



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-27711 APN: 139-35-815-002

Name of Property Owner: Urban Lofts XIV, LTD

Name of Applicant: Interurban Construction, LLC

Name of Representative: Trinity Schlottman

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: 

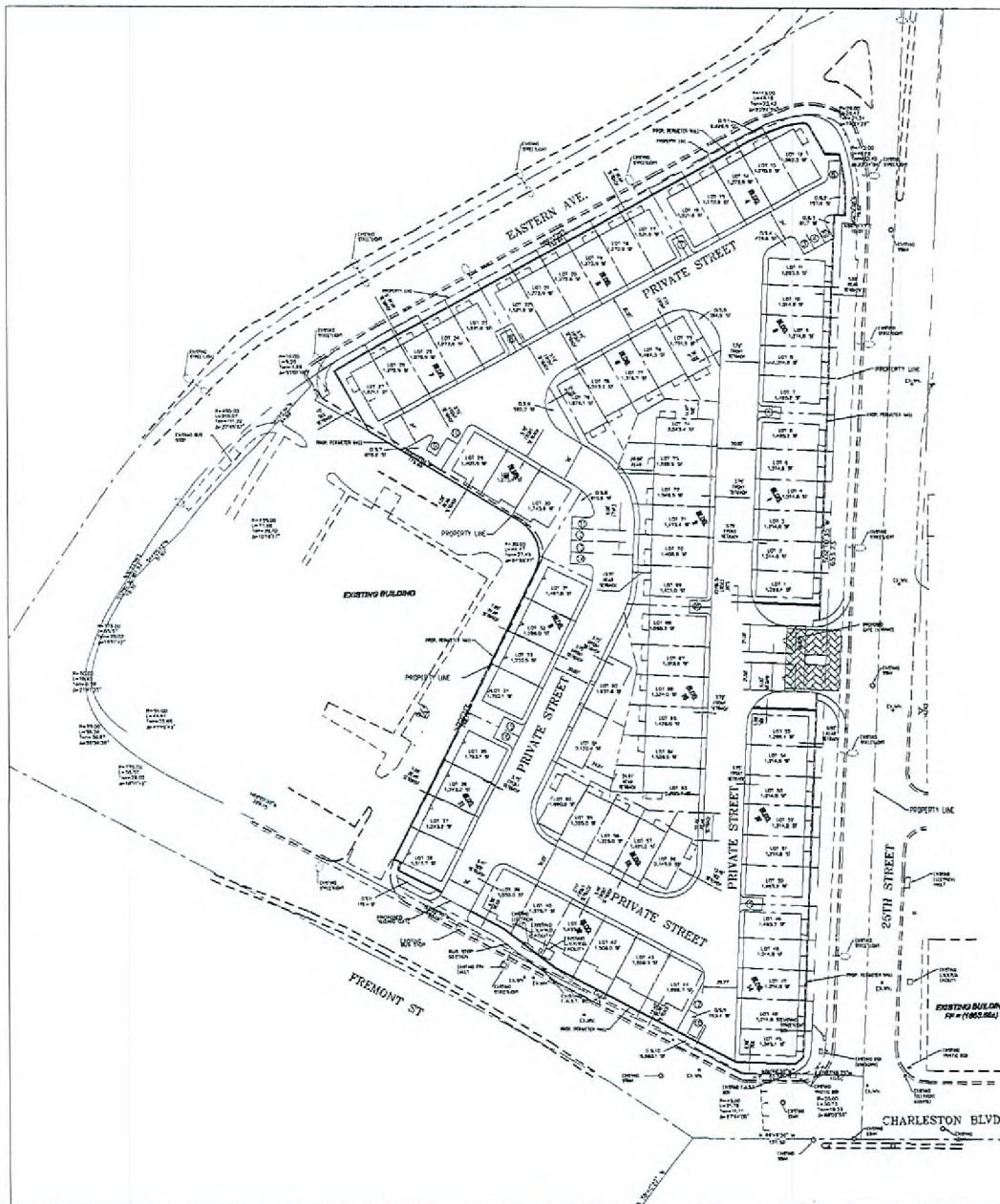
Print Name: LARRY S. DAVIS

Subscribed and sworn before me

This 4TH day of APRIL, 20 08


Notary Public in and for said County and State





VICINITY MAP



LEGEND

EXISTING	PROPOSED
CENTERLINE	CENTERLINE
PROPERTY LINE	PROPERTY LINE
CURB & GUTTER	CURB & GUTTER
OPEN SPACE	OPEN SPACE
GUEST PARKING	GUEST PARKING
SETBACK LINE	SETBACK LINE
PROP. POSTER MALL	PROP. POSTER MALL

OWNER:

URBAN LOFTS WY, LTD.
CONTACT: LARRY DAVIS
4512 WORTHROSE BOULEVARD
HOUSTON, TEXAS 77006

SITE DATA:

PROPOSED 79 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: 13 UNITS/AC
MAX HEIGHT OF DISTRICT: 3 STORES/35'

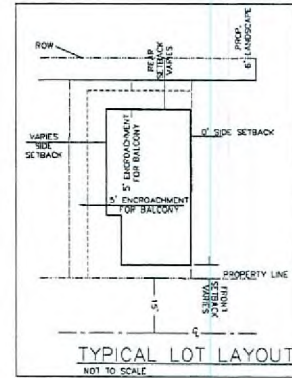
OPEN SPACE REQUIRED:	61,079 SF
OPEN SPACE PROVIDED:	18,339 SF
O.S. #1	= 9,455 SF
O.S. #2	= 125 SF
O.S. #3	= 183 SF
O.S. #4	= 440 SF
O.S. #5	= 369 SF
O.S. #6	= 369 SF
O.S. #7	= 578 SF
O.S. #8	= 211 SF
O.S. #9	= 193 SF
O.S. #10	= 5,880 SF
O.S. #11	= 178 SF
TOTAL	= 18,715 SF

PARKING:

PARKING REQUIRED:	158 (BASED ON 2:1 SINGLE FAMILY)
PARKING PROVIDED:	158 PRIVATE 20 GUEST PARKING
TOTAL	178

NOTE:

ALL STREETS ARE PRIVATE DRIVE AND TO BE MAINTAINED BY H.O.A.
LANDSCAPE WITHIN THE COMMON AREA TO BE MAINTAINED BY H.O.A.



TYPICAL LOT LAYOUT

NOT TO SCALE
SETBACK PROVIDED:
FRONT: 3.68' - 8.89'
REAR: 4.06' - 26.98'
SIDE: 0' - 14.14'

JPL ENGINEERING INC.

8830 SOUTH EASTERN AVE. SUITE B
LAS VEGAS, NV 89125
Phone (702) 898-8269 • Fax (702) 898-0847

EASTERN FREMONT LOFTS

EASTERN AVENUE
TOWNHOMES
SITEPLAN

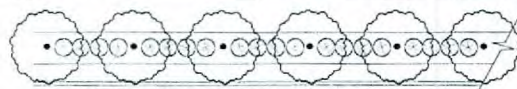
JOB #

SHEET NO.

51

1 OF 1 SHEETS

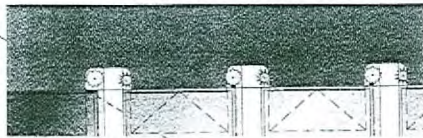
EOT-27711
05-21-08 CC



NOTE: 4-5 GAL. SHRUBS PER 24" BOX TREE (TYP.)

DETAIL 'A'

NTS



DETAIL 'B'

NTS

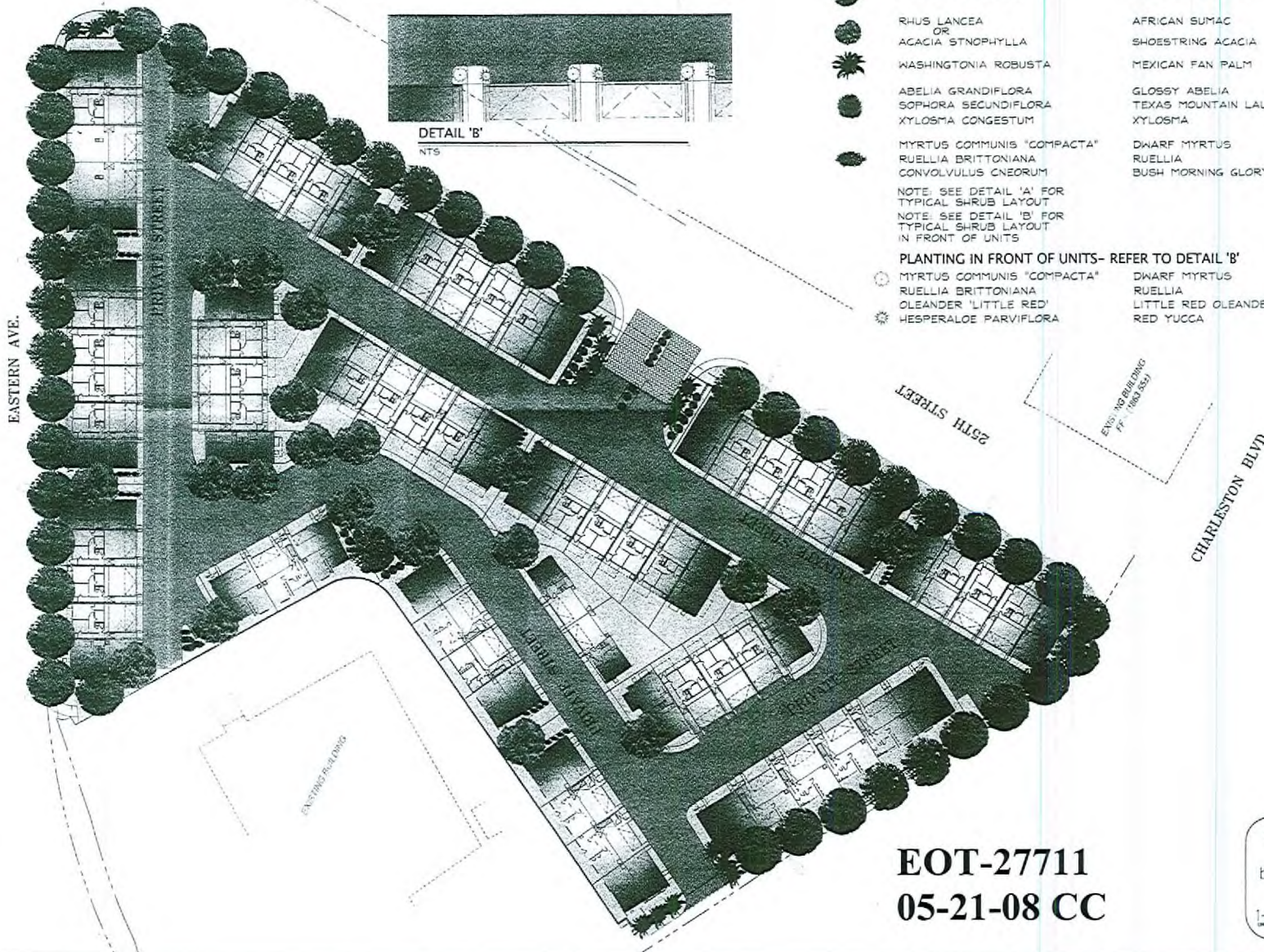
LANDSCAPE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	QUERCUS VIRGINIANA "HERITAGE"	OAK	24" BOX
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX
	RHUS LANCEA	AFRICAN SUMAC	24" BOX
	ACACIA STROBOPHYLLA	SHOESTRING ACACIA	24" BOX
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	18'-20' BTH
	ABELIA GRANDIFLORA	GLOSSY ABELIA	5 GAL.
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	5 GAL.
	XYLOSMA CONGESTUM	XYLOSMA	5 GAL.
	MYRTUS COMMUNIS "COMPACTA"	DWARF MYRTUS	5 GAL.
	RUELLIA BRITTONIANA	RUELLIA	5 GAL.
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	5 GAL.

NOTE: SEE DETAIL 'A' FOR
TYPICAL SHRUB LAYOUT
NOTE: SEE DETAIL 'B' FOR
TYPICAL SHRUB LAYOUT
IN FRONT OF UNITS

PLANTING IN FRONT OF UNITS- REFER TO DETAIL 'B'

	MYRTUS COMMUNIS "COMPACTA"	DWARF MYRTUS
	RUELLIA BRITTONIANA	RUELLIA
	OLEANDER "LITTLE RED"	LITTLE RED OLEANDER
	HESPERALOE PARVIFLORA	RED YUCCA



REVISIONS	BY

DesignScapes
Landscape Architecture • Paving
5200 Green Forest Way
Las Vegas, Nevada 89118
Phone: 889-8679

PLANTING PLAN
EASTERN AVENUE
TOWNHOMES
BLLGS 1 THRU 17



VAR-11723
SDR-11728

04-19-06 CC
REVISED 04-17-06

Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE, INC.



Date: 2.6.06
Scale: 1" = 30'
Drawn by: JAL
Designed by: JAL
SHEET
LP.2
OF SHEET

EOT-27711
05-21-08 CC

DOOR SCHEDULE "TOWER UNIT"	
TYPE	QUANTITY
104	1
105	1
107	1
108	1
109	1

WINDOW SCHEDULE "TOWER UNIT"	
TYPE	QUANTITY
D	1
FM	1
14	1

DOOR SCHEDULE "TOWER UNIT"	
TYPE	QUANTITY
104	1
105	1
107	1
108	1
109	1

WINDOW SCHEDULE "TOWER UNIT"	
TYPE	QUANTITY
D	1
J	1
X	1

DOOR SCHEDULE "TOWER UNIT"	
TYPE	QUANTITY
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103	4
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DOOR SCHEDULE - LESTER F UNIT		
TYPE	QUANTITY	DESCRIPTION
103	1	2'-0" X 6'-8" FLUSH WOOD
107	1	2'-0" X 6'-8" POCKET WOOD
108	1	2'-6" X 6'-8" POCKET WOOD
110	1	2'-0" SHOWER DOOR TEMPERED GLASS
126	1	PR 1'-10" X 6'-8" FLUSH WOOD

WINDOW SCHEDULE - LESTER F UNIT		
TYPE	QUANTITY	DESCRIPTION
D	2	2'-8" X 2'-8" FIXED GLASS METAL
E	2	2'-8" X 2'-8" FIXED TEMP GLASS METAL
FM	3	FLUSH W/WALLS X 1'-0" FIXED GLASS MTL
H	1	2 X 3060 SINGLE HUNG METAL
Z	1	12'-0" X 2'-8" FIXED GLASS METAL

DOOR SCHEDULE - LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
103	1	2'-0" X 6'-8" FLUSH WOOD
104	1	1'-8" X 6'-8" FLUSH WOOD
114	1	2'-8" X 6'-8" MTL. DR. W/ FULL LITE TEMP GLASS

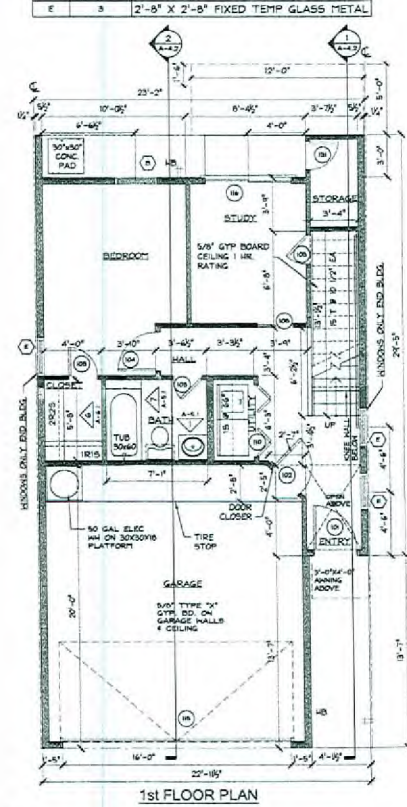
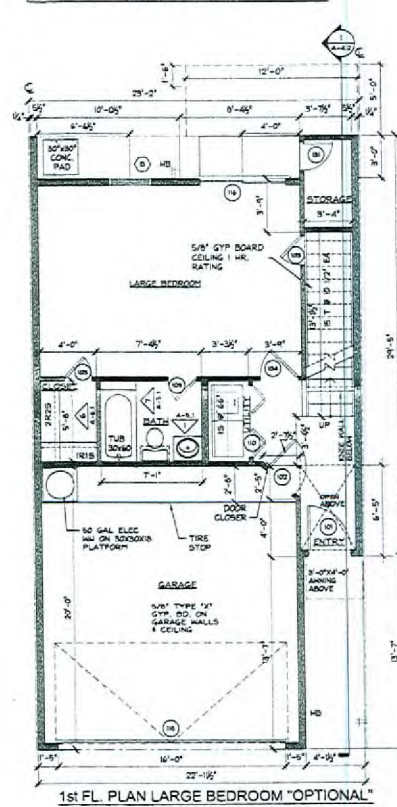
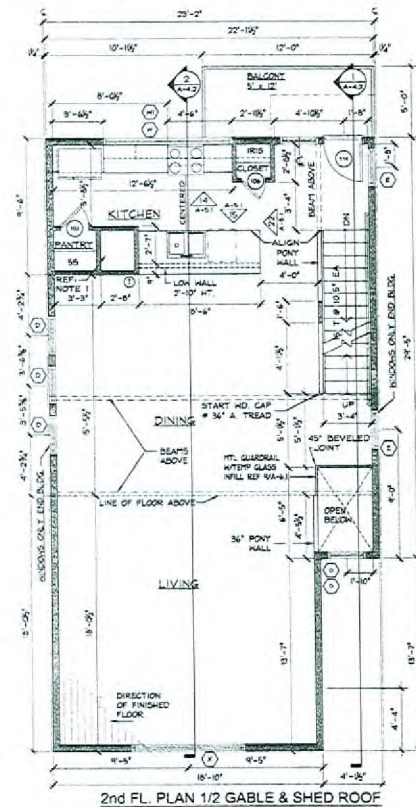
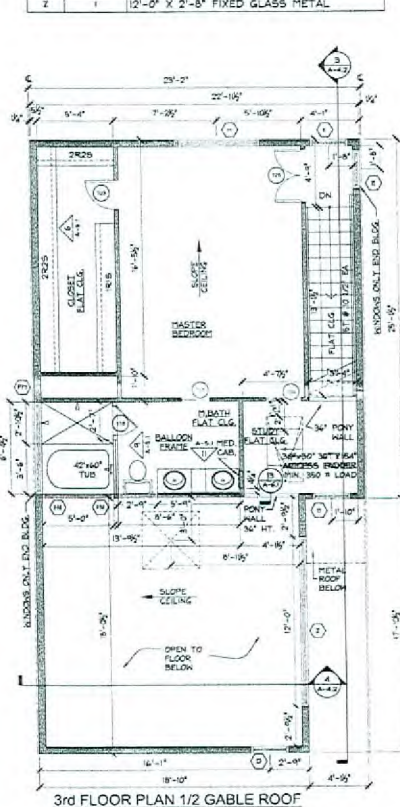
WINDOW SCHEDULE - LESTER F UNIT		
TYPE	QUANTITY	DESCRIPTION
D	5	2'-8" X 2'-8" FIXED GLASS METAL
E	3	2'-8" X 2'-8" FIXED TEMP GLASS METAL
H	1	9'-0" X 1'-0" FIXED GLASS METAL
X	1	2 X 4080 SINGLE HUNG METAL

DOOR SCHEDULE - LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
101	1	3'-0" X 6'-8" FLUSH METAL
102	1	2'-8" X 6'-8" IHR 1 3/8" SOLID CORE W/GASKET
103	3	2'-0" X 6'-8" FLUSH WOOD
104	1	2'-8" X 6'-8" FLUSH WOOD
110	1	5'-0" X 6'-8" BIFOLD
116	1	16'-0" X 7'-0" OVERHEAD DOOR
116	1	6'-0" X 6'-8" SLIDING TEMPERED GLASS DOOR
131	1	2'-0" X 6'-8" FLUSH METAL

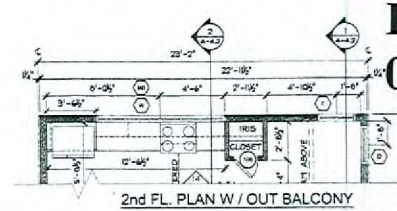
WINDOW SCHEDULE - LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
B	1	3'-0" X 6'-0" SINGLE HUNG METAL

DOOR SCHEDULE - LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
101	1	3'-0" X 6'-8" FLUSH METAL
102	1	2'-8" X 6'-8" IHR 1 3/8" SOLID CORE W/GASKET
103	3	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
116	1	16'-0" X 7'-0" OVERHEAD DOOR
116	1	6'-0" X 6'-8" SLIDING TEMPERED GLASS DOOR
131	1	2'-0" X 6'-8" FLUSH METAL

WINDOW SCHEDULE - LESTER F UNIT-		
TYPE	QUANTITY	DESCRIPTION
B	1	3'-0" X 6'-0" SINGLE HUNG METAL
E	3	2'-8" X 2'-8" FIXED TEMP GLASS METAL



WINDOW SCHEDULE - LESTER F UNIT		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-8" X 2'-8" FIXED GLASS METAL
FM	2	FLUSH W/WALLS X 1'-0" FIXED GLASS WOOD



EOT-27711
05-21-08 CC

1. DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING A MINIMUM OF 3/8" WOOD STRUCTURAL PANELS. (IRC SECTION 602.1.2)

1 FLOOR PLANS LESTER F UNIT
1/4" = 1'-0"

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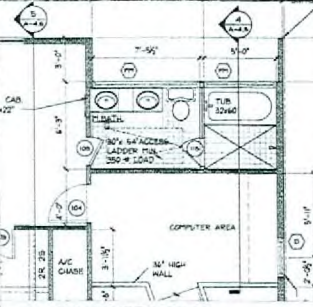
DATE	DESCRIPTION	FOR REVISION	FOR CONSTRUCTION

URBAN LOFTS TOWNHOMES
EASTERN AVENUE TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4312 MONTROSE, HOUSTON, TEXAS 77066, TEL 713-522-6441, FAX 713-529-2126
www.urbanlofts.com

EASTERN AVENUE TOWNHOMES	
LESTER F UNIT	
PROJECT NUMBER:	2005.06
PRINTED:	02-03-2006
DRAWN BY:	AN
CHECKED BY:	
FILENAME:	LAS VEGAS, NEVADA
A-1.2	
FLOOR PLANS	

DOOR SCHEDULE -HYDE PARK UNIT-		
TYPE	QUANTITY	DESCRIPTION
08	3	2'-0" X 6'-8" FLUSH WOOD
09	1	4'-0" X 6'-8" BIFOLD
10	1	PR 2'-0" X 6'-8" FLUSH WOOD
11	1	2'-0" SHOWER DOOR W / TEMPER GLASS

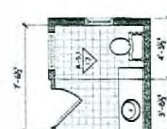
WINDOW SCHEDULE -HYDE PARK UNIT-		
TYPE	QUANTITY	DESCRIPTION
D	1	2'-8" X 2'-8" METAL FRAME, DOUBLE PANE, FIXED
PH	2	FLUSH W/WALLS X 1'-0" METAL FRAME, DOUBLE PANE, FIXED
PV	1	FLUSH W/WALLS X 1'-0" FIXED GLASS WOOD
G	1	6'-0" X 1'-0" FIXED GLASS METAL
H	1	2 X 3060 SINGLE HUNG METAL



3 COMPUTER AREA
1/4" = 1'-0"

DOOR SCHEDULE -HYDE PARK UNIT-		
TYPE	QUANTITY	DESCRIPTION
08	1	2'-0" X 6'-8" FLUSH WOOD
09	1	2'-8" X 6'-8" FLUSH WOOD
10	1	PR 2'-0" X 6'-8" MTL. DR. W/ CORE W/GASKET
11	1	PR 1'-4" X 6'-8" FLUSH WOOD

WINDOW SCHEDULE -HYDE PARK UNIT-		
TYPE	QUANTITY	DESCRIPTION
C	3	2'-8" X 2'-8" HORIZONTAL SLIDER METAL
D	4	2'-8" X 2'-8" METAL FRAME, DOUBLE PANE, FIXED
E	2	2'-8" X 2'-8" METAL FRAME, DOUBLE PANE, FIXED TEMPERED
K	1	7'-6" X 1'-8" FIXED GLASS METAL
L	1	7'-6" X 1'-0" FIXED GLASS METAL
M	2	2'-0" X 2'-0" FIXED GLASS METAL



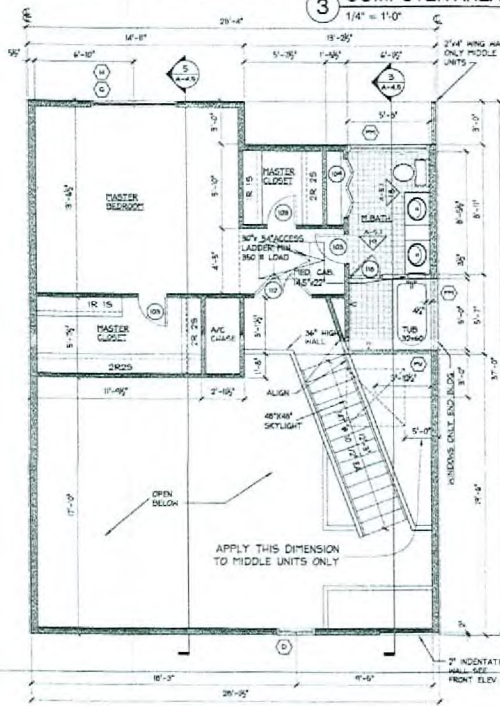
2 POWDER ROOM
1/4" = 1'-0"

DOOR SCHEDULE -HYDE PARK UNIT-		
TYPE	QUANTITY	DESCRIPTION
08	1	3'-0" X 6'-8" FLUSH METAL
09	1	2'-8" X 6'-8" MTL. DR. W/ CORE W/GASKET
10	2	2'-0" X 6'-8" FLUSH WOOD
11	1	2'-8" X 6'-8" FLUSH WOOD
12	2	4'-0" X 6'-8" BIFOLD
13	1	5'-0" X 6'-8" BIFOLD
14	1	2'-8" X 6'-8" METAL DOOR W/ FULL LITE TEMP GLASS
15	1	16'-0" X 7'-0" OVERHEAD DOOR
16	1	2'-0" SHOWER DR. TEMP. GLASS
17	1	3'-0" CHAIN LINK GATE
18	1	PR 1'-4" X 6'-8" FLUSH WOOD
19	1	2'-0" X 6'-8" METAL STORE DOOR W/ TEMP GLASS

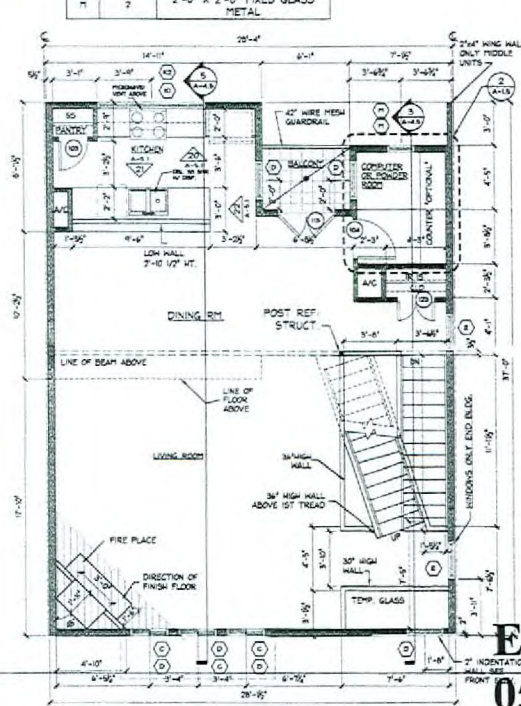
WINDOW SCHEDULE -HYDE PARK UNIT-		
TYPE	QUANTITY	DESCRIPTION
E	2	2'-8" X 2'-8" METAL FRAME, DOUBLE PANE, FIXED TEMPERED
PH	1	FLUSH W/WALLS X 1'-0" METAL FRAME, DOUBLE PANE, FIXED
H	1	2 X 3060 SINGLE HUNG METAL
M	1	2'-0" X 2'-0" FIXED TEMP. GLASS MTL.

DOOR SCHEDULE -HYDE PARK UNIT-		
TYPE	QUANTITY	DESCRIPTION
08	1	3'-0" X 6'-8" FLUSH METAL
09	1	2'-8" X 6'-8" MTL. DR. W/ CORE W/GASKET
10	2	2'-0" X 6'-8" FLUSH WOOD
11	1	2'-8" X 6'-8" FLUSH WOOD
12	2	4'-0" X 6'-8" BIFOLD
13	1	5'-0" X 6'-8" BIFOLD
14	1	2'-8" X 6'-8" METAL DOOR W/ FULL LITE TEMP GLASS
15	1	16'-0" X 7'-0" OVERHEAD DOOR
16	1	2'-0" SHOWER DR. TEMP. GLASS
17	1	3'-0" CHAIN LINK GATE
18	1	PR 1'-4" X 6'-8" FLUSH WOOD
19	1	2'-0" X 6'-8" METAL STORE DOOR W/ TEMP GLASS

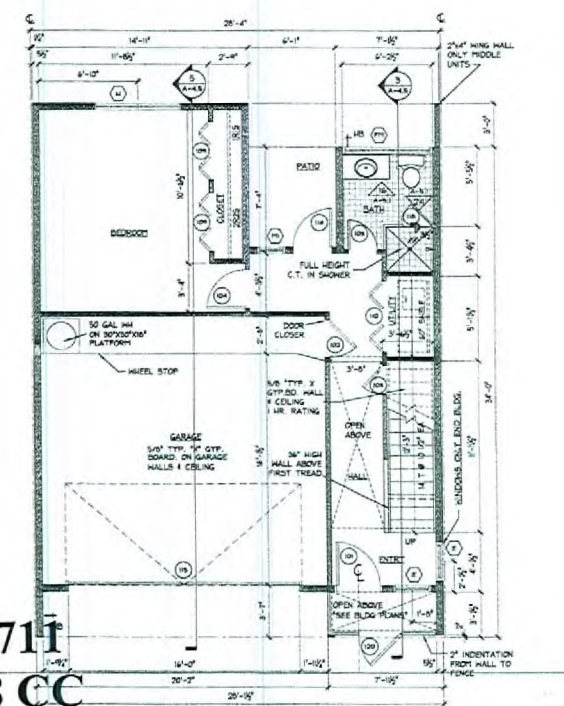
WINDOW SCHEDULE -HYDE PARK UNIT-		
TYPE	QUANTITY	DESCRIPTION
E	2	2'-8" X 2'-8" METAL FRAME, DOUBLE PANE, FIXED TEMPERED
PH	1	FLUSH W/WALLS X 1'-0" METAL FRAME, DOUBLE PANE, FIXED
H	1	2 X 3060 SINGLE HUNG METAL
M	1	2'-0" X 2'-0" FIXED TEMP. GLASS MTL.



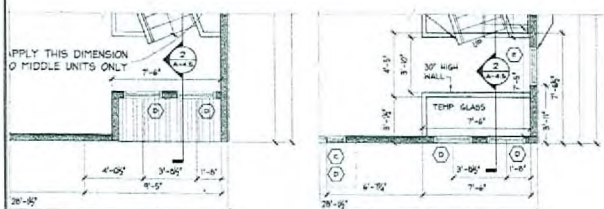
3rd FL. PLAN W / INDENTATION WALL



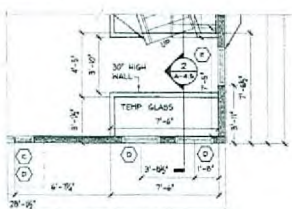
2nd FL. PLAN W / INDENTATION WALL



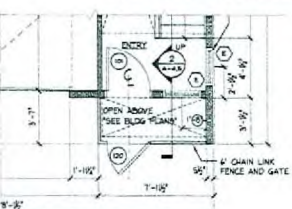
1st FLOOR PLAN W / INDENTATION WALL



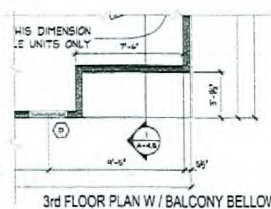
3rd FLOOR PLAN W / RECESS WALL



2nd FLOOR PLAN W / RECESS WALL



1st FLOOR PLAN W / RECESS WALL



3rd FLOOR PLAN W / BALCONY BELOW



2nd FLOOR PLAN W / BALCONY



1st FLOOR PLAN W / BALCONY ABOVE

NOTE: 1.- DRAFTSMAN SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING A MINIMUM OF 3/8" WOOD STRUCTURAL PANELS. (SEE SECTION 102.12.1)

1 FLOOR PLANS HYDE PARK 1963 UNIT
1/4" = 1'-0" COPYRIGHT © 2002, LARRY S. DAVIS & ASSOC.

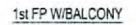
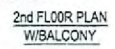
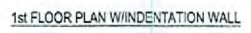
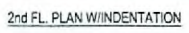
URBAN LOFTS TOWNHOMES
EASTERN AVENUE TOWNHOMES
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006, TEL 713-522-6441, FAX 713-529-2126
www.urbanlofts.com

EASTERN AVENUE
TOWNHOMES
HYDE PARK UNIT
PROJECT NUMBER: 2005.05
PRINTED: 02-03-2006
DRAWN BY: JLN
CHECKED BY:
FILENAME: LAS VEGAS, NEVADA
A-1.5
FLOOR PLANS

WINDOW SCHEDULE - "ALBANY"		
TYPE	QUANTITY	DESCRIPTION
D	2	2'-6" x 2'-8" METAL FRAME, DOUBLE PANE, FIXED
E	1	2'-6" 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"		
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"		
TYPE	QUANTITY	DESCRIPTION
E	2	2'-8" x 2'-8" METAL FRAME, DOUBLE PANE, FIXED TEMPERED
FV	1	FLUSH WYNALLS x 1'-0" FIXED GLASS METAL
H	1	2 x 3060 METAL FRAME, DOUBLE PANE, SINGLE HUNG



1 FLOOR PLANS ALBANY UNIT
1/4" = 1'-0"

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

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EASTERN AVENUE
TOWNHOMES
ALBANY UNIT

PROJECT NUMBER: 2005.06
PRINTED: 02-03-2006
DRAWN BY: AN
CHECKED BY:
FILENAME: LAS VEGAS, NEVADA
A-1.7
FLOOR PLANS

REVISION	
DATE	
FOR PERMIT	
FOR CONSTRUCTION	

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EASTERN AVENUE TOWNHOMES BLDG. 11	
PROJECT NUMBER	2005.06
PRINTED	02-03-2006
DRAWN BY	AN
CHECKED BY	
FILENAME	LAS VEGAS, NEVADA
A-3.11	
EXT. ELEVATIONS	



-BLACK SPLIT FACE RETAINING WALL
WITH TOP TWO COURSES FLUTED
-DECORATIVE SIDE TO FACE STREET

EASTERN AVENUE



-BLACK SPLIT FACE RETAINING WALL
WITH TOP TWO COURSES FLUTED
-DECORATIVE SIDE TO FACE STREET

25TH STREET PORTION TO BE VACATED

CUL-DE-SAC
FOR 25TH ST.

-BLACK SPLIT FACE RETAINING WALL
WITH TOP TWO COURSES FLUTED
-DECORATIVE SIDE TO FACE STREET



TO BE VACATED

CUL-DE-SAC
FOR 25TH ST.



-BLACK SPLIT FACE RETAINING WALL
WITH TOP TWO COURSES FLUTED
-DECORATIVE SIDE TO FACE STREET

25TH STREET



-BLACK SPLIT FACE RETAINING WALL
WITH TOP TWO COURSES FLUTED
-DECORATIVE SIDE TO FACE STREET

FREEMONT STREET

EOT-27711

05-21-08 CC

EXTERIOR ELEVATIONS FACING STREETS

1/16" = 1'-0"

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