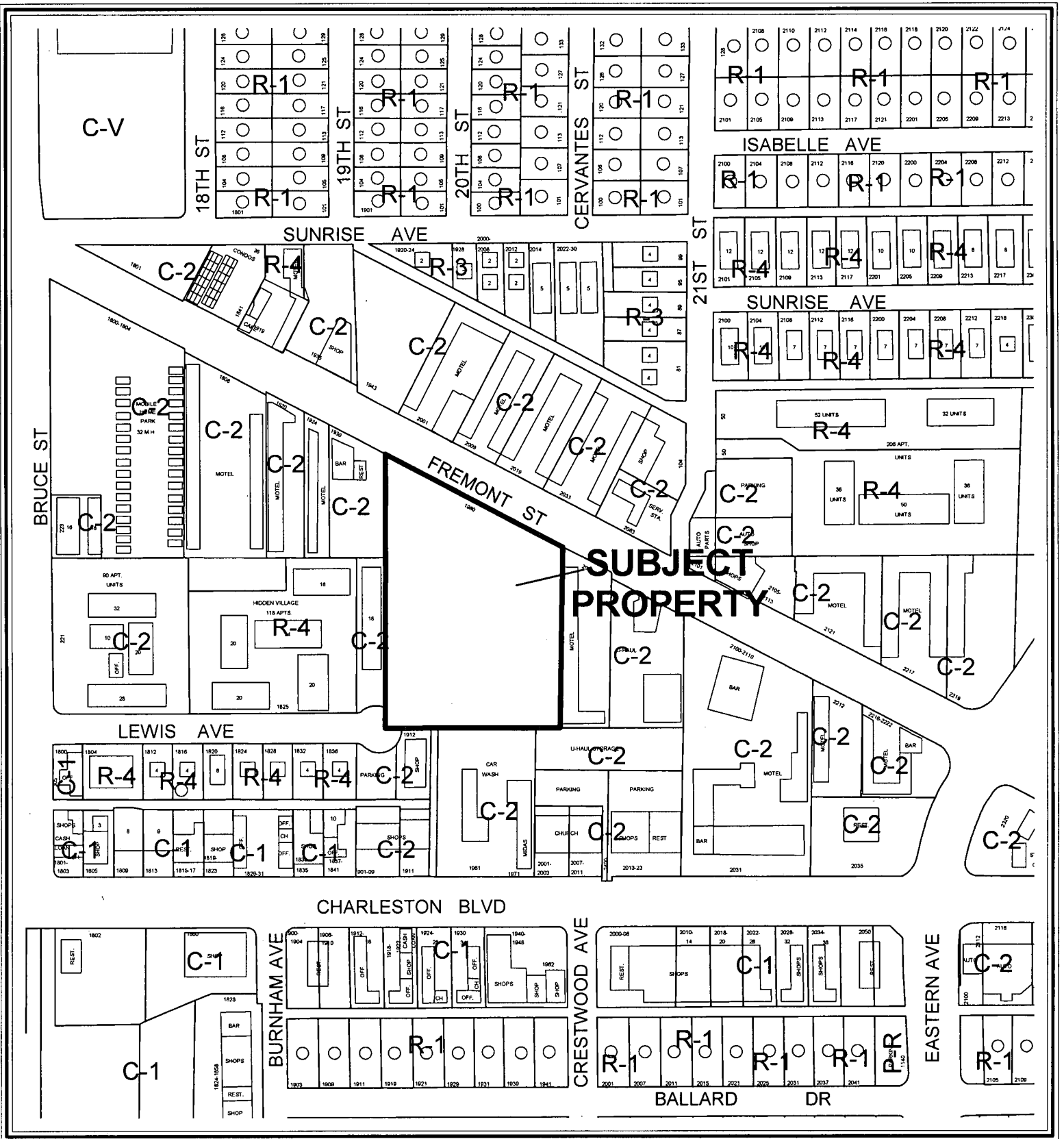


Plans (PMT)



Separator Sheet



CASE: **EOT-18797**

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

0 200 400 Feet



City Council Action Letter



CITY COUNCIL ACTION LETTER

Separator Sheet



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

March 1, 2007

Mr. Frank Robertson
Urban Lofts X, Ltd.
4512 Montrose Boulevard
Houston, Texas 77006

RE: EOT-18797 – EXTENSION OF TIME – VARIANCE
CITY COUNCIL MEETING OF FEBRUARY 7, 2007

Dear Mr. Robertson:

The City Council at a regular meeting held February 7, 2007 APPROVED the request for an Extension of Time of an approved Variance (VAR-5288) THAT ALLOWED 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 8, 2007. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on December 01, 2007 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Variance (VAR-5288) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, Acting City Clerk

M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Ms. Trinity Schlottman
Urban Lofts X, Ltd.
1700 East Desert Inn Road, Ste #202
Las Vegas, Nevada 89169

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

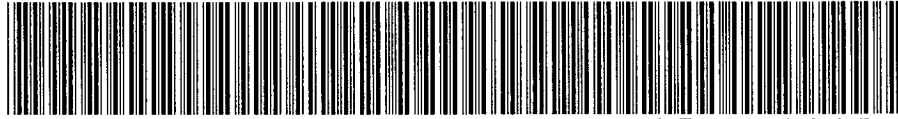
VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



Application Letter – Related Case



APPLICATION LETTER – RELATED CASE

Separator Sheet



December 2, 2004

Mr. Frank Robertson
Urban Land Acquisition, Inc.
4512 Montrose
Houston, Texas 77006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK

JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

RE: VAR-5288 - VARIANCE
CITY COUNCIL MEETING OF DECEMBER 1, 2004
Related to SUP-5287, WVR-5289 and SDR-5286

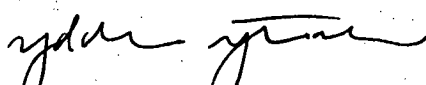
Dear Mr. Robertson:

The City Council at a regular meeting held December 1, 2004 APPROVED the request for a Variance TO ALLOW 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED in conjunction with a proposed 71-unit multi-family live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2004. This approval is subject to:

Planning and Development

1. Approval of an conformance to the Conditions of Approval for Special Use Permit (SUP-5287) and Site Development Plan Review (SDR-5286).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by City Council.

Sincerely,


Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Chad Vellinga
3445 South Valley View Boulevard
Las Vegas, Nevada 89102

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

VOICE 702.229.6011
TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-6/04

Mr. Frank Robertson
Larry S. Davis & Associates
4512 Montrose
Houston, Texas 77006

EOT-18797
02-07-07 CC

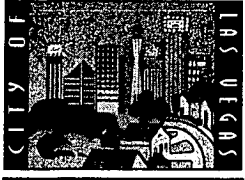
Applicant Letter



APPLICANT LETTER

Separator Sheet

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

January 26, 2007

Mr. Frank Robertson
Urban Lofts X, Ltd
4512 Montrose Boulevard
Houston, Texas 77006

RE: EOT-18797 - EXTENSION OF TIME - VARIANCE

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **February 7, 2007**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

cc: Ms. Trinity Schlottman
Urban Lofts X, Ltd
1700 East Desert Inn Road, Suite #202
Las Vegas, Nevada 89169

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



Hansen Sheet



Separator Sheet

Report Date 12/18/2006 10:19 AM

Submitted By

Page 1

A/P # 18797 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/18/2006 08:40	982110	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

EOT-18797 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: URBAN LOFTS X, LTD. - Request for an Extension of Time of an approved Variance (VAR-5288) THAT ALLOWED 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P #	5288	Project/Phase Name	URBAN LOFT HOMES	Phase #	
Project #	18797	Size Description		Subdivision Code	
Size/Area	0.00	Proposed Start		% Completed	0.00
Proposed Stop					
% Complete Formula					

Property/Site Information

Parcel 13935803010

Location

Owner/Tenant

Contact ID	AC1053648	Name	URBAN LOFTS X LTD	Organization	
Mailing Address	4512 MONTROSE BLVD	State/Province	TX	Country	<input type="checkbox"/> Foreign
City	HOUSTON	Evening Phone	(713)529-2126 x	Mobile #	
ZIP/PC	77006-5828				
Day Phone	(713)522-6441 x				
Fax					

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

1980 FREMONT ST
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13935803010

Applicants/Contacts

Report Date 12/18/2006 10:19 AM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1053648 Foreign
Effective Expire
Name URBAN LOFTS X LTD
Day Phone (713)522-6441 x Eve Phone (713)529-2126 x Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 4512 MONTROSE BLVD
HOUSTON, TX 77006-5828
Seasonal Addr
Valid From To
Comments
No Comments

Contractors

No Contractors

Activity Review Details

Detail SUBMITTAL CHECKLIST (EOT) Modified By SSWANTON Modified Date/Time 12/18/2006 08:39
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Justificaton Letter
- Y Laser Print Site Plan
- N Laser Print Floor Plan
- N Laser Print Elevation
- Y Statement of Financial Interest
- Y Copy of Approval Letter

Report Date 12/18/2006 10:19 AM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council? Final City Council letter received

Y Will this go DIRECTLY to City Council? Annotated minutes received

Parent Application Type VAR

Hearing Type

Parent Project # 5288

Public, Non-Public or Admin? NON-PUBLIC

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
02/07/2007	CC	SCHEDULED		0	0	0
SSWANTON	12/18/2006					

Template Type A/P #	A/P Type	Status	Stage
No children exist for this project			

Employee Employee ID	Last	First	MI	Comments
No Employee Entries				

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME, # WHO PICKED UP PERMIT	970040	12/18/2006 09:01		0.00
TRINITY SCHLOTTMAN, INTERURBAN CONSTRUCTION LLC CK 1087, 713.522.6441					

Application



APPLICATION

Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME (VAR-5288)

Project Address (Location) 1980 Fremont Street

Project Name Fremont Street Urban Loft Homes Proposed Use _____

Assessor's Parcel #(s) 139-35-803-010 Ward # 3

General Plan: existing MXU proposed N/A Zoning: existing C-2 proposed N/A

Commercial Square Footage N/A Floor Area Ratio N/A

Gross Acres 4.21 Lots/Units 70 Density _____

Additional Information _____

PROPERTY OWNER Urban Lofts X, Ltd. Contact: Frank Robertson

Address: 4512 Montrose Blvd. Houston, TX 77006 Phone: (713) 522-6441 Fax: (713) 529-2126

City: Houston State TX Zip 77006

APPLICANT Urban Lofts X, Ltd. Contact: Trinity Schlottman

Address 1700 E. Desert Inn Road Ste 202 Phone (702) 204-8737 Fax (702) 697-0032

City Las Vegas State Nevada Zip 89169

REPRESENTATIVE Urban Lofts X, Ltd. Contact Trinity Schlottman

Address 1700 E. Desert Inn Road Ste 202 Phone (702) 204-8737 Fax (702) 697-0032

City Las Vegas State Nevada Zip 89169

Property Owner Signature* Urban Lofts X, Ltd. By Joel Davis

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

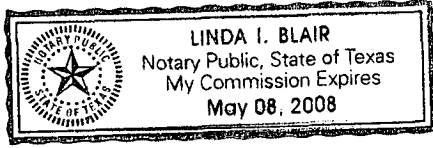
Print Name JOEL DAVIS

Subscribed and sworn before me

This 1ST day of DECEMBER, 2006

Linda I. Blair

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # EOT-18797

Meeting Date: 2/7/07

Total Fee: \$300.00

Date Accepted: 12/01/06

Accepted By: [Signature]

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

SOFI



Separator Sheet

Justification Letter



JUSTIFICATION LETTER

Separator Sheet

Urban Lofts X, Ltd.

1700 E. Desert Inn Rd. Ste. 202

Las Vegas, NV 89169

Phone: 702-697-0031

Fax: 702-697-0032



December 1, 2006

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, NV 89101

Re: Extension of Time for SDR-5286, SUP-5287, VAR-5288
Fremont Street Loft Homes

Planning Department,

Urban Lofts X, Ltd. received the support of City Council on December 1, 2004 to build a 71 unit three-story townhome community located in the Downtown Redevelopment Area. Soon after receiving approval by the City Council we started the civil engineering on this project and anticipated that we would acquire our permits within a year.

Since we started engineering on this project we have had many obstacles to overcome which has severely impacted our original anticipated start dates. Some of the obstacles that we had to overcome include accepting a significant amount of drainage from our neighbors and abutting streets and redirecting the storm water through onsite drainage systems; acquiring notarized letters giving us permission to demolish, grade, and reconstruct retaining walls on abutting properties; acquiring easements from neighbors to update utilities on their properties; acquiring deviations from standards to allow inverted crowned streets; and changing civil engineering firms during the design stages of the project.

We anticipate that we will be able to acquire our grading and utility permits very soon for the Fremont Street Loft Homes. The City of Las Vegas recently instructed us to modify a few minor details on our plans and stated we needed to return the plans for final signatures and processing. We have satisfactorily completed all details needed by the City of Las Vegas with the exception of the gates on the main entrance. We are currently working on resolving these issues with the department of public works, the fire department, and NDOT.

We are confident that we can resolve the issue at hand and any other minor comments that might arise within the upcoming weeks. We would respectfully like to request that an extension of time be granted to complete any remaining issues and to acquire our permits. We feel this project will add tremendously to the Downtown Redevelopment Area and assist in encouraging more development in the neighborhood.

If further assistance is needed please feel free to contact Trinity Schlottman at (702) 204-8737.

Sincerely,

A handwritten signature in black ink, appearing to read "Trinity Schlottman", is written over a white background.

Trinity Schlottman
Urban Lofts X, Ltd.
Las Vegas Division Manager
trinitys@Lsda.net

EOT-18797
02-07-07 CC

Deed



Separator Sheet

Deed



Separator Sheet

20050203-0002423

Fee: \$21.00 RPTT: EX#003

NYC Fee: \$0.00

02/03/2005

13:40:00

T20050022128

Requestor:
CHICAGO TITLE

Frances Deane
Clark County Recorder

JSB
Pgs: 8

RE-RECORDED
C

APN# 139-35-803-010

Recording Requested by and Return to:

Name Chicago Title

Address 3980 Howard Hughes Pkwy #100

City/State/Zip Las Vegas, Nevada 89109

RECORDED
re-recorded
GRANT, BARGAIN, SALE DEED
(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

This cover page must be typed or printed in black ink only.

ASSASSIN
**THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL
DESCRIPTION.**

20050128-0003879

Fee: \$18.00 RPTT: EX#008
N/C Fee: \$0.00

01/28/2005 14:41:11

T20050018482

Requestor:
CHICAGO TITLE

Frances Deane OSA
Clark County Recorder Pgs: 5

5
COPY

APN# 139-35-803-010

Recording Requested by and Return to:

Name Fant & Burman, LLP Attn: Arthur Fant

Address 1900 West Loop South, Suite 1100

City/State/Zip Houston, TX 77027

Grant, Bargain, Sale Deed
(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

ASSESSOR

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Urban Land Acquisitions, Inc., a Texas corporation,

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Urban Lofts X, Ltd., a Texas limited partnership

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to: 1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, right, rights of way and easements now of record, if any

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

[Signature Page to Follow]

Witness my hand this 29 day of OCTOBER, 2004.

Urban Land Acquisitions, Inc., a Texas corporation

By: Larry S. Davis
Larry S. Davis, President

COPY

STATE OF TEXAS

ss. H S

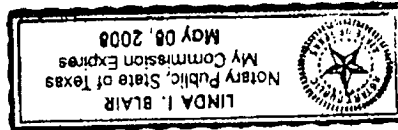
COUNTY OF HARRIS

On this 29 day of OCTOBER, 2004, appeared before me, a Notary Public, Larry S. Davis, as President of Urban Land Acquisitions, Inc. personally known or proven to me to be the person whose name is subscribed to the above instrument, who acknowledged that he executed the instrument for the purposes therein contained.

Linda Blair
Notary Public

My commission expires MAY 8, 2008

ASSES



AFTER RECORDING, RETURN TO:
Fant & Burman, LLP
Attention: Arthur Fant
1900 West Loop South, Suite 1100
Houston, Texas 77027

EXHIBIT "A"
LEGAL DESCRIPTION

All that land situated in the county of Clark, State of Nevada, more particularly described as follows:

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 20 South, Range 61 East, M.D.B.&M.

Excepting Therefrom the West 60 feet.

Further Excepting Therefrom the East 250 feet.

And

The Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 35, Township 20 South, Range 61 East, M.D.B. & M.

Excepting Therefrom the West 60 feet.

Further Excepting Therefrom all that portion lying North of the South line of Fremont Street.

Further Excepting Therefrom all that portion lying within the following described parcel:

Comencing at the Southeast corner of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 35;

Thence North $1^{\circ}11'30''$ East along the East line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 35 a distance of 348.97 feet to the Southeast corner of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section 35;

Thence North $89^{\circ}53'25''$ West a distance of 150.02 feet to the Southwest corner of that certain parcel of land conveyed by Thomas T. Beam to Ray L. Allred et al, by deed recorded November 5, 1959, as Document No. 178838, Official Records, Clark County, Nevada records, The True Point of Beginning;

Thence continuing North $89^{\circ}53'25''$ West a distance of 100.00 feet to a point;

Thence North $1^{\circ}11'30''$ East a distance of 373.61 feet to a point on the Southwesterly line of Fremont Street (Original alignment - 80 feet wide);

Thence South $62^{\circ}02'30''$ East along the last mentioned Southwesterly line a distance of 111.98 feet to the Northwest corner of the said conveyed parcel of land;

Thence South $1^{\circ}11'30''$ West a distance of 321.29 feet to The True Point of Beginning.

2005 FEB -2 P 2:10

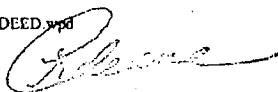


Exhibit "A"

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

The North Half (N ½) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 35, Township 20 South, Range 61 East, M.D.B.&M.

Excepting Therefrom the West 60 feet.

Further Excepting Therefrom the East 250 feet.

And

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 35, Township 20 South, Range 61 East, M.D.B.&M.

Excepting Therefrom the West 60 feet.

Further Excepting Therefrom all that portion lying North of the South line of Fremont Street.

Further Excepting Therefrom all that portion lying within the following described parcel:

Commencing at the Southeast corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section 35,

Thence North 1°11'30" East along the East line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section 35 a distance of 348.97 feet to the Southeast corner of the North Half (N ½) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section 35;

Thence North 89°53'25" West a distance of 150.02 feet to the Southwest corner of that certain parcel of land conveyed by Thomas T. Beam to Ray L. Allred et al, by deed recorded November 5, 1959, as Document No. 178838, Official Records, Clark County, Nevada records, The True Point of Beginning;

Thence continuing North 89°53'25" West a distance of 100.00 feet to a point;

Thence North 1°11'30" East a distance of 373.61 feet to a point on the Southwesterly line of Fremont Street (Original alignment – 80 feet wide);

Thence South 62°02'30" East along the last mentioned Southwesterly line a distance of 111.98 feet to the Northwest corner of the said conveyed parcel of land;

Thence South 1°11'30" West a distance of 321.29 feet to The True Point of Beginning.

State of Nevada
Declaration of Value

COPY

1. Assessor's Parcel Number(s)

- a) 139-35-803-010
- b)
- c)
- d)

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Resi
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY

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

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property): ()
 Transfer Tax Value: \$ 800,000.00
 Real Property Transfer Tax Due: \$

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 8
- b. Explain Reason for Exemption: Transfer to a corporation owned 100% by grantor(s)

5. Partial Interest: Percentage being transferred: ___%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to 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: [Handwritten Signature]
 Signature: [Handwritten Signature]

Capacity: PRESIDENT
 Capacity: PARTNER

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Urban Land Acquisitions, Inc.
 Address: 4512 MONTROSE
 City: HOUSTON
 State: TX Zip: 77006

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Urban Lofts X, Ltd.
 Address: 4512 MONTROSE
 City: HOUSTON
 State: TX Zip: 77006

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

Print Name: Chicago Title
 Address: P.O. Box 70480
 City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 04126818-079

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

3879

**State of Nevada
Declaration of Value**

1. Assessor's Parcel Number(s)

- a) 139-35-803-010
- b) _____
- c) _____
- d) _____

RE-RECORDED

COPY

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Resi
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm' Bld'g
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Documentation/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property): (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: (3) 20050128-3879
- b. Explain Reason for Exemption: re-record to correct legal

5. Partial Interest: Percentage being transferred: []%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to 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: _____
Signature: _____

Capacity: _____ Title Agent _____
Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Urban Land Acquisitions Inc.
Address: 4512 Montrose
City: Houston
State: TX Zip: 77006

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Urban Lefts X, Ltd.
Address: 4512 Montrose
City: Houston
State: TX Zip: 77006

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

Print Name: Chicago Title
Address: 3980 Howard Hughes Pkwy. #100
City/State/Zip: Las Vegas, NV 89109

Escrow # 04126818 TL

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

2/23

Route Form



Separator Sheet

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

EOT-18797

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	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
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** 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 >**

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: January 17, 2007
Re: **EOT-18797** Urban Lofts X, Ltd. 1980 Fremont Street
Request for an Extension of Time of an approved Variance

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Variance that allowed 78 percent of the total floor area of a live/work unit to be used for residential purposes where 50 percent is the maximum allowed for property located at 1980 Fremont Street, as long as all previously imposed conditions of approval for VAR-5288 and all subsequent site-related actions are ultimately complied with.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-18797 - EXTENSION OF TIME - VARIANCE - APPLICANT/OWNER: URBAN LOFTS X, LTD. - Request for an Extension of Time of an approved Variance (VAR-5288) THAT ALLOWED 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese).

***NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK**

CITY COUNCIL MEETING: FEBRUARY 7, 2007

PUBLIC HEARING: NO

CASE PLANNER: PETER LOWENSTEIN

Comments Due: JANUARY 16, 2007*

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to CAROLE COMBS (ccombs@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Law Enforcement Issue