

# Plans (PMT)

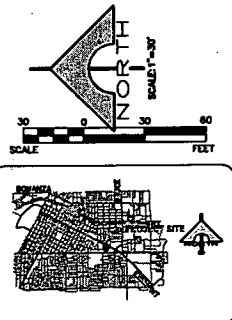
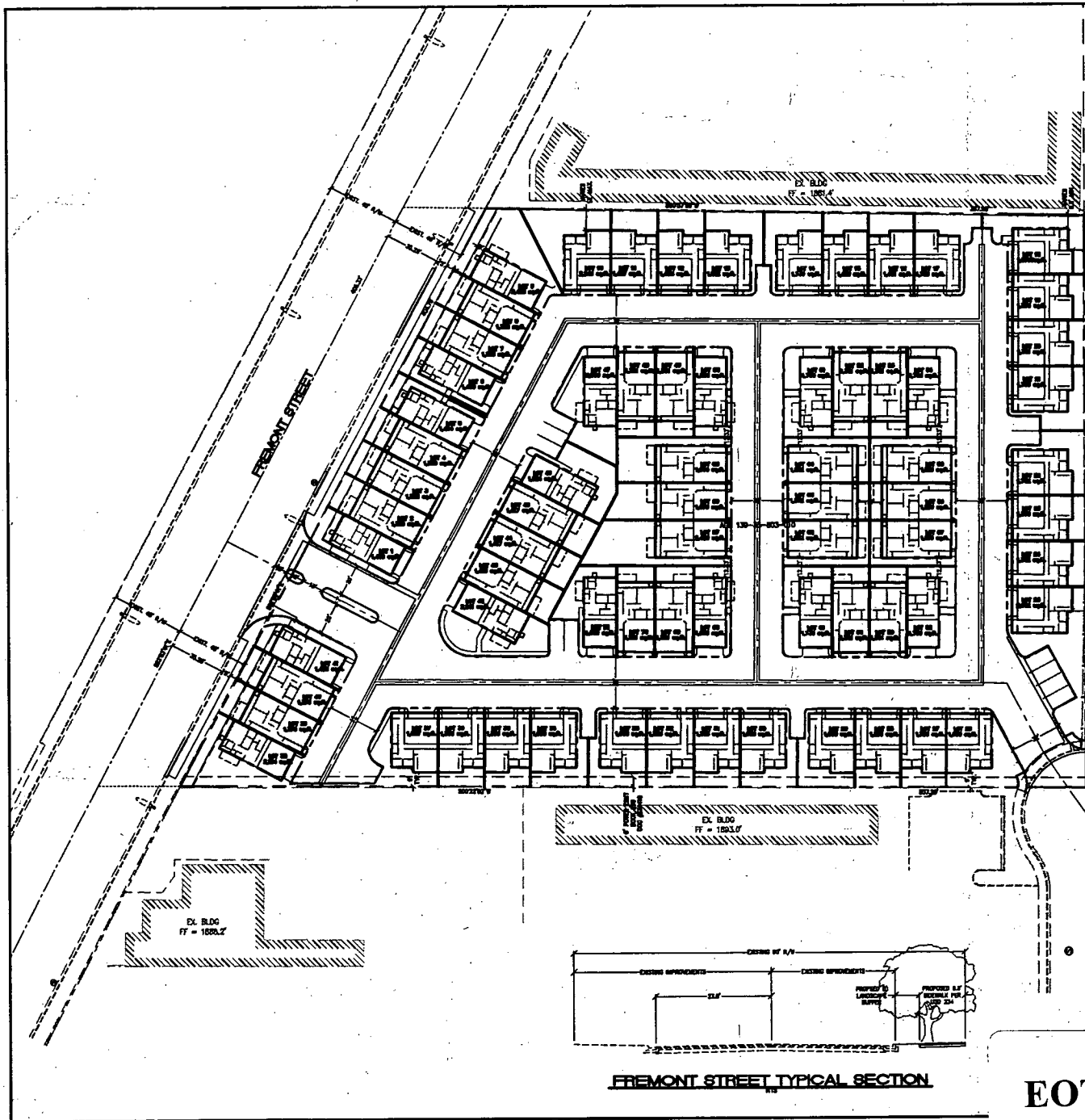
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PLANS - PMT

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**VICINITY MAP**  
**SITE INFORMATION**

CURRENT ZONING: C-2  
 JURISDICTION: CITY OF LAS VEGAS  
 APN: 130-30-003-010

TOTAL SITE AREA: 4.21 ACRES/183,514 sq ft  
 GROSS: 4.21 ACRES/183,514 sq ft  
 NET: 3.79 ACRES/165,287 sq ft

PROPOSED USE: RESIDENTIAL/LOFT HOMES  
 BUILDING HEIGHT: 35 FEET  
 NUMBER OF UNITS: 71

PARKING ANALYSIS

REQUIRED: 1.75 SPACES PER UNIT (1.75\*71)=124  
 PROVIDED: 2.00 SPACES PER UNIT (2.00\*71)=142 SURFACE  
 TOTAL: 156 SPACES

- PROPOSED ASPHALT DRIVE
- PROPOSED LANDSCAPE/OPEN SPACE
- PROPOSED BUILDING

**SYMBOL LEGEND**

- EXISTING RIGHT-OF-WAY
- PROPERTY LINE BOUNDARY
- CENTERLINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING LINE
- PROPOSED REINFORCED CONCRETE CURB

RECEIVED  
 DEC 0 1 2006

**BENCHMARK**

BY NO. 1000000 ELEVATION = 1000.00 FEET AND PLATE IN 1/4" BY CORNER OF FREMONT ST. AND BRUCE ST. NEAR THE P.C. OF FREMONT ST. BRIDGE

**BASIS OF BEARING**

DEFINITION: BEARING THE WEST LINE OF THE SE 1/4 OF SECTION 36, TOWNSHIP 33 NORTH, RANGE 12 EAST, MERIDIAN CLARK COUNTY, NEVADA, AS PER RECORD OF SURVEY FILE 117 PAGE 74, CLARK COUNTY, NEVADA RECORDS.

APPROVAL	DATE	DESCRIPTION

OWNER/DEVELOPER  
**LARRY S. DAVIES AND ASSOCIATES**  
 4518 MONROVIE  
 HOUSTON, TEXAS 77044  
 (713) 882-8445  
 FAX (713) 882-8445

OWNER/ENGINEER  
**CHAD VELLINO, P.E.**  
 CML ENGINEER  
 2445 S. VALLEY VIEW BLVD.  
 (702) 846-8888

PROJECT: A RESIDENTIAL DEVELOPMENT AT 1980 FREMONT STREET

SHEET TITLE: SITE PLAN

SCALE: 1" = 30'

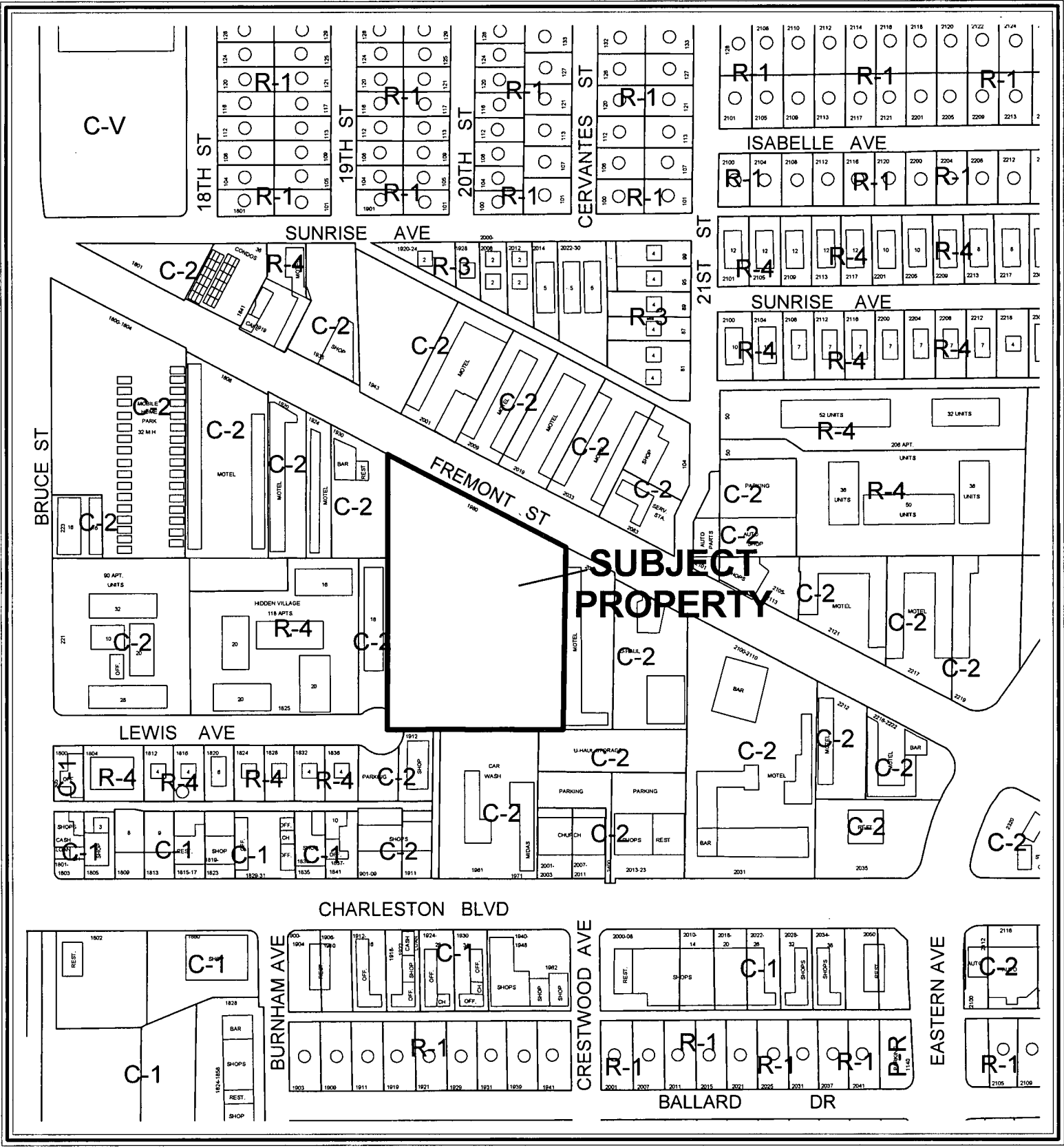
DRAWN BY: MFA

CHECKED BY: CCV

SHEET NO: 1 OF 2

CLV-

EOT-18799  
 02-07-07 CC



CASE: **EOT-18799**

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



# City Council Action Letter

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CITY COUNCIL ACTION LETTER

Separator Sheet

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March 1, 2007

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

RE: EOT-18799 – EXTENSION OF TIME – SITE DEVELOPMENT PLAN  
REVIEW  
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 Site Development Plan Review (SDR-5286) THAT ALLOWED A 71-UNIT LIVE/WORK DEVELOPMENT 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 Site Development Plan Review (SDR-5286) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

Leán 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

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

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

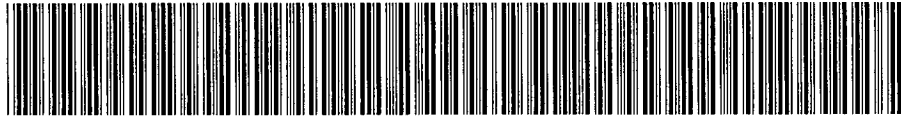
VOICE 702.229.6011  
TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05  
CLV 7009



# Application Letter – Related Case



APPLICATION LETTER – RELATED CASE

Separator Sheet



052364



February 9, 2005

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

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

Dear Mr. Robertson:

The City Council at a regular meeting held December 1, 2004 APPROVED the request for a Site Development Review and Waivers of streetscape and build-to requirements FOR A PROPOSED 71-UNIT LIVE/WORK DEVELOPMENT 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 December 2, 2004. This approval is subject to:

Planning and Development

1. The applicant shall work with staff and the City Council office on the color scheme.
2. A Text Amendment (TXT-4602) approved by City Council to expand the boundaries of the Live/Work Overlay District to include the subject property must be in place prior to issuance of building permits.
3. A Special Use Permit (SUP-5287) to allow the Live/Work development approved by City Council
4. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan and building elevations, date stamped 09/21/04, except as amended by conditions herein.
6. A Waiver from the Downtown Centennial Plan build-to requirement is hereby approved, in order to allow a front yard setback of five feet along Fremont Street.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM  
LARRY BROWN  
LAWRENCE WEEKLY  
MICHAEL MACK  
STEVE WOLFSON  
LOIS TARKANIAN

DOUGLAS A. SELBY  
CITY MANAGER

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

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov  
18112-001-1-05

**EOT-18799**  
**02-07-07 CC**

Mr. Frank Robertson  
SDR-5286 – Page Two  
February 9, 2005

7. A Waiver from the Downtown Centennial Plan streetscape requirement is hereby approved, in order to allow a 9-1/2 foot sidewalk where 11 feet is required.
8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. Any property line wall shall be a decorative block wall with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
12. The streetscape treatment shall be reviewed and approved by the Planning and Development Department staff for conformance with the Downtown Centennial Plan prior to the time application is made for a building permit. All required landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
13. All new developments shall provide and install standard Fourth Street style fixtures in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
14. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
15. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan.
16. Signage for the development shall be permitted in conformance with the requirements of the Live/Work Overlay District and Title 19.14.

**EOT-18799**  
**02-07-07 CC**

Mr. Frank Robertson  
SDR-5286 – Page Three  
February 9, 2005

17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

18. Dedicate an additional 5 feet of right-of-way for a total half-street width of 50 feet on Fremont Street and dedicate the remaining portion of the cul-de-sac bulb on Lewis Street adjacent to this site prior to the issuance of any permits.
19. Construct all incomplete half-street cul-de-sac improvements on Lewis Street adjacent to this site concurrent with development of this site.
20. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
21. The proposed gated access driveway shall be designed, located and constructed in accordance with Standard Drawing #222A.
22. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
23. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**EOT-18799**  
**02-07-07 CC**

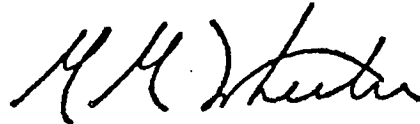
Mr. Frank Robertson  
SDR-5286 – Page Four  
February 9, 2005

25. Landscape and maintain all unimproved right-of-way on Fremont Street adjacent to this site.
26. Submit an Encroachment Agreement for all landscaping and private improvements located in the Fremont Street public right-of-way adjacent to this site prior to occupancy of this site.
27. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
28. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



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



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

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

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

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

**EOT-18799**  
**02-07-07 CC**

# Applicant Letter

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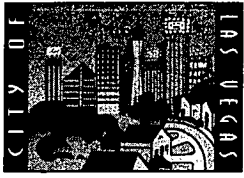


APPLICANT LETTER

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# 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](http://www.lasvegasnevada.gov)

January 26, 2007

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

RE: EOT-18799 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN  
REVIEW

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

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# Separator Sheet

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A/P # 18799 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/18/2006 08:49	982110	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-18799 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: URBAN LOFTS X, LTD. - Request for an Extension of Time of an approved Site Development Plan Review (SDR-5286) THAT ALLOWED A 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone, Ward 3 (Reese).

Parent A/P #	5286	Project/Phase Name	URBAN LOFT HOMES	Phase #	
Project #	18799	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 10:01 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 08:48  
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 10:01 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<sup>SDR</sup>

Hearing Type

Parent Project # 5286

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			
SSWANTON	12/18/2006		0	0	0

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

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# PLANNING & DEVELOPMENT DEPARTMENT

## APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME (SDR-5286)

Project Address (Location) 1980 Fremont Street

Project Name Fremont Street 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

*Urban Lofts X, Ltd. by Las Vegas Lofts, Inc., G.P.*

Property Owner Signature\* [Signature]

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

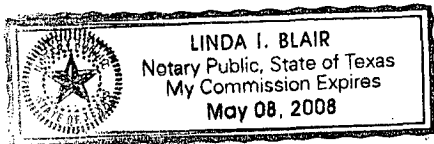
Print Name JOEL DAVIS

Subscribed and sworn before me

This 1<sup>ST</sup> day of DECEMBER, 2006

[Signature]

Notary Public in and for said County and State



**FOR DEPARTMENT USE ONLY**

Case #	<u>EDT-18799</u>
Meeting Date:	<u>2/7/07</u>
Total Fee:	<u>\$300.00</u>
Date Accepted:	<u>12/01/06</u>
Accepted By:	<u>[Signature]</u>

\*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

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Separator Sheet

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# Justification Letter

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JUSTIFICATION LETTER

Separator Sheet

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# Interurban Construction, LLC.

1700 E. Desert Inn Rd. Ste. 202

Las Vegas, NV 89109

Phone: 702-697-0031

Fax: 702-697-0032

License #58368

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March 1, 2007

Planning and Development Department

Attn: Peter Lowenstein

731 S. 4<sup>th</sup> Street

Las Vegas, NV 89101

Re: Fremont Street Loft Homes  
Modification of Hyde Park to Albany  
SDR-5286

Mr. Lowenstein,

Urban Lofts X, Ltd. has recently submitted building plans to the City of Las Vegas in an attempt to acquire permits and through this review process it was noted that the proposed Albany unit type was not included in our original application to the City of Las Vegas with our Site Development Review (SDR-5286). The Fremont Street Loft Homes was originally designed with the intent to only offer the Hyde Park, Lester, and Tower floor plans on this seventy unit community and a fourth is now being requested which is referred to as the Albany unit.

The addition of this model will allow for a more diverse product mix initiated by market conditions and consumer desires. With the recent housing market collapse over the course of the past year we have sustained our momentum in the real estate market by differentiating our product line from all others in the valley. The unique sheet metal exteriors coupled with the unparalleled design elements will allow our organization to succeed while adding a needed residential component to the downtown redevelopment efforts. Without our continued efforts focused towards greater product diversification, design enhancements, and consumer interests our communities will fall short of maintaining its true uniqueness in future years.

The Albany unit that we have introduced will replace eight of the twenty-eight Hyde Park units at the Fremont Street Lofts Homes Subdivision. The two unit types are similar in design and include the same levels of finish out including stained concrete on the first floor, wood floors across the second level, and carpeting on the third floor. In addition to the flooring the frameless cabinets, low-voltage pre-wires, high ceilings, number of bedrooms, bathrooms, studies, balconies, and size of the garage remains the same. The cost associated with building the two structures is identical due to the square footage only changing by 61 square feet.

#20123-R-07

The exterior of the two structures share many of the same characteristics and are so similar that most people would not be able to distinguish between the two plan types unless they studied the buildings.

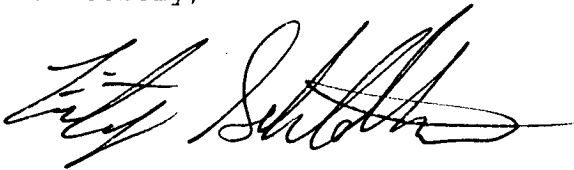
The greatest difference in the two plans consist of the following changes:

1. The kitchen is oriented in a different direction.
2. The first floor comprises a bedroom and study instead of a bedroom and recessed patio.
3. The second floor has a larger dining area in lieu of a 60 square foot computer study.
4. The third floor closet is slightly smaller to allow for a sitting area that overlooks the second floor.

We understand the fact that the mayor and city council discourages developers from changing the elevations, unit configurations, and specifications because most of the changes that developers typically make stem from their ambitions to lower construction cost. However, the modifications that we have made to the plans are merely a product of diversity and our aspiration to offer consumers a broader product mix.

If further assistance is needed or additional plans / specs are needed please feel free to contact Trinity Schlottman at 702-204-8737.

Sincerely,

A handwritten signature in black ink, appearing to read 'Trinity Schlottman', written in a cursive style.

Trinity Schlottman  
Interurban Construction, LLC.  
Las Vegas Division Manager  
Cell: 702-204-8737  
trinitys@Lsda.net

# 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. 4<sup>th</sup> 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 horizontal line.

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

**EOT-18799**  
**02-07-07 CC**

Deed

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Separator Sheet

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20050203-0002423

Fee: \$21.00 RPT: EX#003

NYC Fee: \$0.00

02/03/2005

13:40:00

T20050022128

Requestor:  
CHICAGO TITLE

Frances Deane JSB  
Clark County Recorder Pgs: 8

RE-RECORDED

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  
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.

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

ASSETS  
RECORDED

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

(S)  
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

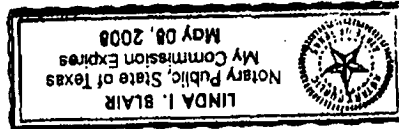
STATE OF TEXAS

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



ASSESS

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° 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° 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.

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: [Signature]

Capacity: PRESIDENT

Signature: [Signature]

Capacity: PARTNER

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

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

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: \_\_\_\_\_ Capacity \_\_\_\_\_ Title Agent \_\_\_\_\_  
 Signature: \_\_\_\_\_ 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 Leffs 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 Escrow # 041216818 TL  
 Address: 3980 Howard Hughes Pkwy. #100  
 City/State/Zip: Las Vegas, NV 89109

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

2/23

# Route Form

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Separator Sheet

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# CITY OF LAS VEGAS

## INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

**FROM: PLANNING AND DEVELOPMENT**

EOT-18799

### 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 <sup>th</sup> FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 <sup>nd</sup> FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 <sup>nd</sup> FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 <sup>th</sup> FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

**\* 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

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# 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 *BAA*  
**CC:** Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekki, Survey (FM, PM, & A's only)  
**Date:** January 17, 2007  
**Re:** **EOT-18799** Urban Lofts X, Ltd. 1980 Fremont Street  
Request for an Extension of Time of an approved Site Development Plan Review

---

## COMMENTS:

We have no objection to the request for an Extension of Time of an approved Site Development Plan Review that allowed a 71 unit live/work development for property located at 1980 Fremont Street, as long as all previously imposed conditions of approval for SDR-5286 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-18799 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW -  
APPLICANT/OWNER: URBAN LOFTS X, LTD. - Request for an Extension of Time of an  
approved Site Development Plan Review (SDR-5286) THAT ALLOWED A 71-UNIT  
LIVE/WORK DEVELOPMENT 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](mailto: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**

**DOOR SCHEDULE -ALBANY UNIT-**

TYPE	QUANTITY	DESCRIPTION
103	1	2'-0" X 6'-8" FLUSH WOOD
104	1	2'-8" X 6'-8" FLUSH WOOD
107	1	2'-0" X 6'-8" POCKET WOOD
118	1	2'-0" SHOWER DR. TEMP. GLASS

**DOOR SCHEDULE -ALBANY UNIT-**

TYPE	QUANTITY	DESCRIPTION
106	1	1'-8"x6'-8" FLUSH, WOOD
114	1	2'-8" X 6'-8" METAL DOOR W/ FULL LITE TEMP GLASS

**DOOR SCHEDULE -ALBANY UNIT-**

TYPE	QUANTITY	DESCRIPTION
101	1	3'-0" X 6'-8" FLUSH METAL
102	1	2'-8"x 6'-8" 1HR 1 3/8" SOLID CORE W/GASKET
103	2	2'-0" X 6'-8" FLUSH WOOD
104	1	2'-8" X 6'-8" FLUSH WOOD
108	1	2'-6" X 6'-8" POCKET WOOD
110	1	5'-0" X 6'-8" BIFOLD W/JAMB
111	1	6'-0" X 6'-8" BIFOLD W/JAMB
114	1	2'-8" X 6'-8" METAL DOOR W/ FULL LITE TEMP GLASS
115	1	16'-0" X 7'-0" OVERHEAD DOOR
120	1	3'-0" CHAIN LINK GATE

**WINDOW SCHEDULE "ALBANY UNIT"**

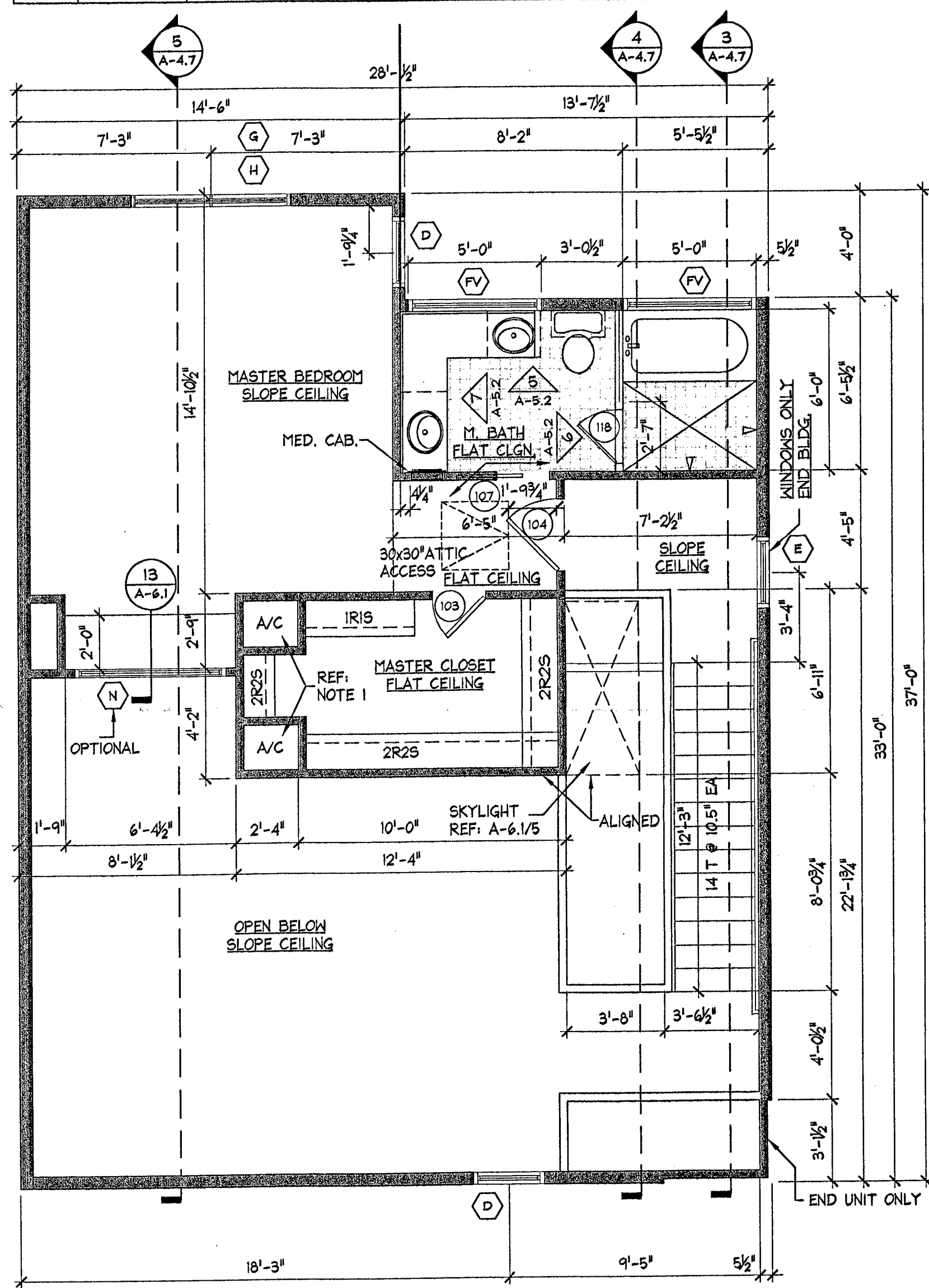
TYPE	QUANTITY	DESCRIPTION
D	2	2'-8" X 2'-8" METAL FRAME, DOUBLE PANE, FIXED
E	1	2'-8" X 2'-8" METAL FRAME, DOUBLE PANE, FIXED TEMPERED
FV	2	FLUSH W/WALLS x 1'-0" FIXED GLASS METAL
G	1	6'-0" X 1'-9" FIXED GLASS METAL
H	1	2 X 3060 SINGLE HUNG METAL
N	1	5'-0" X 4'-0" FIXED GLASS WOOD

**WINDOW SCHEDULE "ALBANY UNIT"**

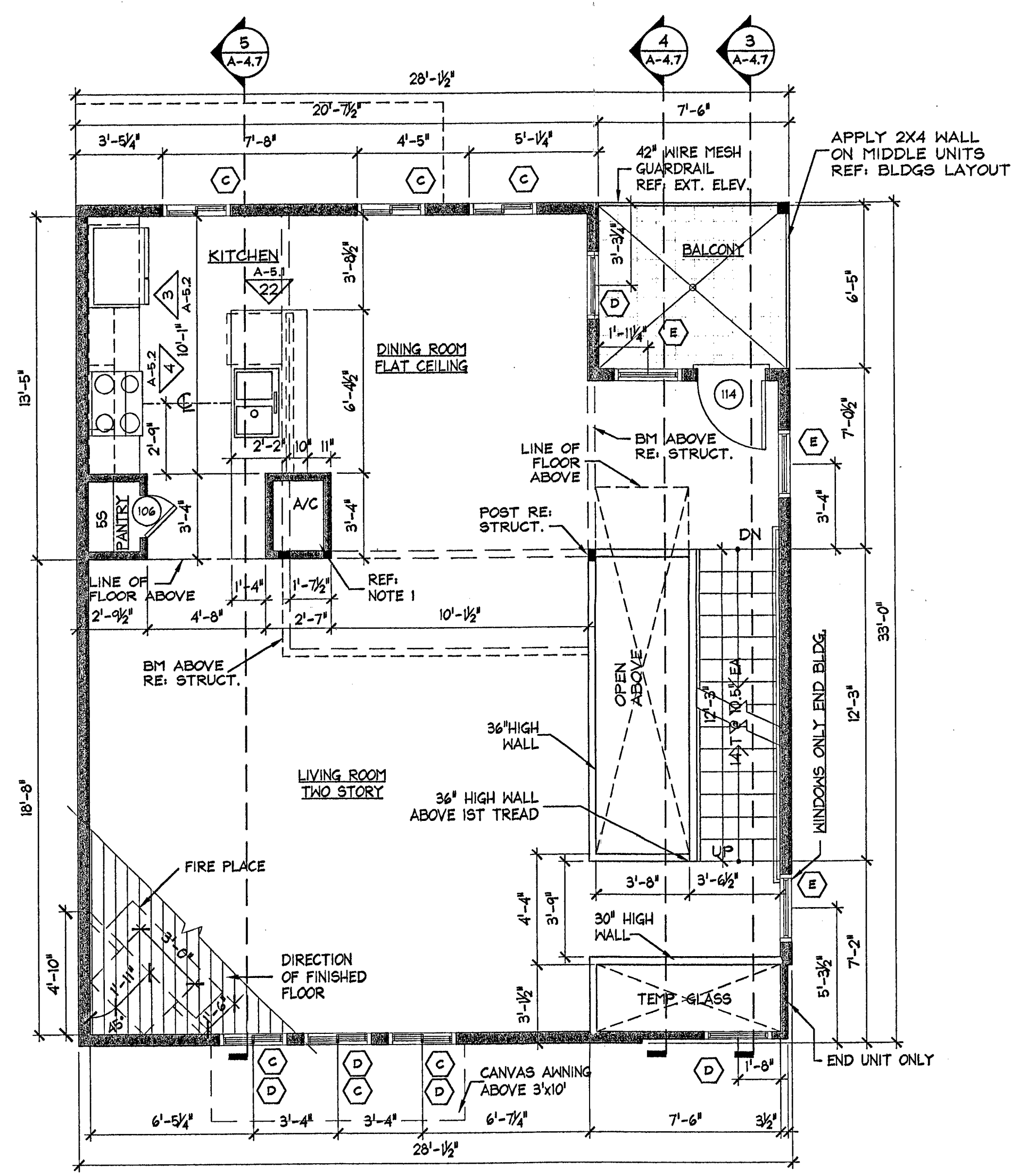
TYPE	QUANTITY	DESCRIPTION
C	6	2'-8" X 2'-8" HORIZONTAL SLIDER METAL
D	5	2'-8" X 2'-8" METAL FRAME, DOUBLE PANE, FIXED
E	3	2'-8" X 2'-8" METAL FRAME, DOUBLE PANE, FIXED TEMPERED

**WINDOW SCHEDULE "ALBANY UNIT"**

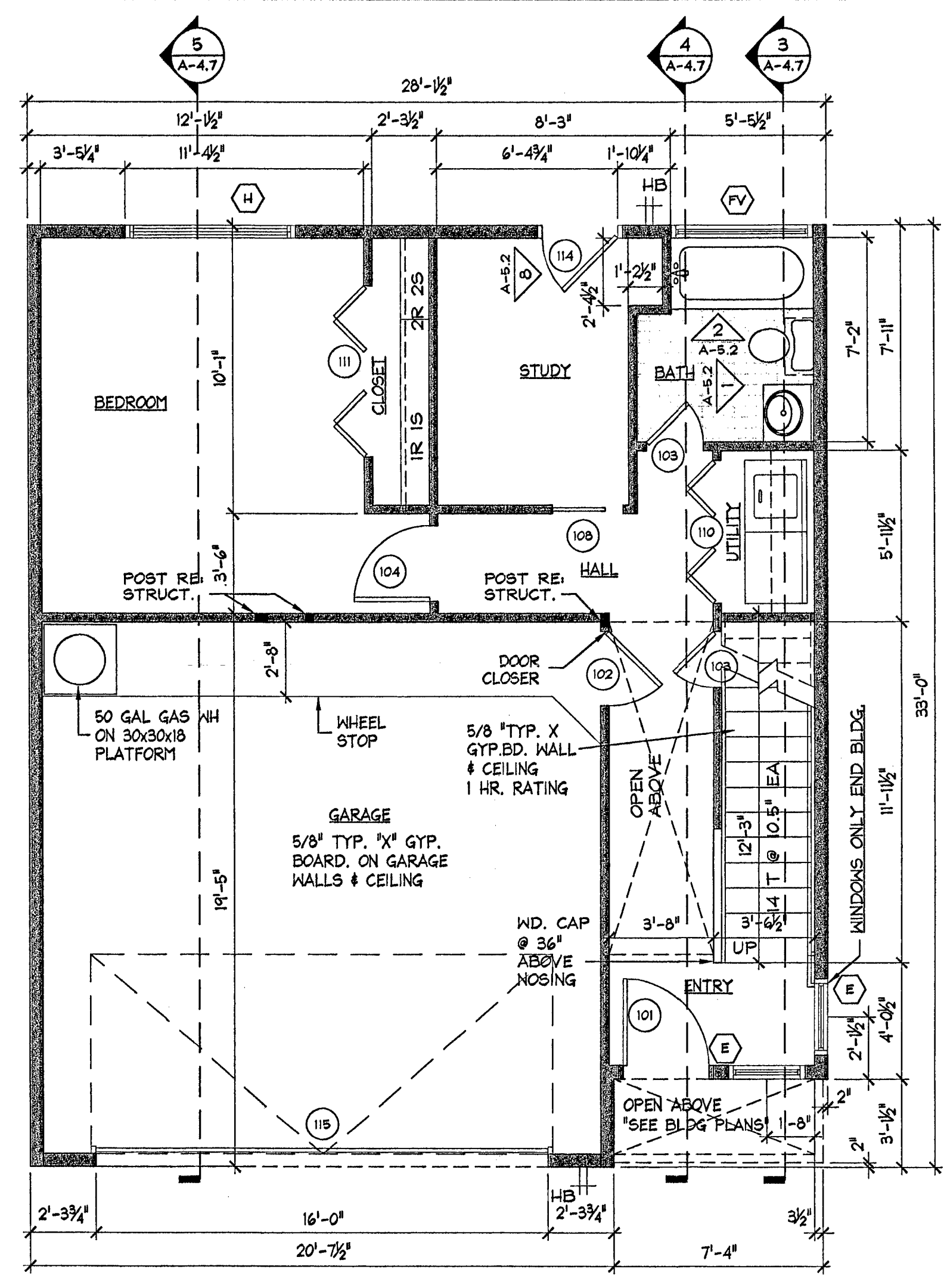
TYPE	QUANTITY	DESCRIPTION
E	2	2'-8" X 2'-8" METAL FRAME, DOUBLE PANE, FIXED TEMPERED
FV	1	FLUSH W/WALLS x 1'-0" FIXED GLASS METAL
H	1	2 x 3060 METAL FRAME, DOUBLE PANE, SINGLE HUNG



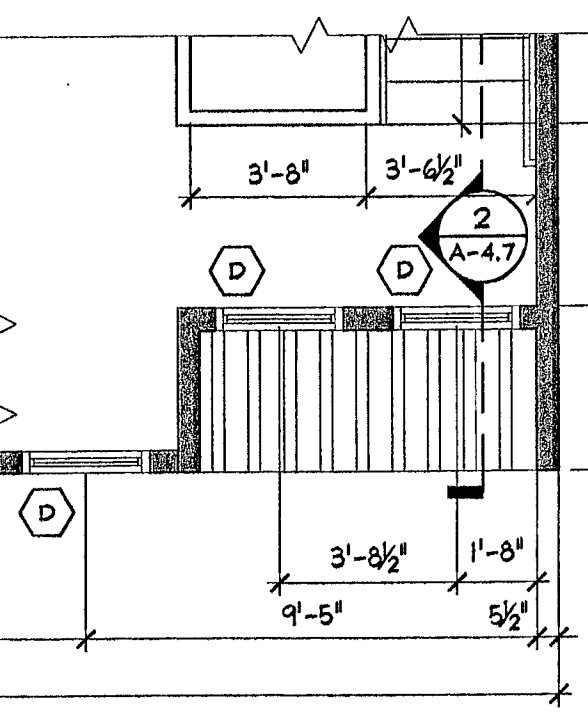
3rd FL. PLAN W/INDENTATION



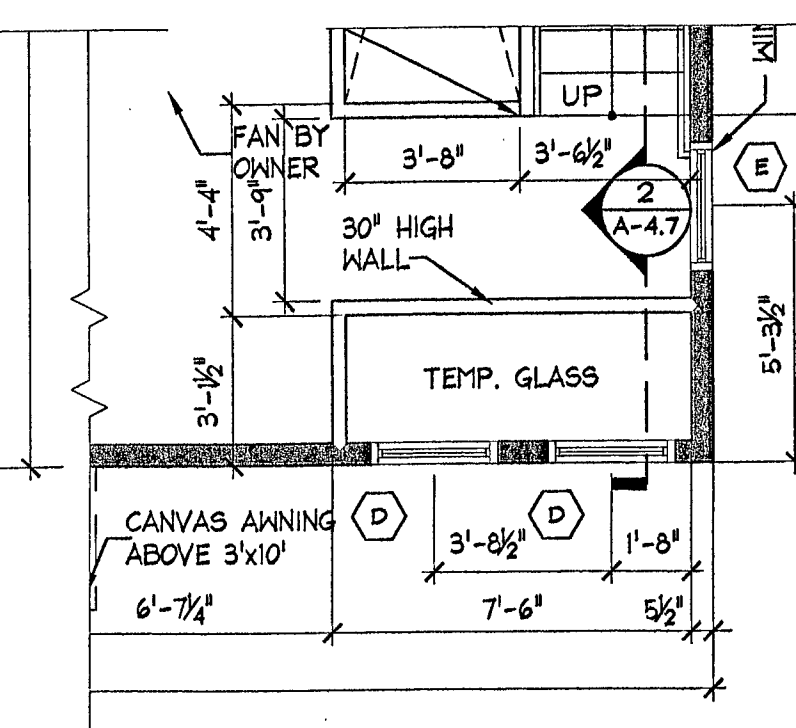
2nd FL. PLAN W/INDENTATION



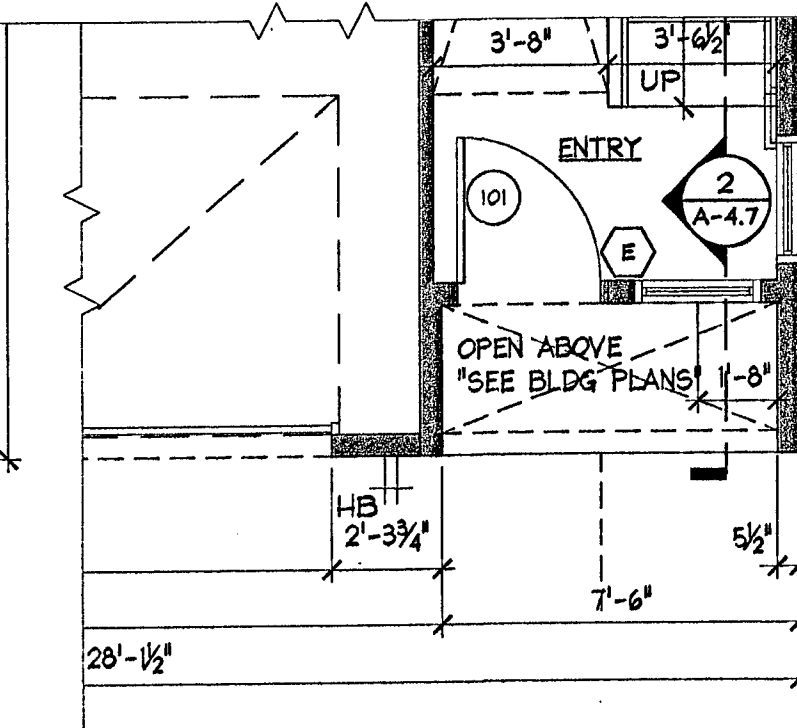
1st FLOOR PLAN W/INDENTATION WALL



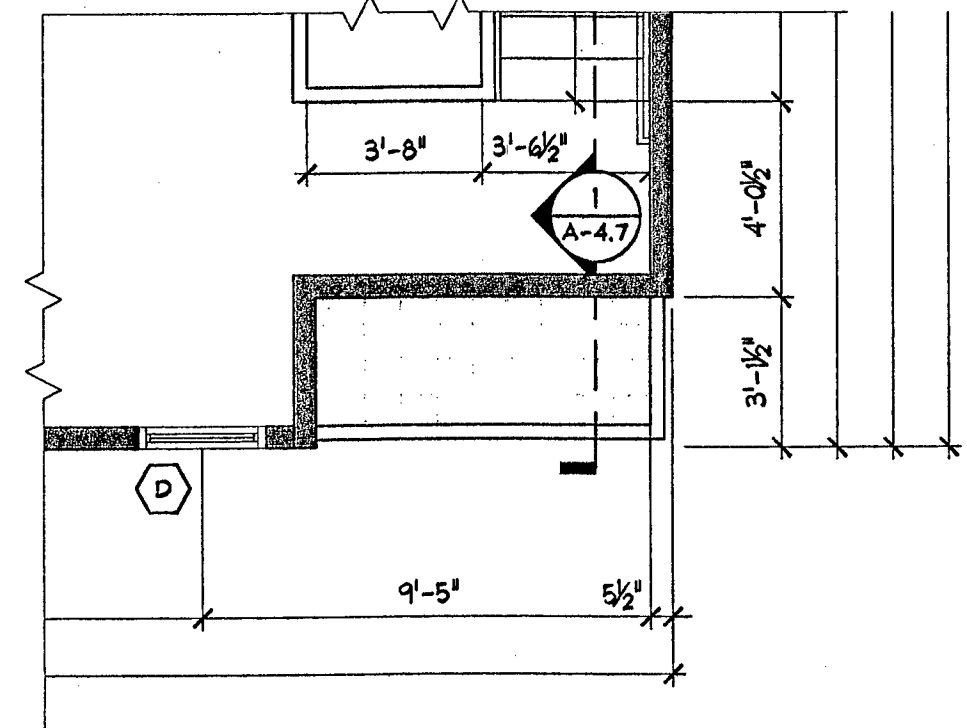
3rd FP W/RECESS WALL



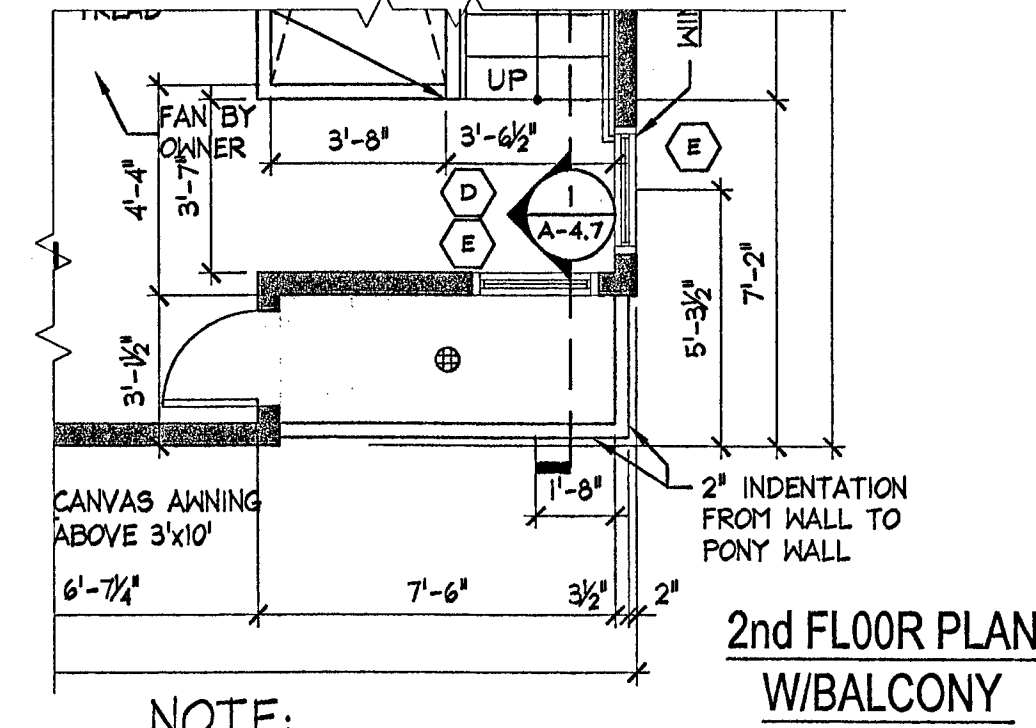
2nd FP W/RECESS WALL



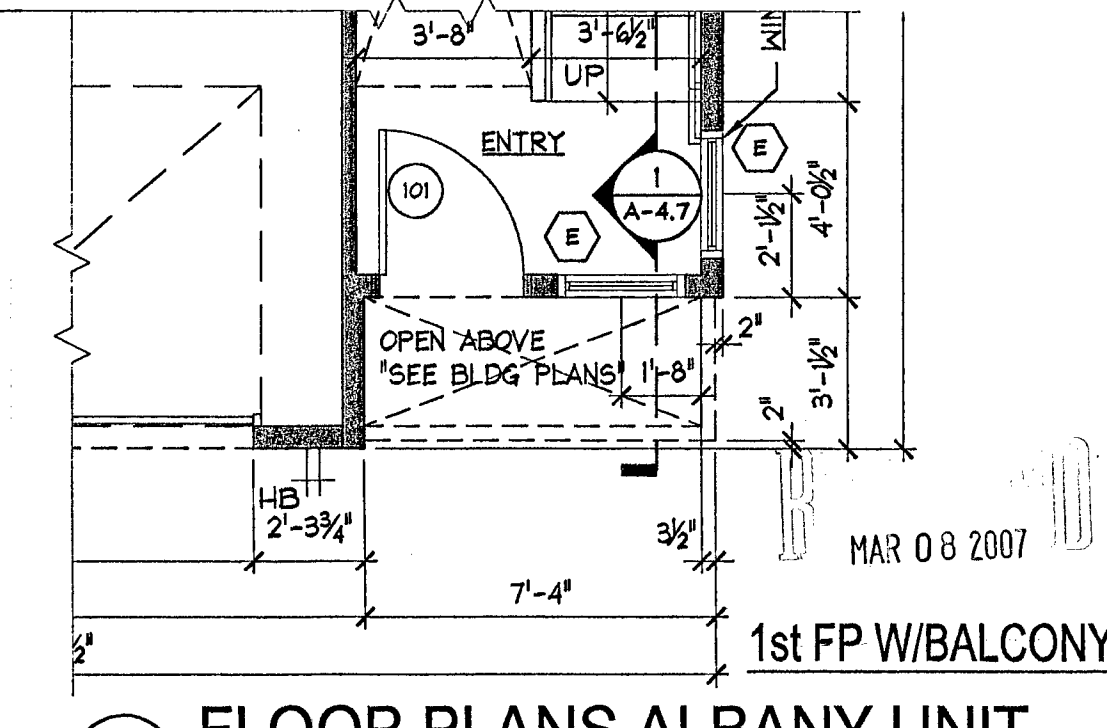
1st FP W/RECESS WALL



3rd FLOOR PLAN W/BALCONY



2nd FLOOR PLAN W/BALCONY



1st FP W/BALCONY

**NOTE:**  
1.- DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING A MINIMUM OF 3/8" WOOD STRUCTURAL PANELS. ( IRC SECTION 502.12.1 )

**1 FLOOR PLANS ALBANY UNIT**  
1/4" = 1'-0" REVISED 01-15-2007

APPROVED  
BY: [Signature]  
CURRENTLY TRAINING DIVISION  
CITY OF LAS VEGAS

State of Nevada  
General Contractor  
B2 License No. 58368  
James Frank Robertson  
INTERURBAN CONSTRUCTION, LLC.  
License Limit: \$1,400,000  
Prepared by: Alberto Navarro  
Signature: [Signature]

DATE	REVISIONS

**1980 E. FREMONT ST.**  
LAS VEGAS, NV 89101  
ALBANY UNIT  
PROJECT NUMBER: 2004.03  
PRINTED: 01-22-2007  
DRAWN BY: AN  
CHECKED BY: RJC  
FILENAME:  
**A-1.7**  
FLOOR PLANS  
REVISED 01-15-2007  
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