PLANNING & DEVELOPMENT

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

MLTeetaert

Notary Public in and for said County and State

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

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-36812 APN: 139-34-410-021

Name of Property Owner: Solterra 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): _____ _____

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Signature of Property Owner: _____

Print Name: Guerrino Nichele

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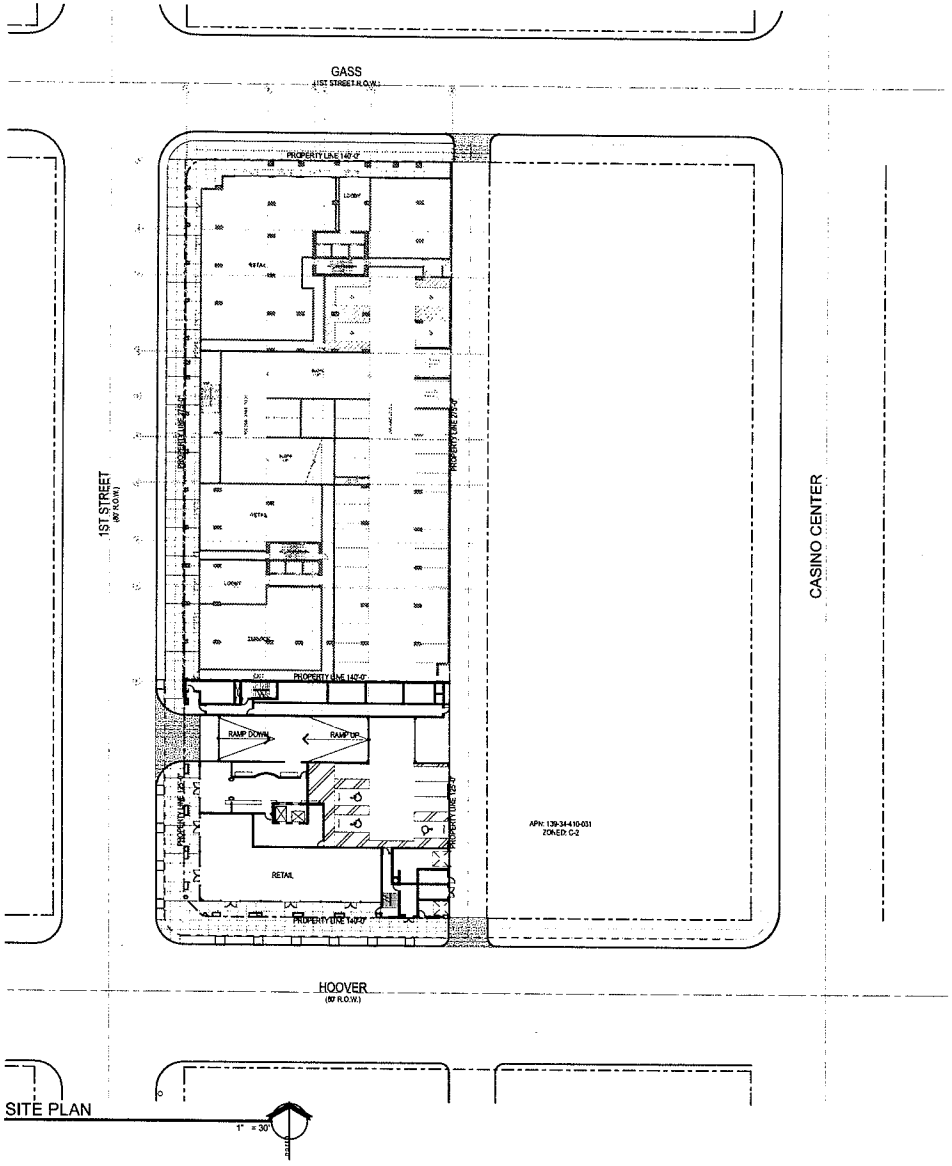
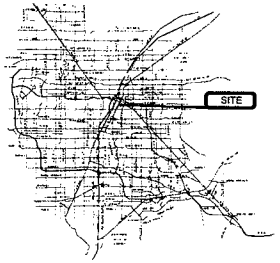


SITE PLAN



VICINITY & LOCATION MAPS

Site Zoning & Data

SITE DATA

PARCEL NUMBER	139-34-410-021 TO 139-34-410-025 AND 139-34-310-028
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	MXU
EXISTING ZONING	C-M
PROPOSED ZONING	C-2
SITE AREA	17,500 NSF .40 NET ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	0'-0"	0'-0"
INTERIOR SIDE	0'-0"	0'-0"
SIDE STREET	0'-0"	0'-0"
REAR	0'-0"	0'-0"

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Hoover & 1st street
Las Vegas, Nevada 89101

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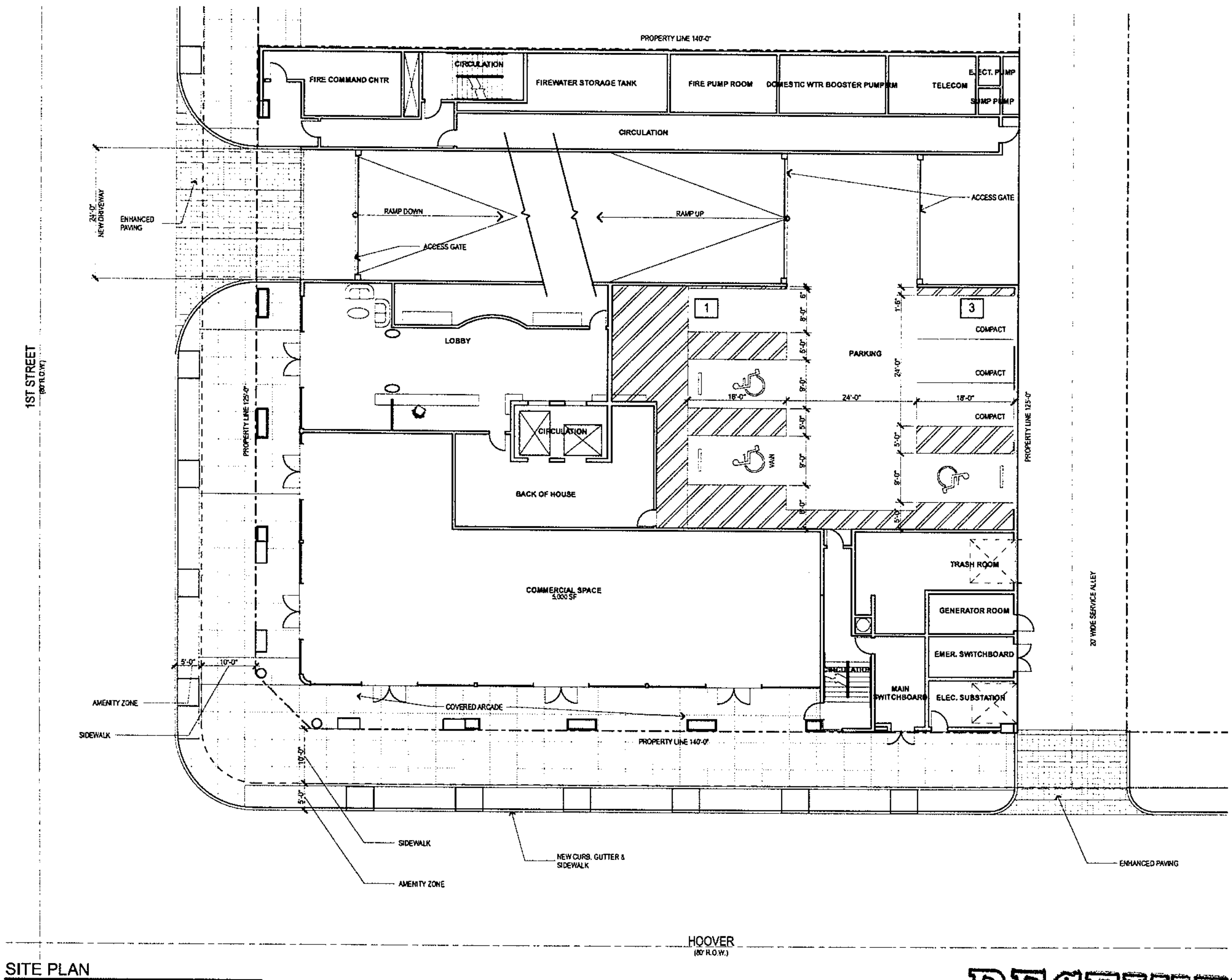
SITE PLAN
AS100
07.039 Solterra Lofts

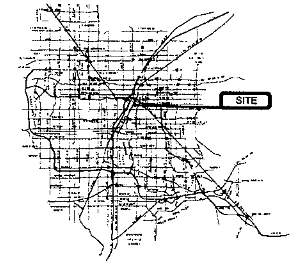
EOT-36812
01-20-10 CC

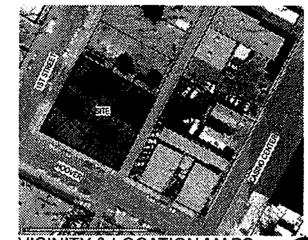
F:\07.039 Hoover Lofts - Solterra\DWG\07.039 Solterra Lofts.dwg, 10/9/2007 3:53 PM, Chris



SITE PLAN

1" = 10'





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		MXU
EXISTING ZONING		C-M
PROPOSED ZONING		C-2
SITE AREA		17,500 NSF 40 NET ACRES
SETBACKS - (BUILDING)		
	REQ'D	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:	
COMMERCIAL SQUARE FOOTAGE	5,000 SF
CONDOMINIUM UNITS	130 UNITS

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
COMMERCIAL	5,000 SF @ 1:175 = 29	3
UNITS	130 UNITS @ 1:1 = 130	130
STANDARD PARKING SPACES PROVIDED		92
COMPACT PARKING SPACES PROVIDED (28.5%)		38
HANDICAPPED SPACES PROVIDED		1 VAN, 2 STANDARD
TOTAL PARKING		133

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SITE PLAN

AS101

07.039 Solterra Lofts

~~EOT-36812~~

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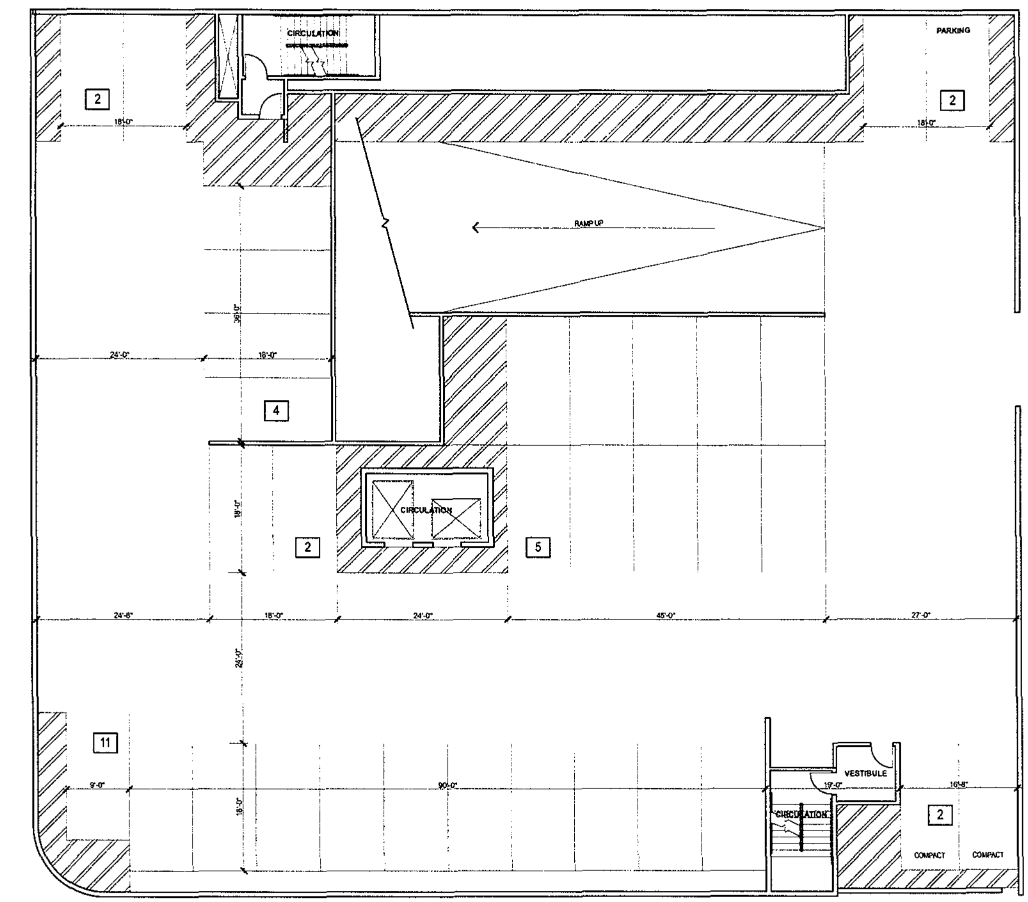

BASEMENT

1/8" = 1'-0"

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BASEMENT

A100

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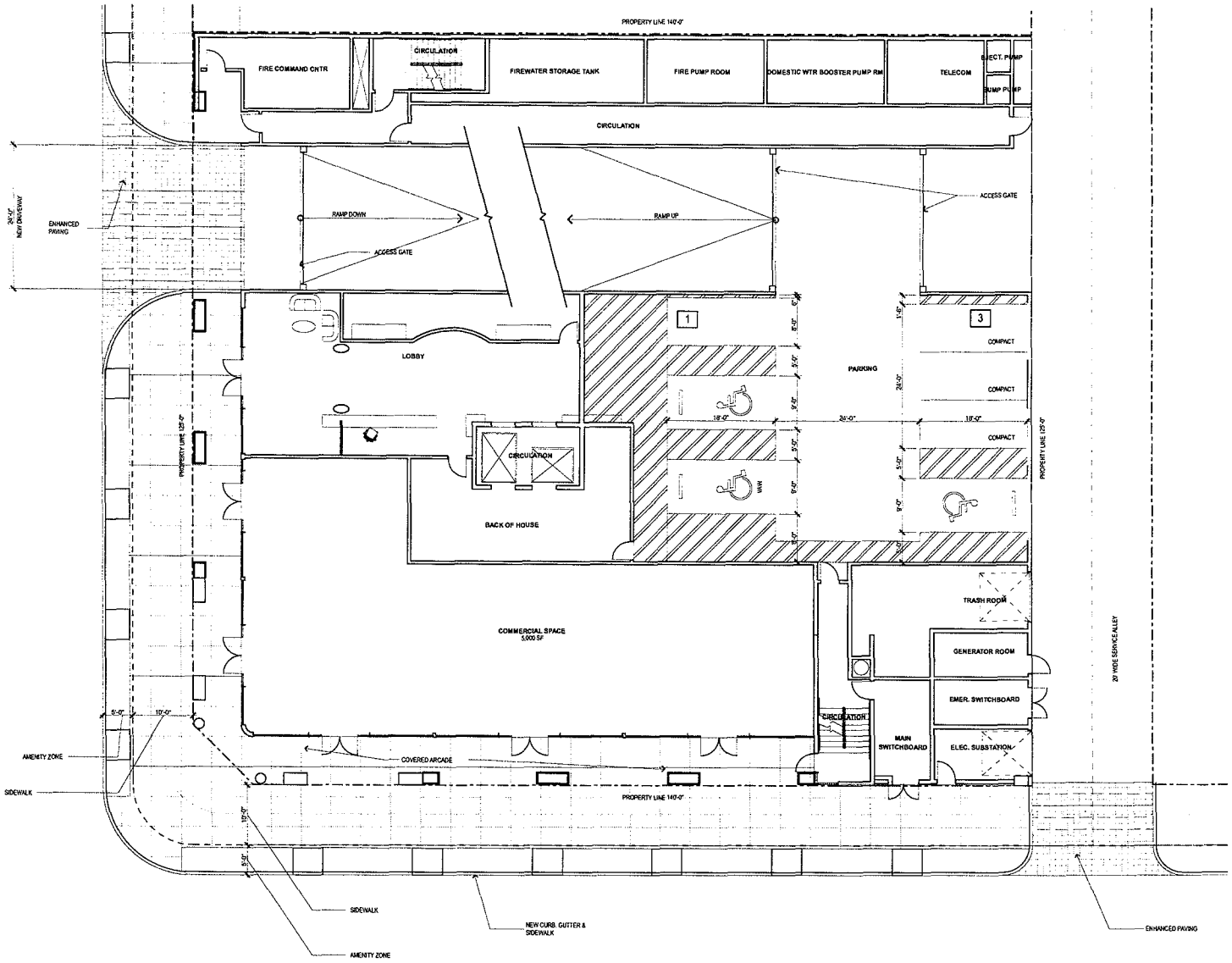

FIRST FLOOR

1/8" = 1'-0"

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FIRST FLOOR

A101

07.039 Solterra Lofts

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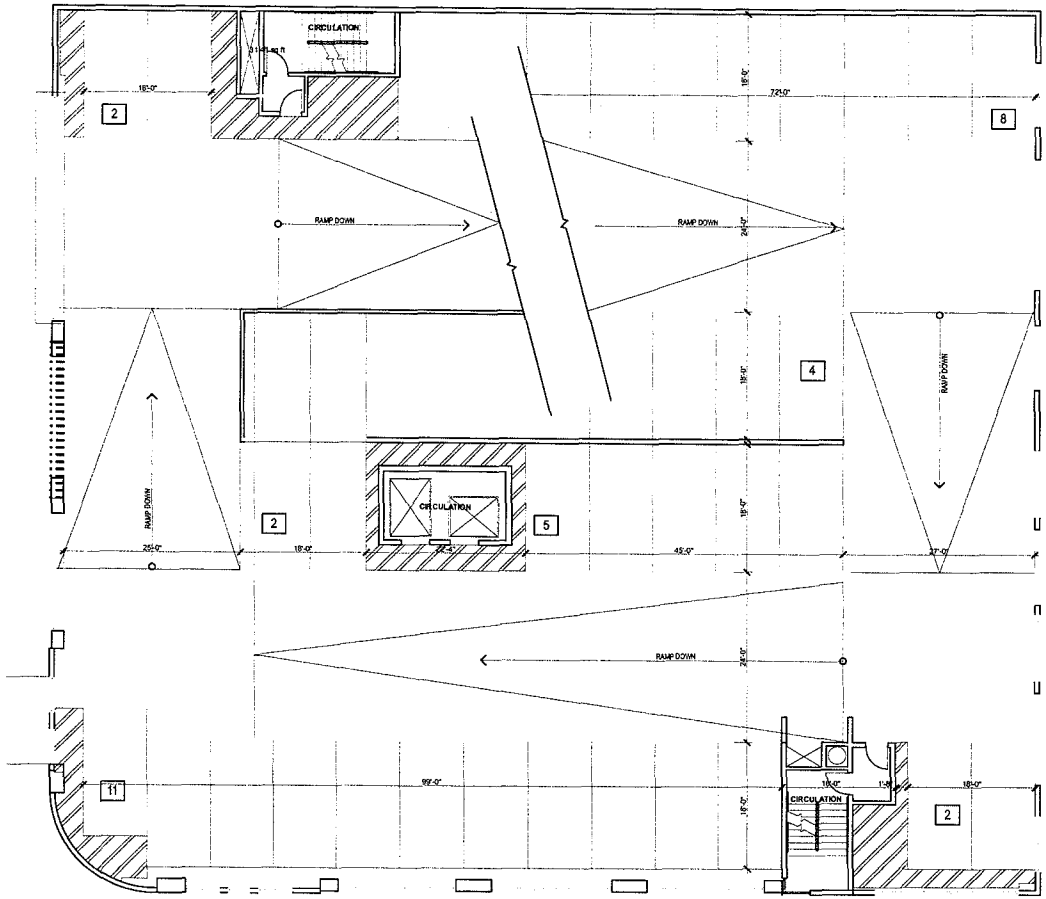

SECOND FLOOR

1/8" = 1'-0"

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SECOND FLOOR

A102

07.039 Solterra Lofts

EOT-36812

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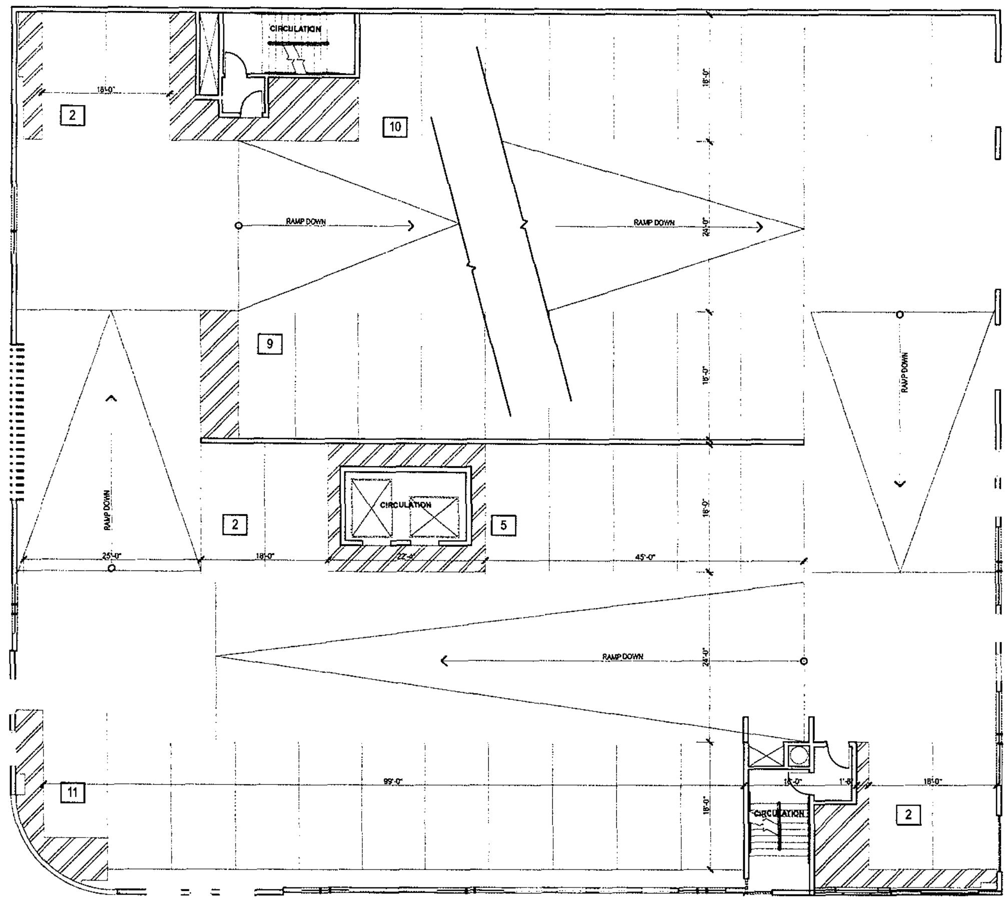

THIRD FLOOR
1/8" = 1'-0"

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THIRD FLOOR
A103
07.039 Solterra Lofts

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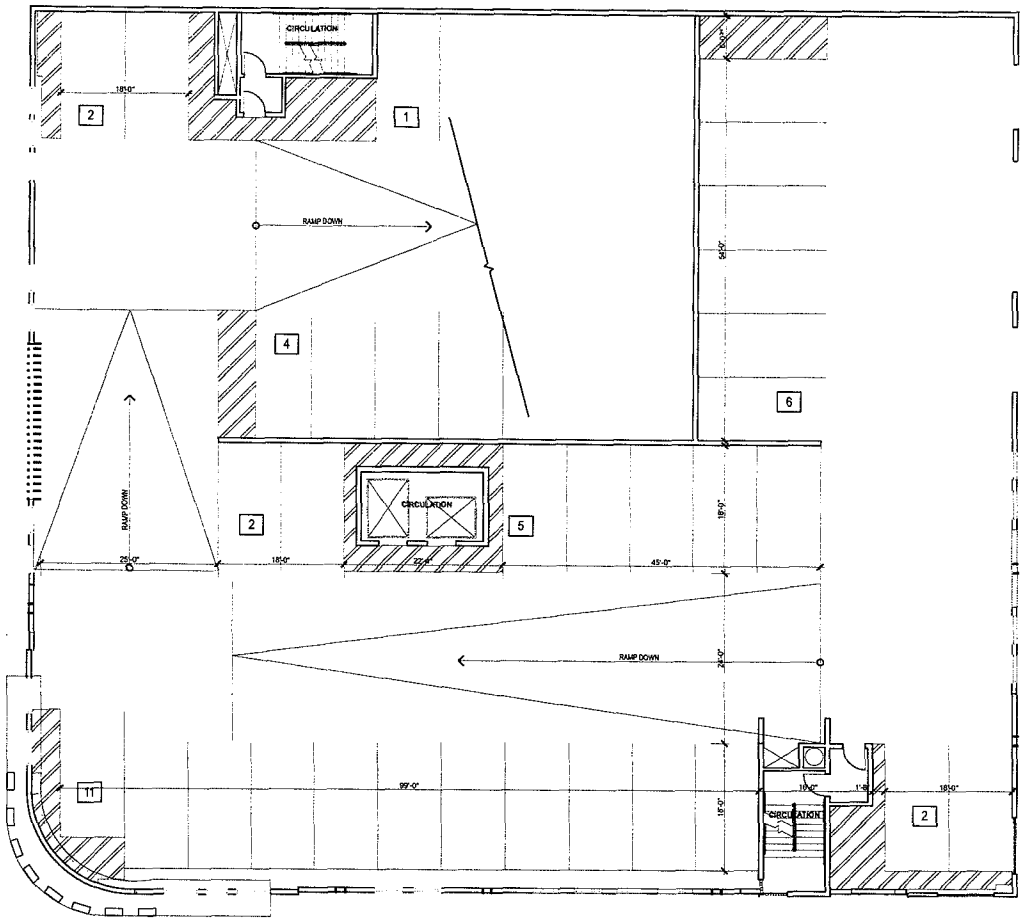

FOURTH FLOOR

1/8" = 1'-0"

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FOURTH FLOOR

A104

07.039 Solterra Lofts

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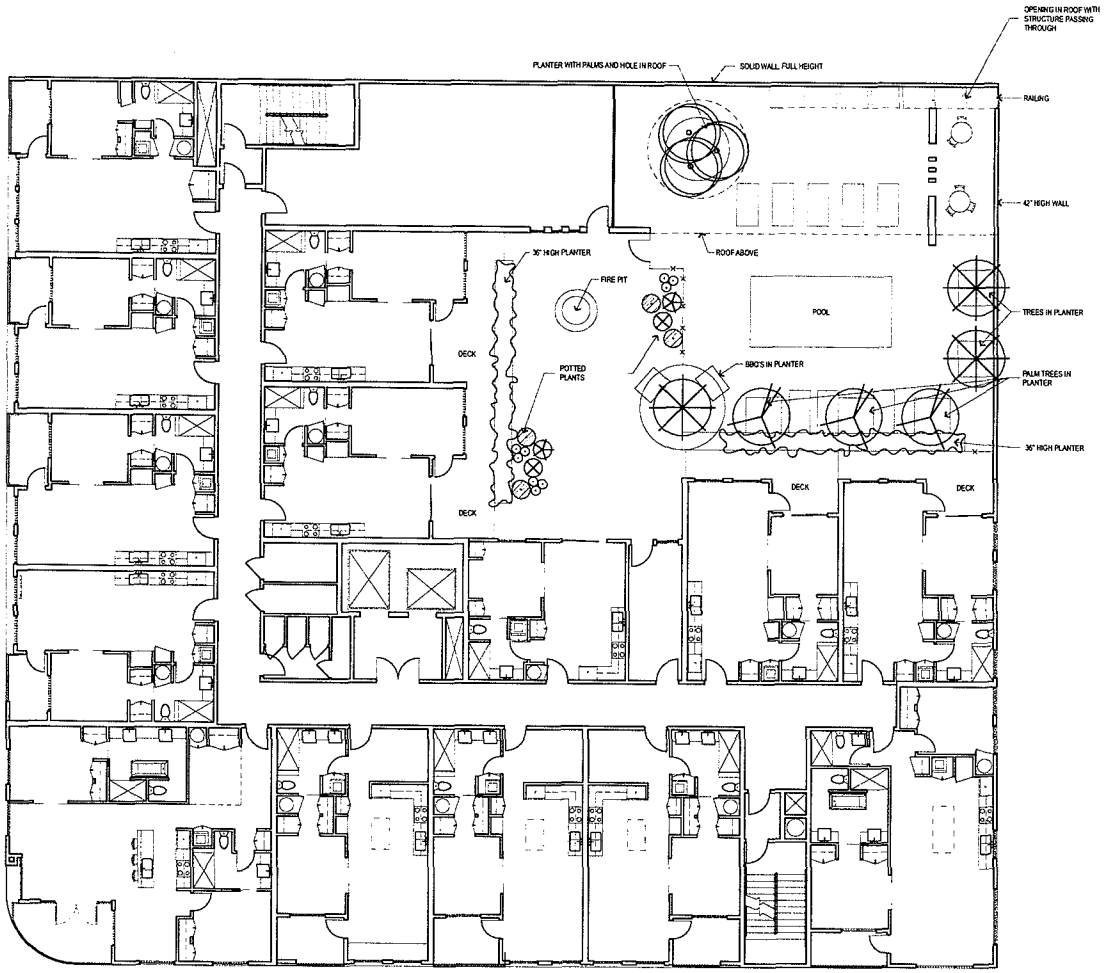
01-20-10 CC



FIFTH FLOOR

1/8" = 1'-0"

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FIFTH FLOOR

A105

07.039 Solterra Lofts

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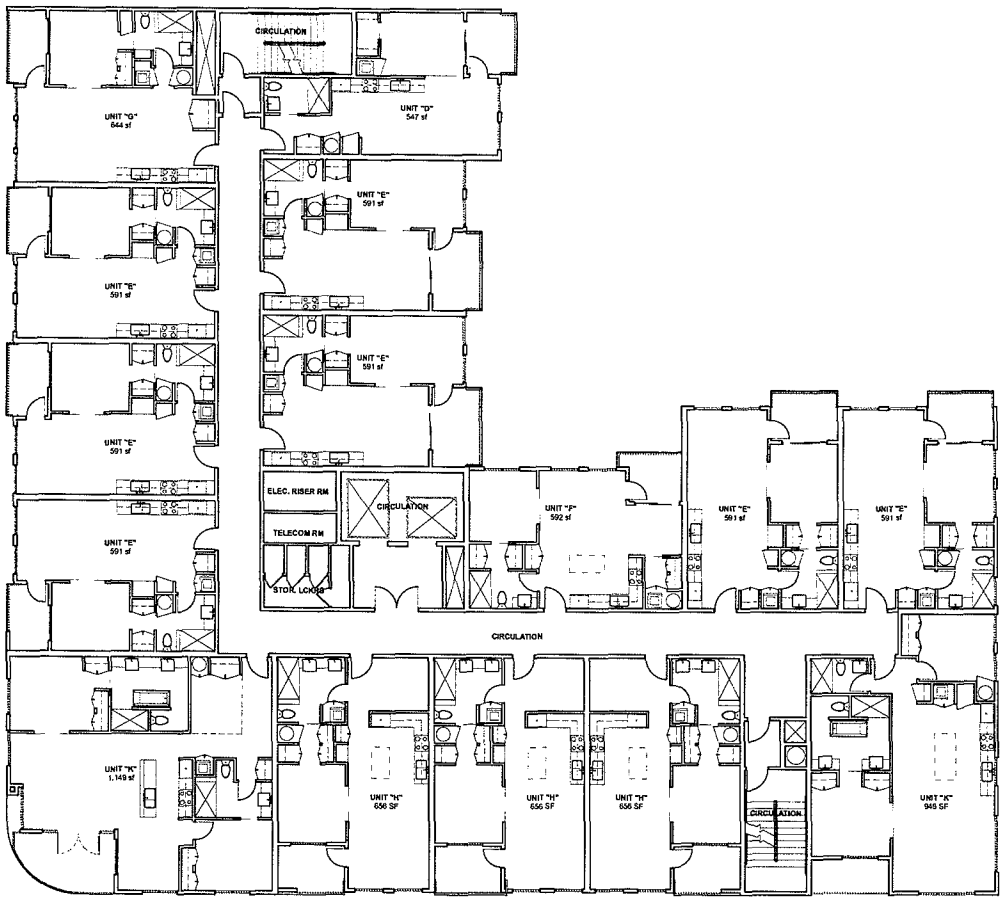

SIXTH & SEVENTH FLOOR
1/8" = 1'-0"

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SIXTH & SEVENTH FLOOR

A106

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07.039 Solterra Lofts

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01-20-10 CC

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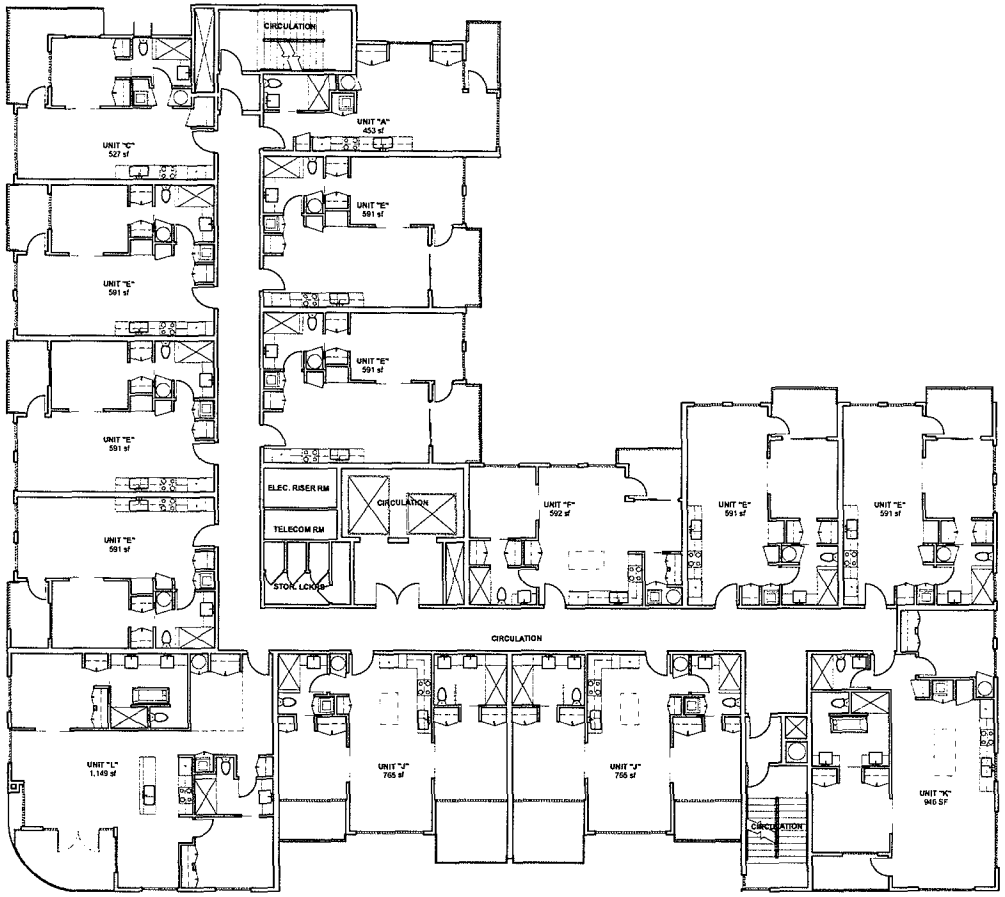

EIGHTH FLOOR

1/8" = 1'-0"

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EIGHTH FLOOR

A107

07 039 Solterra Lofts

EOT-36812

01-20-10 CC

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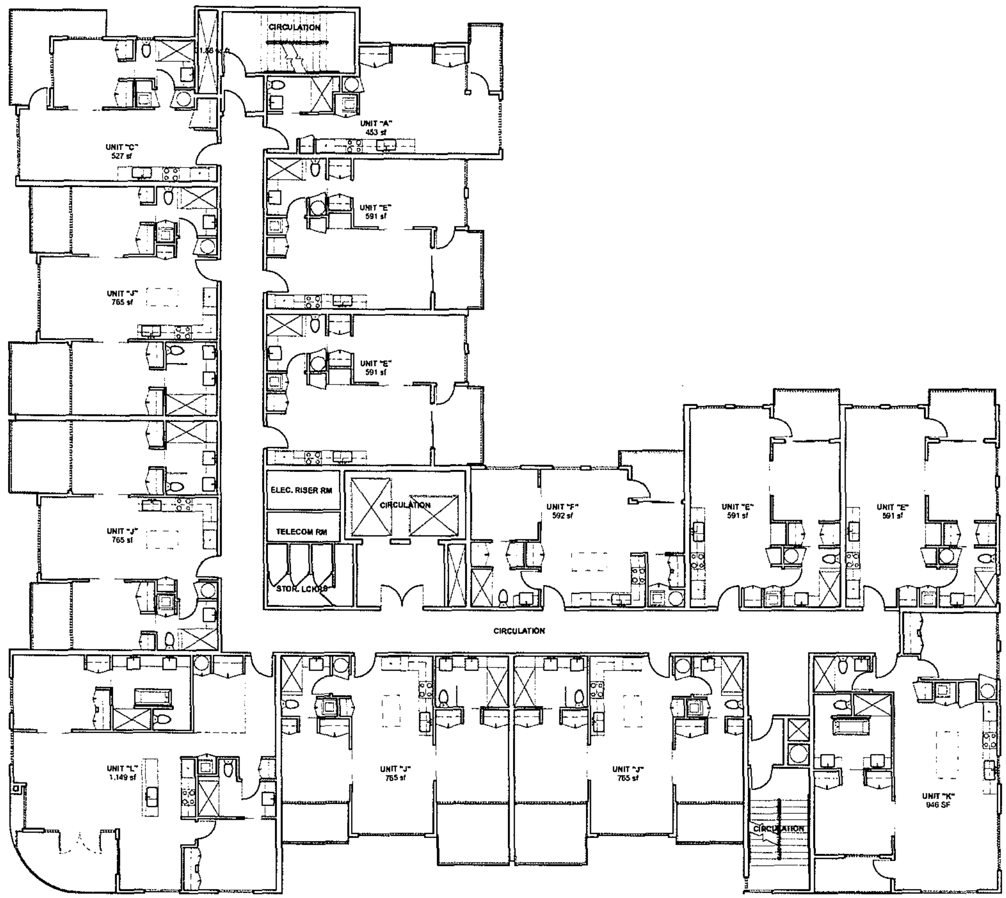

NINTH-12TH FLOORS

1/8" = 1'-0"

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NINTH-12TH FLOORS

A108

07.039 Solterra Lofts

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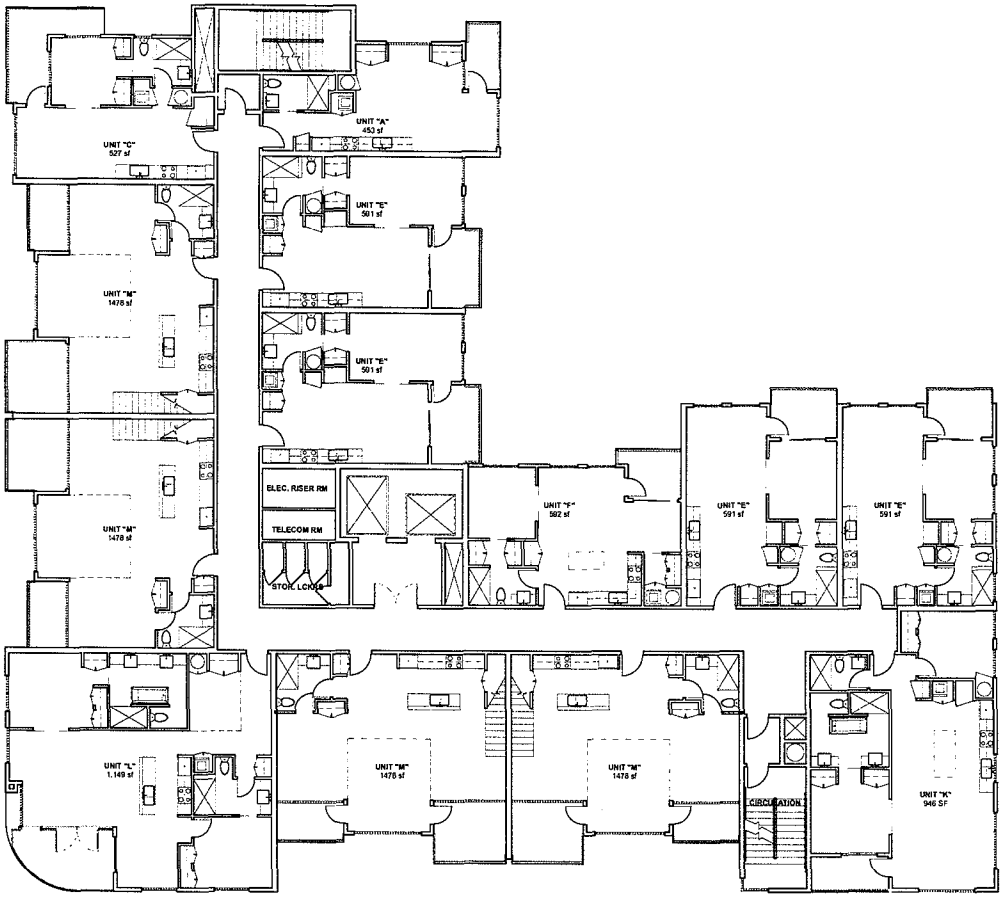
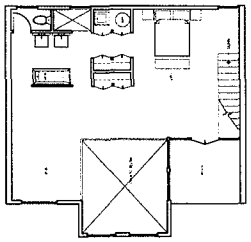
01-20-10 CC



13TH FLOOR

1/8" = 1'-0"



UNIT M-MEZZANINE

1/8" = 1'-0"

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13TH FLOOR & MEZZANINE

A109

07.039 Solterra Lofts

EOT-36812
01-20-10 CC

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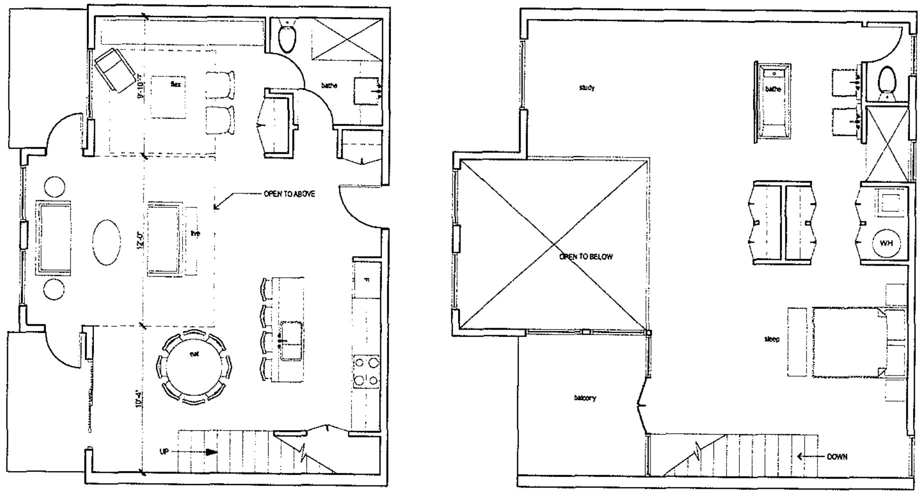
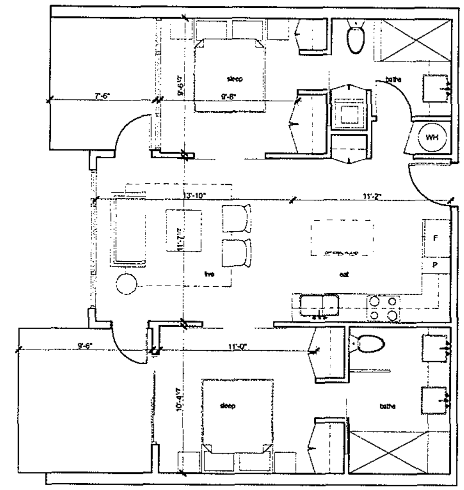
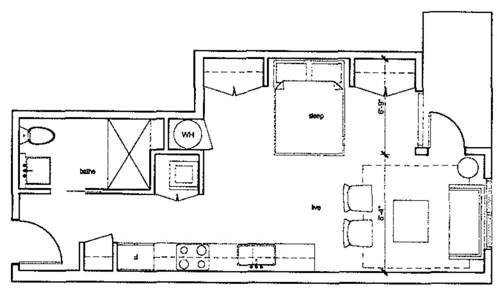


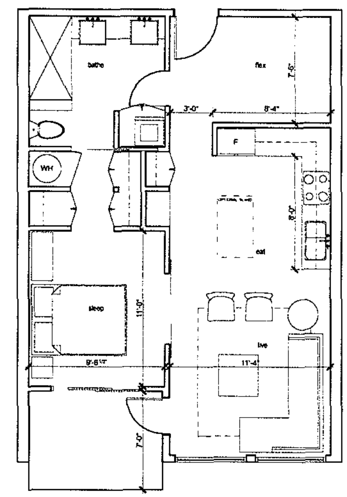
TYPICAL PENTHOUSE
1/4" = 1'-0"



TYPICAL 2-BEDROOM
1/4" = 1'-0"



TYPICAL STUDIO
1/4" = 1'-0"



TYPICAL 1-BEDROOM
1/4" = 1'-0"

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UNIT PLANS
A110
07.039 Solterra Lofts

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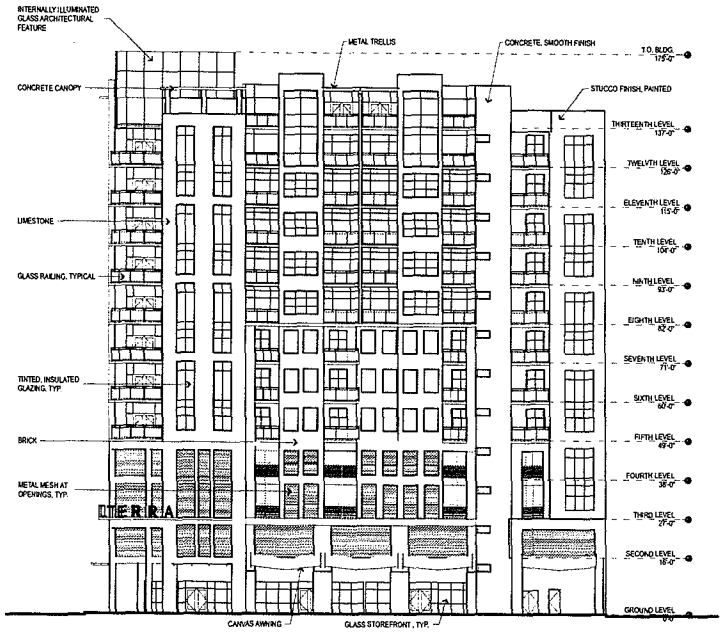
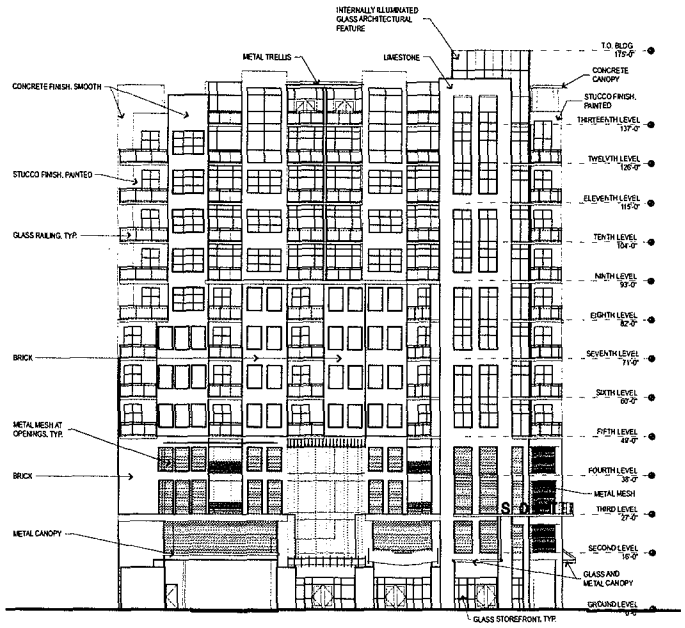
01-20-10 CC



SOUTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"

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BUILDING ELEVATIONS

A200

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EOT-36812

01-20-10 CC

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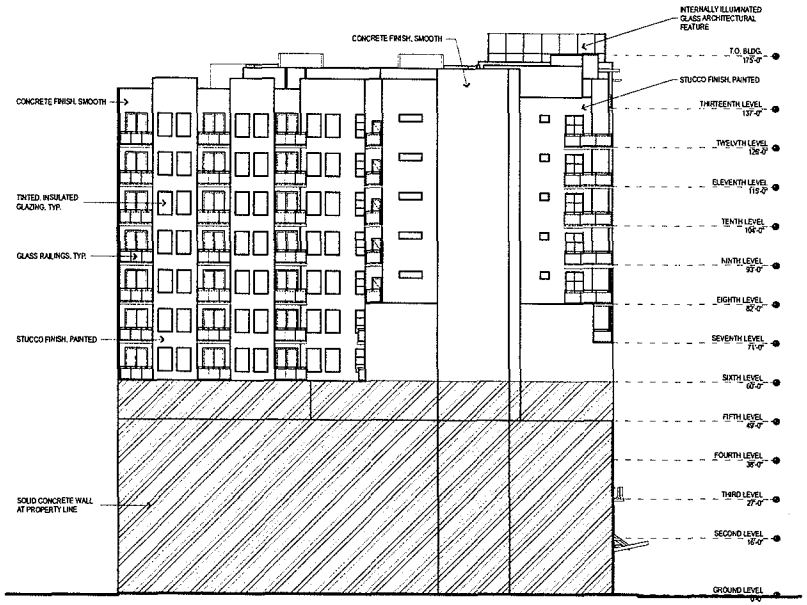
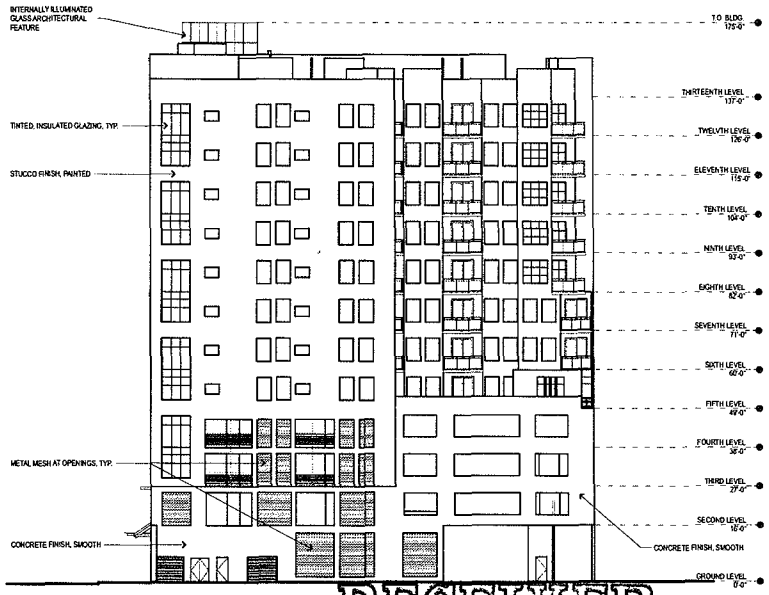


NORTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"

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BUILDING ELEVATIONS

A201

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07.039 Solterra Lofts

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