#regular #compact #handicap Total	
☐	☒		<i>All</i> free-standing sign locations shown and heights and sizes noted	
LANDSCAPE PLAN				
				Folded Plans: <u>3</u> Rolled/Colored Plans: _____
☒	☐		11" x 17" min. to 24" x 36" max. page size	
☒	☐		North arrow, scale, and vicinity map	
☒	☐		<i>All</i> property lines and present dimensions labeled	
☒	☐		<i>All</i> required perimeter landscape planters shown	
☒	☐		<i>All</i> required parking lot fingers/islands shown	
☒	☐		Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover	
BUILDING ELEVATIONS				
				Folded Plans: <u>2</u> Rolled/Colored Plans: _____
☒	☐		11" x 17" min. to 24" x 36" max. page size	
☒	☐		Scale and building dimensions labeled	
☒	☐		North, south, east, and west elevations of <i>all</i> buildings	
☒	☐		<i>All</i> building materials and colors noted	
☒	☐		8" x 10" photo of original color and material board	
☐	☒		<i>All</i> wall sign locations shown and sizes noted	
FLOOR PLANS				
				Folded Plans: _____ Rolled Plans: _____
☒	☐		11" x 17" min. to 24" x 36" max. page size	
☒	☐		Scale and building dimensions labeled	
☒	☐		<i>All</i> building entrances/exits shown	
☒	☐		Use of <i>all</i> rooms noted/labeled	

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: URBAN LOFTS Application Type: SPR WVR RECEIVED
 APN: 139.35.815.002 Location: FREMONT & EASTERN 10.8.2006
 Planner: FC - JSS Pre-App Meeting Date: 1/3/06 Earliest PC Date: 3/7/06

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

WAIVER OF TITLE 18.12.100

MEETING: PLANNING COMMISSION
DATE: MARCH 23, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

WVR-12176

APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD. - REQUEST FOR A WAIVER OF TITLE 18.12.100 TO ALLOW 30-FOOT PRIVATE STREETS WHERE 37 FEET IS THE MINIMUM WIDTH REQUIRED ON 6.07 GROSS ACRES AT THE NORTHWEST CORNER OF 25TH STREET AND CHARLESTON BOULEVARD (APN 139-35-815-002), C-2 (GENERAL COMMERCIAL) ZONE [PROPOSED: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) ZONE], WARD 3 (REESE).

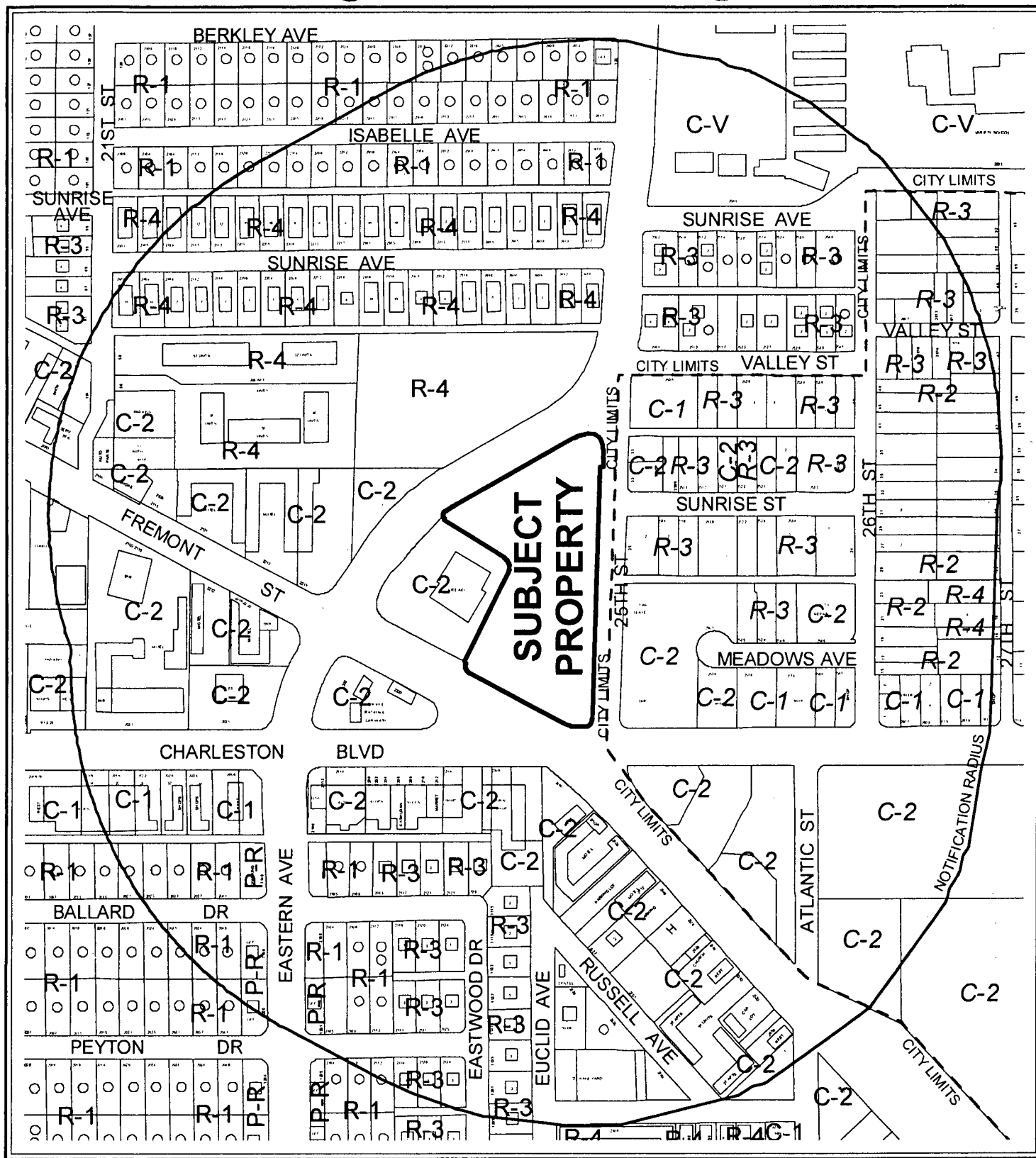
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTHWEST QUARTER (NW¹/₄) OF THE SOUTHWEST QUARTER (SW¹/₄) OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on Waivers will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



0 400 800 Feet



CASE: WVR-12176

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)



NOTICE OF PUBLIC HEARING

WAIVER OF TITLE 18.12.100

MEETING: PLANNING COMMISSION
DATE: MARCH 23, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

WVR-12176

APPLICANT: INTERURBAN CONSTRUCTION, LLC - OWNER: URBAN LOFTS XIV, LTD. - REQUEST FOR A WAIVER OF TITLE 18.12.100 TO ALLOW 30-FOOT PRIVATE STREETS WHERE 37 FEET IS THE MINIMUM WIDTH REQUIRED ON 6.07 GROSS ACRES AT THE NORTHWEST CORNER OF 25TH STREET AND CHARLESTON BOULEVARD (APN 139-35-815-002), C-2 (GENERAL COMMERCIAL) ZONE [PROPOSED: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) ZONE], WARD 3 (REESE).

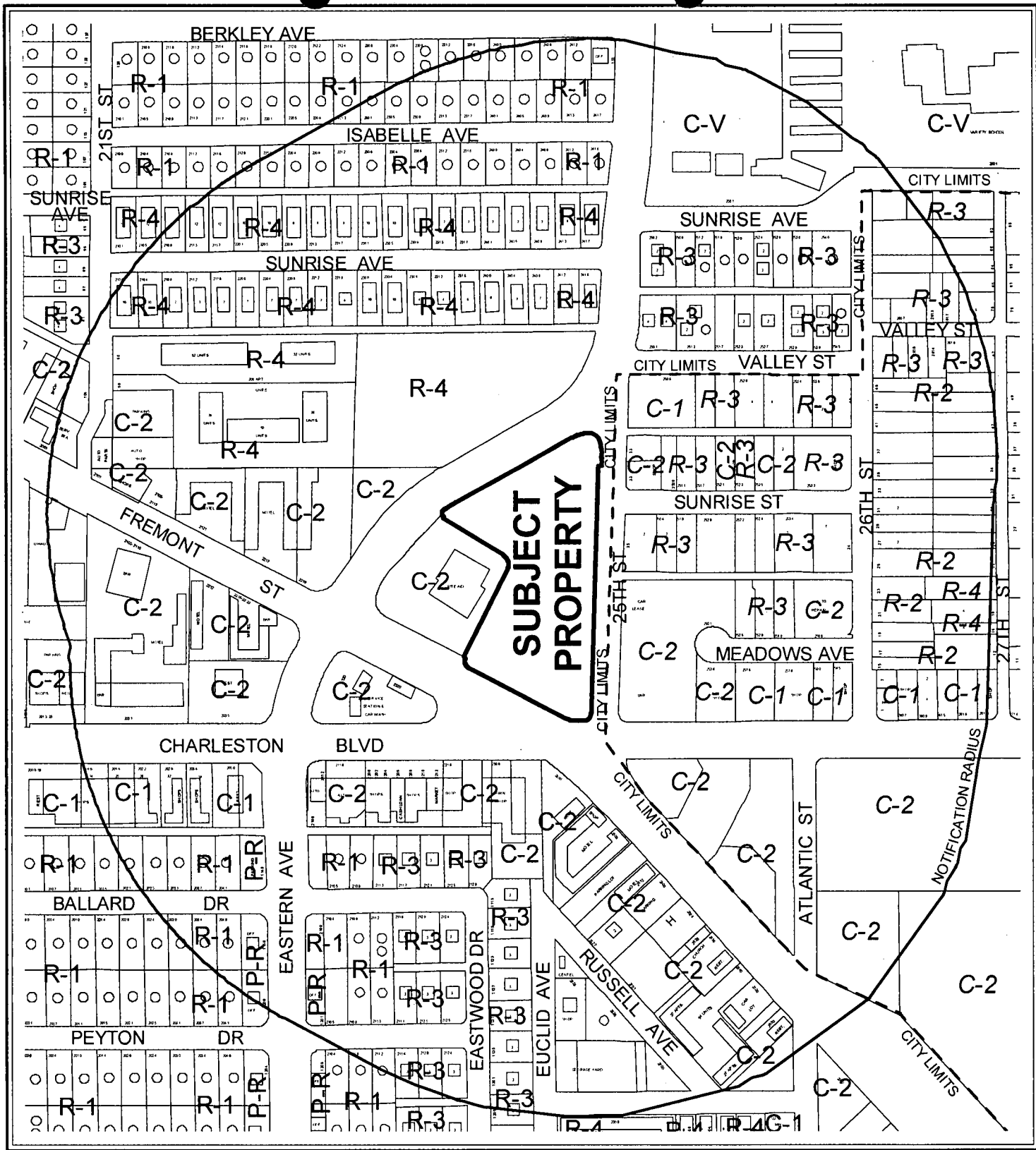
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Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on Waivers will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



GARY LEOBOLD, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE

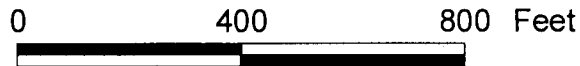


CASE: WVR-12176

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE)



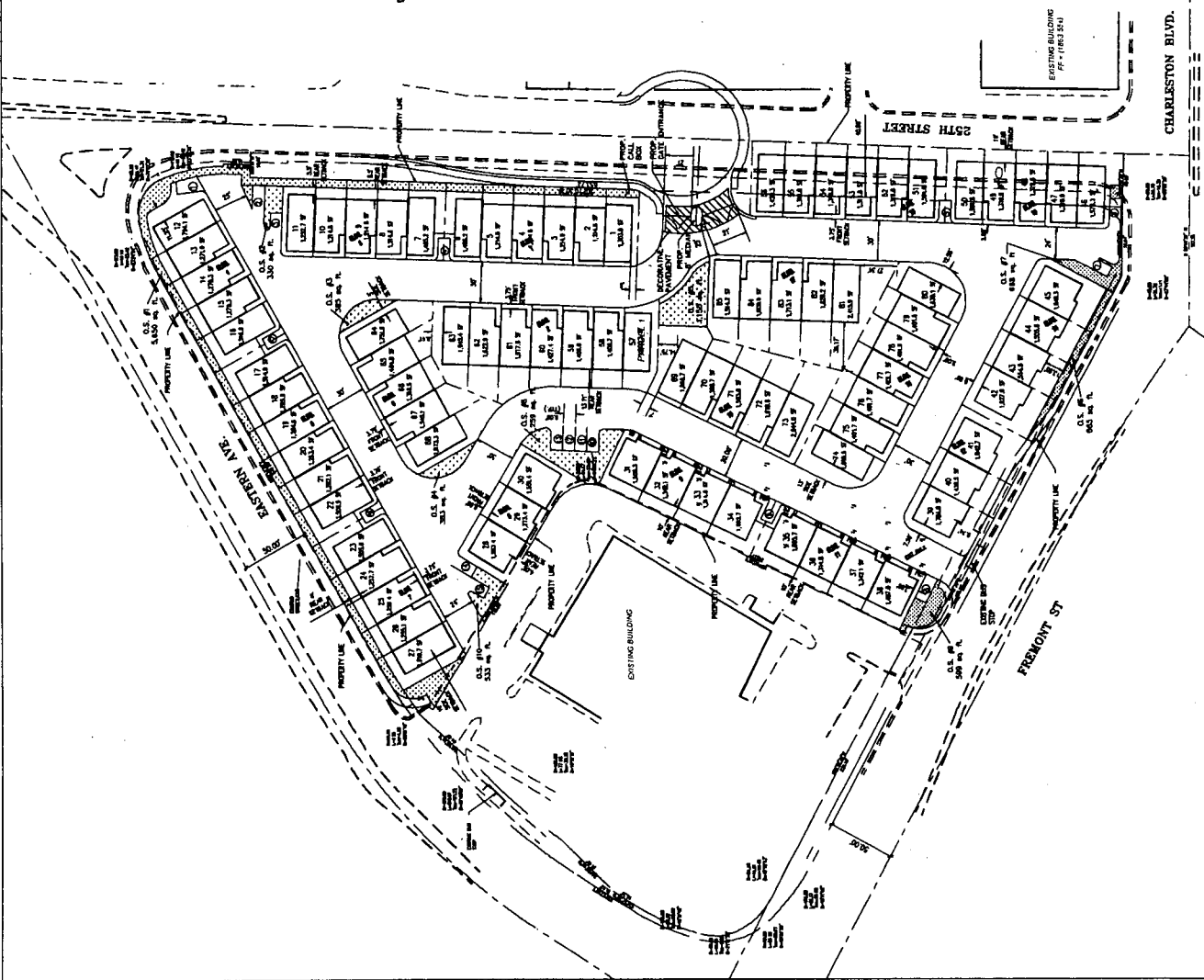
Plans (PMT)



Separator Sheet

URBAN LOFTS, XIV, LTD.
EASTERN AVENUE LOFTS

JOB #
SHEET NO.: 15



WVR-12176 REVISED

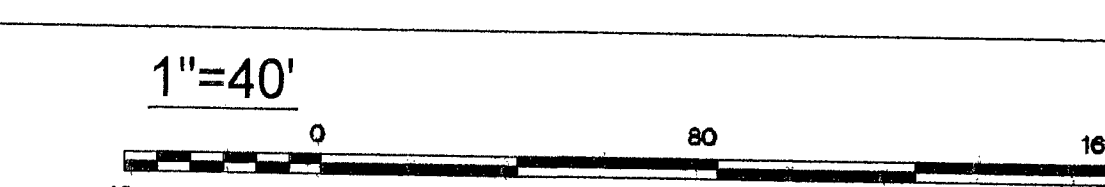
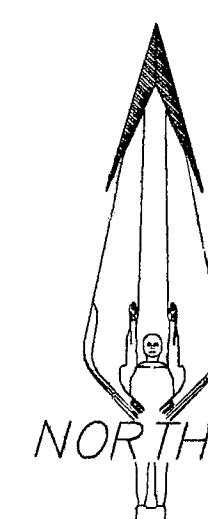
03/23/06 PC

Plans (Approved Site Plan)



PLANS - APPROVED SITE PLAN

Separator Sheet



EXISTING		PROPOSED
	CENTERLINE	
	PROPERTY LINE	
	CURB & GUTTER	
	OPEN SPACE	
	GUESS PARKING	
	SETBACK LINE	

URBAN LOFTS XIV, LTD.
CONTACT: LARRY DAVIS
4512 MONTROSE BOULEVARD
HOUSTON, TEXAS 77008

PROPOSED 85 LOT SINGLE FAMILY
RESIDENTIAL SUBDIVISION

APN: 139-35-815-002

EXISTING ZONING: C-2
PROPOSED ZONING: RPD 14

LOT AREA (GROSS): APPROX. 6.07 ACRES
LOT AREA (NET): 4.24 ACRES
LOT AREA (WITH VACATION): 4.51 ACRES
DENSITY OF THE SUBDIVISION: 14 UNITS/AC
MAX HEIGHT OF DISTRICT: 3 STORIES/35'

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OPEN SPACE REQUIRED: 61,079 SF
OPEN SPACE PROVIDED: 11,627 SF
O.S. #1 = 5,650 SF
O.S. #2 = 330 SF
O.S. #3 = 385 SF
O.S. #4 = 383 SF
O.S. #5 = 1,155 SF
O.S. #6 = 665 SF
O.S. #7 = 668 SF
O.S. #8 = 1,259 SF
O.S. #9 = 599 SF
O.S. #10 = 533 SF
TOTAL = 11,627 SF

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PARKING REQUIRED: 170 (BASED ON 2:1 SINGLE FAMILY)
PARKING PROVIDED :

	170 PRIVATE
	<u>17 GUESS PARKING</u>
TOTAL	187

ALL STREETS ARE PRIVATE DRIVE AND TO BE MAINTAINED BY H.O.A.

WVR-12176 REVISED
03/23/06 PC

JPL ENGINEERING INC.

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LAS VEGAS, NV 89123

Phone (702) 898-6269 * Fax (702) 896-0647

URBAN LOFTS XIV, LTD.
EASTERN AVENUE LOFTS

SITEPLAN

MAR 08 2006

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SHEET NO.:

\$1

1 OF 1 SHEETS