



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

Revised 11-14-06

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

f:\depot\Application Packet\Statement of Financial Interest.pdf

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

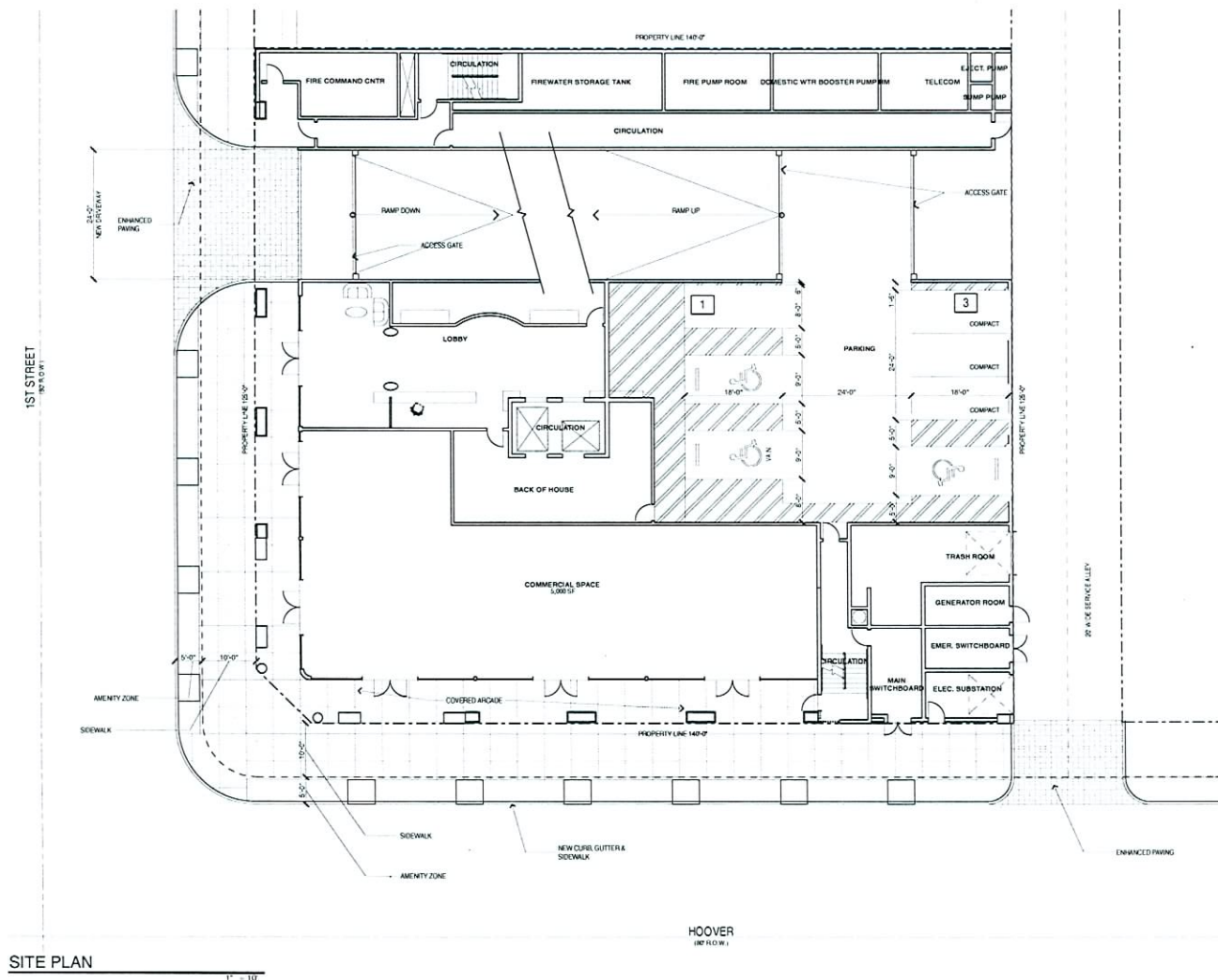
I, Stuart R. Wilson, Consul of the United States of America, duly commissioned and qualified, do hereby certify that Harry F. Tomy, whose true signature and official seal are, respectively, subscribed and affixed to the annexed document, was, on this day of October 4, 2007, empowered to act in the official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

SITE DATA

PARCEL NUMBER	130-34-410-022 & 130-34-410-021
JURISDICTION	CITY OF LAS VEGAS - RM01
EXISTING GENERAL PLAN	M01
EXISTING ZONING	C40
PROPOSED ZONING	C-2
SITE AREA	17,500 SQ FT 40 NET ACRES

SETBACKS - (BUILDING)

	FEET	PROVIDED
FRONT	0' 0"	0' 0"
INTERIOR SIDE	0' 0"	0' 0"
SIDE STREET	0' 0"	0' 0"
REAR	0' 0"	0' 0"

MAX HEIGHT
ACTUAL HEIGHT

NA (EXTREME PLANS)	175' 0" 14 STORES
LOT COVERAGE ALLOWED	NA
ACTUAL LOT COVERAGE	100%

BUILDING QUANTITIES

BUILDING QUANTITIES	
COMMERCIAL SQUARE FOOTAGE	5,000 SF
CONDOMINIUM UNITS	130 UNITS

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
COMMERCIAL	5,000 SF @ 1.75% = 26	3
UNITS	130 UNITS @ 1.1 = 130	130

STANDARD PARKING SPACES PROVIDED	60
COMMERCIAL PARKING SPACES PROVIDED (OPTIONAL)	30
HANDICAPPED SPACES PROVIDED	1 VAN, 2 STANDARD
TOTAL PARKING	130

APTUS Architecture

1300 South 19th Street
Suite 200
Las Vegas, Nevada 89104
P 702.791.2200
F 702.791.2113

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

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11/29/07 PC

SITE PLAN

ASI01

City of Las Vegas SDR Submittal 10/09/07

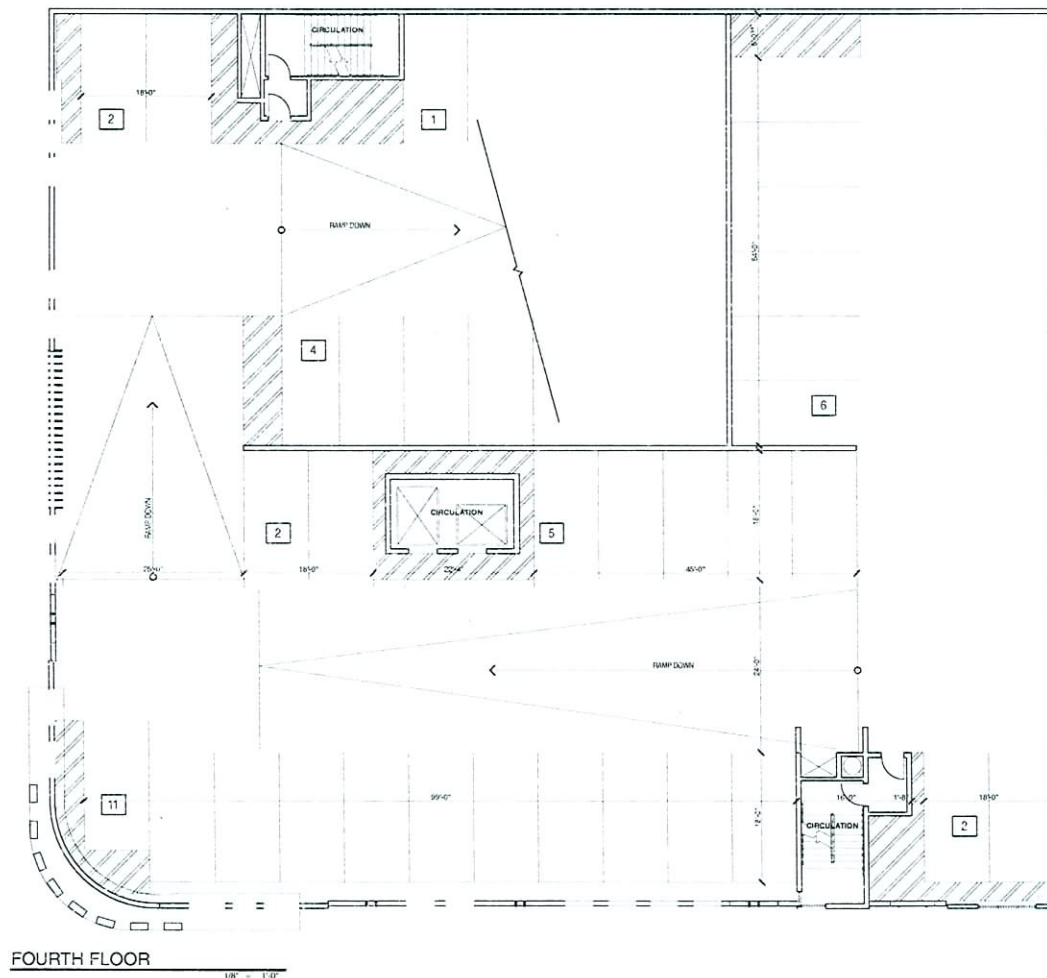
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303.755.1000

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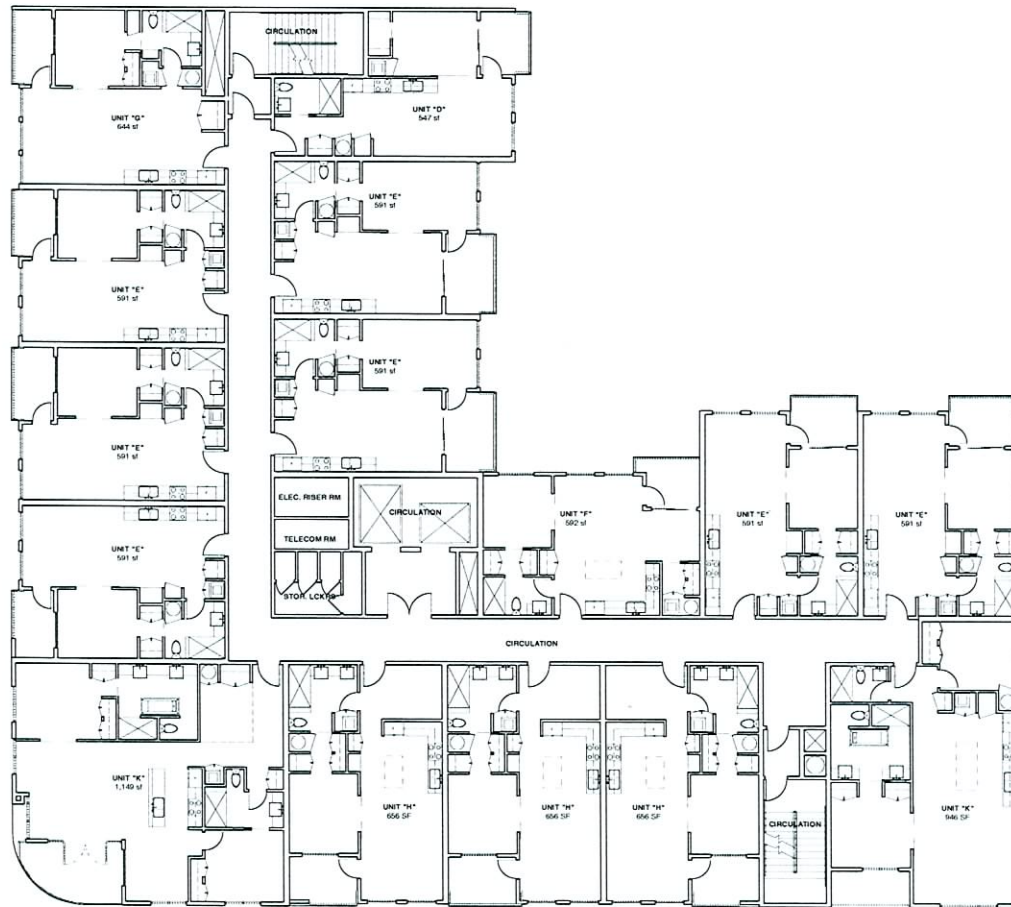
City of Las Vegas SDR Submittal 10/09/07

FOURTH FLOOR

AI04

07.0799 *Sanderson, L. 1983.*

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

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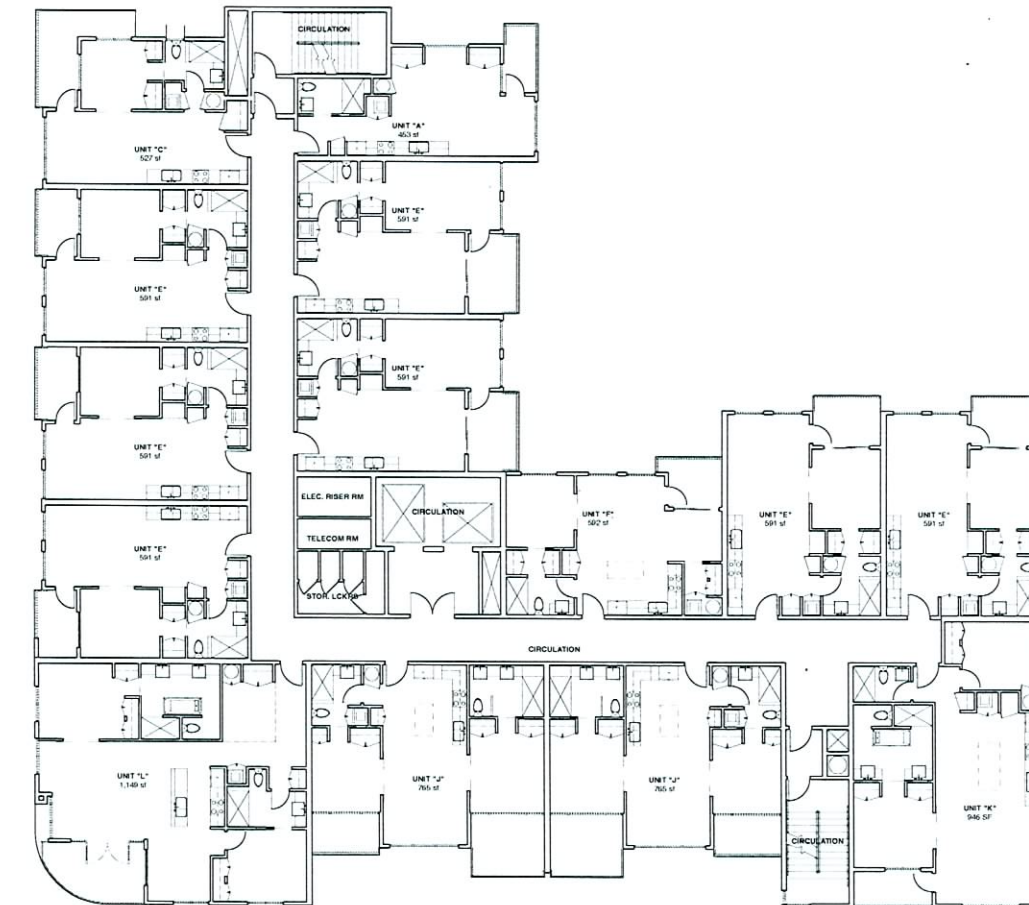
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SIXTH & SEVENTH
FLOOR

A106

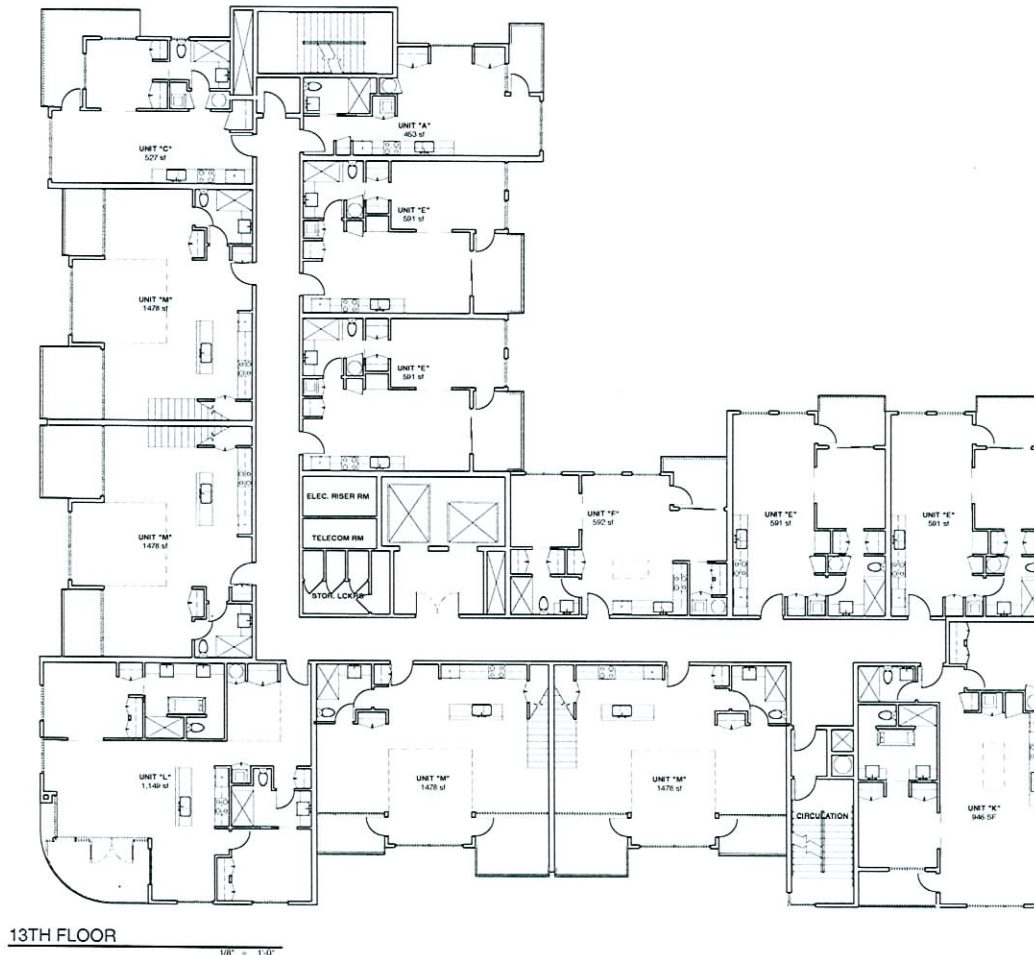
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EIGHTH FLOOR
1/8" = 1'-0"

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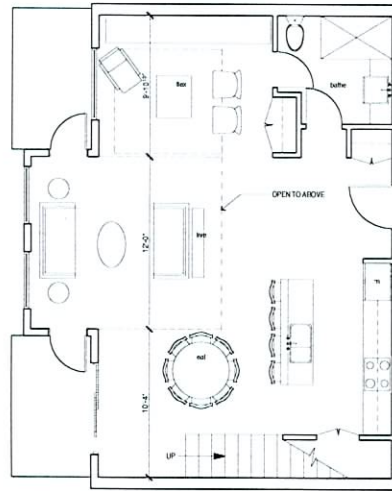
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13TH FLOOR &
MEZZANINE

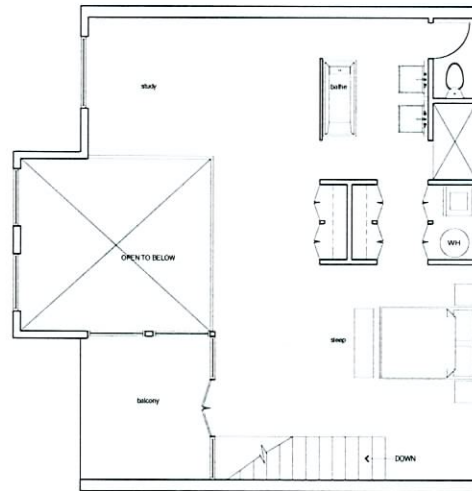
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07.019 Solterra Lofts



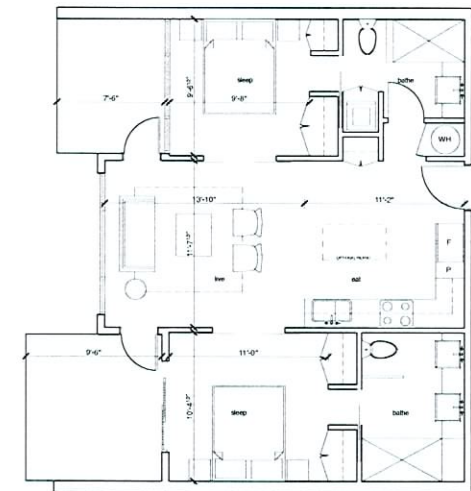
TYPICAL PENTHOUSE

1/4" = 1'-0"



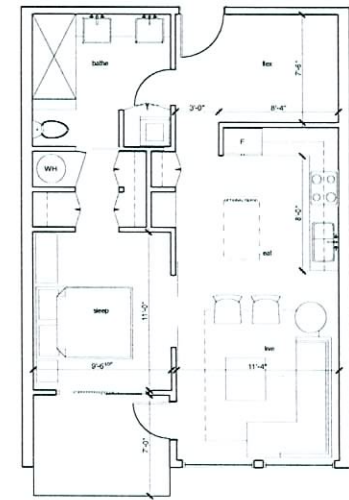
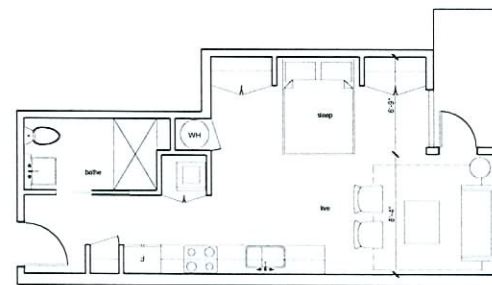
TYPICAL STUDIO

1/4" = 1'-0"



TYPICAL 2-BEDROOM

1/4" = 1'-0"



TYPICAL 1-BEDROOM

1/4" = 1'-0"

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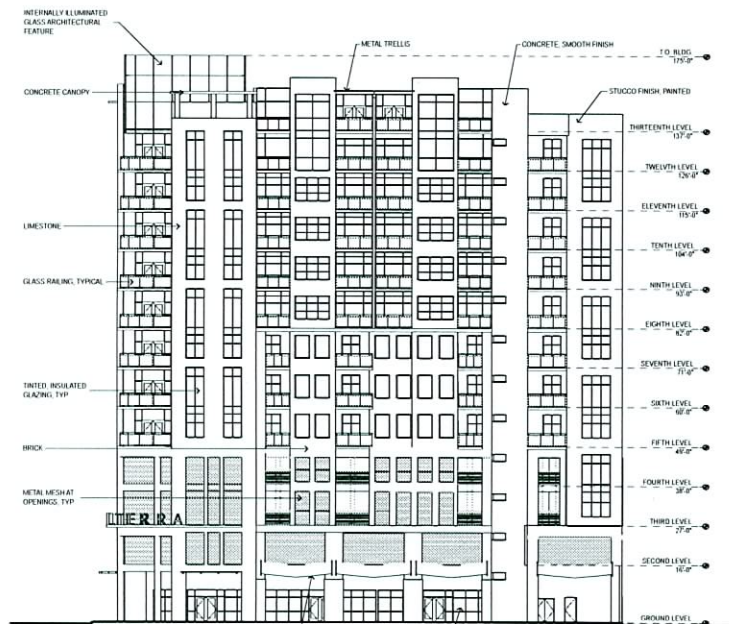
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UNIT PLANS

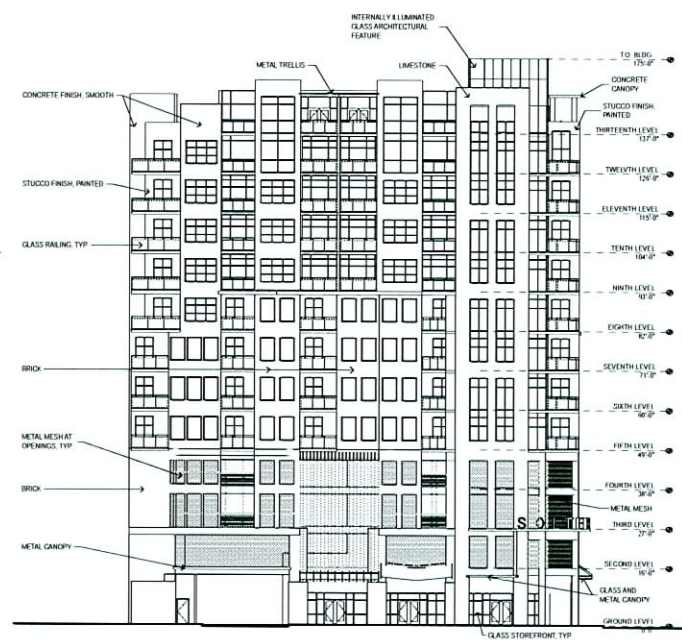
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SOUTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"

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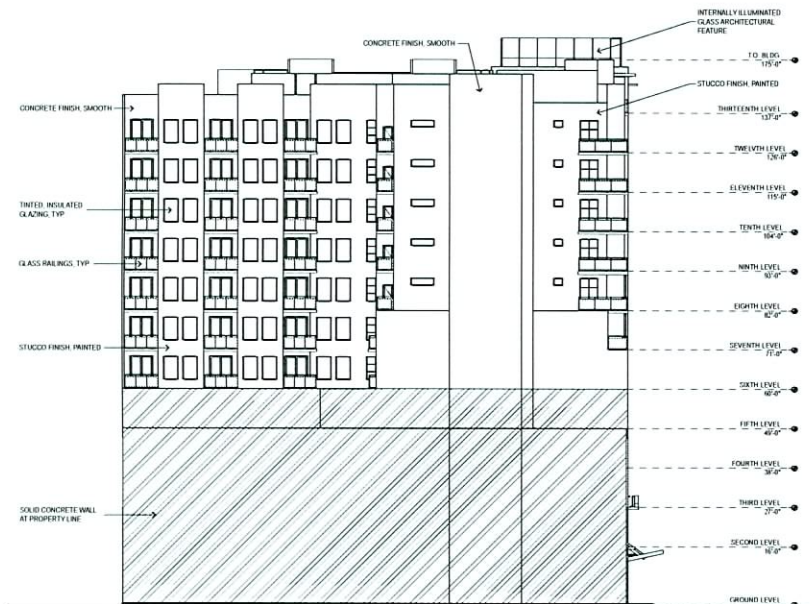
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BUILDING
ELEVATIONS

A200

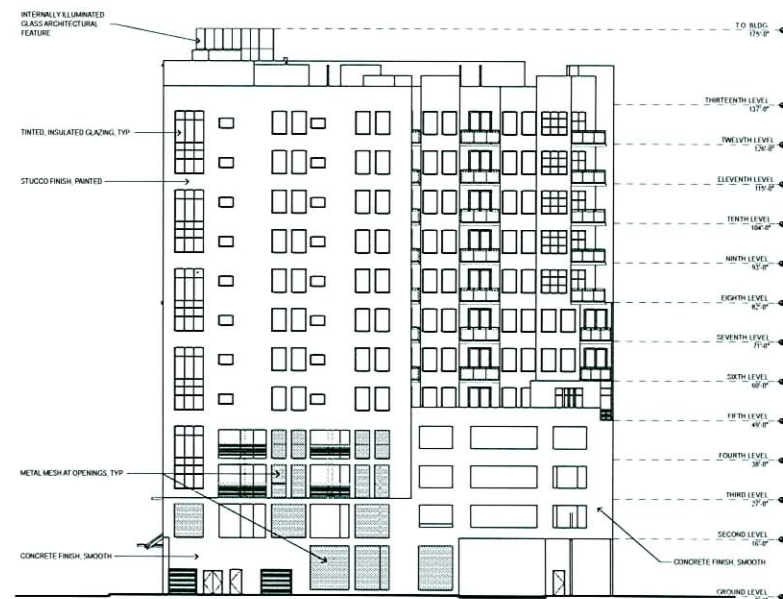
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NORTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"

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

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
(heaviest 60 minutes)				
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
(heaviest 60 minutes)				
Total New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)				983
AM Peak Hour				91
PM Peak Hour				81
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Main St				
Average Daily Traffic (ADT)	18,775			
PM Peak Hour	1,502			
(heaviest 60 minutes)				
Bonneville Ave.				
Average Daily Traffic (ADT)	16,965			
PM Peak Hour	1,357			
(heaviest 60 minutes)				
Charleston Blvd.				
Average Daily Traffic (ADT)	39,938			
PM Peak Hour	3,195			
(heaviest 60 minutes)				

Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Main St	32585			
Bonneville Ave.	16200			
Charleston Blvd.	51700			
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.				
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.				
Note that this report assumes all traffic from this development uses all named streets.				