



**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-63462 - EXTENSION OF TIME - NON- PUBLIC HEARING –
SITE DEVELOPMENT PLAN REVIEW
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 Site Development Plan Review (SDR-25072) FOR A PROPOSED 14-STORY MIXED-USE DEVELOPMENT INCLUDING 5,000 SQUARE FEET OF COMMERCIAL SPACE AND 130 RESIDENTIAL CONDOMINIUM UNITS 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 Site Development Plan Review (SDR-25072) 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 Site Development Plan Review (SDR-25072) 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

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

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



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

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BOB COFFIN
BOB BEERS

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-63462 - EXTENSION OF TIME - NON- PUBLIC HEARING -
SITE DEVELOPMENT PLAN REVIEW
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 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-63462 - EXTENSION OF TIME RELATED TO EOT-63460 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-25072) FOR A PROPOSED 14-STORY MIXED-USE DEVELOPMENT INCLUDING 5,000 SQUARE FEET OF COMMERCIAL SPACE AND 130 RESIDENTIAL CONDOMINIUM UNITS 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:

City of Las Vegas
495 S Main St
Las Vegas, NV 89101

EXTENSION OF TIME

Report Date 02/22/2016 04:06 PM

Submitted By

Page 1

A/P # 63462 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

Calculated Value 0.00

Actual Value 0.00

Type of Work

Square Footage 0.48 ACRE

Comments

EOT-63462 - EXTENSION OF TIME RELATED TO EOT-63460 - SITE DEVELOPMENT PLAN REVIEW - APPLICANT/OWNER: SOLTERRA HOLDINGS NEVADA, LLC - For possible action on a request for an Extension of Time of an approved Site Development Plan Review (SDR-25072) FOR A PROPOSED 14-STORY MIXED-USE DEVELOPMENT INCLUDING 5,000 SQUARE FEET OF COMMERCIAL SPACE AND 130 RESIDENTIAL CONDOMINIUM UNITS at 823 South 1st Street and 102 Hoover Avenue (APNs 139-34-410-021 and 022), C-2 (General Commercial) Zone, Ward 3 (Coffin).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

RECEIVED
FEB 22 2016

Application/Petition For: Extension of Time for SDR 25072
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 # EOT-63462
Meeting Date: 4/20/16
Total Fee: 300.00
Date Received: * 2/23/16
Received By: J. Eddles

*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 SDR 25072
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, 2016.

[Signature]

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-63462** 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

DL RLC
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-63462** 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 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: **SDR-25072 – SITE DEVELOPMENT PLAN REVIEW**
CITY COUNCIL MEETING OF JANUARY 9, 2008
RELATED TO ZON-25069 AND SUP-25070

Dear Mr. Bosa:

The City Council at a regular meeting held January 9, 2008 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 14-STORY MIXED-USE DEVELOPMENT INCLUDING 5,000 SQUARE FEET OF COMMERCIAL SPACE AND 130 RESIDENTIAL CONDOMINIUM UNITS on 0.40 acres 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. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-25069) and Special Use Permit (SUP-25070) shall be required.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/09/07, except as amended by conditions herein.
4. The existing chain link construction fence must be brought into conformance with the Construction Standards outlined in Subsection VII.C.8 of the Downtown Centennial Plan.
5. A revised site plan and related floor plans shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect the changes herein. The site plan and related floor plans shall be revised to include two additional handicap accessible spaces to bring the total number of accessible spaces

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-63462



up to five spaces as required for 133 parking spaces pursuant to Title 19.10.010 (G). The van accessible space must be reconfigured to comply with Title 19.10.010 (K) Figure 4. Further, the site plan shall be revised to reflect compliance with Graphic 5 of Section V of the Downtown Centennial Plan with regards to the streetscape improvements at the intersection of 1st Street and Hoover Avenue and along South 1st Street.

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: add one shade tree to the Hoover Avenue amenity zone to bring the number of trees and maximum separation distance into compliance with the Downtown Centennial plan. Further, tabulate all tree heights along with the quantities and sizes.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. 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.
15. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
16. Prior to the submittal of a building permit application, 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.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Dedicate a 10-foot radius on the northeast corner of 1st Street and Hoover Avenue adjacent to this site prior to the issuance of any permits.
19. Coordinate with the City Surveyor to determine whether a Merger and Re-Subdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
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. All new improvements shall be constructed to the Downtown Centennial Plan Standards, unless specifically allowed otherwise through conditions herein. Include an offsite Geotechnical Pavement Design recommendation for all asphalt pavement required for completion of this project.
21. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the driveway accessing this site from First Street.
22. Door openings shall not encroach into the public right-of-way either in the opened or closed position.

EOT-63462

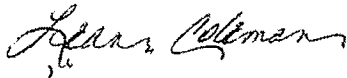
23. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
24. A Traffic Impact Analysis 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
25. A Drainage Plan and Technical Drainage Study for all of the parcels Rezoned with ZON-25069, 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 submittal 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.
26. Landscape and maintain all unimproved rights-of-way, if any, on First Street and Hoover Avenue adjacent to this site. All private improvements and landscaping installed with this project 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.

EOT-63462

Mr. Mike Bosa
SDR-25072 – Page Five
January 11, 2008

27. Submit an Encroachment Agreement for all landscaping, if any, located in the First Street and Hoover Avenue public rights-of-way adjacent to this site prior to occupancy of this site.
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 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,



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-63462

February 4, 2016

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

APN: 139-34-410-021 and 022

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

RECEIVED
FEB 22 2016

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.

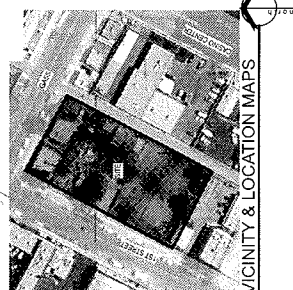
When the project was originally entitled, city staff and the Planning Commission both recommended approval for the entire project. Solterra has requested two, two-year extensions and staff, Planning Commission and City Council have recommended and voted for approval for all of the applications each time. 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-63462



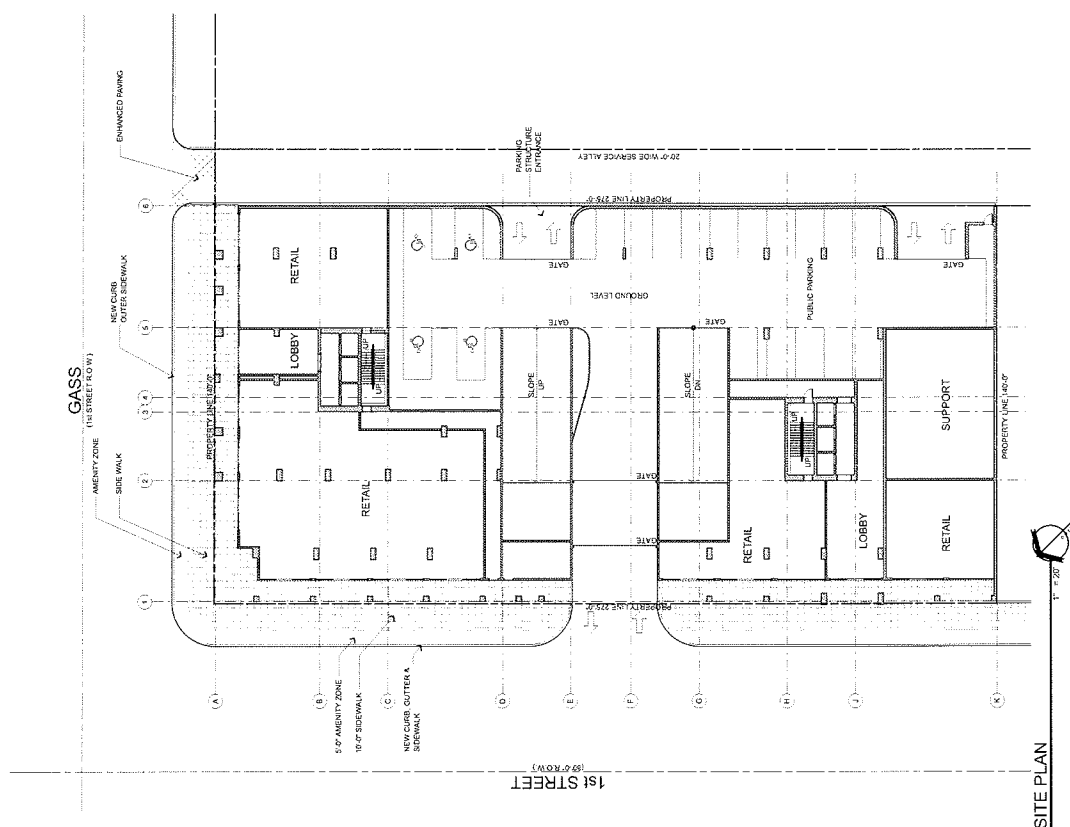
Site Zoning & Data

[illegible]SITE PLAN
AS100

City of Las Vegas SDR Submittal	10/23/07
City of Las Vegas SDR Submittal (Rev)	11/16/07
City of Las Vegas SDR Submittal (Rev)	12/05/07

7119 Sokert's Towers

EOT-63462



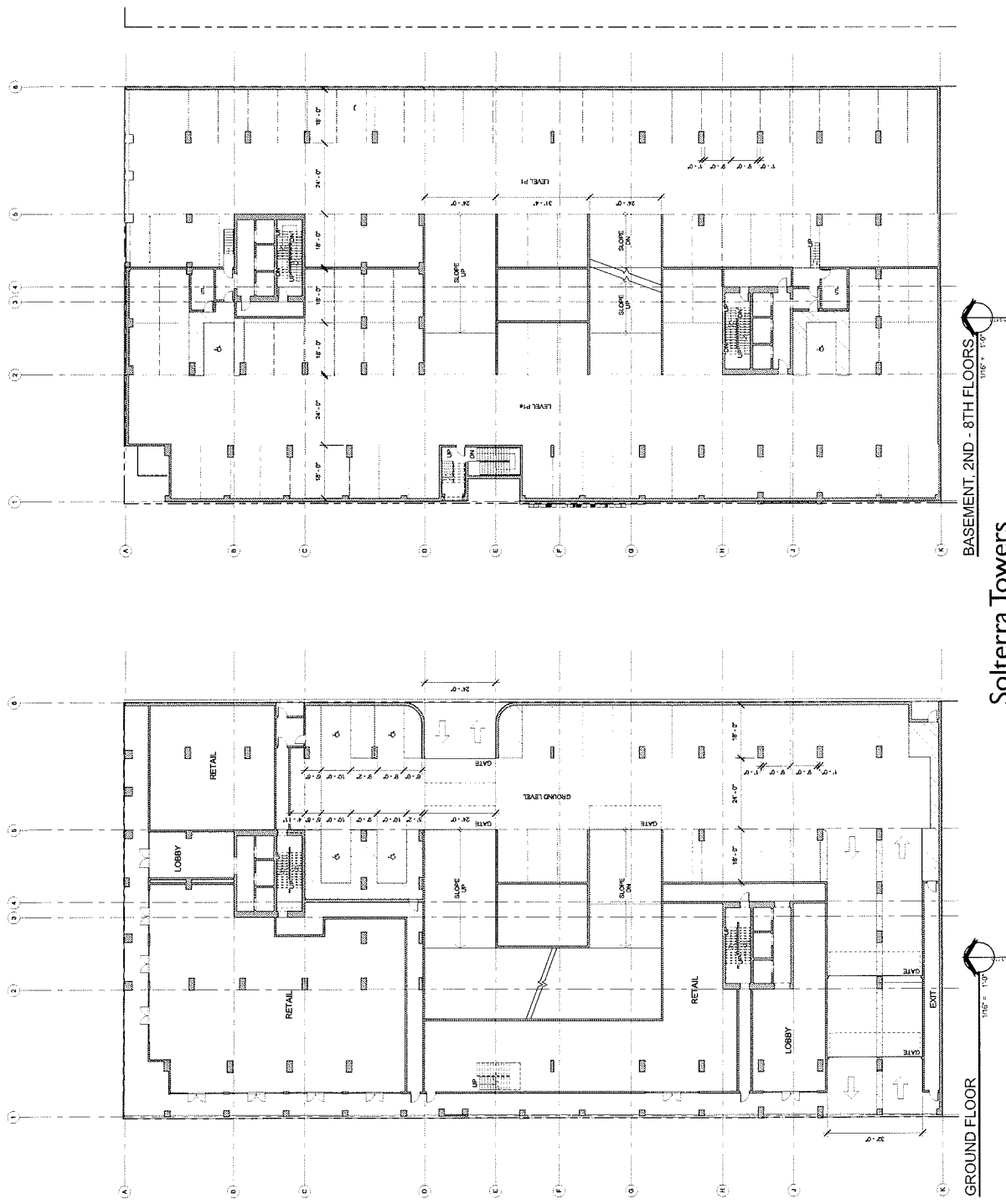
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Solterra Towers
Site Development Review
Gass Avenue and 1st Street
Las Vegas, Nevada 89101

APTUS Architecture
1200 South 4th Street
Suite 2016
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213



Landscape Schedule				
TREES	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
		PALM	phoenix deguifera	20' H
		SOUTHERN LIVE OAK	quercus	24' Size
		MORE TO GO	various	24' Size
SPRINGS				
		SMALL PARTY BLOWER	celastrum	5 gal
		DELECTABLE HONEYSUCKLE	maesambutha	5 gal
		RED BIRD OF PARADISE	caecapalmia	5 gal
		GREEN BLURB DASY	emargino	15 gal
		MEXICAN BUSH SAGE	salvia leucantha	5 gal
GROUND COVER				
		DELECTABLE CARPET	emargino persicaria	5 gal
		LANTANA	lambina	3 gal
		RECALMS MET FOUNTAIN GRASS	multicaulis capillaris "angel hair"	5 gal
ROCK WALKER				
		SIZE	COLORS	DEPTH
		THE CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD	1/4" - 2" DEEP



BASEMENT. 2ND - 8TH FLOORS

GROUND FLOOR

BASEMENT THRU
8TH FLOORS

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

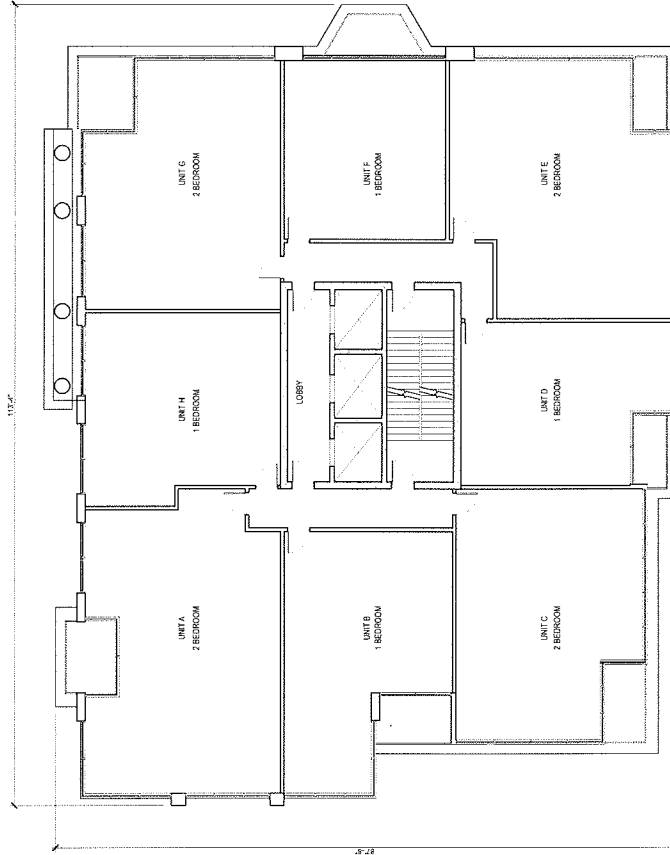
A100

City of Las Vegas, SD&A Submittal
07/18/2015

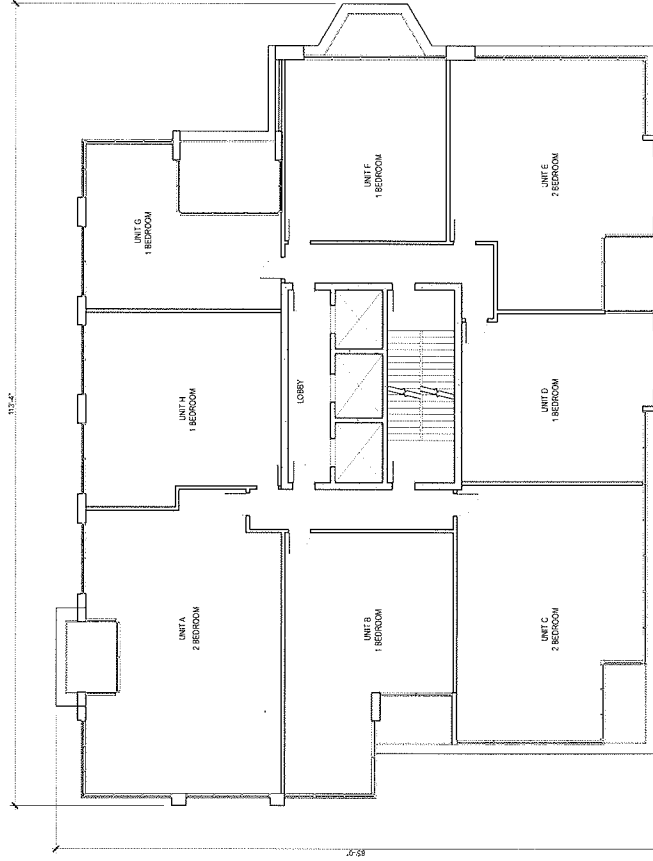
APTUS Architecture
1000 W. Sahara Ave., Suite 200
Las Vegas, NV 89106
P: 702.891.1200
F: 702.891.1212

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EOT-63462



TYPICAL FLOORPLATE 9-30
1/8" = 1'-0"



TYPICAL FLOORPLATE 31-50
1/8" = 1'-0"

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

APTUS Architecture
Suite 206
1000 W. Flamingo Ave., #104
P.O. Box 1305
Las Vegas, NV 89102

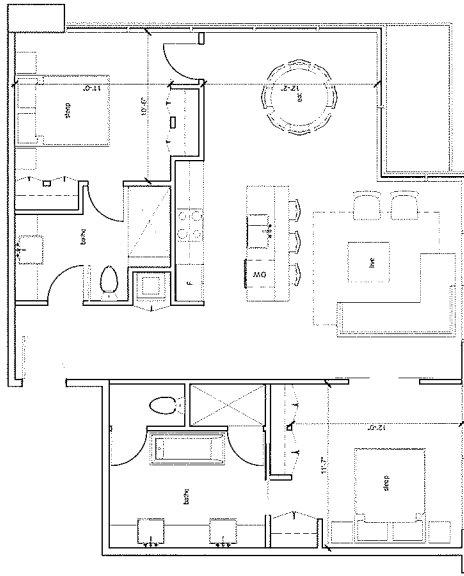
TYPICAL
FLOORPLATES
FLOORS 9-50

City of Las Vegas, CDK Submission (R37) 11.6.07

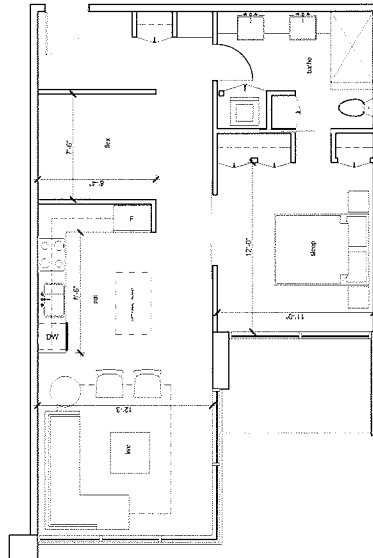
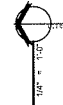
A102

01/18 Solterra Towers

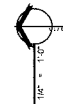
EOT-63462



TYPICAL 2 BEDROOM



TYPICAL 1 BEDROOM



TYPICAL UNIT
PLANS

A110

11'-0" x 11'-0"
11'-0" x 11'-0"

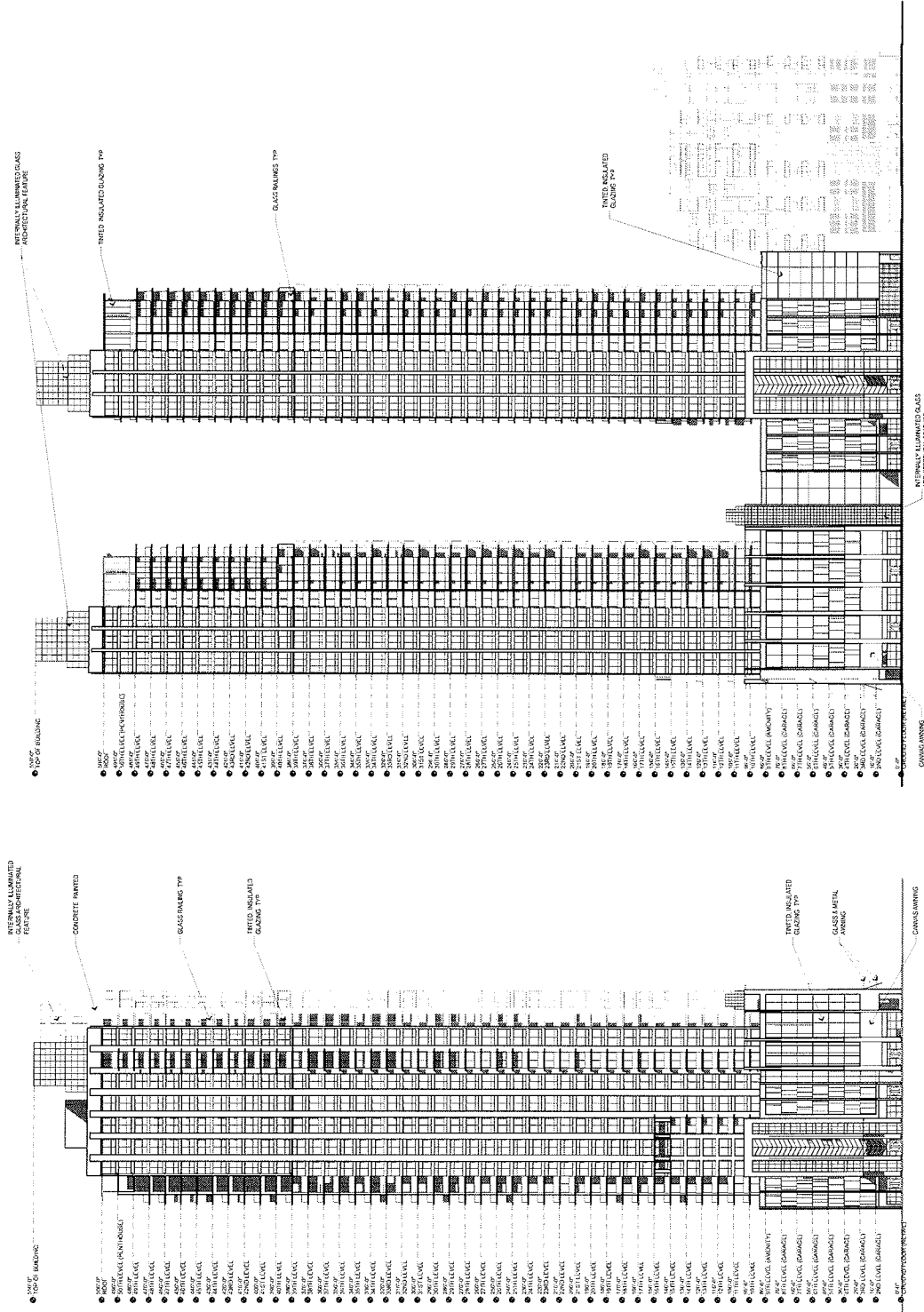
02/18 Solterra Towers

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

APTUS Architecture
1000 West 4th
Suite 200
P.O. Box 1000
P.O. Box 1000
P.O. Box 1000

EOT-63462

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FEB 22 2016



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FEB 22 2016

BUILDING
ELEVATIONS
A200
07.118 Solterra Towers

10.22.20
1.01.07
1.14.07

City of Las Vegas, NV
Building
Permit

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

APTUS Architecture
1200 South 4th Street
Las Vegas, Nevada 89104
P 702.233.1200
F 702.233.1211

EOT-63462

20080325-0005236

APN: 139-34-410-021

RECORDING REQUESTED BY:

SNELL & WILMER L.L.P.
Attention: Patricia J. Curtis, Esq.
3883 Howard Hughes Parkway, Suite 1100
Las Vegas, Nevada 89169



Fee: \$15.00 RPTT: EX#007
N/C Fee: \$25.00

03/25/2008 16:18:43
T20080050636

Requestor:
SNELL & WILMER LLP

Debbie Conway ADF
Clark County Recorder Pgs: 3

**MAIL TAX BILL AND
WHEN RECORDED MAIL TO:**

COLCAN BUILDING SYSTEMS, INC.
Attention: Guerrino Giovanni Nichele, President
460 Fraser View Place
Delta, British Columbia CANADA V3M 6H4

GRANT, BARGAIN and SALE DEED

THIS INDENTURE WITNESSETH, that SOLTERRA HOLDINGS NEVADA, LLC, a Nevada limited liability company, for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to SOLTERRA NEVADA (HOOVER), LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

APN 139-34-410-021 COMMONLY REFERRED TO AS
102 HOOVER AVENUE, AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

LOT FIFTEEN (15) AND LOT SIXTEEN (16) IN BLOCK
SEVEN (7) OF THE SOUTH ADDITION TO THE CITY OF
LAS VEGAS AS SHOWN BY MAP THEREOF ON FILE IN
BOOK 1 OF PLATS, PAGE 51, IN THE OFFICE OF THE
COUNTY RECORDER OF CLARK COUNTY, NEVADA.

TOGETHER WITH all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal year, not delinquent, and including the personal property taxes of any former owner, if any; and
2. Restrictions, conditions, reservations, rights, rights-of-way and easements now of record, if any, or any that actually exist on the property.

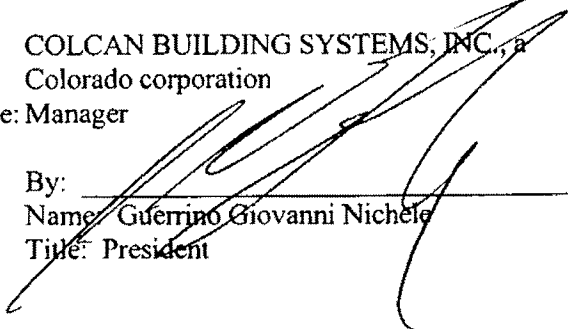
[Signature on following page.]

RECEIVED
FEB 22 2016

IN WITNESS WHEREOF, this instrument has been executed this 28 day of FEBRUARY, 2008.

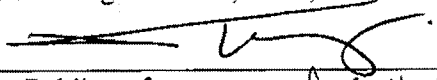
SOLTERRA HOLDINGS NEVADA, LLC,
a Nevada limited liability company,

By: COLCAN BUILDING SYSTEMS, INC., a
Colorado corporation
Title: Manager

By: 
Name: Guerrino Giovanni Nichele
Title: President

-PROVINCE - 
STATE OF BRITISH COLUMBIA
COUNTY OF VANCOUVER) ss:

This instrument was acknowledged before me on February 28, 2008 by Guerrino Giovanni Nichele, the President of Colcan Building Systems, Inc., a Colorado corporation, and the Manager of Solterra Holdings Nevada, LLC, a Nevada limited liability company.


Notary Public - Province of British Columbia

HARRY F. TOMYN
LAWYER

HUNGERFORD TOMYN LAWRENSEN AND NICHOLS
1100 - 925 WEST GEORGIA STREET
VANCOUVER, B.C. CANADA V6C 3L2

Commission Expiring: December 31, 2008.

**STATE OF NEVADA
DECLARATION OF VALUE**

RECEIVED
FEB 22 2016

1. Assessor Parcel Number(s)

- a) 139-34-410-021
- b)
- c)
- d)

2. Type of Property:

- | | |
|--|---------------------|
| a) ☒ Vacant Land | b) Single Fam. Res. |
| c) Condo | d) 2-4 Plex |
| e) Apt. Bldg | f) Comm'l/Ind'l |
| g) Agricultural | h) Mobile Home |
| i) Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: *[Signature]*

3. Total Value/Sales Price of Property:

\$1.00

Deed in Lieu of Foreclosure Only (value of property):

\$ _____

Transfer Tax Value:

\$0

Real Property Transfer Tax Due:

\$0

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section (1)

b. Explain Reason for Exemption: The grantor and the grantee of the property are affiliated, wholly-owned subsidiaries of Solterra Development, Inc., a Washington corporation.

5. Partial Interest: Percentage being transferred: 100 %

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: _____ Grantor

Signature: _____

Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Solterra Holdings Nevada, LLC
Address: 460 Fraser View Place
City: Delta
State: British Columbia, CANADA
Zip: V3M 6H4

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Solterra Nevada (Hoover), LLC
Address: 460 Fraser View Place
City: Delta
State: British Columbia, CANADA
Zip: V3M 6H4

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: SNELL & WILMER L.L.P. Escrow #: NA
Address: 3883 Howard Hughes Parkway, Suite 1100
City: Las Vegas, NV 89169

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

5236

20050922-0002800

APN: 139-34-410-022 139-34-410-023 139-34-410-024
139-34-410-025

Affix R.P.T.T. \$ 26,902.50

**WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:**

Solterra Holdings Nevada, LLC
c/o Solterra Development Corporation
Attn: Guerrino G. Nichele
460 Fraser View Place
Delta, B.C. V3M 6H4

Fee: \$17.00 RPTT: \$26,902.50
N/C Fee: \$0.00

09/22/2005 13:02:29
T20050174455

Requestor:
CHICAGO TITLE

Frances Deane DGI
Clark County Recorder Pgs: 4

ESCROW NO: 05127565-079-TL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

First Street Properties, LLC, a Nevada limited liability company,

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby
Grant, Bargain, Sell and Convey to

Solterra Holdings Nevada, LLC, a Nevada limited liability company

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, rights, 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.

Witness my/our hand(s) this 3rd day of August, 2005

SELLERS:

First Street Properties, LLC, a Nevada limited liability
company

By: Steven Gregory, Managing Member

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FEB 22 2016

ESCROW NO: 05127565-079-TL

STATE OF NEVADA

)
) ss.

COUNTY OF Clark

On this

8/3/05

appeared before me, a Notary Public,

Steven Gregory, as Managing Member for First

Street Properties, LLC

personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

Garnette Y. Klukoske
Notary Public

My commission expires:

6/13/09



Exhibit A

All that land situated in the County of Clark, State of Nevada, more particularly described as follows:

PARCEL 1:

Lots Seven (7), Eight (8), Nine (9) and Ten (10) in Block Seven (7) of South Addition to the City of Las Vegas as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

PARCEL 2:

Lots Five (5), Six (6), Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) in Block Seven (7) of SOUTH ADDITION TO THE CITY OF LAS VEGAS as shown by map thereof on file in Book 1 of Plats, Page 51, in the Office of the County Recorder of Clark County, Nevada.

State of Nevada
Declaration of Value

RECEIVED
FEB 22 2016

1. Assessor's Parcel Number(s)

- a) 139-34-410-022
b) 139-34-410-023
c) 139-34-410-024
d) 139-34-410-025

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'l
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:

\$ 5,274,859.10

Deed in Lieu of Foreclosure Only (value of property): ()

Transfer Tax Value:

\$ 5,274,859.10

Real Property Transfer Tax Due:

\$ 26,902.50

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

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 _____

Signature _____

Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: First Street Properties, LLC
Address: 3027 E. Sunset Rd. #106
City: Las Vegas
State: NV Zip: 89120

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Solterra Holdings Nevada, LLC
Address: 460 Fraser View Place
City: Delta
State: BC Zip: V3M 6H4

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Chicago Title
Address: 3980 Howard Hughes Parkway
City/State/Zip: Las Vegas, NV 89109

Escrow #: 05127565-079

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

2800

