



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25072** APN: 139-34-410-021 and 022

Name of Property Owner: Solterra Holdings Nevada, LLC

Name of Applicant: Solterra Holdings Nevada, LLC

Name of Representative: APTUS Architecture

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 4th day of October, 2007

[Signature]
Notary Public in and for ~~said County and State~~
the Province of British Columbia

HARRY F. TOMYN


LAWYER

CANADA)
PROVINCE OF BRITISH COLUMBIA)
CITY OF VANCOUVER,) S.S.
CONSULATE GENERAL OF THE)
UNITED STATES OF AMERICA)

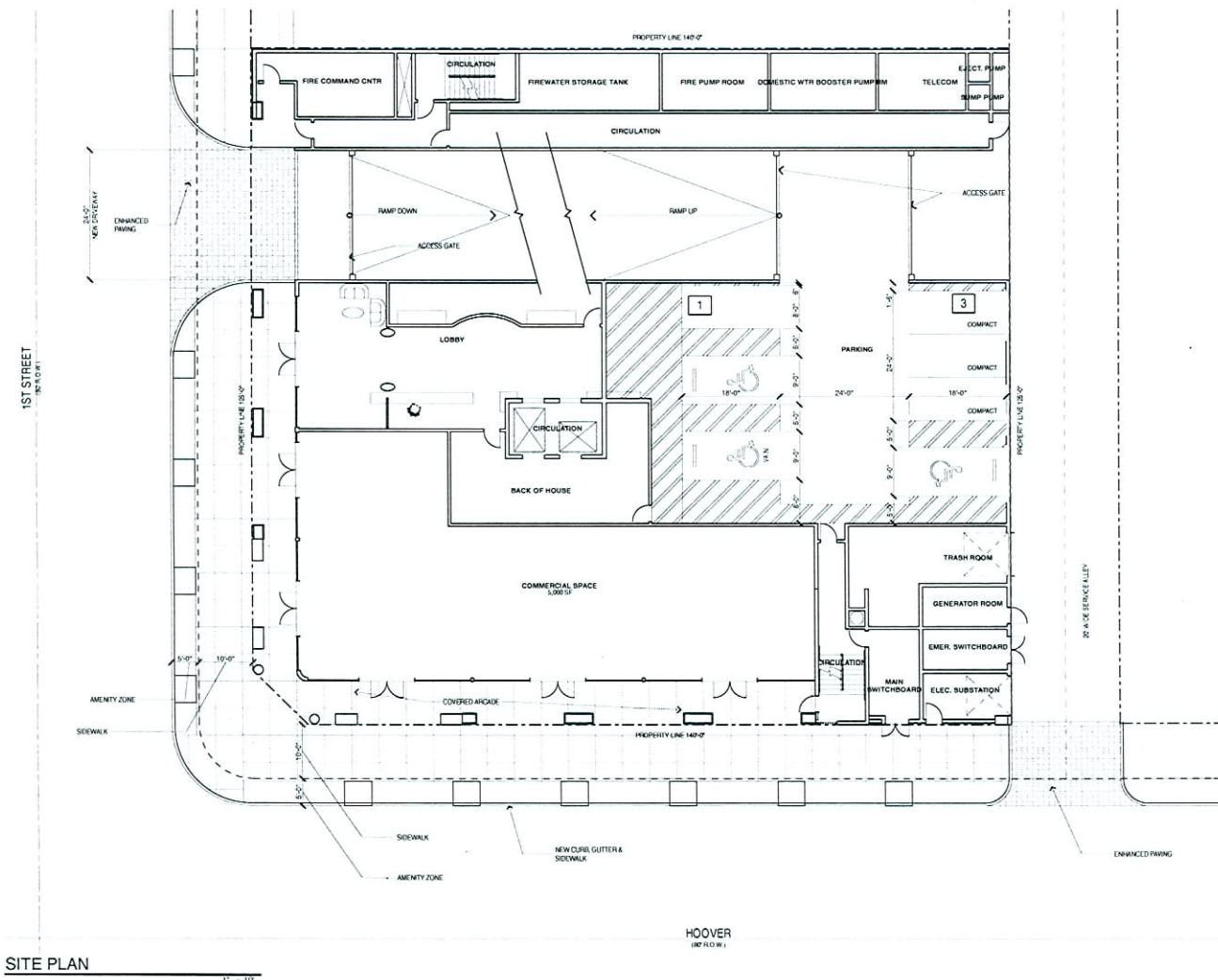
I, Stuart R. Wilson, Consul of the United States of America, duly commissioned and qualified, do hereby certify that Harry F. Tomy, whose true signature and official seal are, respectively, subscribed and affixed to the annexed document, was, on this day of October 4, 2007, empowered to act in the official capacity designated in the annexed document, to which faith and credit are due.

(SEAL)

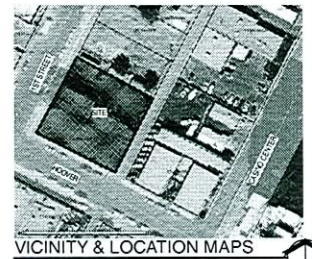
IN WITNESS WHEREOF I have here unto set my hand and affixed the Seal of the Consulate General at Vancouver, on October 4, 2007.



Stuart R. Wilson
Consul of the United States of America

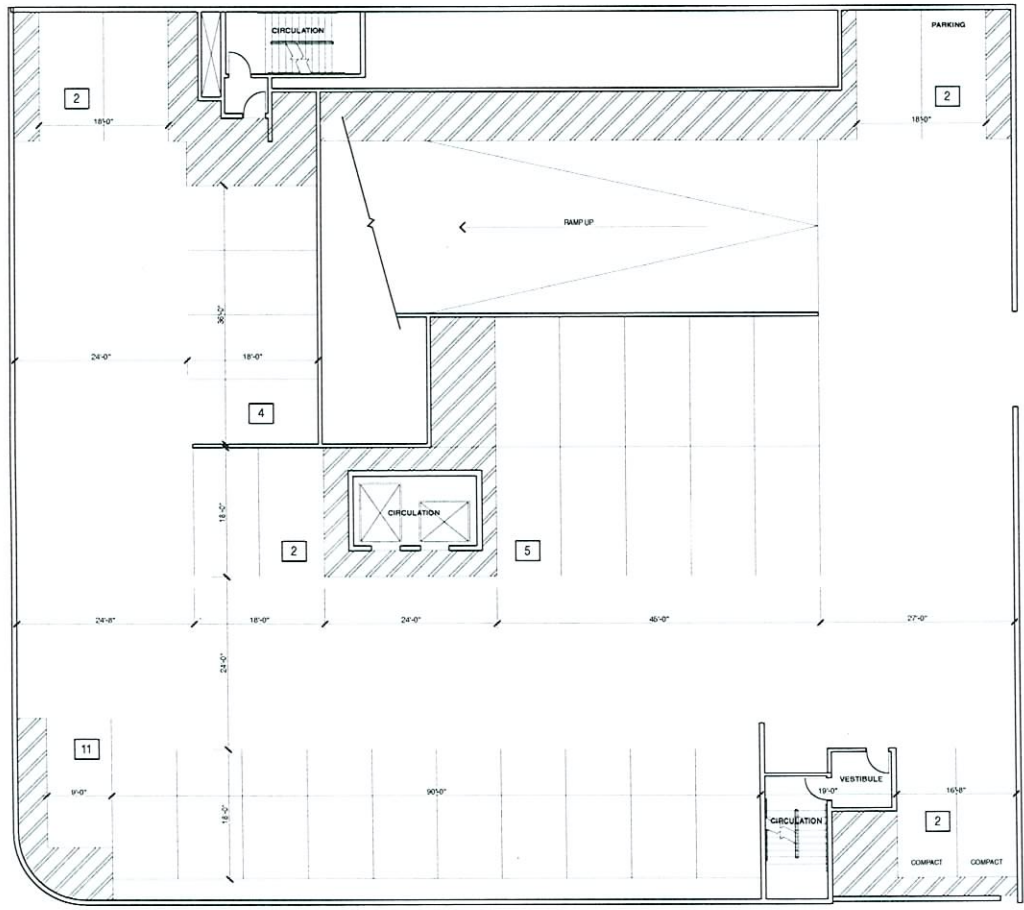


SITE PLAN
1" = 10'



Site Zoning & Data

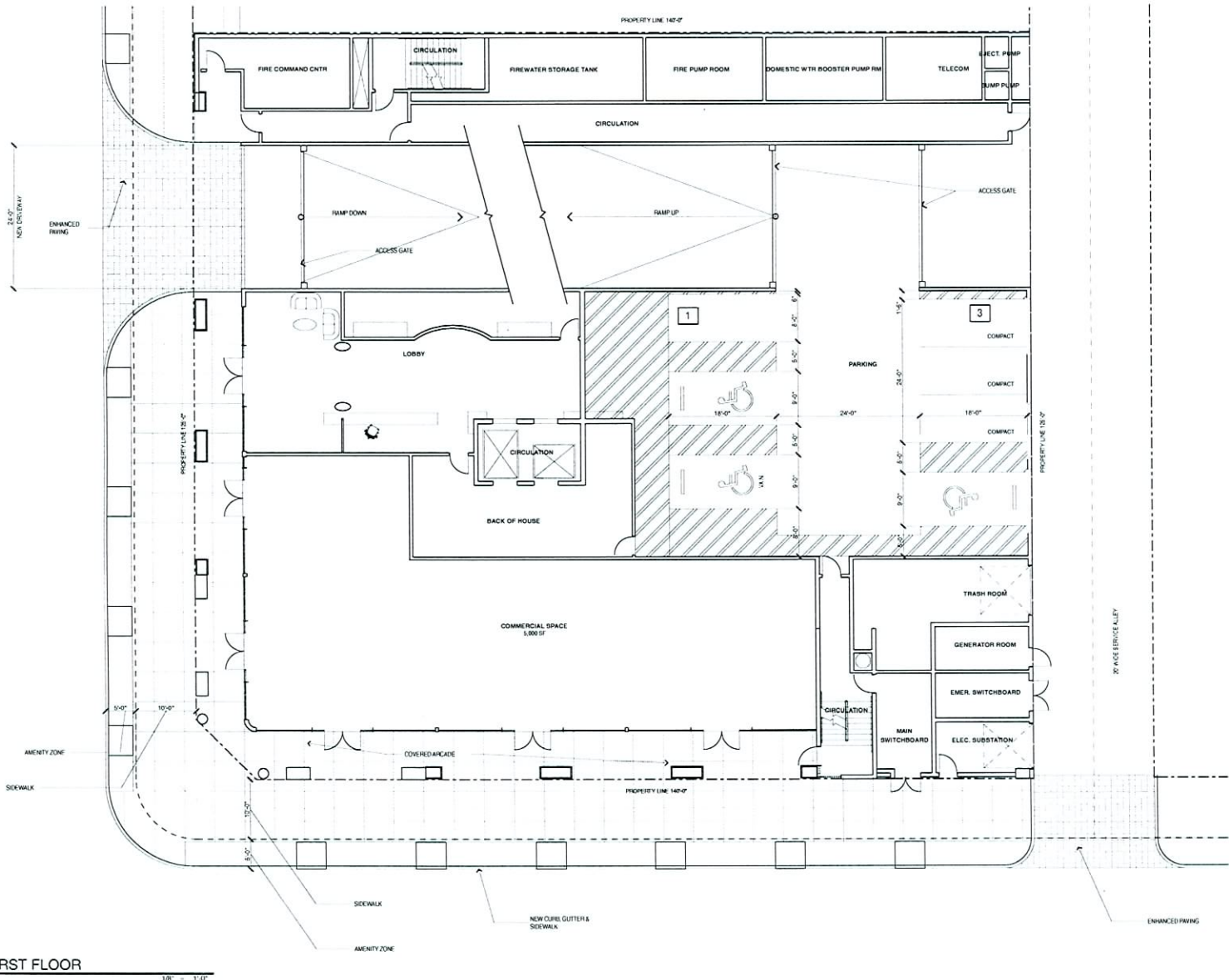
SITE DATA		
PARCEL NUMBER	130-34-410-022 & 130-34-410-021	
JURISDICTION	CITY OF LAS VEGAS - RM01	
EXISTING GENERAL PLAN	MOU	
EXISTING ZONING	C4P	
PROPOSED ZONING	C-2	
SITE AREA	13,500 SQ FT 40 NET ACRES	
SETBACKS - (BUILDING)		
FRONT	REQ'D 0'	PROVIDED 0'
INTERIOR SIDE	0'	0'
SIDE STREET	0'	0'
REAR	0'	0'
MAX HEIGHT		
ACTUAL HEIGHT	NA (5) MAXIMUM PLANS 175'-0" 14 STORIES	
LOT COVERAGE ALLOWED		
ACTUAL LOT COVERAGE	100% 5	
BUILDING QUANTITIES		
BUILDING QUANTITIES	5,000 SF 130 UNITS	
PARKING AREA		
BUILDING AREA	REQUIRED PARKING 5,000 SF @ 1.75% - 26 130 UNITS @ 1.1 - 130	PROVIDED 3 130
STANDARD PARKING SPACES PROVIDED		
COMMERCIAL	0	
CONDOMINIUM UNITS	38	
HANDICAPPED SPACES PROVIDED	1 VAN, 2 STANDARD	
TOTAL PARKING	130	



BASEMENT
1/8" = 1'-0"

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OCT 09 2007

SDR-25072
11/29/07 PC



FIRST FLOOR

1/8" = 1'-0"

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FIRST FLOOR

A101

APTUS Architecture

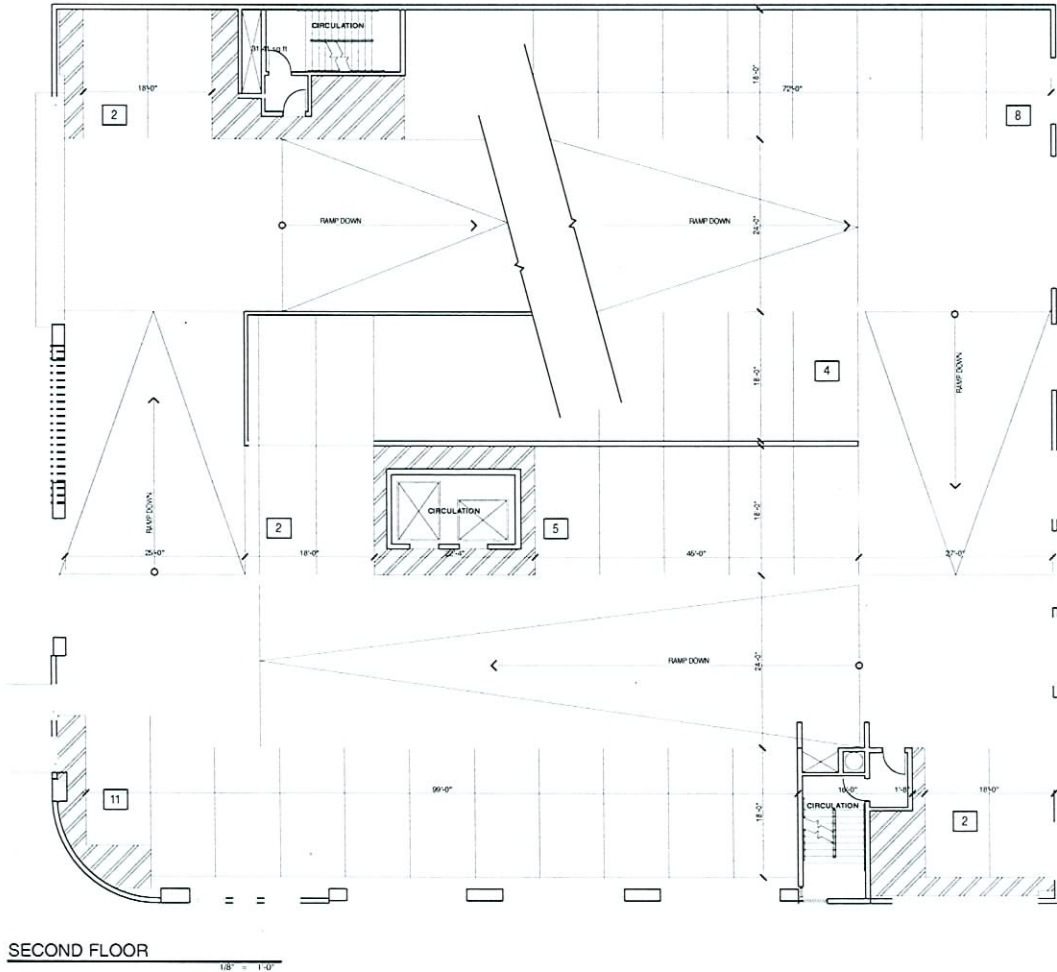
1700 South Alhambra
Suite 200
Las Vegas, Nevada 89104
P 702.891.1388
F 702.891.2113

Solterra Lofts
Site Development Review
Hoover & 1st street
Las Vegas, Nevada 89101

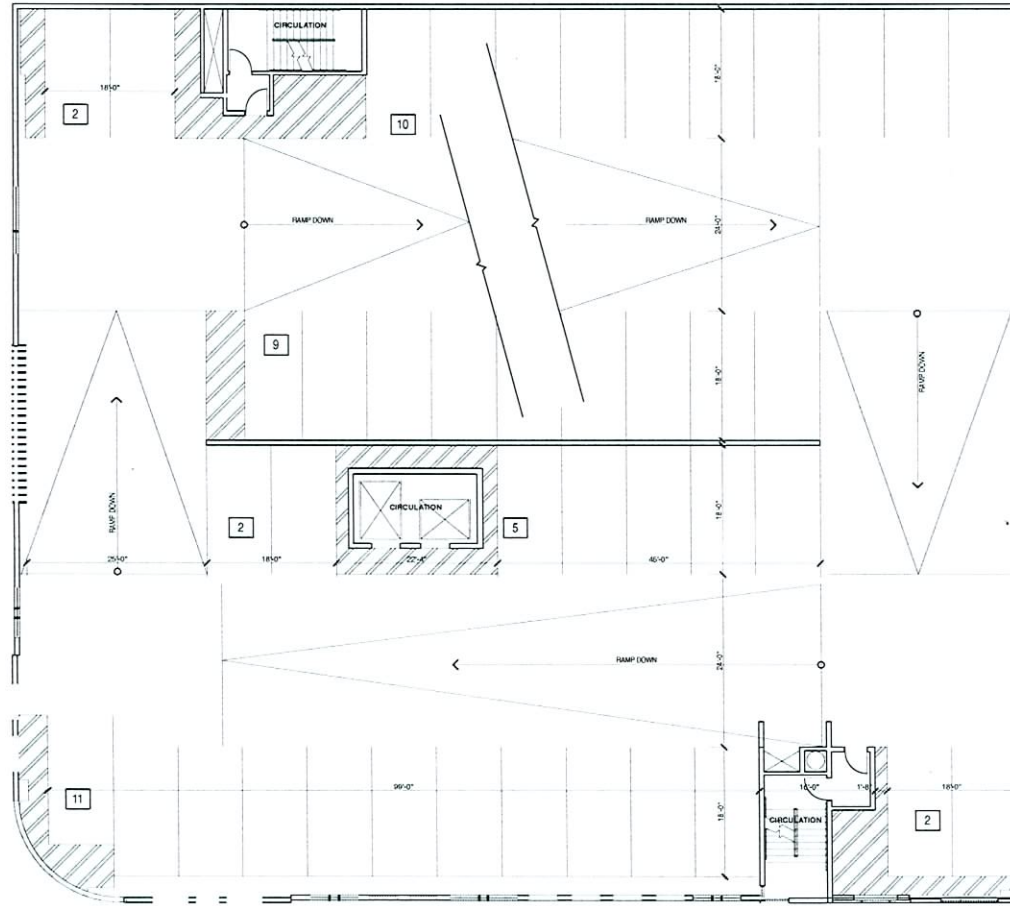
City of Las Vegas SDM Submittal 10/09/07

07.034 Solterra Lofts

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THIRD FLOOR
1/8" = 1'-0"

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APTUS Architecture
1205 South 4th Street
Suite 205
Las Vegas, Nevada 89104
P 702.891.1200
F 702.891.1213

Solterra Lofts
Site Development Review
Hoover & 1st street
Las Vegas, Nevada 89101

City of Las Vegas SDR Submittal 10/29/07

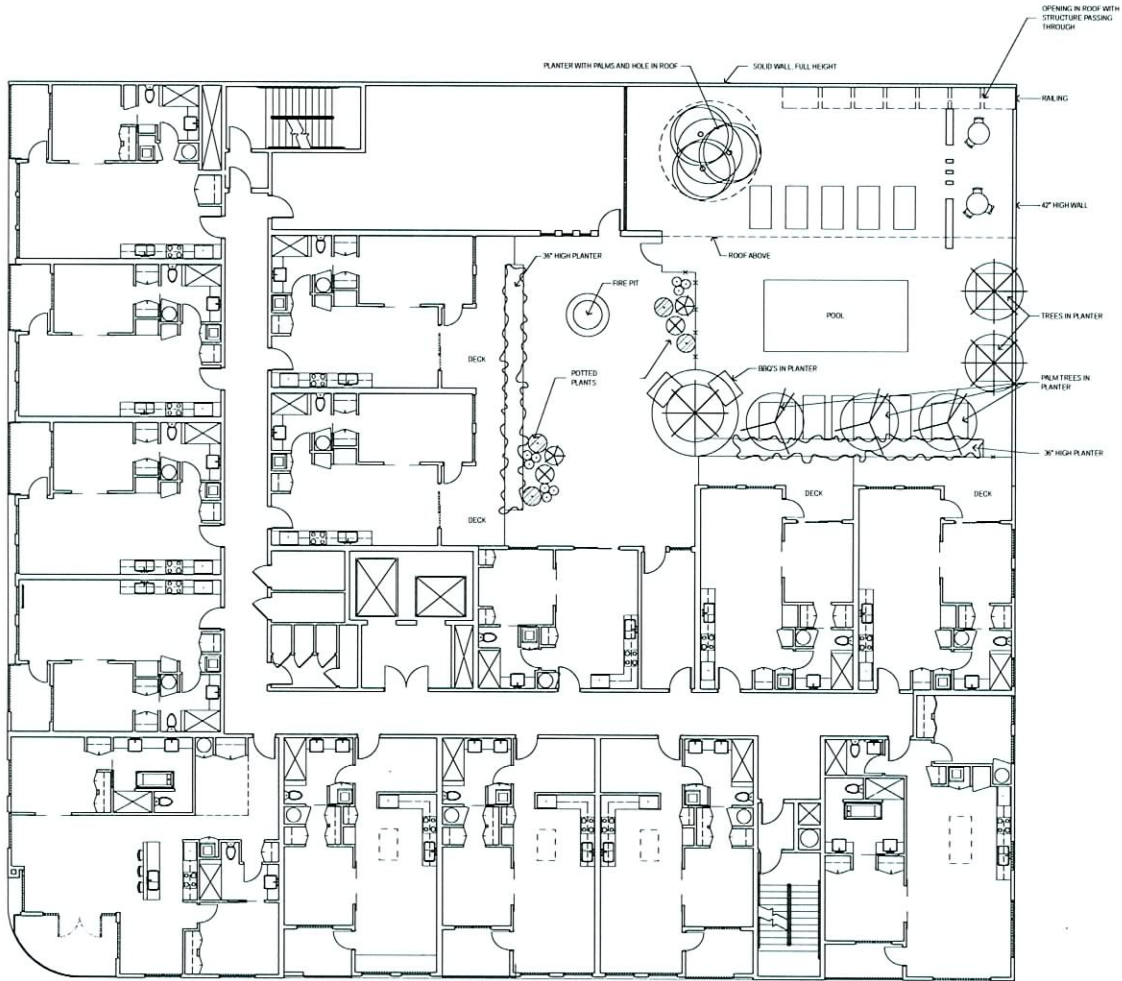
THIRD FLOOR

A103

SDR-25072
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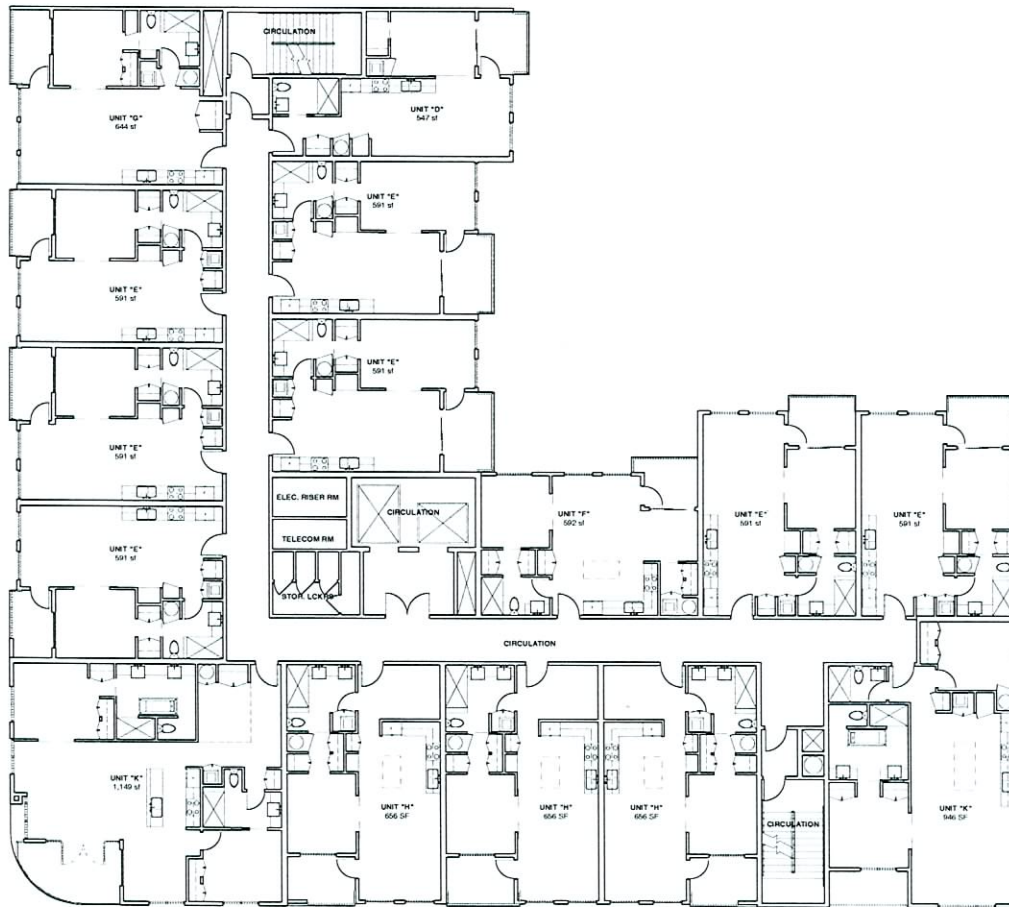
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FIFTH FLOOR
1/8" = 1'-0"

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SIXTH & SEVENTH FLOOR
1/8" = 1'-0"

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APTUS Architecture
1200 South 4th Street
Suite 200
Las Vegas, Nevada 89104
P: 702.879.1200
F: 702.879.1213

Solterra Lofts
Site Development Review
Hoover & 1st street
Las Vegas, Nevada 89101

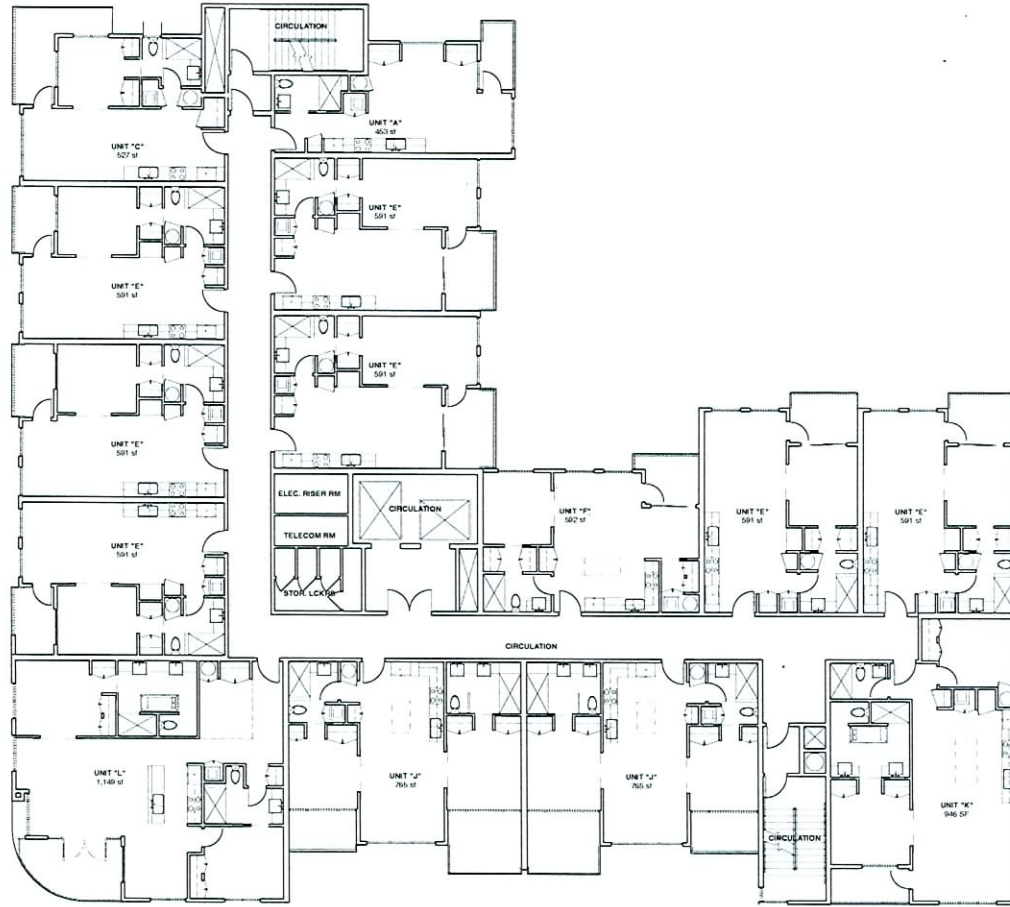
City of Las Vegas SDR Submittal 10.09.07

SIXTH & SEVENTH FLOOR

A106

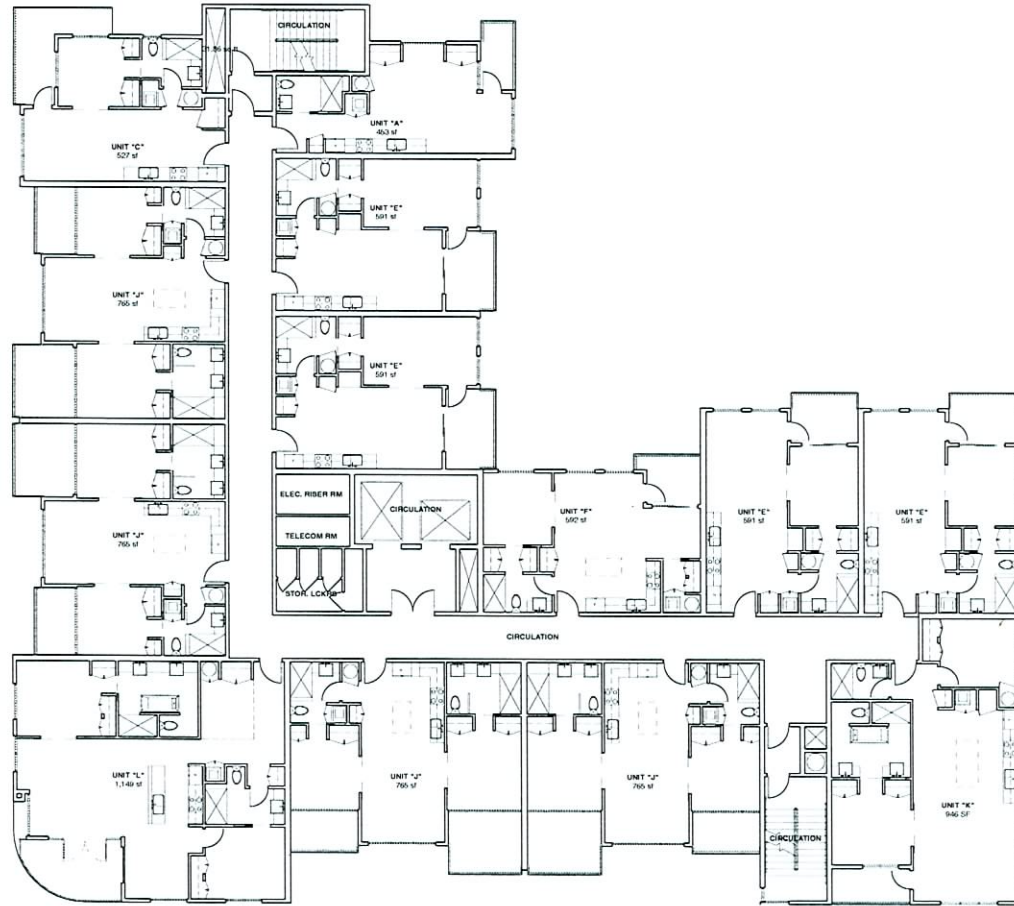
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SDR-25072
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EIGHTH FLOOR
1/8" = 1'-0"

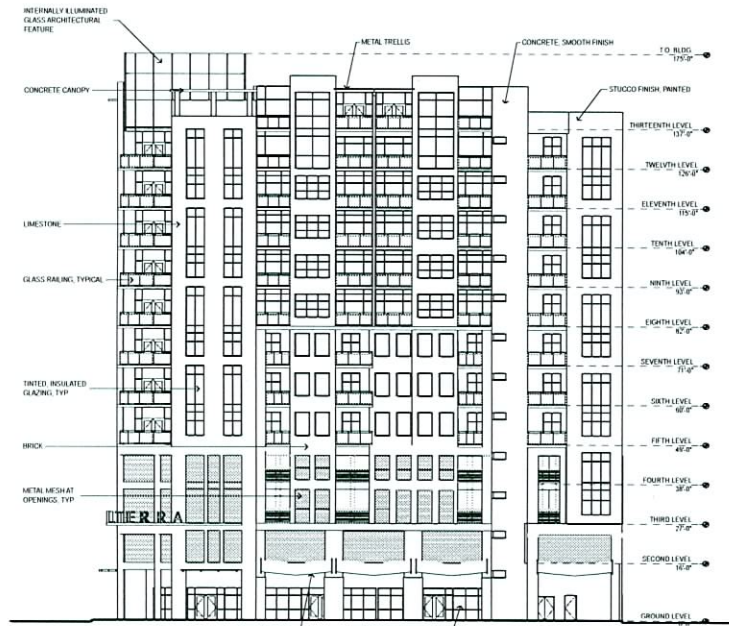
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NINTH-TWELFTH FLOORS

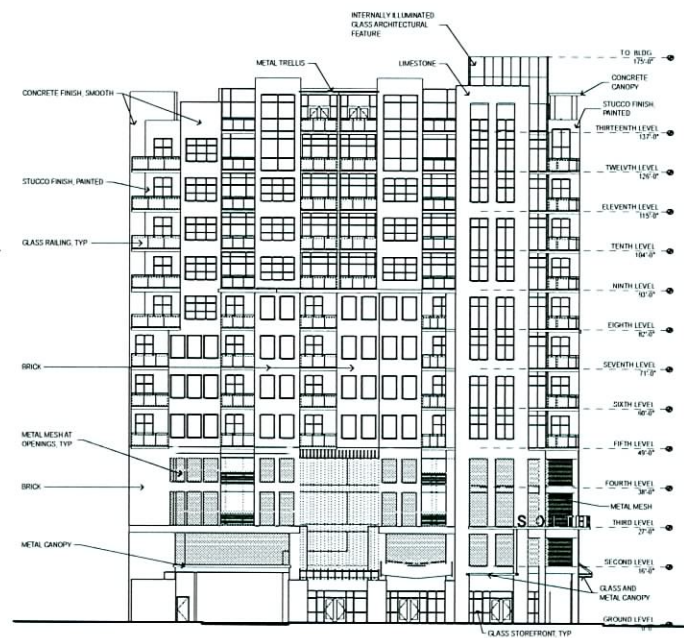
1/8" = 1'-0"

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SOUTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"

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SDR 25072				
Solterra Holdings Nevada, LLC				
NEC 1st St. & Hoover Ave.				
Proposed 14 story mixed-use development				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY RETAIL CENTER [1000 SF]	5	44.32	222
AM Peak Hour			6.84	34
PM Peak Hour			2.71	14
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	130	5.86	762
AM Peak Hour			0.44	57
PM Peak Hour			0.52	68
<i>(heaviest 60 minutes)</i>				
Total New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)				983
AM Peak Hour				91
PM Peak Hour				81
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Main St				
Average Daily Traffic (ADT)	18,775			
PM Peak Hour	1,502			
<i>(heaviest 60 minutes)</i>				
Bonneville Ave.				
Average Daily Traffic (ADT)	16,965			
PM Peak Hour	1,357			
<i>(heaviest 60 minutes)</i>				
Charleston Blvd.				
Average Daily Traffic (ADT)	39,938			
PM Peak Hour	3,195			
<i>(heaviest 60 minutes)</i>				

Traffic Capacity of adjacent streets:			
	Adjacent street ADT		
	Capacity		
Main St	32585		
Bonneville Ave.	16200		
Charleston Blvd.	51700		
<p>This project will add approximately 983 trips per day on Main St., Bonneville Ave., and Charleston Blvd. This will increase expected volumes by about 5 percent on Main, by about 6 percent on Bonneville, and by about 2 percent on Charleston. Main is at about 58 percent of capacity, Bonneville is currently over capacity, and Charleston is at about 77 percent of capacity.</p>			
<p>Based on Peak Hour use, this development will add roughly 91 additional cars into the area; which works out to about 3 every 2 minutes.</p>			
<p>Note that this report assumes all traffic from this development uses all named streets.</p>			