

Urban Lofts X, Ltd.

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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,

Trinity Schlottman
Urban Lofts X, Ltd.
Las Vegas Division Manager
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