



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-36812** APN: 139-34-410-022

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 17 day of November, 2009

Melanie L. Teetaert  
Notary Public in and for said County and State

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



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### STATEMENT OF FINANCIAL INTEREST

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Name of Applicant: Solterra Holdings Nevada, LLC

Name of Representative: APTUS Architecture

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City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

Signature of Property Owner: \_\_\_\_\_

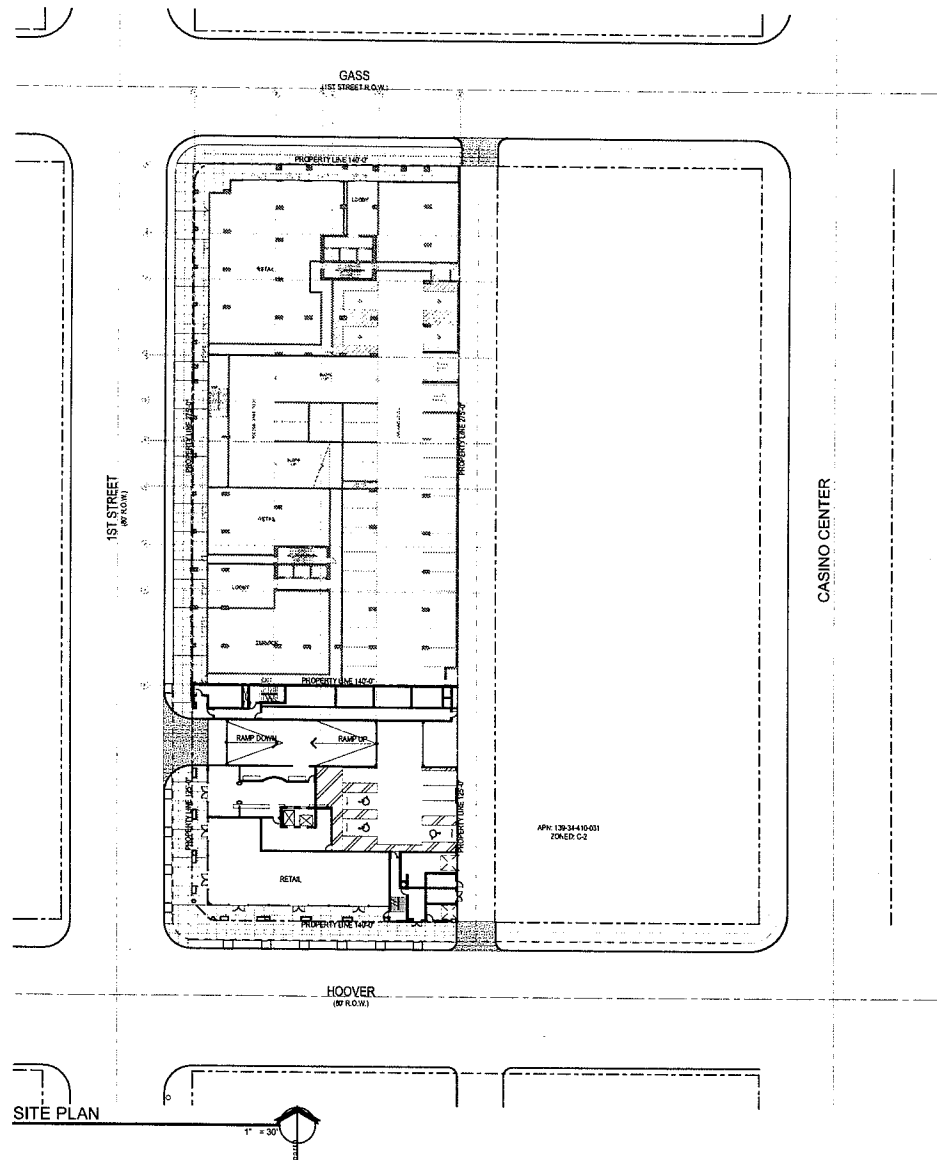
Print Name: Guerrino Nichele

Subscribed and sworn before me

This 17 day of November, 2009

M. Teetaert  
Notary Public in and for said County and State

**MELANIE L. TEETAERT**  
LAWYER  
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1100 - 925 WEST GEORGIA STREET  
VANCOUVER, B.C. CANADA V6C 3L2



VICINITY & LOCATION MAPS

#### Site Zoning & Data

##### SITE DATA

|                       |                                                     |          |
|-----------------------|-----------------------------------------------------|----------|
| PARCEL NUMBER         | 136-34-410-021 TO 136-34-410-025 AND 136-34-310-C28 |          |
| JURISDICTION          | CITY OF LAS VEGAS - 89101                           |          |
| EXISTING GENERAL PLAN | M01                                                 |          |
| EXISTING ZONING       | C-1                                                 |          |
| PROPOSED ZONING       | C-2                                                 |          |
| SITE AREA             | 17,500 NSF<br>46 NET ACRES                          |          |
| SETBACKS - (BUILDING) |                                                     |          |
| FRONT                 | REQUIRED<br>0'-0"                                   | PROVIDED |
| INTERIOR SIDE         | 0'-0"                                               | 0'-0"    |
| SIDE STREET           | 0'-0"                                               | 0'-0"    |
| REAR                  | 0'-0"                                               | 0'-0"    |

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Suite 200  
Las Vegas, Nevada 89104  
P 702-876-1200  
F 702-876-1212

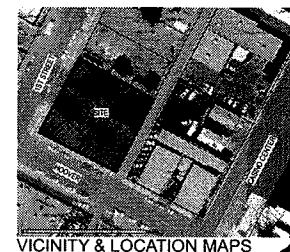
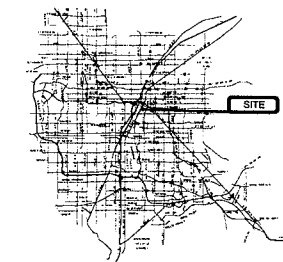
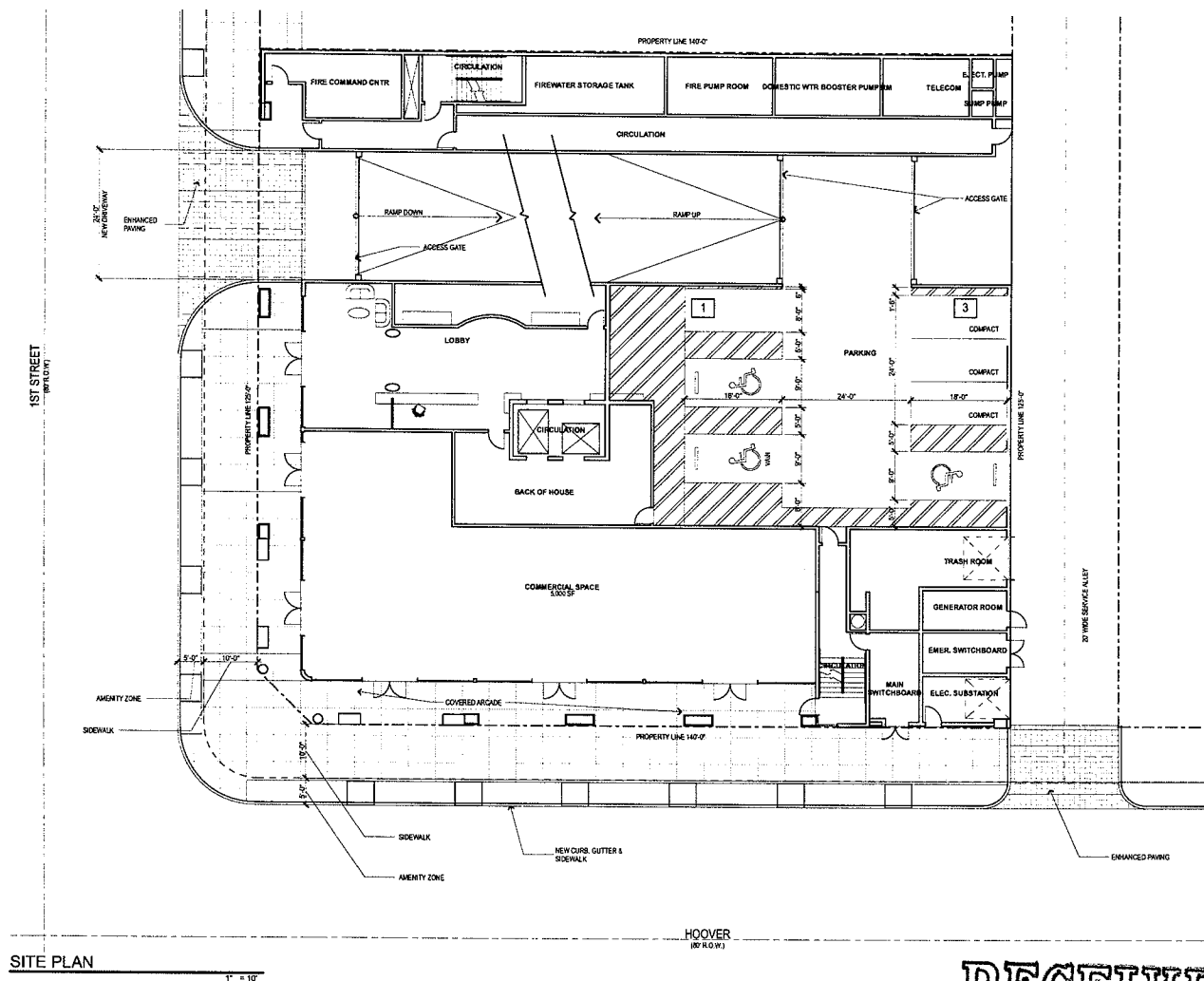
**Solterra Lofts**  
Site Development Review  
Hoover & 1st street  
Las Vegas, Nevada 89101

**EOT-36812**  
**01-20-10 CC**

City of Las Vegas SDR Submittal 10.09.07

SITE PLAN  
**AS100**

07-079 Solterra Lofts



VICINITY & LOCATION MAPS

## Site Zoning & Data

### SITE DATA

|                       |                                 |
|-----------------------|---------------------------------|
| PARCEL NUMBER         | 139-34-410-021 & 139-34-410-022 |
| JURISDICTION          | CITY OF LAS VEGAS - 89101       |
| EXISTING GENERAL PLAN | MOU                             |
| EXISTING ZONING       | CA                              |
| PROPOSED ZONING       | C-2                             |
| SITE AREA             | 17,560 NSF<br>40 NET ACRES      |

### SETBACKS - (BUILDING)

|               | RECD  | 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           | N/A (CENTENNIAL PLAN) |
| ACTUAL HEIGHT        | 175'-0", 14 STORIES   |
| LOT COVERAGE ALLOWED | N/A                   |
| ACTUAL LOT COVERAGE  | 100%                  |

### BUILDING QUANTITIES

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

### PARKING AREA

|               |                       |          |
|---------------|-----------------------|----------|
| BUILDING AREA | REQUIRED PARKING      | PROVIDED |
| COMMERCIAL    | 5,000 SF @ 1.175 = 59 | 130      |
| UNITS         | 130 UNITS @ 1.1 = 130 |          |

|                                        |                   |
|----------------------------------------|-------------------|
| STANDARD PARKING SPACES PROVIDED       | 92                |
| COMPACT PARKING SPACES PROVIDED (8.5N) | 38                |
| HANDICAPPED SPACES PROVIDED            | 1 VLN, 2 STANDARD |
| TOTAL PARKING                          | 130               |

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SITE PLAN

**AS101**

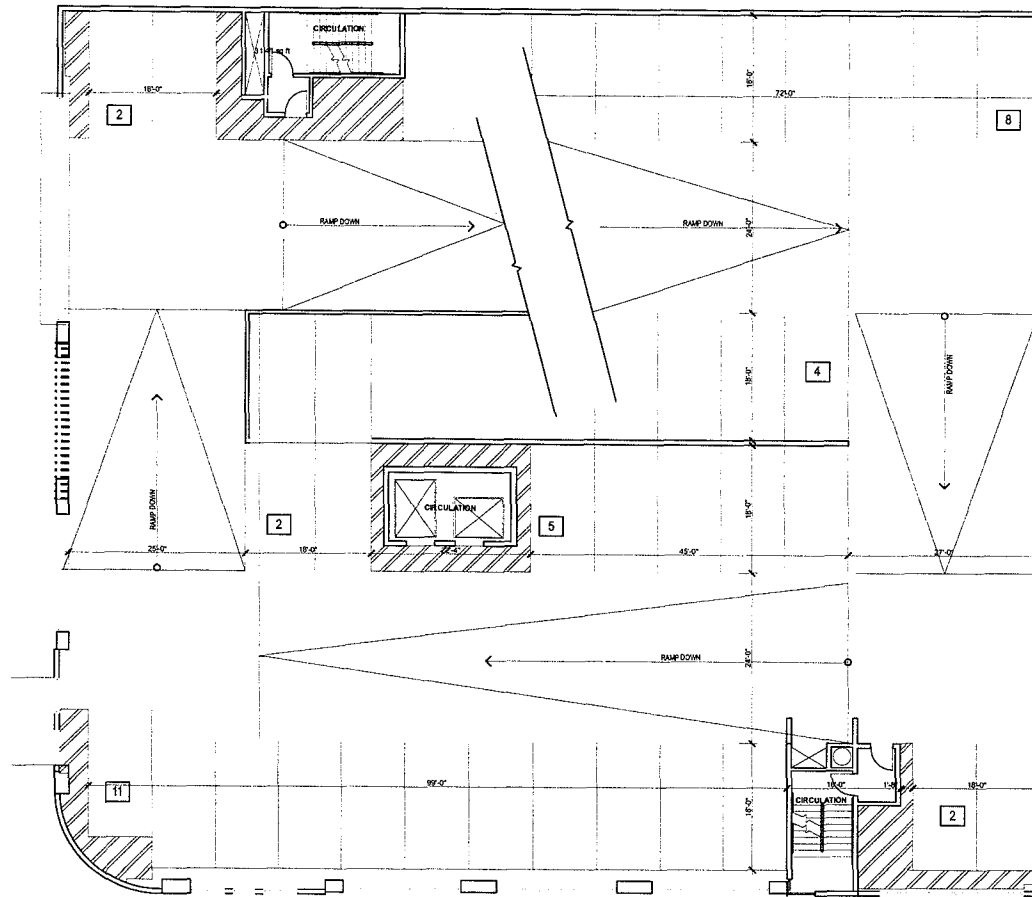
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1200 South 4th Street  
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F 702.839.1213

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

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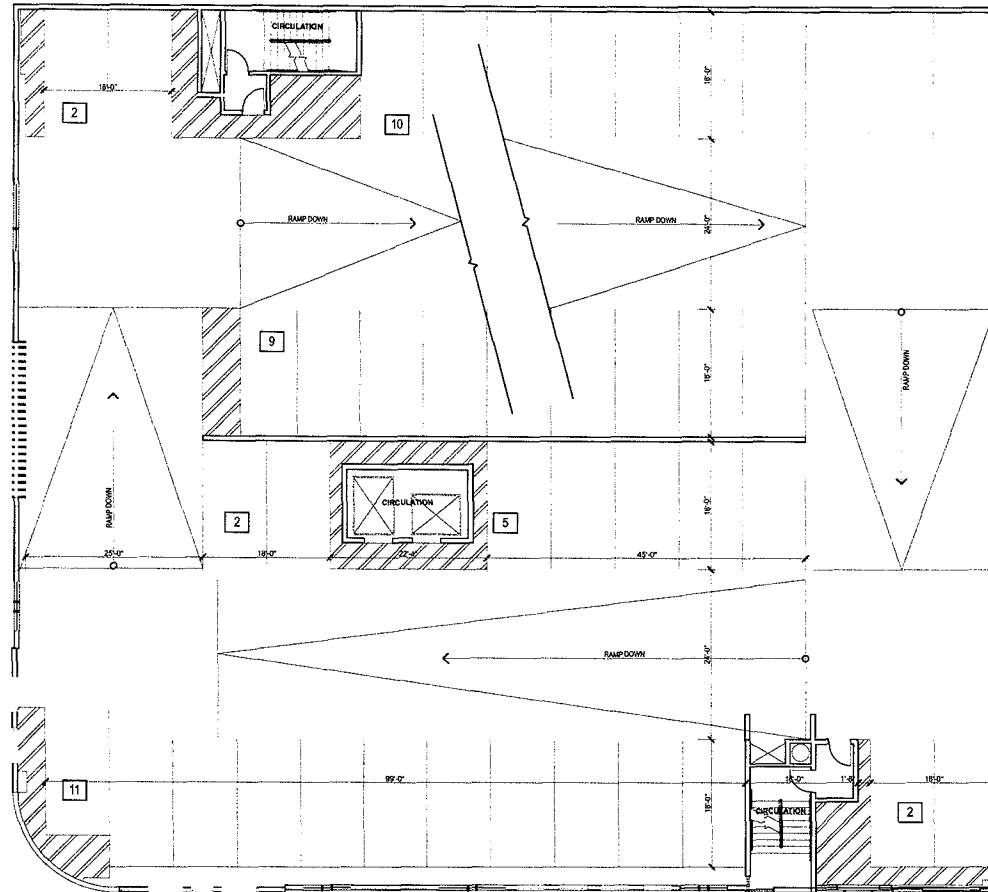
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SECOND FLOOR

A102

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

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THIRD FLOOR

A103

07.019 Solterra Lofts

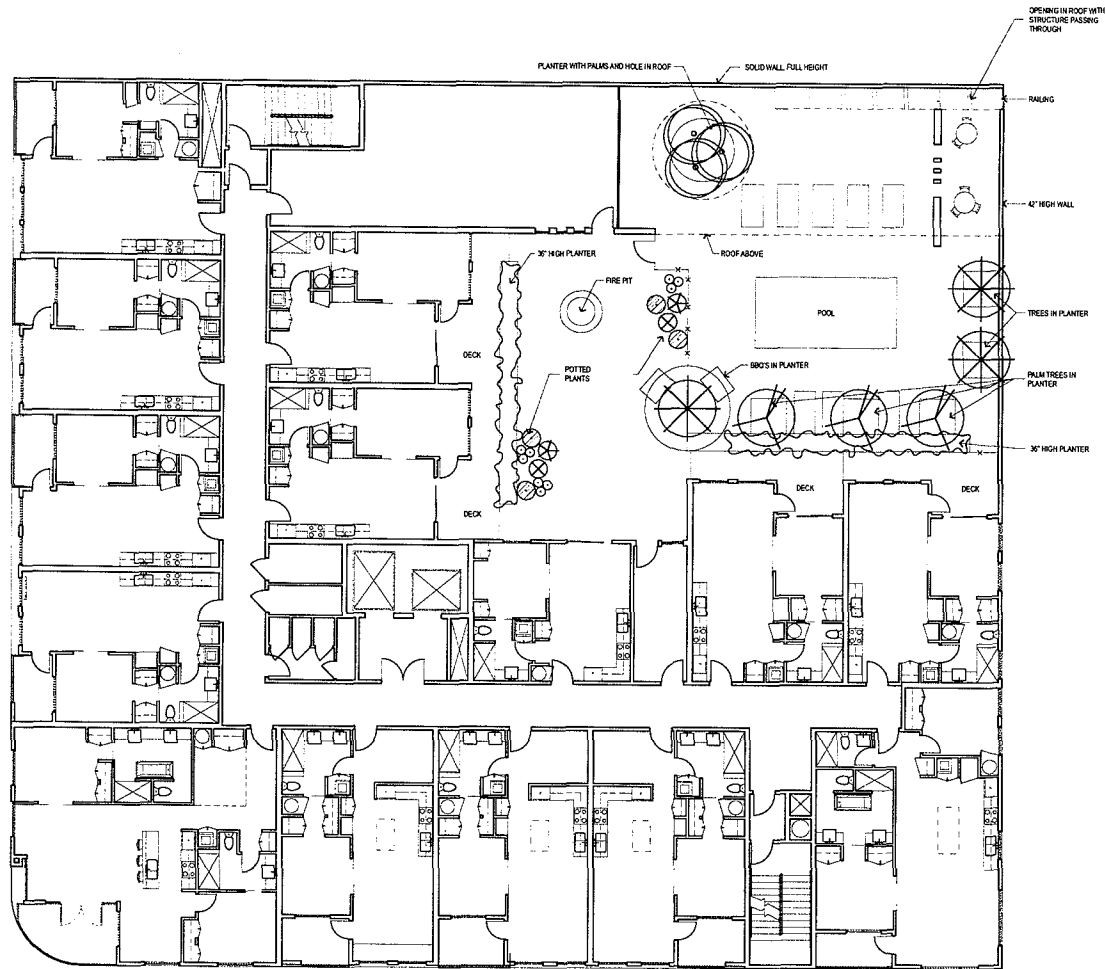
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10/2/09 Hoover Lofts - Solterra Lofts 07.019 Solterra Lofts 07.019 10/2/09 10/2/09 10/2/09 10/2/09

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FIFTH FLOOR

1/8" = 1'-0"

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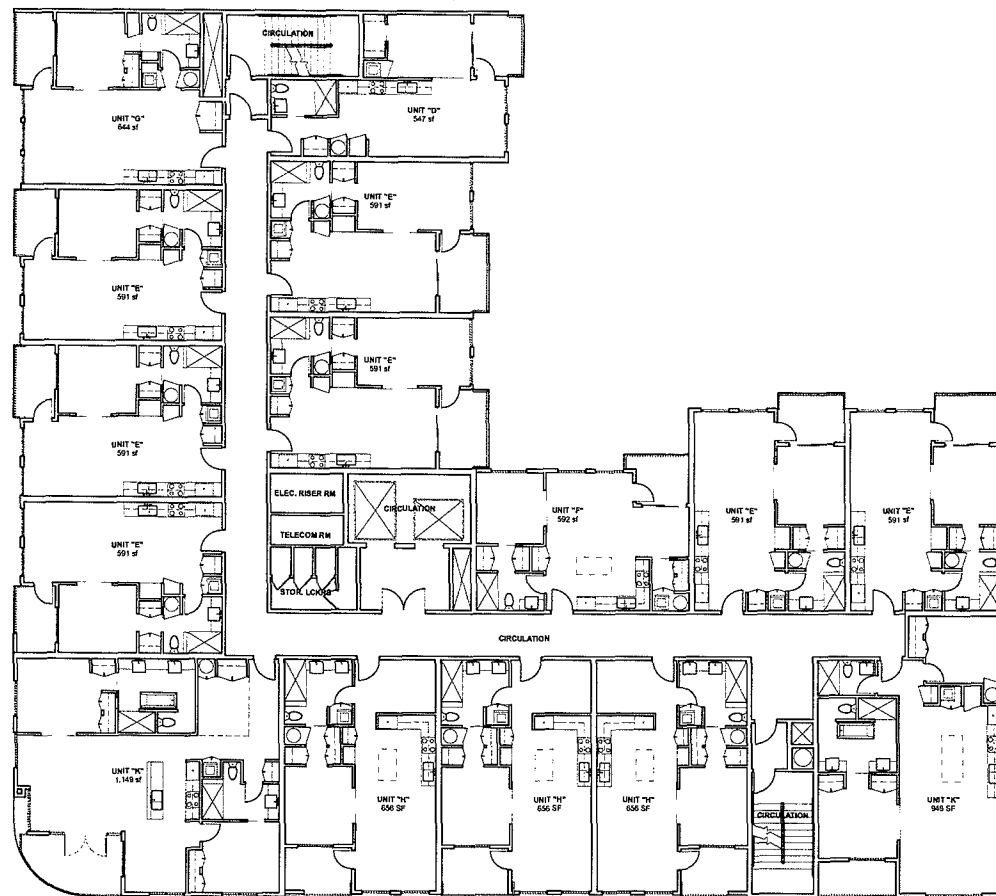
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FIFTH FLOOR

A105

07/219 Solterra Lofts

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

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SIXTH & SEVENTH  
FLOOR

A106

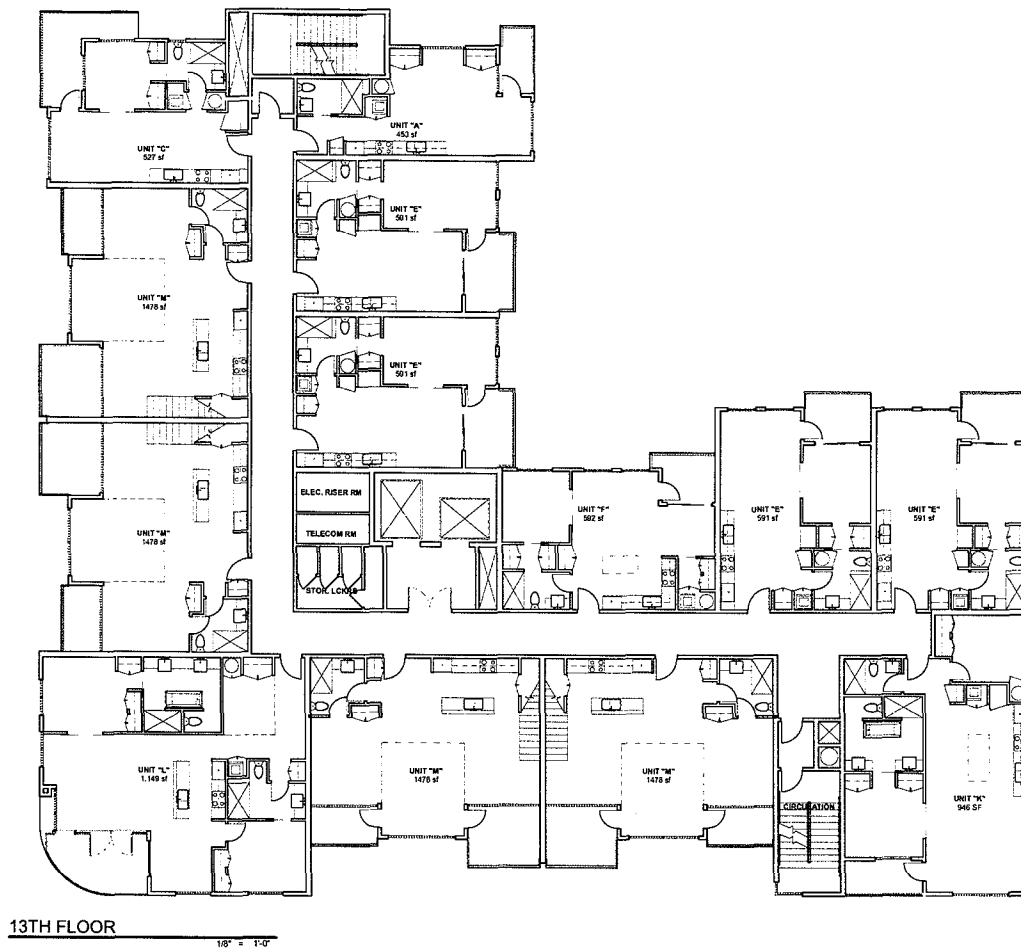
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1200 South 4th Street  
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P 702.831.1200  
F 702.831.1213

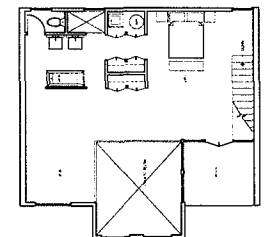
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UNIT M-MEZZANINE  
1/8" = 1'-0"

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13TH FLOOR &  
MEZZANINE

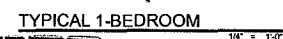
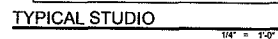
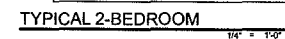
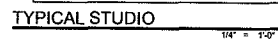
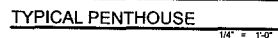
**A109**

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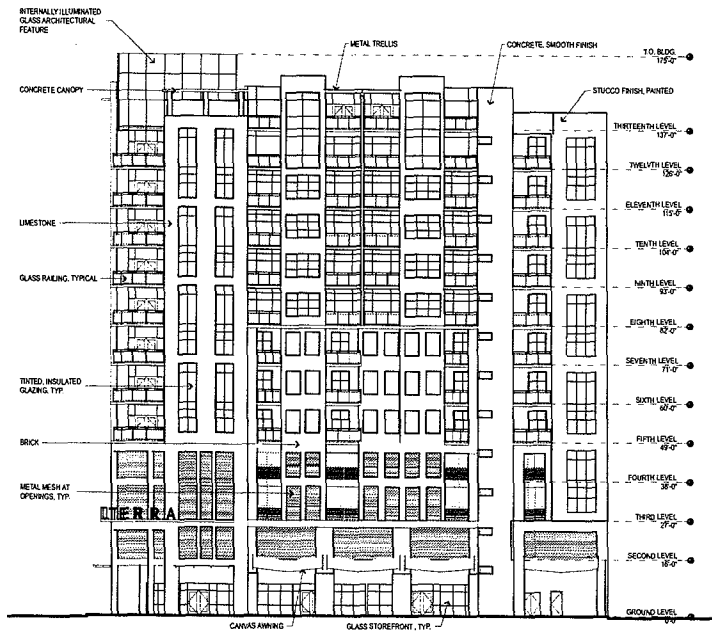


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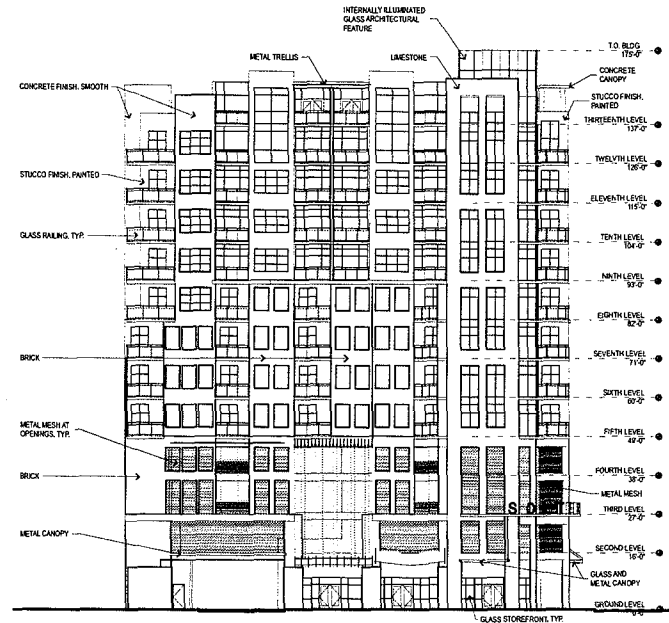
A110

07.039 Solterra Lodge



SOUTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"

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BUILDING  
ELEVATIONS

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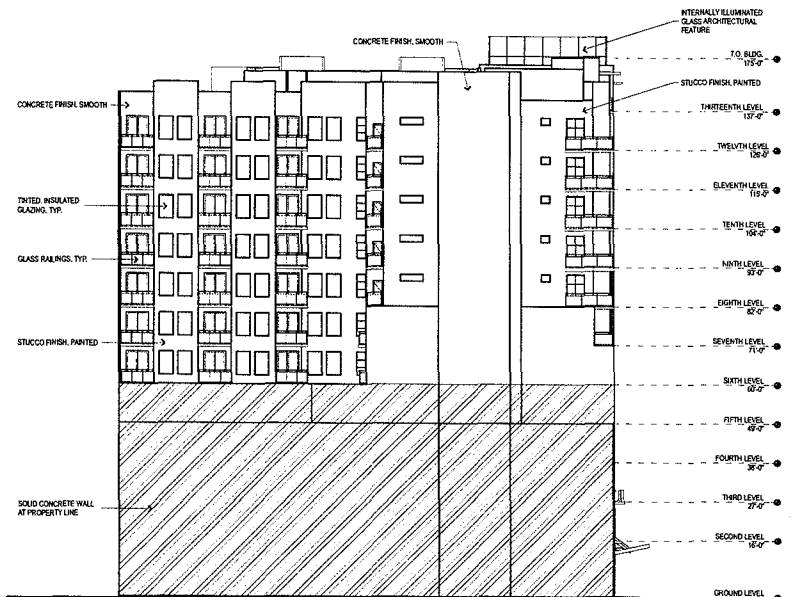
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07.039 Solterra Lofts

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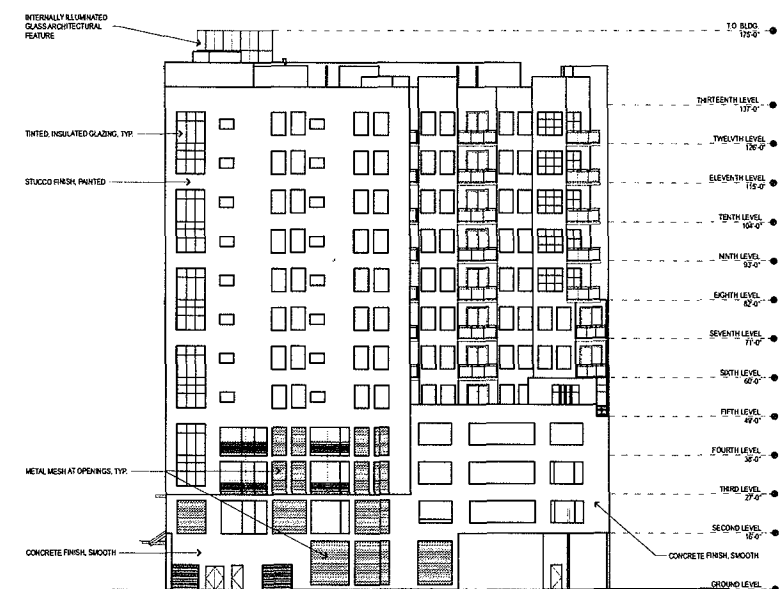
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NORTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"

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BUILDING  
ELEVATIONS

A201

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