



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

April 21, 2016

Mr. Mike Bosa
Solterra Holdings Nevada, LLC
400 Fraser View Place
Delta, British Columbia, Canada V3M6H4

**RE: EOT-63460 - EXTENSION OF TIME RELATED TO EOT-63462 -
NON- PUBLIC HEARING – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF APRIL 20, 2016**

Dear Mr. Bosa:

The City Council at a regular meeting held on April 20, 2016 *APPROVED* a request for an Extension of Time of an approved Special Use Permit (SUP-25070) FOR A PROPOSED MIXED-USE DEVELOPMENT at 823 South 1st Street and 102 Hoover Avenue (APNs 139-34-410-021 and 022), C-2 (General Commercial) Zone, Ward 3 (Coffin).

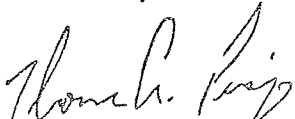
This approval is subject to the following conditions:

Planning

1. This Special Use Permit (SUP-25070) shall expire on January 9, 2017 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval for Special Use Permit (SUP-25070) and all other site related actions as required by the Department of Planning and the Department of Public Works.

The Notice of Final Action was filed with the Las Vegas City Clerk on April 21, 2016.

Sincerely,


Thomas A. Perrigo

Director
Department of Planning

TAP:clb

cc: Ms. Kristen Neuman
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
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ELIZABETH N. FRETWELL
CITY MANAGER

April 7, 2016

Mr. Mike Bosa
Solterra Holdings Nevada, LLC
400 Fraser View Place
Delta, British Columbia, Canada V3M6H4

**RE: EOT-63460 - EXTENSION OF TIME RELATED TO EOT-63462 -
NON- PUBLIC HEARING - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF APRIL 20, 2016**

Dear Mr. Bosa:

Please be advised the City Council at its regular meeting on *April 20, 2016* as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on *Thursday, April 14, 2016* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas A. Perrigo".

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Kristen Neuman
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

EOT-63460 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-25070) FOR A PROPOSED MIXED-USE DEVELOPMENT at 823 South 1st Street and 102 Hoover Avenue (APNs 139-34-410-021 and 022), C-2 (General Commercial) Zone, Ward 3 (Coffin).

CITY COUNCIL: *APRIL 20, 2016*

CASE PLANNER: ANDY REED ☒ **CONSENT**

Comments Due: *MARCH 10, 2016*

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: **Carman Burney** (cburney@lasvegasnevada.gov) and **Andy Reed** (areed@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Report Date 02/22/2016 04:03 PM

Submitted By

Page 1

A/P # 63460 Type EOT Issued Date Issued By

Parcel 13934410021

Location

Owner SOLTERRA NEVADA L L C

Phone

Address 930 W 1ST ST #303
FORT WORTH TX 76102-2728

Country

☐ Foreign

Applicant's Full Name MIKE BOSA

Day Phone (604)528-6010 x

Fax (604)517-5789

Address 400 FRASER VIEW PLACE
DELTA BRITISH COLUMBIA
V3M6H4

Pager

Fees

PROCESSING FEE

300.00

Total Paid

300.00

Declared Value 0.00

Type of Work

Calculated Value 0.00

Square Footage 0.48 ACRE

Actual Value 0.00

Comments

EOT-63460 - EXTENSION OF TIME - SPECIAL USE PERMIT - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC - For possible action on a request for an Extension of Time of an approved Special Use Permit (SUP-25070) FOR A PROPOSED MIXED-USE DEVELOPMENT at 823 South 1st Street and 102 Hoover Avenue (APNs 139-34-410-021 and 022), C-2 (General Commercial) Zone, Ward 3 (Coffin).



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
FEB 22 2016

Application/Petition For: Extension of Time for SUP 25070
Project Address (Location) 823 S. 1st Street, and 102 Hoover
Project Name Solterra Lofts Proposed Use Mixed Use
Assessor's Parcel #(s) 139-34-410-021 and 022 Ward # 3 - Reese
General Plan: existing _____ proposed n/a Zoning: existing CM proposed C2
Commercial Square Footage 5,000 Floor Area Ratio _____
Gross Acres .4 acres Lots/Units 130 Density _____
Additional Information _____

PROPERTY OWNER Solterra Holdings Nevada, LLC Contact Mike Bosa / Wilma Enders
Address 400 Fraser View Place Phone: (604) 528-6010 Fax: (604) 517-5789
City Delta, British Columbia State Canada Zip V3M6H4
E-mail Address wilmae@solterradev.com

APPLICANT same as owner Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE APTUS Contact Kristen Neuman
Address 1200 S. 4th Street, Suite 206 Phone: (702) 839-1200 Fax: (702) 839-1213
City Las Vegas State Nevada Zip 89104
E-mail Address kristen@aptusgroup.com

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 Guerrino Nichele

Subscribed and sworn before me

This 12th day of February, 20 16.

Notary Public in and for said County and State British Columbia
My Commission does not expire

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-43460</u>
Meeting Date:	<u>4/20/16</u>
Total Fee:	<u>300.00</u>
Date Received:	<u>2/22/16</u>
Received By:	<u>[Signature]</u>

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

f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
FEB 22 2016

Application/Petition For: Extension of Time for SUP 25070
Project Address (Location) 823 S. 1st Street, and 102 Hoover
Project Name Solterra Lofts Proposed Use Mixed Use
Assessor's Parcel #(s) 139-34-410-021 and 022 Ward # 3 - Reese
General Plan: existing _____ proposed n/a Zoning: existing CM proposed C2
Commercial Square Footage 5,000 Floor Area Ratio _____
Gross Acres .4 acres Lots/Units 130 Density _____
Additional Information _____

PROPERTY OWNER Solterra Nevada, LLC Contact Mike Bosa / Wilma Enders
Address 400 Fraser View Place Phone: (604) 528-6010 Fax: (604) 517-5789
City Delta, British Columbia State Canada Zip V3M6H4
E-mail Address wilmae@solterradev.com

APPLICANT same as owner Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE APTUS Contact Kristen Neuman
Address 1200 S. 4th Street, Suite 206 Phone: (702) 839-1200 Fax: (702) 839-1213
City Las Vegas State Nevada Zip 89104
E-mail Address kristen@aptusgroup.com

Property Owner Signature*

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

Print Name Guerrino Nichele

Subscribed and sworn before me

This 12th day of February, 20 16.

Notary Public in and for said County and State British Columbia
My commission does not expire.

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

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

f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

RECEIVED
FEB 22 2016

Case Number: **EOT-63460** APN: 139-34-410-021 and 022

Name of Property Owner: Solterra Holdings Nevada, LLC

Name of Applicant: same as Owner

Name of Representative: APTUS

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: Guerrino Nichek

Subscribed and sworn before me

This 12th day of February, 20 16

[Signature]
Notary Public in and for ~~said County and State~~ British Columbia
My Commission does not expire.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

RECEIVED
FEB 22 2016

Case Number: **EOT-63460** APN: 139-34-410-021 and 022

Name of Property Owner: Solterra Nevada, LLC

Name of Applicant: same as Owner

Name of Representative: APTUS

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: Guerrino Nichele

Subscribed and sworn before me

This 12th day of February, 2016

[Signature]

Notary Public in and for said ~~County and State~~ British Columbia

My commission does not expire.



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER

January 11, 2008

Mr. Mike Bosa
Solterra Holdings Nevada, LLC
460 Fraser View Place
Delta, British Columbia, Canada V3M6H4

RE: **SUP-25070 – SPECIAL USE PERMIT**
CITY COUNCIL MEETING OF JANUARY 9, 2008
RELATED TO ZON-25069 AND SDR-25072

Dear Mr. Bosa:

The City Council at a regular meeting held January 9, 2008 APPROVED the request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the northeast corner of 1st Street and Hoover Avenue (APNs 139-34-410-021 and 022), C-M (Commercial/Industrial) Zone [PROPOSED: C-2 (General Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 10, 2008. This approval is subject to:

Planning & Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for the Mixed-Use use.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-25069) and Site Development Plan Review (SDR-25072) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

RECEIVED
FEB 22 2016

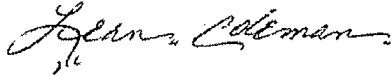
EOT-63460



Mr. Mike Bosa
SUP-25070 – Page Two
January 11, 2008

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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

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

Ms. Kristen Neuman
APTUS Architecture
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104

EOT-63460

February 4, 2016

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

RECEIVED
FEB 22 2016

APN: 139-34-410-021 and 022

Re: Extension of Time for:
a. SDR – 25072
b. SUP – 25070

To Whom It May Concern:

We respectfully submit this request for an Extension of Time for the aforementioned applications. We are requesting a two-year extension from the date of City Council approval.

Solterra Holdings fundamentally believes in the potential of Downtown Las Vegas. Solterra is in Las Vegas for the long term and will develop this site as originally entitled. Their continued involvement in Downtown actively participating in the DLVA and in particular Michael Bosa's involvement as the chair of the 1st Street improvement committee that re-designed the crosswalk treatments, sidewalk amenities, tree and plant selection and overall design themes demonstrates their commitment to the momentum required to create a spectacular urban environment.

The aforementioned streetscape improvements add to the original entitlements of the projects. Careful consideration of the site access and circulation has prevented negative impacts on adjacent roadways and neighborhood traffic.

In addition, Solterra's owns the property and their construction-financing partner continues to look forward to the future development. Attached is a letter from HSBC Bank of Canada.

Las Vegas
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

Solterra develops high-end, market appropriate designs, with exceptional design appeal; having won the Nevada State Design Award by the American Institute of Architects together with APTUS for the Solterra Loft design on 1st Street. Building elevations and architectural features are aesthetically pleasing and compatible with development in the area. The award winning work exceeds many of the standards, objectives and goals of the Downtown Centennial and General Plan. The project will be a strong contributor to the context of Downtown enhancing within the surrounding present and future land use designations.

Seal Beach
3020 Old Ranch Parkway
Suite 300
Seal Beach, CA 90740
P 714.686.6292

The high-voltage power lines along the west end of the property dictate that the residential units be located above the pole height. This is one of the reasons, along with the fact it is not cost effective to provide underground parking, that the podium level is at the height designed and the two residential towers start above and are recessed back from the street. Solterra has been working with Nevada Energy and the City of Las Vegas since 2007 to relocate the power lines underground. No plans have been finalized but the owner is committed to providing a top of the line product and will continue to press NVE to relocate the power.

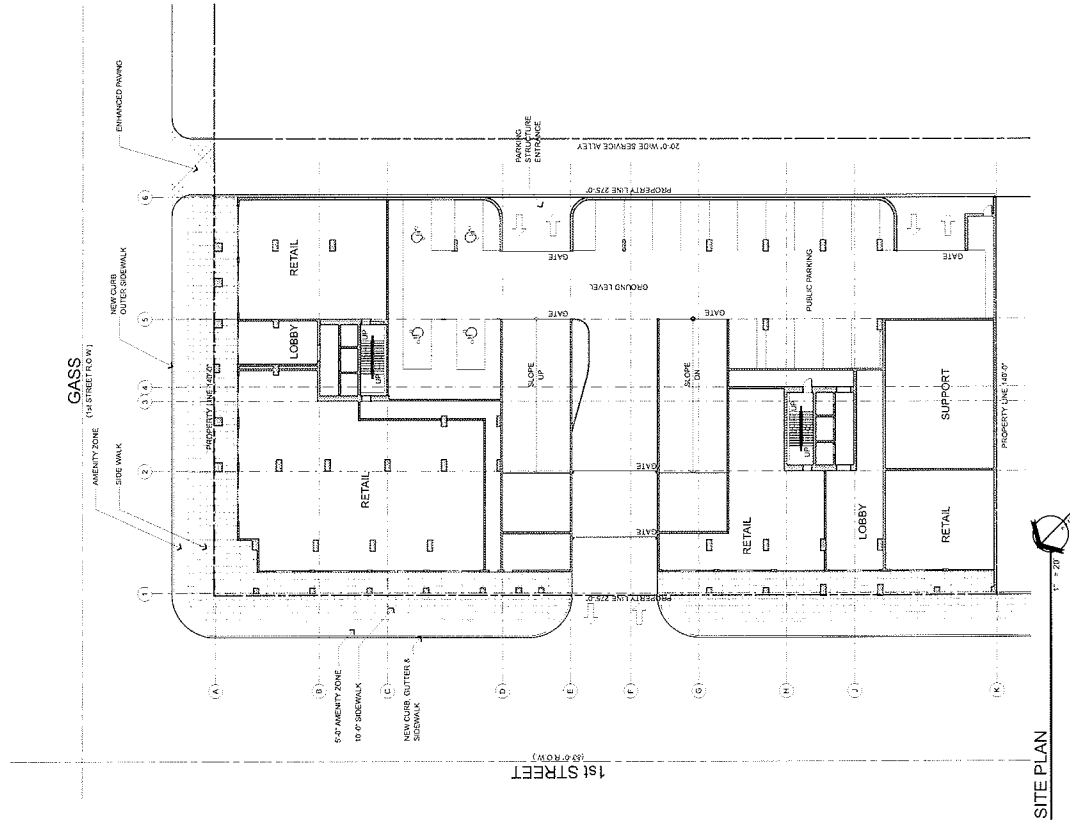
When the project was originally entitled, city staff and the Planning Commission both recommended approval for the entire project. Solterra has requested two, two-year extensions and staff, Planning Commission and City Council have recommended and voted for approval for all of the applications each time. Appropriate measures have been and will be taken to secure and protect the public health, safety and general welfare. We look forward to your support in our mutual goal of creating a spectacular urban fabric in Downtown Las Vegas.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS

EOT-63460



Site Zoning & Data

1936.04.08.03.04.05.06.07.08.09.10.11.12.13.14.15.16.17.18.19.20.21.22.23.24.25.26.27.28.29.30.31.32.33.34.35.36.37.38.39.40.41.42.43.44.45.46.47.48.49.50.51.52.53.54.55.56.57.58.59.60.61.62.63.64.65.66.67.68.69.70.71.72.73.74.75.76.77.78.79.80.81.82.83.84.85.86.87.88.89.90.91.92.93.94.95.96.97.98.99.100.101.102.103.104.105.106.107.108.109.110.111.112.113.114.115.116.117.118.119.120.121.122.123.124.125.126.127.128.129.130.131.132.133.134.135.136.137.138.139.140.141.142.143.144.145.146.147.148.149.150.151.152.153.154.155.156.157.158.159.160.161.162.163.164.165.166.167.168.169.170.171.172.173.174.175.176.177.178.179.180.181.182.183.184.185.186.187.188.189.190.191.192.193.194.195.196.197.198.199.200.201.202.203.204.205.206.207.208.209.210.211.212.213.214.215.216.217.218.219.220.221.222.223.224.225.226.227.228.229.230.231.232.233.234.235.236.237.238.239.240.241.242.243.244.245.246.247.248.249.250.251.252.253.254.255.256.257.258.259.260.261.262.263.264.265.266.267.268.269.270.271.272.273.274.275.276.277.278.279.280.281.282.283.284.285.286.287.288.289.290.291.292.293.294.295.296.297.298.299.300.301.302.303.304.305.306.307.308.309.310.311.312.313.314.315.316.317.318.319.320.321.322.323.324.325.326.327.328.329.330.331.332.333.334.335.336.337.338.339.340.341.342.343.344.345.346.347.348.349.350.351.352.353.354.355.356.357.358.359.360.361.362.363.364.365.366.367.368.369.370.371.372.373.374.375.376.377.378.379.380.381.382.383.384.385.386.387.388.389.390.391.392.393.394.395.396.397.398.399.400.401.402.403.404.405.406.407.408.409.410.411.412.413.414.415.416.417.418.419.420.421.422.423.424.425.426.427.428.429.430.431.432.433.434.435.436.437.438.439.440.441.442.443.444.445.446.447.448.449.450.451.452.453.454.455.456.457.458.459.460.461.462.463.464.465.466.467.468.469.470.471.472.473.474.475.476.477.478.479.480.481.482.483.484.485.486.487.488.489.490.491.492.493.494.495.496.497.498.499.500.501.502.503.504.505.506.507.508.509.510.511.512.513.514.515.516.517.518.519.520.521.522.523.524.525.526.527.528.529.530.531.532.533.534.535.536.537.538.539.540.541.542.543.544.545.546.547.548.549.550.551.552.553.554.555.556.557.558.559.560.561.562.563.564.565.566.567.568.569.570.571.572.573.574.575.576.577.578.579.580.581.582.583.584.585.586.587.588.589.590.591.592.593.594.595.596.597.598.599.600.601.602.603.604.605.606.607.608.609.610.611.612.613.614.615.616.617.618.619.620.621.622.623.624.625.626.627.628.629.630.631.632.633.634.635.636.637.638.639.640.641.642.643.644.645.646.647.648.649.650.651.652.653.654.655.656.657.658.659.660.661.662.663.664.665.666.667.668.669.670.671.672.673.674.675.676.677.678.679.680.681.682.683.684.685.686.687.688.689.690.691.692.693.694.695.696.697.698.699.700.701.702.703.704.705.706.707.708.709.710.711.712.713.714.715.716.717.718.719.720.721.722.723.724.725.726.727.728.729.730.731.732.733.734.735.736.737.738.739.740.741.742.743.744.745.746.747.748.749.750.751.752.753.754.755.756.757.758.759.760.761.762.763.764.765.766.767.768.769.770.771.772.773.774.775.776.777.778.779.780.781.782.783.784.785.786.787.788.789.790.791.792.793.794.795.796.797.798.799.800.801.802.803.804.805.806.807.808.809.810.811.812.813.814.815.816.817.818.819.820.821.822.823.824.825.826.827.828.829.830.831.832.833.834.835.836.837.838.839.840.841.842.843.844.845.846.847.848.849.850.851.852.853.854.855.856.857.858.859.860.861.862.863.864.865.866.867.868.869.870.871.872.873.874.875.876.877.878.879.880.881.882.883.884.885.886.887.888.889.890.891.892.893.894.895.896.897.898.899.900.901.902.903.904.905.906.907.908.909.910.911.912.913.914.915.916.917.918.919.920.921.922.923.924.925.926.927.928.929.930.931.932.933.934.935.936.937.938.939.940.941.942.943.944.945.946.947.948.949.950.951.952.953.954.955.956.957.958.959.960.961.962.963.964.965.966.967.968.969.970.971.972.973.974.975.976.977.978.979.980.981.982.983.984.985.986.987.988.989.990.991.992.993.994.995.996.997.998.999.1000.1001.1002.1003.1004.1005.1006.1007.1008.1009.1010.1011.1012.1013.1014.1015.1016.1017.1018.1019.1020.1021.1022.1023.1024.1025.1026.1027.1028.1029.1030.1031.1032.1033.1034.1035.103

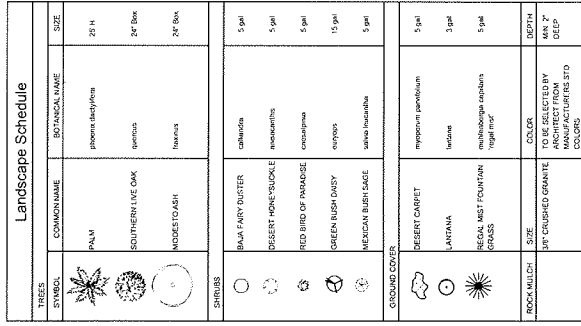
Solterra Towers
Site Development Review
Gass Avenue and 1st Street
Las Vegas, Nevada 89101

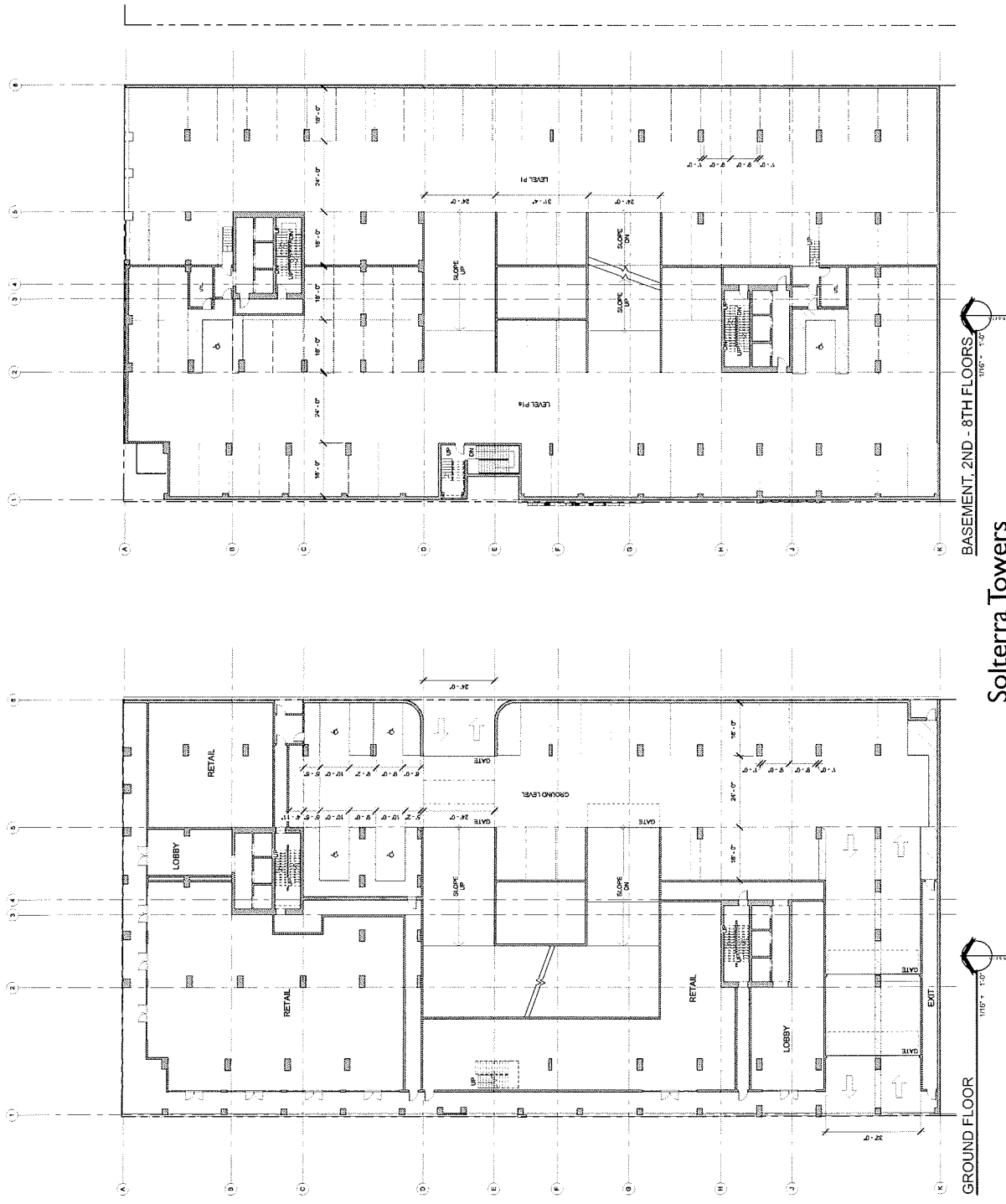
SITE PLAN
AS100

07 | 18 Systems Towers

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

RECEIVED
FEB 22 1966

RECEIVED
FEB 22 2016



BASEMENT THRU
8TH FLOORS

1/16" = 1'-0"
1/16" = 1'-0"

Solterra Towers
Site Development Review
Gass Avenue and 1st Street
Las Vegas, Nevada 89101

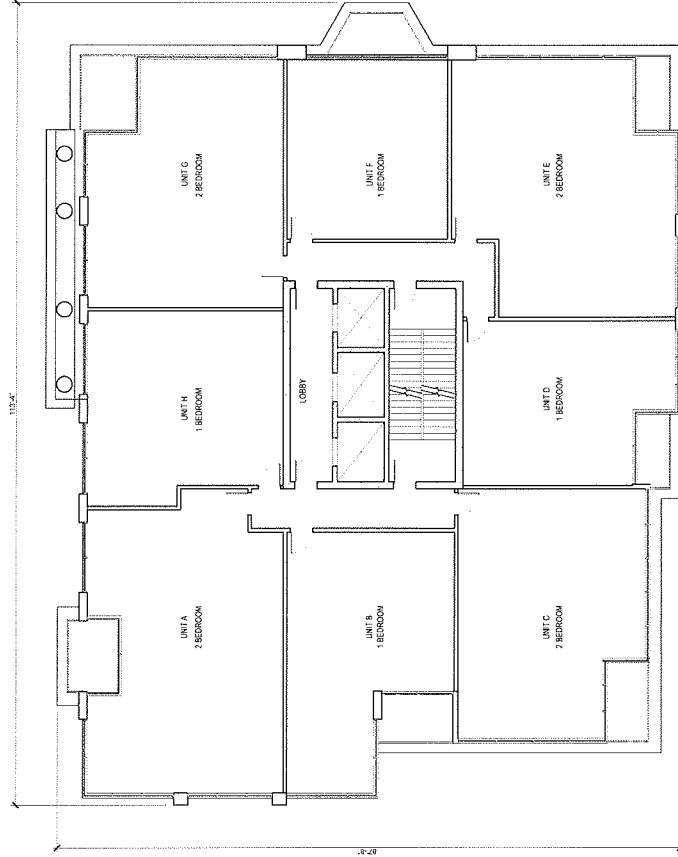
A100

07.18 Solterra Towers

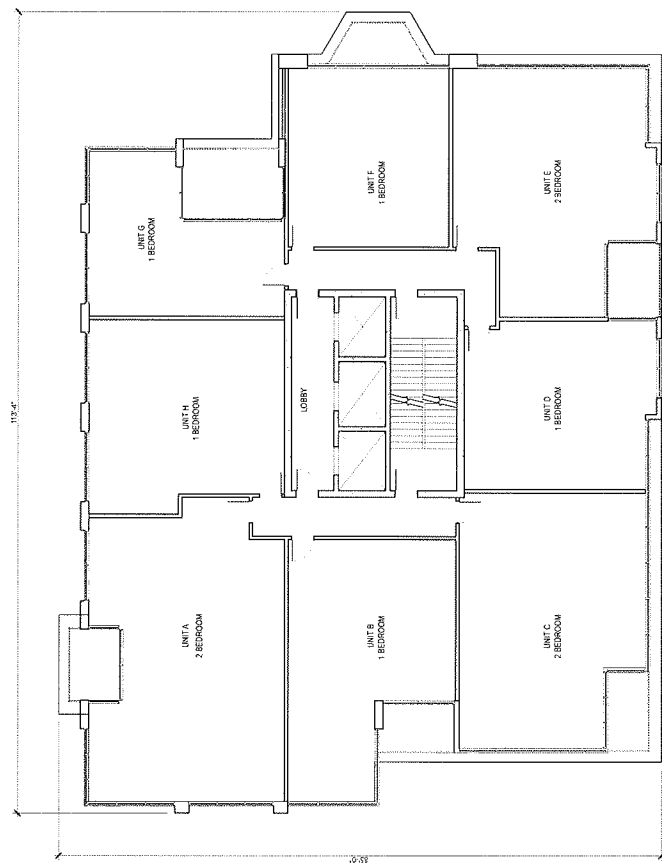
EOT-63460

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FEB 22 2016

APTUS Architecture
300 South 400 Street
Las Vegas, Nevada 89104
P 702.897.1200
F 702.897.1211



TYPICAL FLOORPLATE 9-30



TYPICAL FLOORPLATE 31-50

RECEIVED
FEB 22 2016

TYPICAL
FLOORPLATES
FLOORS 9-50

A102

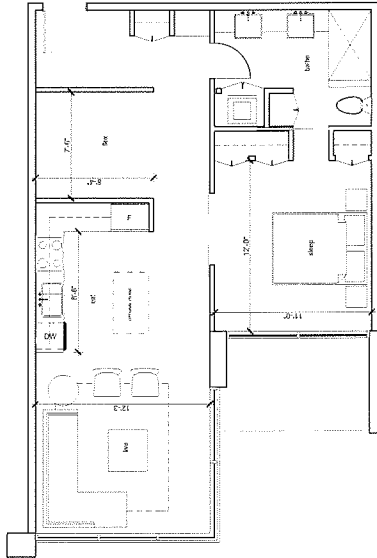
07118 Solterra Towers

Solterra Towers
Site Development Review
Gass Avenue and 1st Street
Las Vegas, Nevada 89101

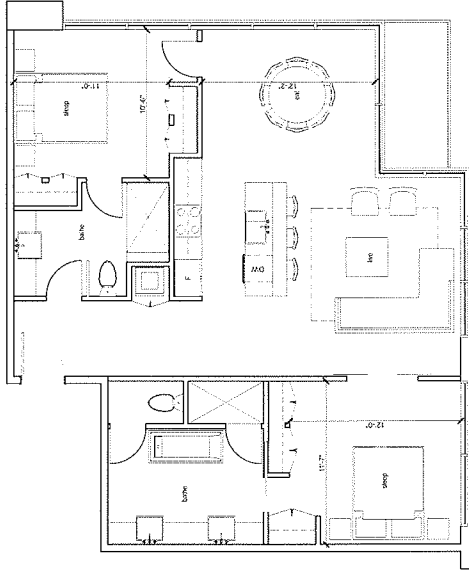
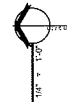
APTUS Architecture
200 South 4th Street
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P 702.896.2000
F 702.896.2125

Copy of Las Vegas 100K Submittal (REV) 11.14.17

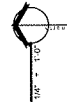
EOT-63460



TYPICAL 1 BEDROOM



TYPICAL 2 BEDROOM



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Las Vegas, Nevada 89101

TYPICAL UNIT
PLANS

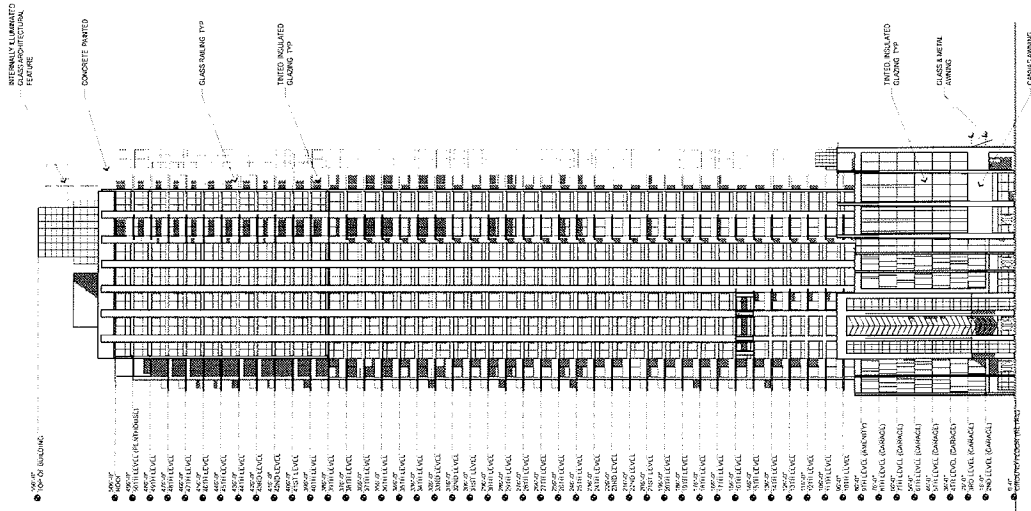
A110

Overall Dimensions: 11' 11" x 11' 11"

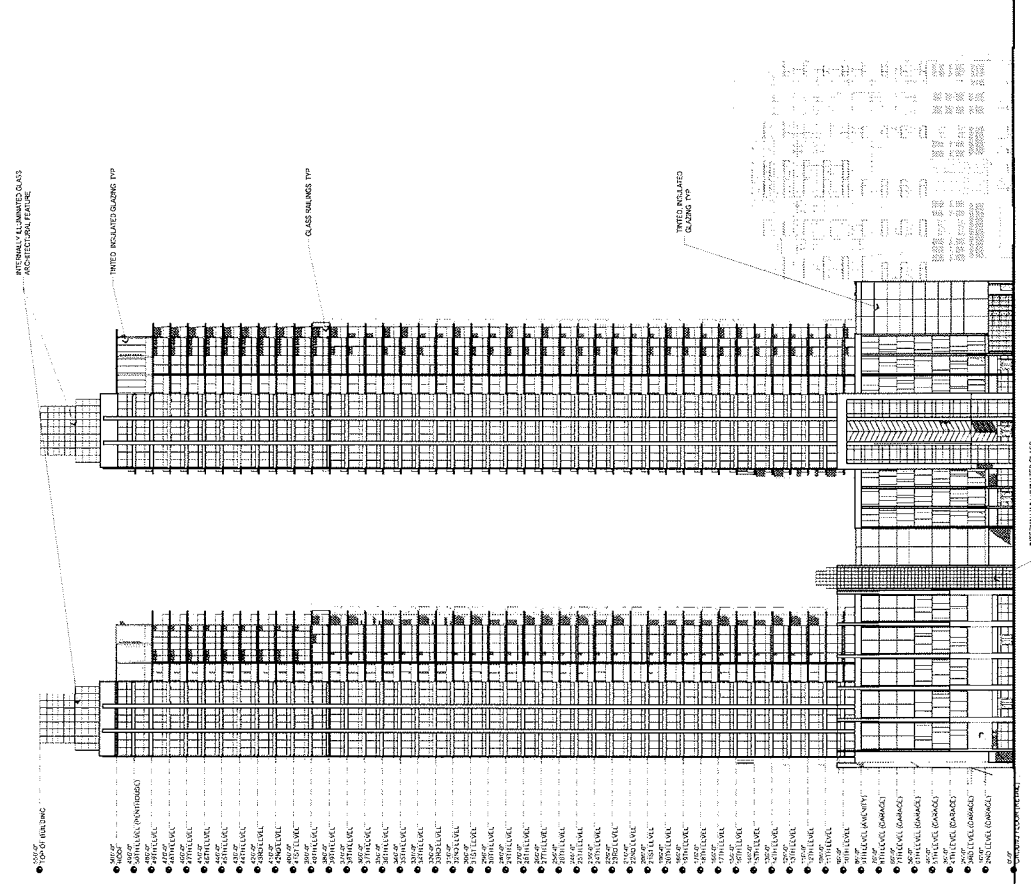
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NORTH ELEVATION



WEST ELEVATION

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BUILDING
ELEVATIONS

A200

1/11/17
1/16/17
1/16/17

Client: Morgan Stanley
Revision:
Revision:

Solterra Towers
Site Development Review
Gass Avenue and 1st Street
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