



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-25265** APN: 139-34-410-023 thru 025 and 139-34-310-028

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 1st day of October, 2007

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 V6E 3P7

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

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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)

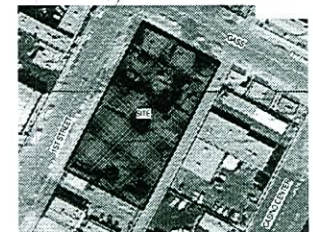
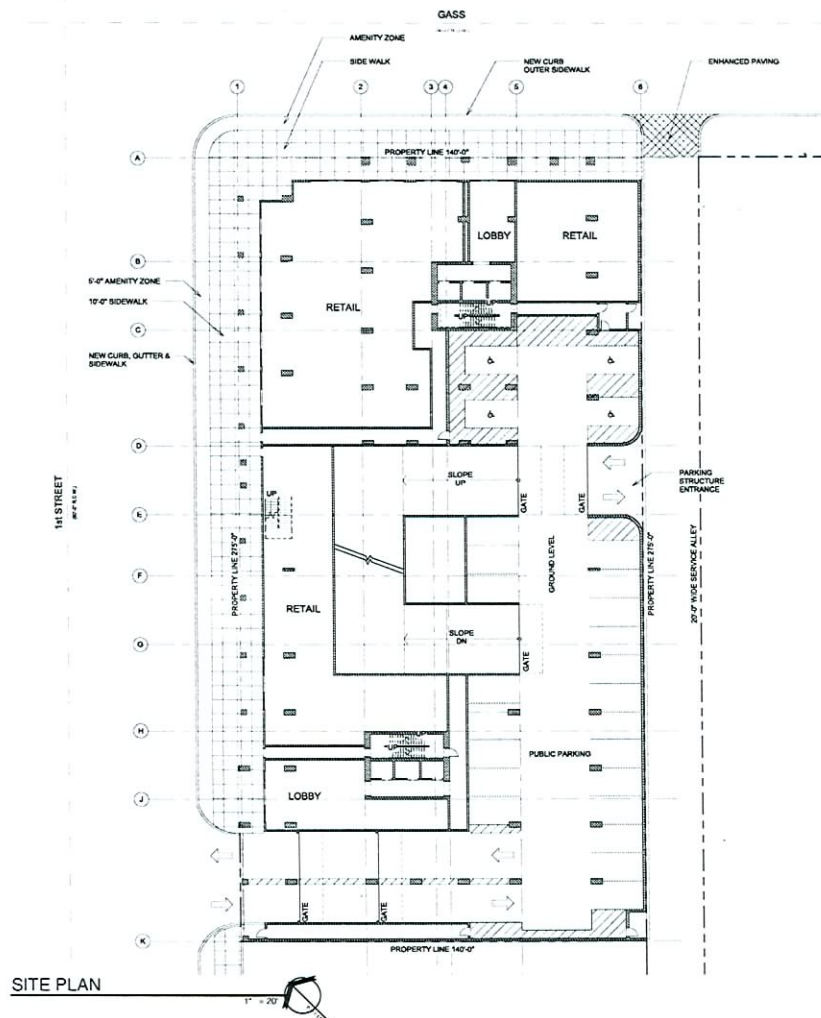
IN WITNESS WHEREOF I have here unto set
my hand and affixed the Seal of the Consulate
General at Vancouver, on October 4, 2007.



Stuart R. Wilson
Consul of the United States of America

SUP-25267 SUP-25268
SDR-25265 12/06/07 PC

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VICINITY & LOCATION MAPS

Site Zoning & Data

SITE DATA

PARCEL NUMBER	130-34-110-021, 024, 025 & 130-34-310-028
JURISDICTION	CITY OF LAS VEGAS - NB01
EXISTING GENERAL PLAN	MSU
EXISTING ZONING	C-48
PROPOSED ZONING	C-2
SITE AREA	38,500 SQ. FT. 0.88 NET ACRES

SETBACKS - BUILDING

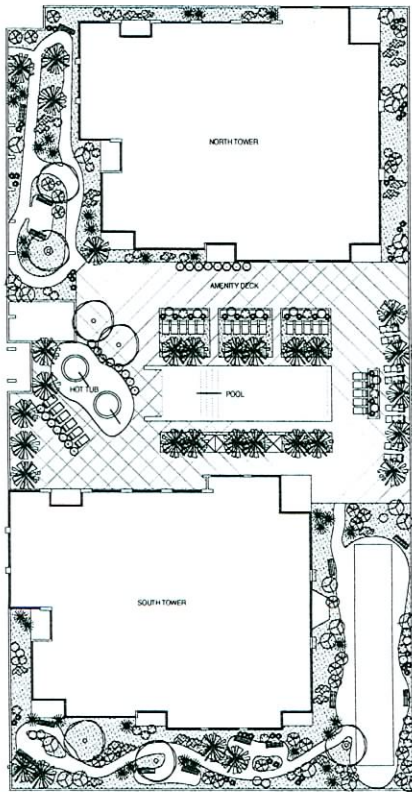
	REQUIRED	PROVIDED
FRONT	0'-0"	0'-0"
REAR/SIDE	0'-0"	0'-0"
SIDE STREET	0'-0"	0'-0"
REAR	0'-0"	0'-0"
MAX HEIGHT	N/A	N/A
ACTUAL HEIGHT	56'-0"	56'-0"
LEFT COVERAGE ALLOWED	N/A	N/A
ACTUAL LOT COVERAGE	100%	100%

BUILDING QUANTITIES

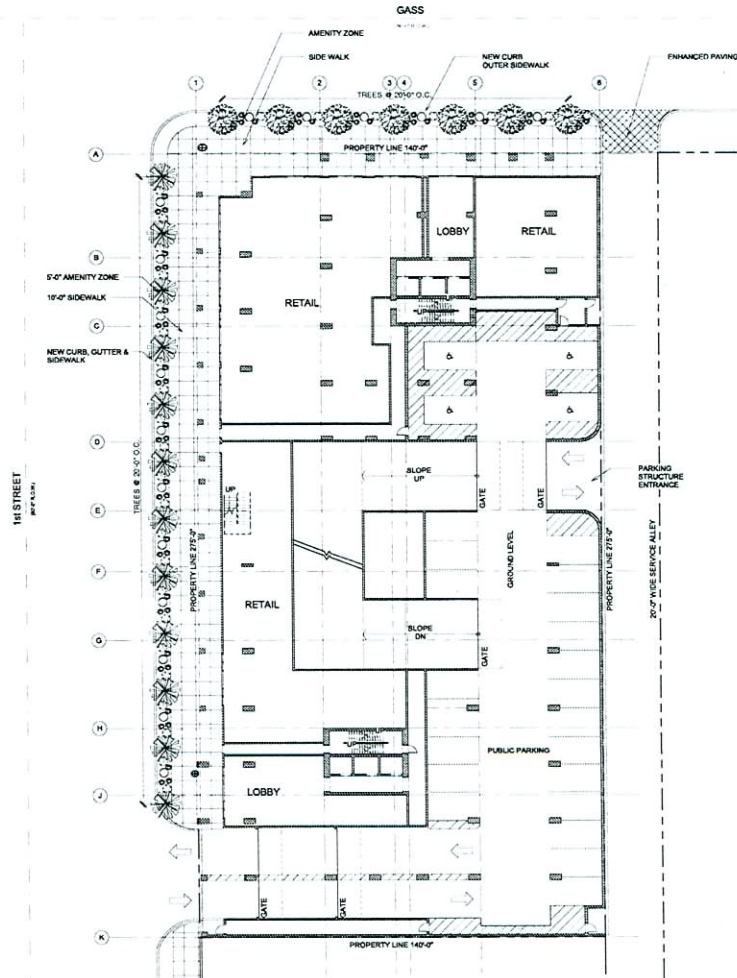
BUILDING QUANTITIES	
COMMERCIAL SQUARE FOOTAGE	15,000 SF
CONDOMINIUM UNITS	700 UNITS

PARKING AREA

BUILDING AREA	PROVIDED PARKING
COMMERCIAL	15,000 SF ± W/ 1,000-15
UNITS	700 UNITS W/ 1 ± 700
STANDARD PARKING SPACES PROVIDED	403
COMPACT PARKING SPACES PROVIDED (IN %)	307
HANDICAPPED SPACES PROVIDED	318 (12 STANDARD)
TOTAL PARKING	715



AMENITY DECK



LANDSCAPE PLAN



Landscape Schedule			
TREES	COMMON NAME	BOTANICAL NAME	SIZE
	PALM	Phoenix dactylifera	25' H
	SOUTHERN LIVE OAK	Quercus	24" Box
	MODESTO ASH	Fraxinus	24" Box
SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE
	BAJA FAIRY DUSTER	Ceanothus	5 gal
	DESERT HONEYSUCKLE	Amorcanthus	5 gal
	RED BIRD OF PARADISE	Caesalpinia	5 gal
	GREEN BUSH DAISY	Euryops	15 gal
	MEXICAN BUSH SAGE	Salvia leucantha	5 gal
GROUND COVER	COMMON NAME	BOTANICAL NAME	SIZE
	DESERT CARPET	Myoporum parviflorum	5 gal
	LANTANA	Lantana	3 gal
	REGAL MIST FOUNTAIN GRASS	Muhlenbergia capillaris	5 gal
ROCK MULCH	SIZE	COLOR	DEPTH
	3/4" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

APTUS Architecture

1700 South 4th Street
Las Vegas, Nevada 89104
P 702.879.1200
F 702.879.1213

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

SUP-25267 SUP-25268
SDR-25265 REVISED
12/06/07 PC

City of Las Vegas SDR Submittal
Revisions

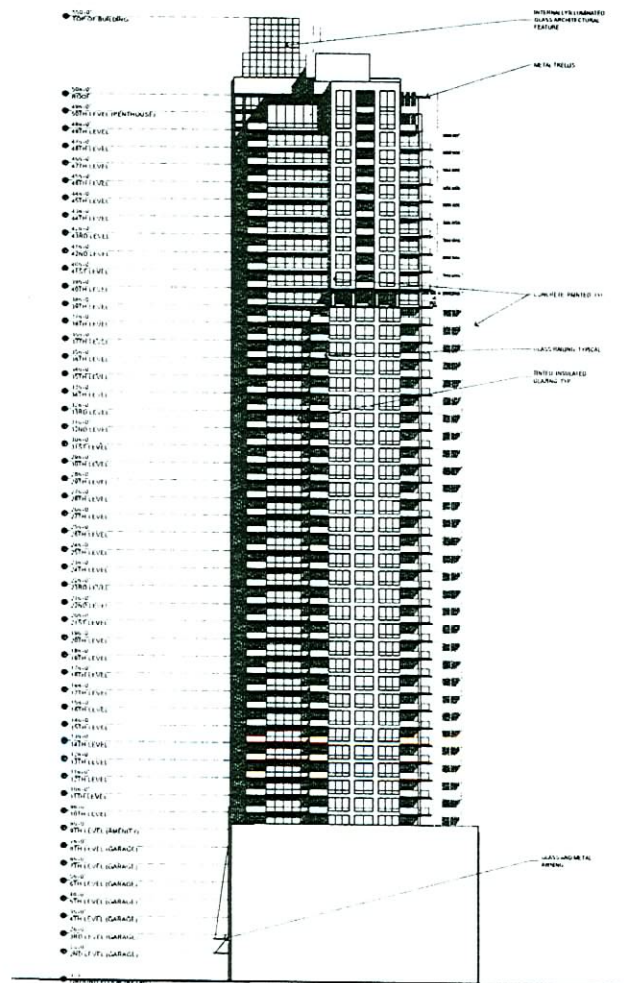
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PLANTING PLAN

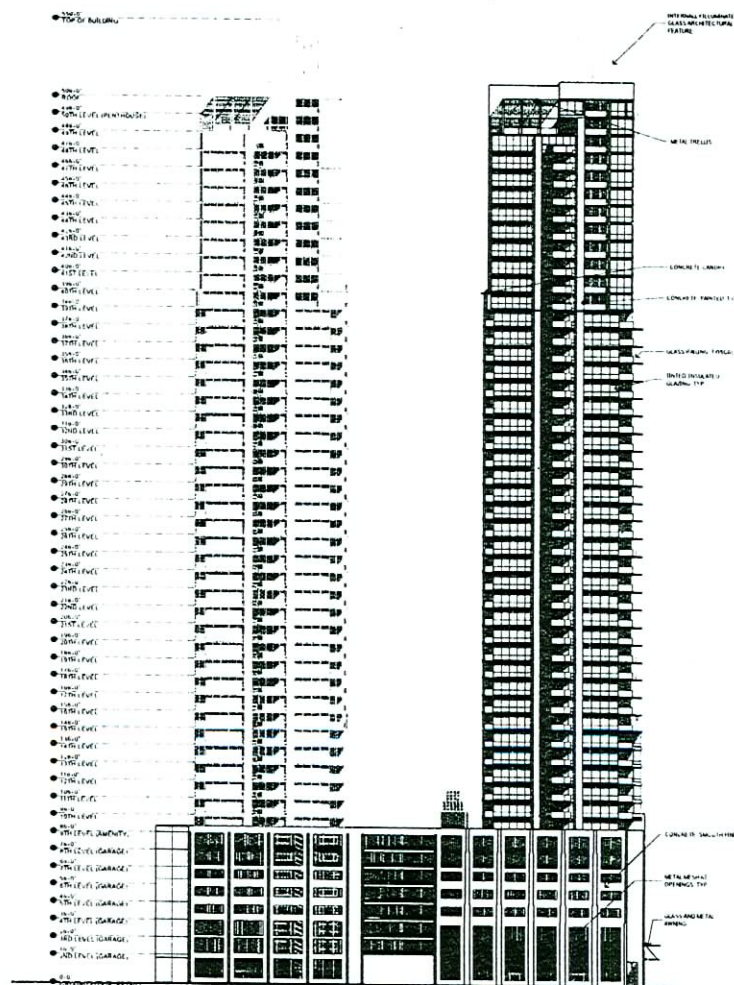
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SOUTH ELEVATION



EAST ELEVATION

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Las Vegas, Nevada 89101
P: 702.734.1200
F: 702.734.1201

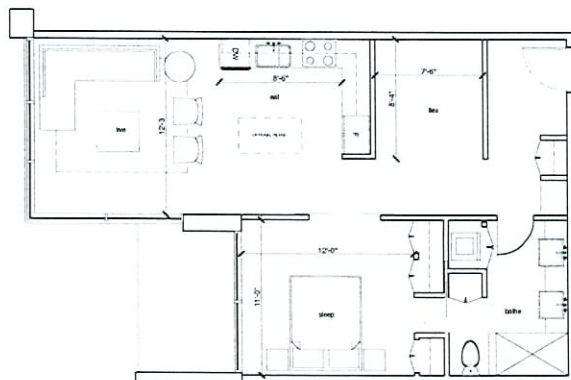
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Site Development Review
Cass Avenue and 1st Street
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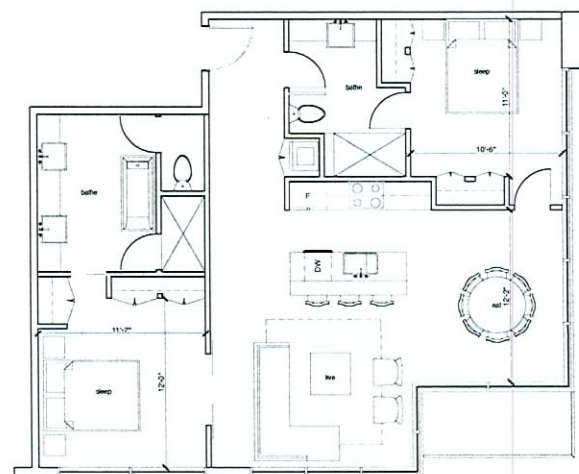
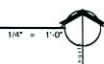
BUILDING
ELEVATIONS

A201

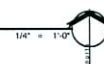
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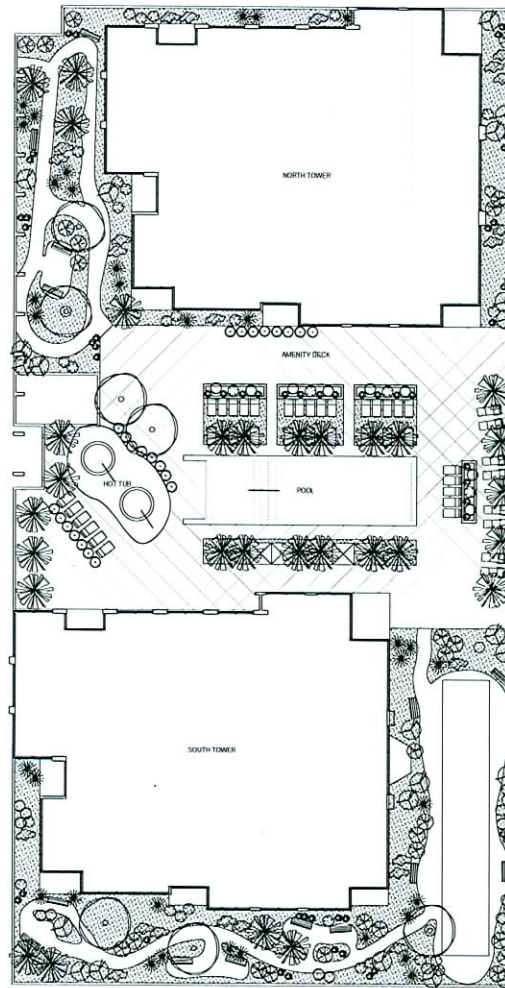


TYPICAL 1 BEDROOM



TYPICAL 2 BEDROOM





AMENITY DECK - 9TH FLOOR



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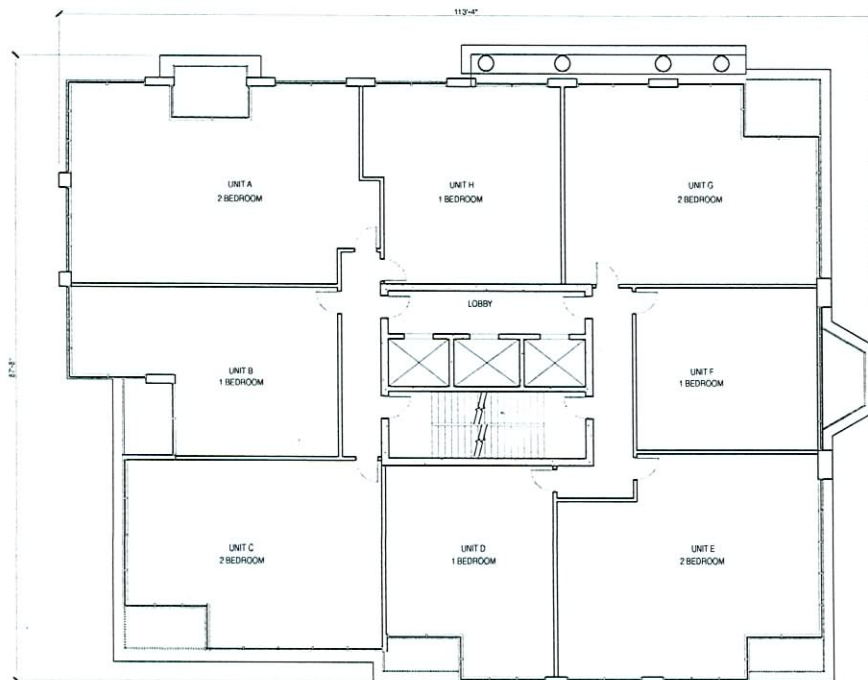
2,000 South Main Street
Suite 204
Las Vegas, Nevada 89104
P 702.499.1200
F 702.499.1213

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Las Vegas, Nevada 89101

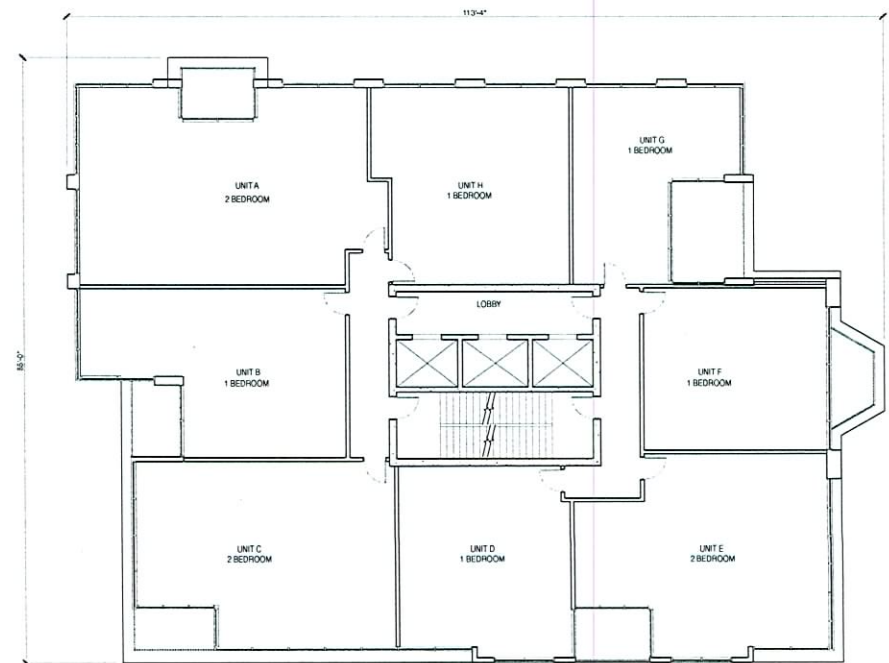
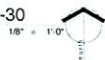
City of Las Vegas SDR Submittal

9TH FLOOR
AMENITY DECK
A-101
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TYPICAL FLOORPLATE 9-30



TYPICAL FLOORPLATE 31-50



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Suite 200
Las Vegas, Nevada 89104
P 702.879.1200
F 702.879.1213

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City of Las Vegas SDR Substantial
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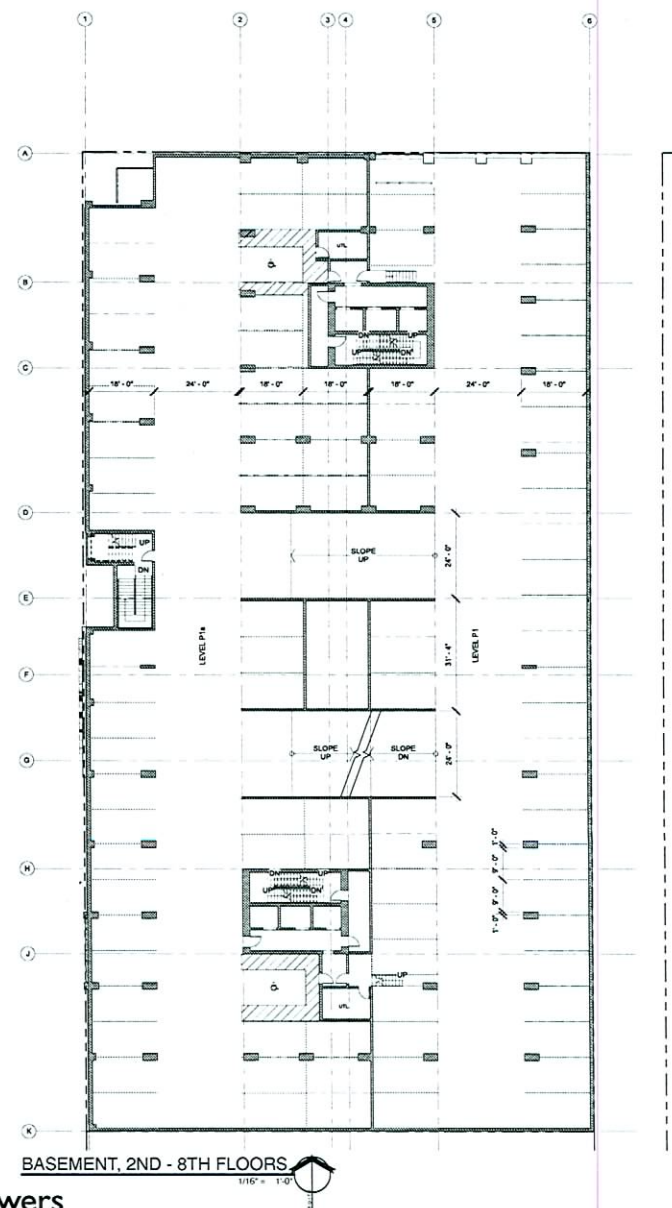
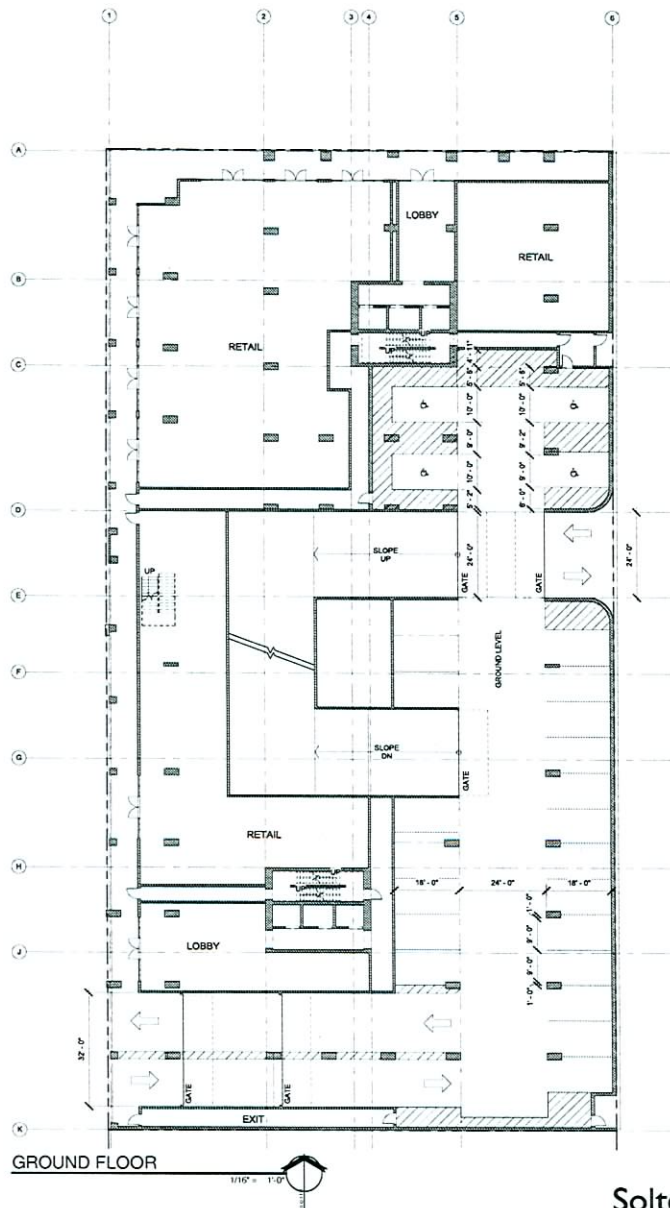
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TYPICAL
FLOORPLATES
FLOORS 9-50

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**BASEMENT THRU
 8TH FLOORS**

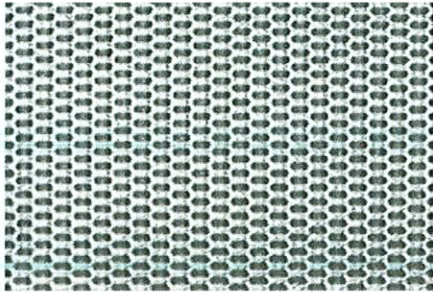
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APTUS Architecture
 1200 South 4th Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.639.1200
 F 702.639.1213

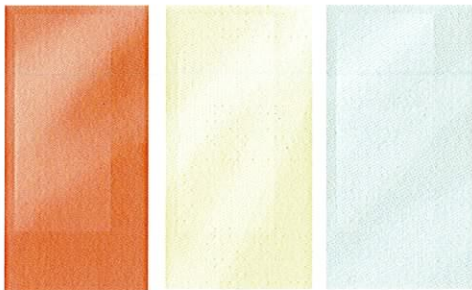
27118 in Project Tower Solterra Towers SDR Submittal # 27118 in Project Tower SDR Submittal 11/20/2007 11:00 AM REVISED



Perforated Metal



Limestone Veneer



Colored Glass



Glass



Colored Concrete

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SDR-25265 12/06/07 PC

APTUS Architecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

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SDR 25265				
Solterra Holdings Nevada, LLC				
SEC 1st St. & Gass Ave.				
Proposed 50-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]	15	44.32	665
AM Peak Hour			6.84	103
PM Peak Hour			2.71	41
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	700	5.86	4,102
AM Peak Hour			0.44	308
PM Peak Hour			0.52	364
(heaviest 60 minutes)				
Total New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)				4,767
AM Peak Hour				411
PM Peak Hour				405
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for 1st St. or Gass Ave. at this location				
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 4,767 trips per day on Main St., Bonneville Ave., and Charleston Blvd. This will increase expected volumes by about 25 percent on Main, by about 28 percent on Bonneville, and by about 12 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 411 additional cars into the area; which works out to about 7 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				