



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-20187 APN: 139-36-603-001

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: LARRY S DAVIS / URBAN LOFTS XIV, LTD

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: _____

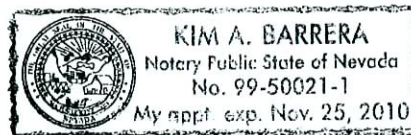
Signature of Property Owner: Douglas Selby

Print Name: Douglas Selby

Subscribed and sworn before me

This 28 day of February, 2007

Kim A. Barrera
Notary Public in and for said County and State



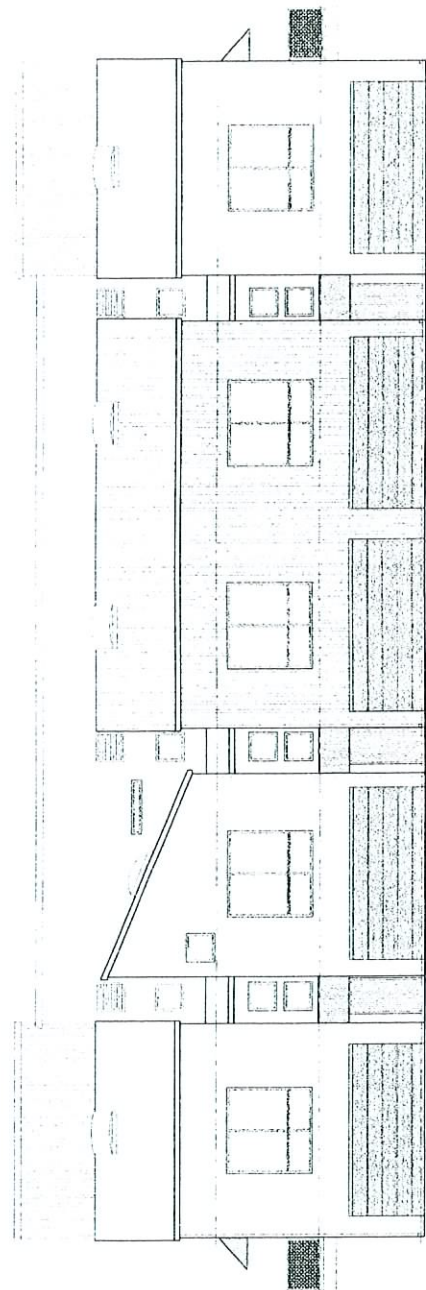


STEWART AVENUE LOFTS
CITY OF LAS VEGAS, NEVADA
LARRY S. DAVIS & ASSOCIATES
4512 MONTROSE, HOUSTON, TEXAS 77006
TEL. 713 522 6441, FAX 713 529 2126
www.urbanloftstowhones.com

DATE	REVISIONS

DATE	REVISIONS

STEWART & MOJAVE LAS VEGAS, NV 89101	
BUDGET 1 THRU 10	
PROJECT NUMBER	2006 02
PRINTED	02/13/2007
DRAWN BY	AN
CHECKED BY	RUC
FILE NAME	
A-0.0	
COVER SHEET	

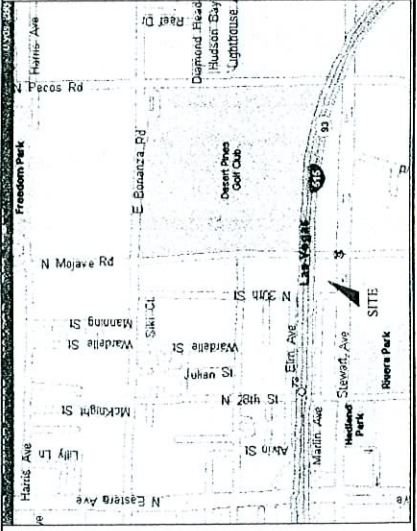


URBAN LOFTS TOWNHOMES LAS VEGAS, NEVADA

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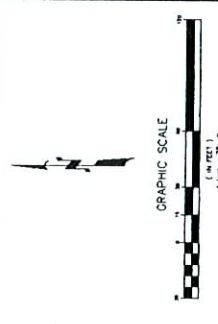
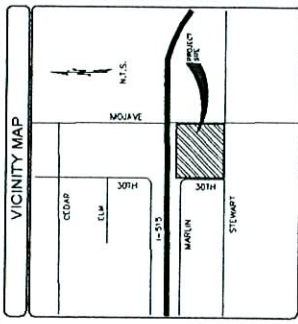
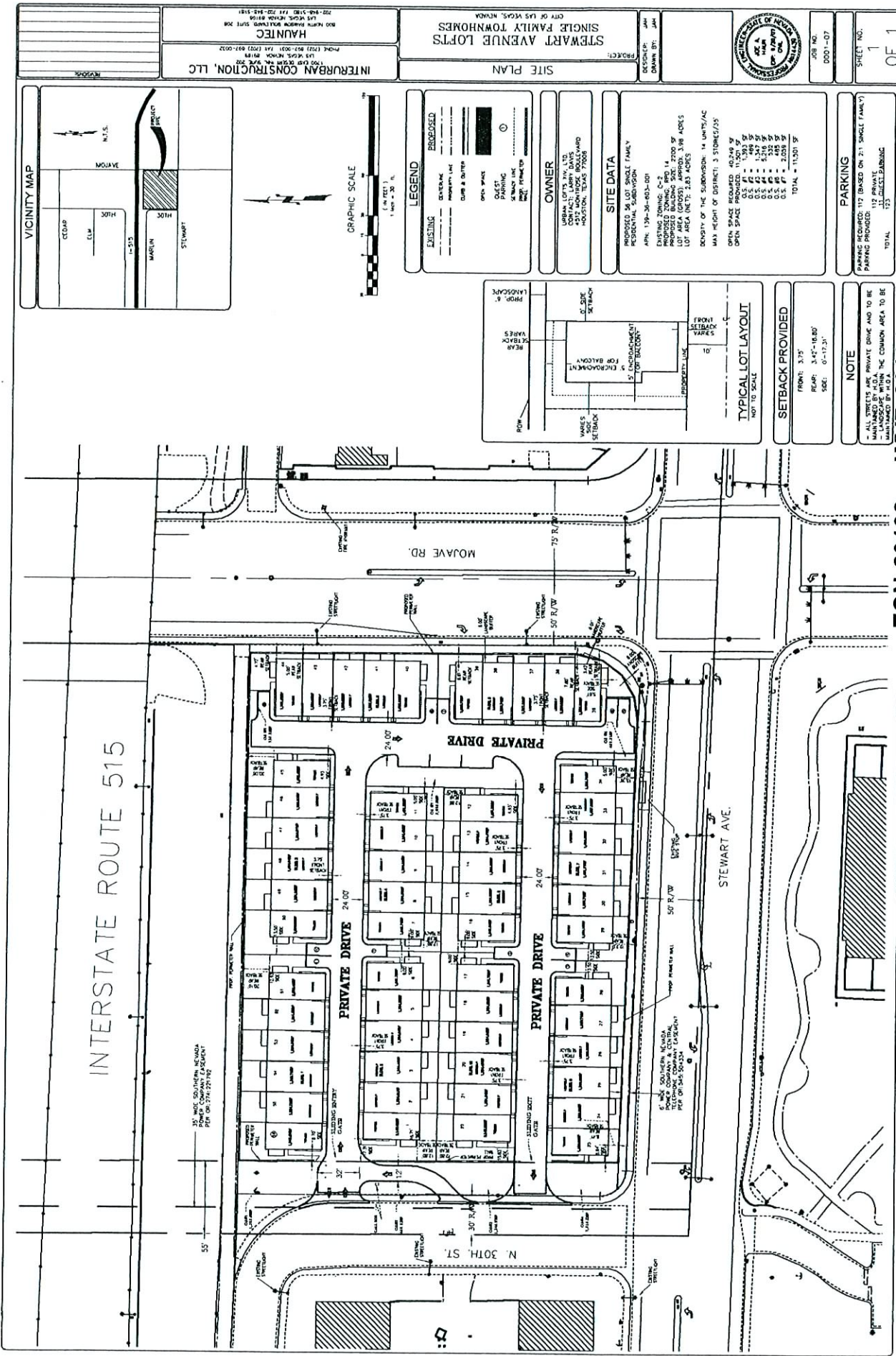
VICINITY MAP



GENERAL INFORMATION

LESTER F UNIT	
LIVING AREA	
FIRST FLOOR LIVING	511 sf
SECOND FLOOR LIVING	916 sf
THIRD FLOOR LIVING	579 sf
TOTAL LIVING	2,006 sf
BALCONY AREA (if has it)	60 sf
GARAGE AREA	373 sf
FOUNDATION AREA	883 sf
TOWER UNIT	
LIVING AREA	
FIRST FLOOR LIVING	467 sf
SECOND FLOOR LIVING	827 sf
THIRD FLOOR LIVING	504 sf
TOTAL LIVING	1,798 sf
BALCONY AREA	60 sf
GARAGE AREA	353 sf
FOUNDATION AREA	860 sf

RECEIVED
GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
04/12/07 PC
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LEGEND

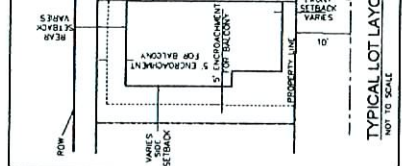
EXISTING	PROPOSED
EXISTING DRIVE	PROPOSED DRIVE
EXISTING SIDEWALK	PROPOSED SIDEWALK
EXISTING LOT	PROPOSED LOT
EXISTING BUILDING	PROPOSED BUILDING
EXISTING PARKING	PROPOSED PARKING
EXISTING FENCE	PROPOSED FENCE
EXISTING UTILITY	PROPOSED UTILITY

OWNER
 CONTACT: LARRY DAVIS
 1500 MONTELEONE BOULEVARD
 SUITE 1000, LAS VEGAS, NV 89102

SITE DATA
 PROPOSED 3A LOT SINGLE FAMILY
 RESIDENTIAL SUBDIVISION
 APN: 139-36-603-001
 EXISTING ZONING: C-2
 PROPOSED ZONING: R-1
 PROPOSED BUILDING SIZE: 2200 SF
 LOT AREA: 3.98 ACRES
 LOT AREA: 3.98 ACRES
 LOT AREA: 3.98 ACRES
 MAX HEIGHT OF DISTRICT: 3 STORIES/35
 OPEN SPACE REQUIRED: 40,249 SF
 OPEN SPACE PROVIDED: 11,000 SF
 OPEN SPACE: 0.5 # = 1,100 SF
 OPEN SPACE: 0.5 # = 1,100 SF
 OPEN SPACE: 0.5 # = 1,100 SF
 OPEN SPACE: 0.5 # = 1,100 SF
 OPEN SPACE: 0.5 # = 1,100 SF
 TOTAL = 11,000 SF

PARKING
 PARKING REQUIRED: 110 BASED ON 3.1 SINGLE FAMILY
 PARKING PROVIDED: 110
 TOTAL: 123

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.



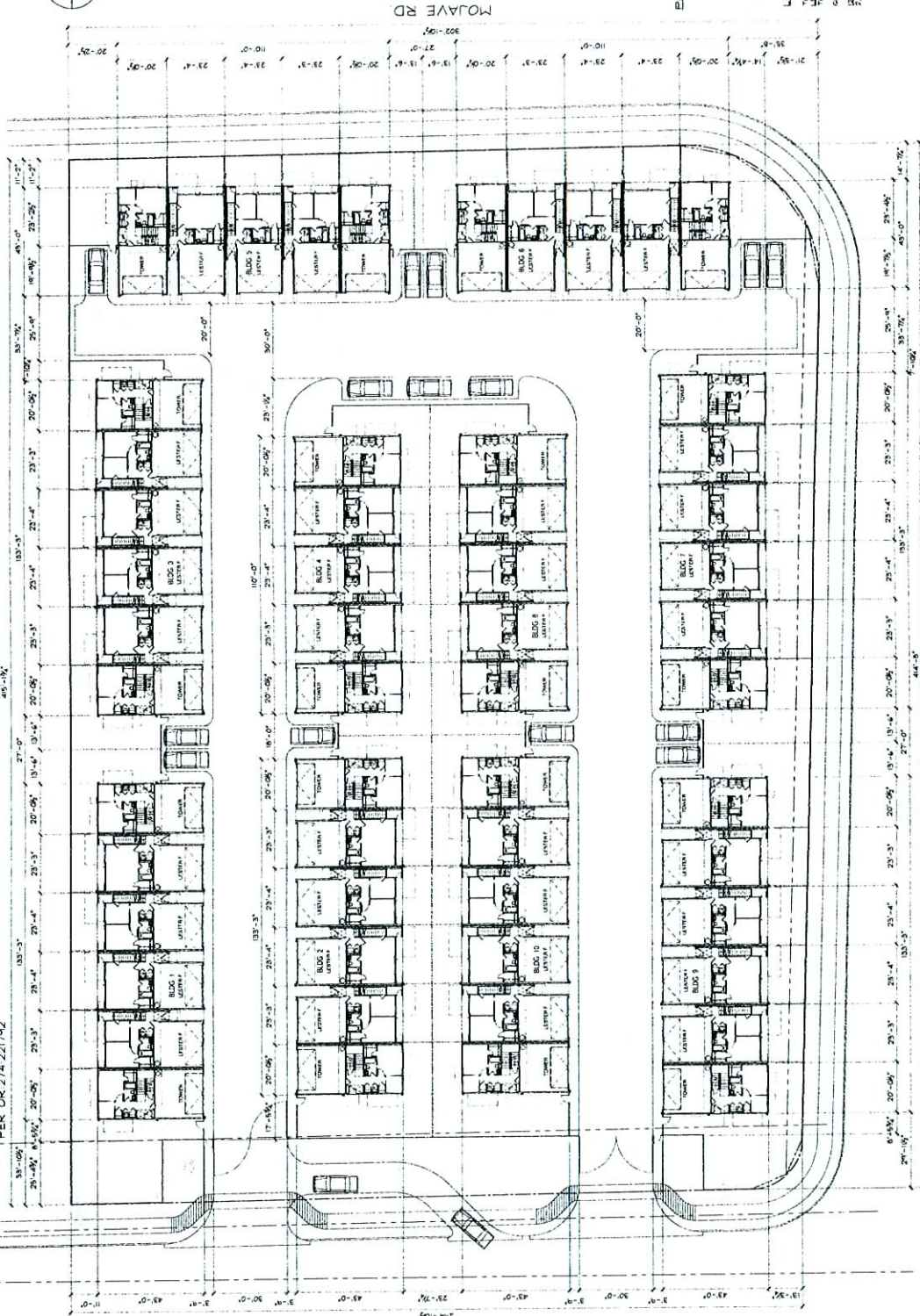
SETBACK PROVIDED
 FRONT: 3.4'
 REAR: 3.4' - 16.8'
 SIDE: 0' - 13.3'

NOTE
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 MAR 13 2007
 ZON-20192 WVR-20191
 VAR-20193 VAR-20190
 SDR-20187 REVISED
 04/12/07 PC



35' WIDE SOUTHERN NEVADA
POWER COMPANY EASEMENT
PER OR 274.221792



N. 30TH ST.

MOJAVE RD.

PLANTING LEGEND

- 15 PINEAPPLE DACTYLIDEN
- 10 BANGUENIA VERVA

LEGEND UNIT

24 UNITS
15 PINEAPPLE DACTYLIDEN
10 BANGUENIA VERVA
TOTAL 34 UNITS

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WVR-20191 VAR-20190
VAR-20193 SDR-20187

STEWART AVE

1 SITE PLAN
SC= 1:20

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4517 MONTROSE, HOUSTON, TEXAS 77006
TEL 713 522 6441, FAX 713 529 2126
www.urbanhouseshomes.com

DATE REVISIONS

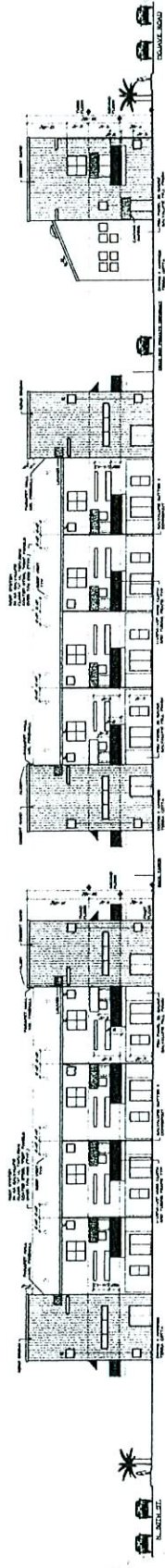
STEWART & MOJAVE
LAS VEGAS, NV 89101
BUDGET 1 THRU 10
PROJECT NUMBER 2006.02
PRINTED 02-13-2007
DRAWN BY JN
CHECKED BY RLC
DATE 02-13-2007
A-0.1
SITE LAYOUT



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www.urbanlofts509.com

DATE	REVISIONS
02-13-2007	COLOR CHANGING

STEWART & MOJAVE LAS VEGAS, NV 89101	
BLDG#1 THRU 10	
PROJECT NUMBER	2004-03
DRAWN BY	AM
CHECKED BY	RLC
FILE NAME	
A-3.0	
EXT. ELEVATIONS	



3 ELEVATION AT STEWART AVENUE
1/16" = 1'-0"



2 ELEVATION AT MOJAVE ROAD
1/16" = 1'-0"



1 ELEVATION AT N. 30TH STREET
1/16" = 1'-0"

NOTE:
THIS ELEVATION WAS
USED IN BALCONY GUARDRAIL
DESIGN. IT IS NOT TO BE
USED FOR ANY OTHER PURPOSE.
A CHILD COULD CLIMB IT LIKE A
FIRE ESCAPE.

DECEMBER
FEB 27 2007

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187
04/12/07 PC



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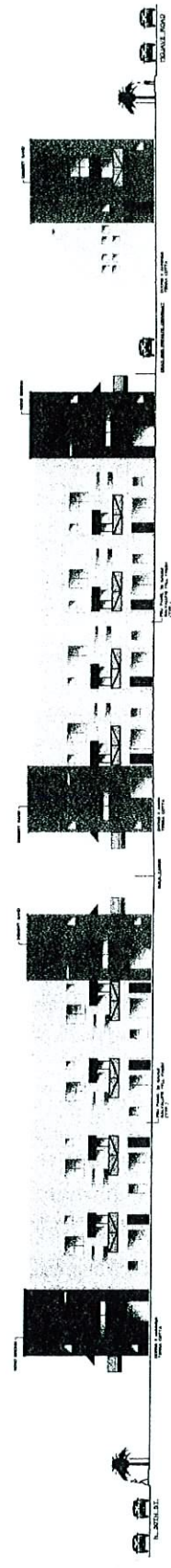


DATE	REVISIONS

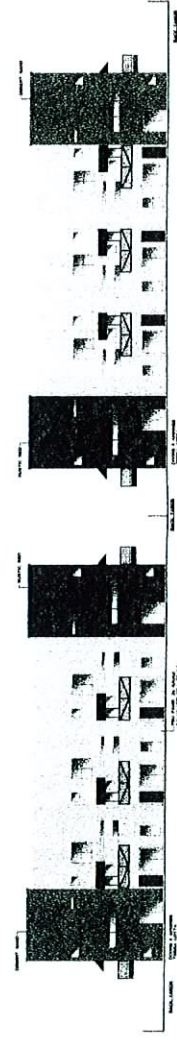
STEWART & MOJAVE
LAS VEGAS NV 89101
BLDG'S 1 THRU 10

PROJECT NUMBER: 2004-03
DATE: 02-13-2007
DRAWN BY: AN
CHECKED BY: RJC
FILE NAME: ELEV.MXD

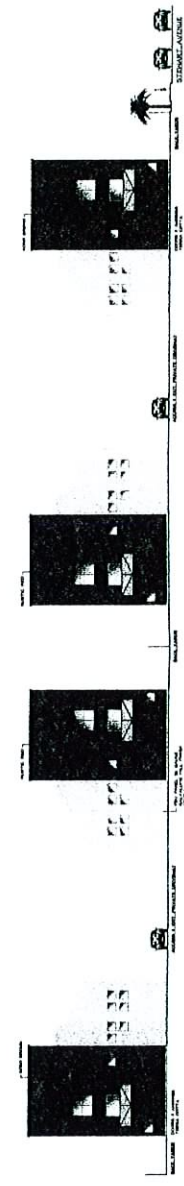
A-3-0-1
COLOR ELEVATIONS



③ ELEVATION AT STEWART AVENUE
1/16" = 1'-0"



② ELEVATION AT MOJAVE ROAD
1/16" = 1'-0"



① ELEVATION AT N. 30TH STREET
1/16" = 1'-0"

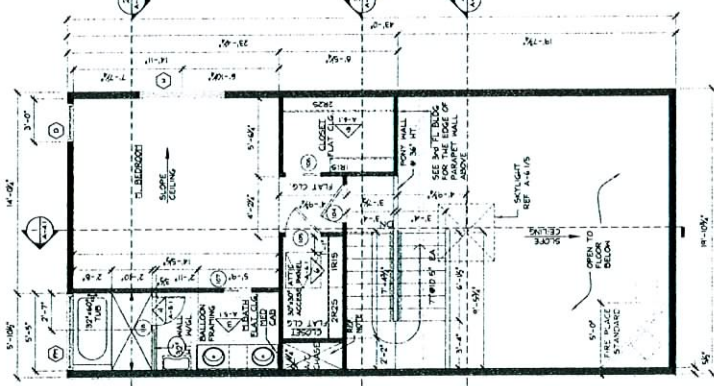
NOTE:
THIS MODEL USED IN BALCONY GUARDRAIL
SHALL NOT BE SIZED TO AVERAGE
SIZES. SIZES SHOWN ARE
FOR LADDER.

RECEIVED
FEB 27 2007

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187

DOOR SCHEDULE "TOWER UNIT"	
TYPE QUANTITY	DESCRIPTION
04	2'-0" X 6'-0" FLUSH WOOD
05	2'-0" X 6'-0" FLUSH WOOD
07	2'-0" X 6'-0" POCKET WOOD
08	2'-0" X 6'-0" POCKET WOOD
09	2'-0" SHOWER DOOR TEMPERED GLASS

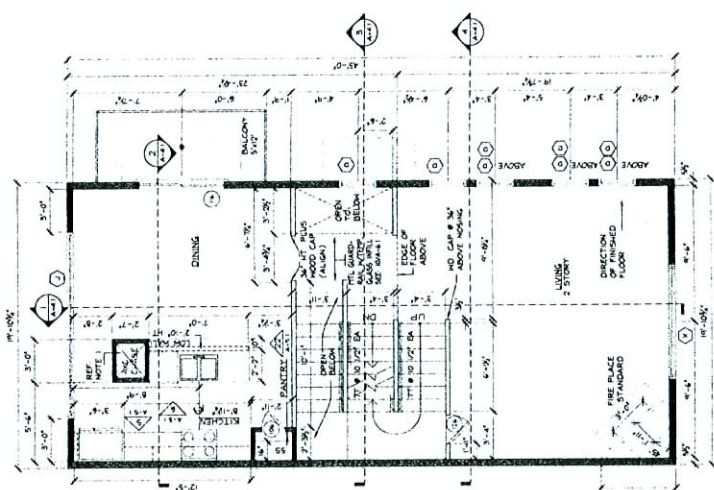
WINDOW SCHEDULE "TOWER UNIT"	
TYPE QUANTITY	DESCRIPTION
D	2'-0" X 2'-0" FIXED GLASS METAL
J	FLUSH W/ WALLS X 1'-0" FIXED GLASS MTL
U	2 X 3000 SINGLE HUNG METAL



3rd FLOOR PLAN

DOOR SCHEDULE "TOWER UNIT"	
TYPE QUANTITY	DESCRIPTION
04	1'-0" X 6'-0" FLUSH WOOD
05	6'-0" X 6'-0" SLIDING GLASS DOOR TEMPERED GLASS
06	2'-0" X 3'-0" DOOR BUILT DOOR

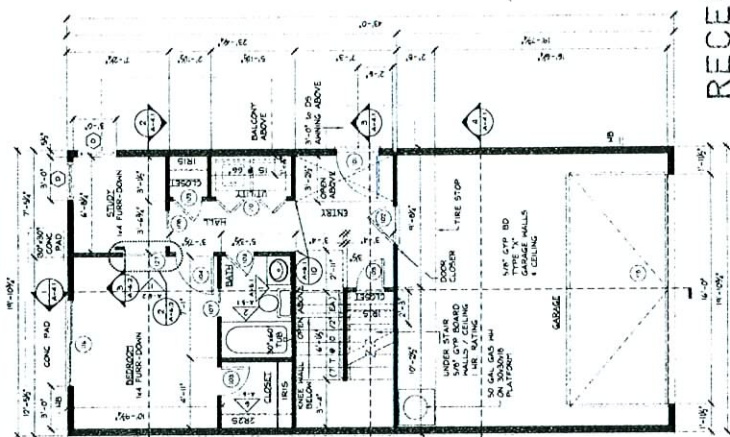
WINDOW SCHEDULE "TOWER UNIT"	
TYPE QUANTITY	DESCRIPTION
D	2'-0" X 2'-0" FIXED GLASS METAL
J	1'-0" X 2'-0" FIXED GLASS METAL
X	2 X 4000 SINGLE HUNG METAL



2nd FLOOR PLAN

DOOR SCHEDULE "TOWER UNIT"	
TYPE QUANTITY	DESCRIPTION
01	3'-0" X 6'-0" FLUSH METAL
02	2'-0" X 6'-0" HR 1 3/8" SOLID CORE W/GASKET
03	2'-0" X 6'-0" FLUSH WOOD
04	2'-0" X 6'-0" FLUSH WOOD
05	2'-0" X 6'-0" POCKET WOOD
06	2'-0" X 6'-0" POCKET WOOD
07	5'-0" X 6'-0" BUGLED ALUMINUM
08	14'-0" X 7'-0" OVERHEAD DOOR
09	6'-0" X 6'-0" SLIDING GLASS DOOR TEMPERED GLASS
10	3'-0" X 6'-0" POCKET WOOD

WINDOW SCHEDULE "TOWER UNIT"	
TYPE QUANTITY	DESCRIPTION
D	2'-0" X 2'-0" FIXED GLASS METAL



1st FLOOR PLAN

GPA-20188 ZON-20192
WVR-20191 VAR-20190
VAR-20193 SDR-20187

04/12/07 PC

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FEB 27 2007

NOTE:
1. TRANSFORMING SHALL BE INSTALLED PARALLEL TO THE EXISTING TRANSFORMING. SEE SECTION 04.10 FOR THE TRANSFORMING. SEE SECTION 04.10 FOR THE TRANSFORMING. SEE SECTION 04.10 FOR THE TRANSFORMING.

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

A-1.1
FLOOR PLANS

STEWART & MOJAVE
LAS VEGAS, NV 89101
TOWER UNIT
PROJECT NUMBER: 2006-02
DATE: 02-13-2007
DRAWN BY: AN
CHECKED BY: R.C.
FILE NAME: A-1.1

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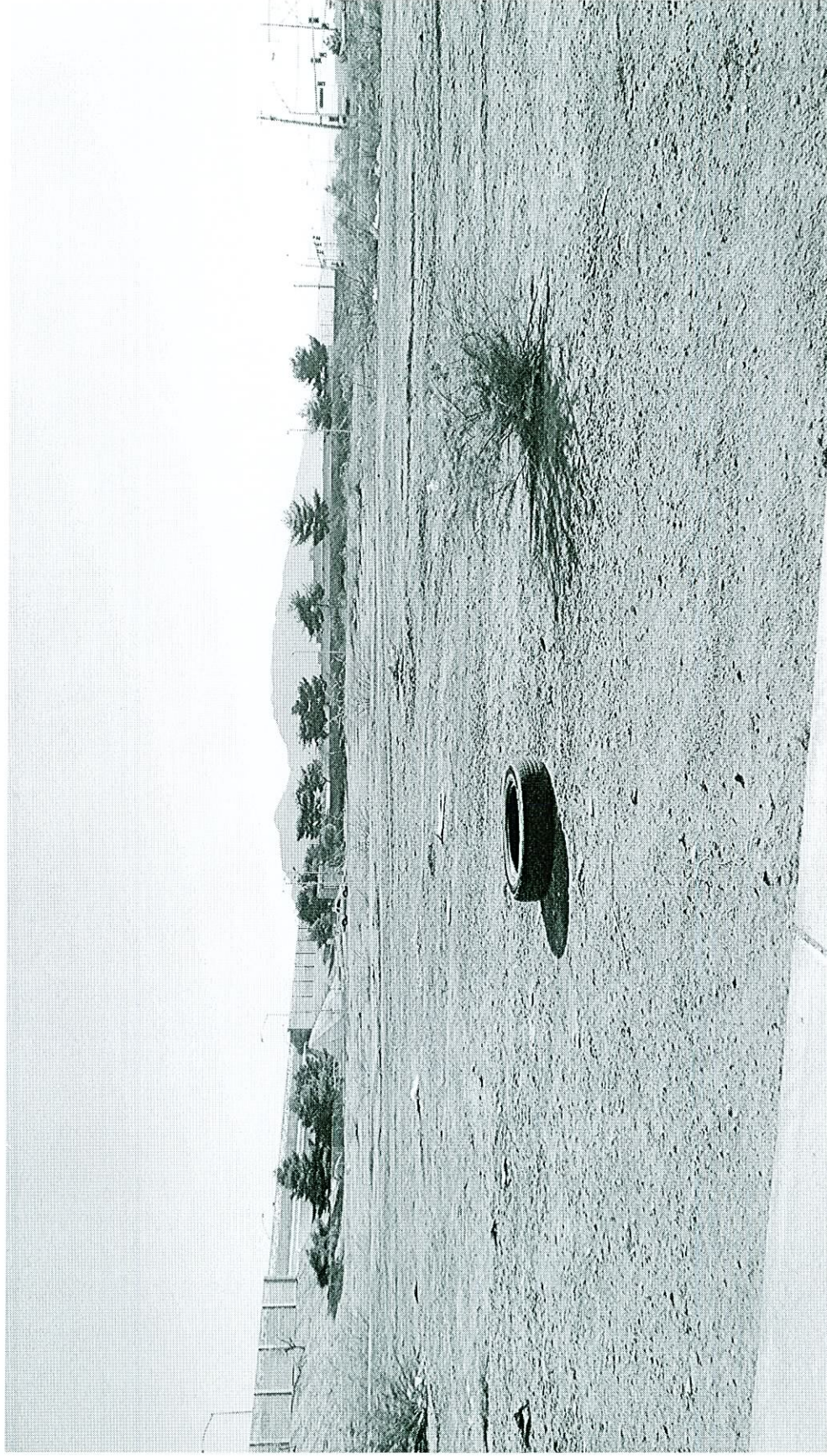
GPA-20188, ZON-20192, WVR-20191, VAR-20190, VAR-20193 AND SDR-20187 - APPLICANT: URBAN
LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS
THE NORTHWEST CORNER OF STEWART AVENUE AND MOJAVE ROAD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



GPA-20188, ZON-20192, WVR-20191, VAR-20190, VAR-20193 AND SDR-20187 - APPLICANT: URBAN
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