



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

Case Number **EOT-36813** 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 Nichole

Subscribed and sworn before me

This 17 day of November, 20 09

M. 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

Case Number: **EOT-36813** APN: 139-34-410-021

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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

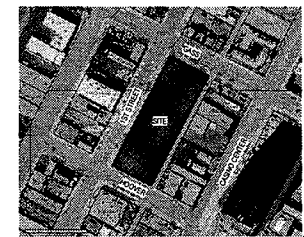
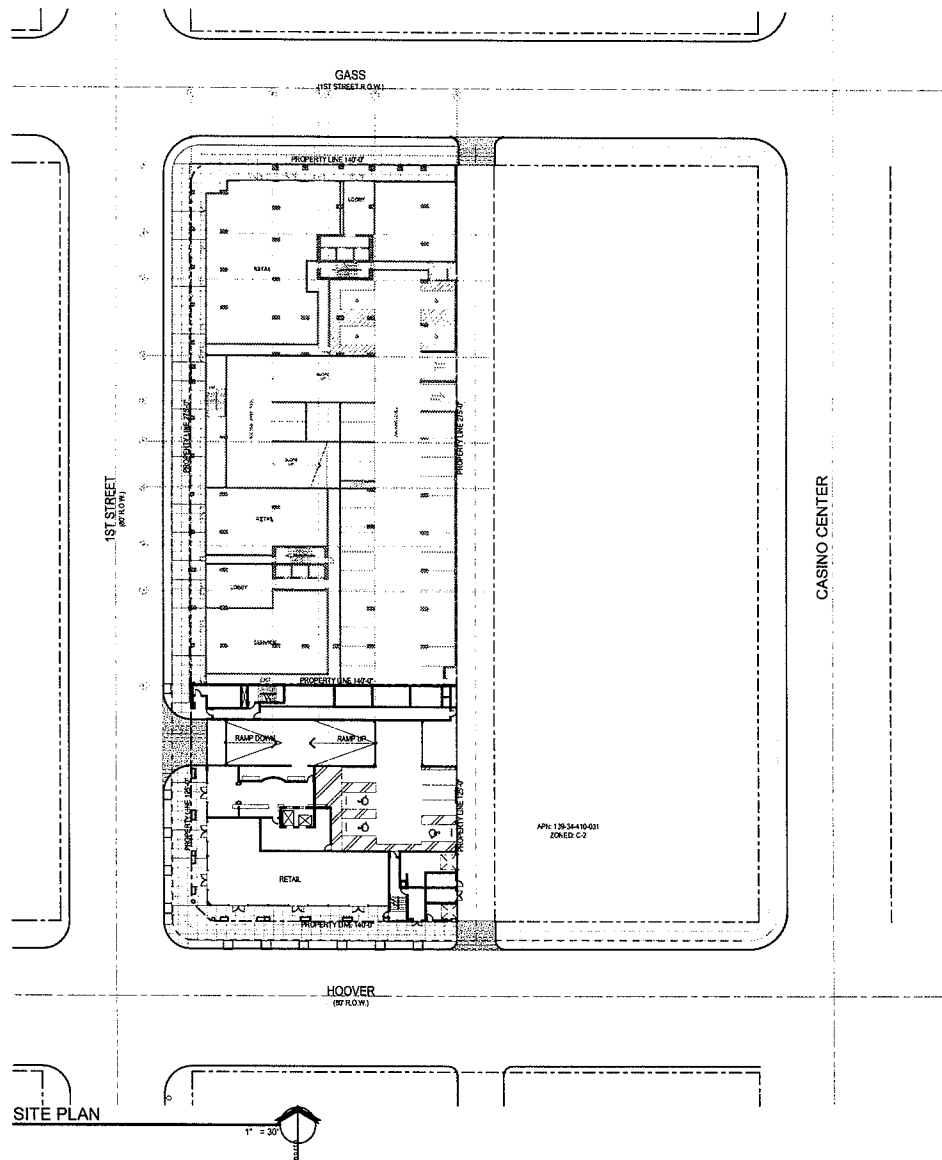
Subscribed and sworn before me

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



VICINITY & LOCATION MAPS

# Site Zoning & Data

## SITE DATA

|                       |                                                     |          |  |
|-----------------------|-----------------------------------------------------|----------|--|
| PARCEL NUMBER         | 130-34-410-021 TO 130-34-410-025 AND 130-34-310-028 |          |  |
| JURISDICTION          | CITY OF LAS VEGAS - 89011                           |          |  |
| EXISTING GENERAL PLAN | INDU                                                |          |  |
| EXISTING ZONING       | CM                                                  |          |  |
| PROPOSED ZONING       | C-2                                                 |          |  |
| SITE AREA             | 17,500 NSF<br>40 NET ACRES                          |          |  |
| SETBACKS - (BUILDING) |                                                     |          |  |
| FRONT                 | RECD                                                | PROVIDED |  |
| INTERIOR SIDE         | C-2                                                 | C-2      |  |
| SIDE STREET           | C-2                                                 | C-2      |  |
| REAR                  | C-2                                                 | C-2      |  |

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

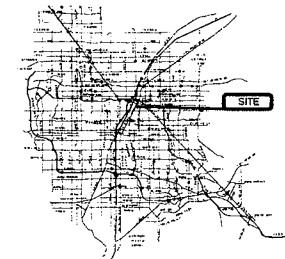
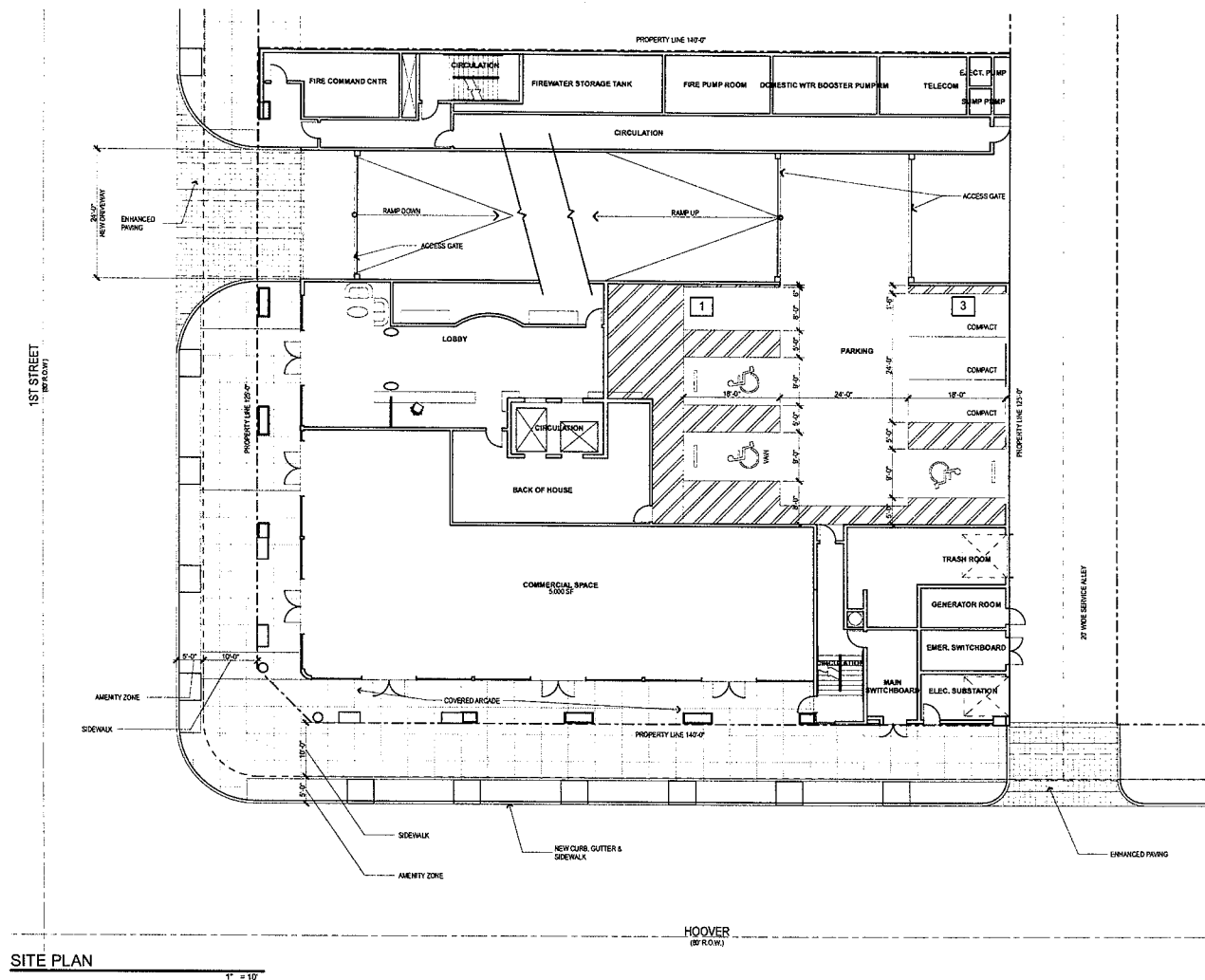
EOT-36813  
01-20-10 CC

City of Las Vegas SDR Submittal 10.08.07

SITE PLAN  
ASI00  
07.019 Solterra Lofts

APTUS Architecture  
1200 South 4th Street  
Suite 206  
Las Vegas, Nevada 89104  
P 702.579.1200  
F 702.579.1213

07/20/2010 Hoover Lofts - Solterra Lofts SDR Submittal 10.08.07 10:08:07 10/20/2010 10:08:07 10/20/2010 10:08:07



VICINITY & LOCATION MAPS

## Site Zoning & Data

### SITE DATA

|                       |                                 |
|-----------------------|---------------------------------|
| PARCEL NUMBER         | 129-34-410-021 & 129-34-410-022 |
| JURISDICTION          | CITY OF LAS VEGAS - 89101       |
| EXISTING GENERAL PLAN | MXU                             |
| EXISTING ZONING       | CM                              |
| PROPOSED ZONING       | C-2                             |
| SITE AREA             | 17,500 NSF<br>4.1 NET ACRES     |

### SETBACKS - (BUILDING)

|               | REQD  | 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           | NA (CENTENNIAL PLAN) |
| ACTUAL HEIGHT        | 17'-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 = 29 | 3                  |
| UNITS                                  | 130 UNITS @ 1:1 = 130 | 130                |
| STANDARD PARKING SPACES PROVIDED       |                       | 92                 |
| COMPACT PARKING SPACES PROVIDED (R 9%) |                       | 38                 |
| HANDICAPPED SPACES PROVIDED            |                       | 1 WALK, 2 STANDARD |
| TOTAL PARKING                          |                       | 133                |

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**Site Development Review**  
 Hoover & 1st street  
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SITE PLAN

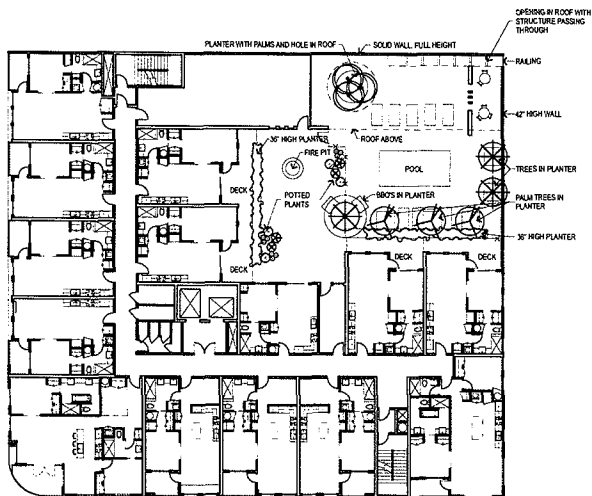
**ASI01**

07-039 Solterra Lofts

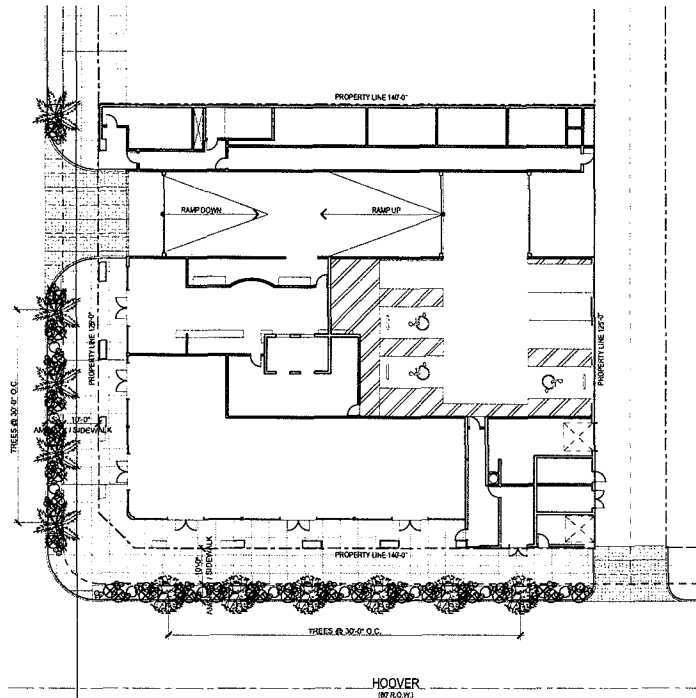
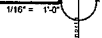
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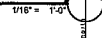
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AMENITY DECK



LANDSCAPE PLAN



| Landscape Schedule |                          |                                |              |
|--------------------|--------------------------|--------------------------------|--------------|
| SYMBOL             | COMMON NAME              | BOTANICAL NAME                 | SIZE         |
|                    | DATE PALM                | Phoenix                        | 25' High     |
|                    | SOUTHERN LIVE OAK        | Quercus laevis                 | 24" Box      |
|                    | DESERT WILLOW            | Chilopsis                      | 24" Box      |
|                    | SAGO PALM                | Cycas revoluta                 | 15 gal       |
|                    | MEXICAN FAN PALM         | Washingtonia robusta           | 10'-12' High |
|                    | TEXAS RANGER             | Euonymus alatus 'Strain Color' | 5 gal        |
|                    | DESERT HONEY SUCKLE      | Ceanothus purpureus            | 5 gal        |
|                    | RED BIRD OF PARADISE     | Cassia purpurea                | 5 gal        |
|                    | MEXICAN BIRD OF PARADISE | Cassia purpurea                | 5 gal        |

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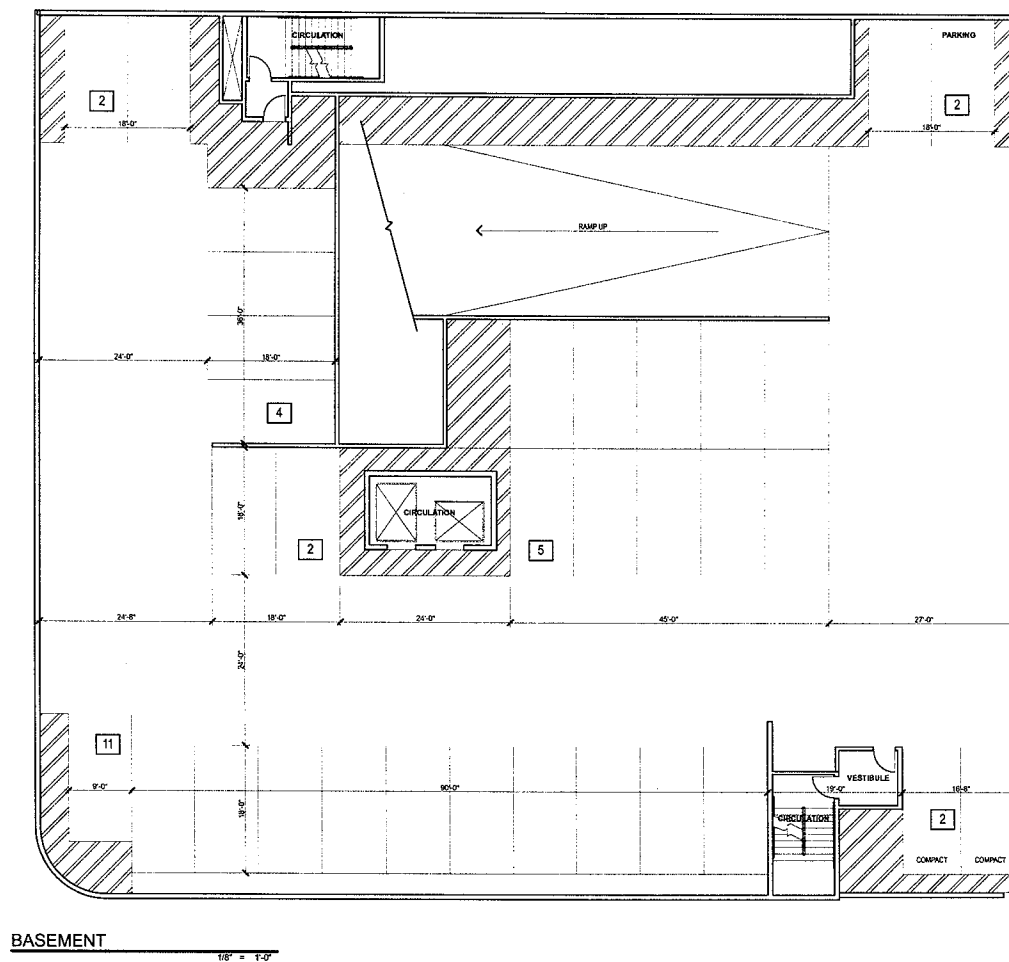
LANDSCAPE PLAN

**L100**

07.037 Solterra Lofts

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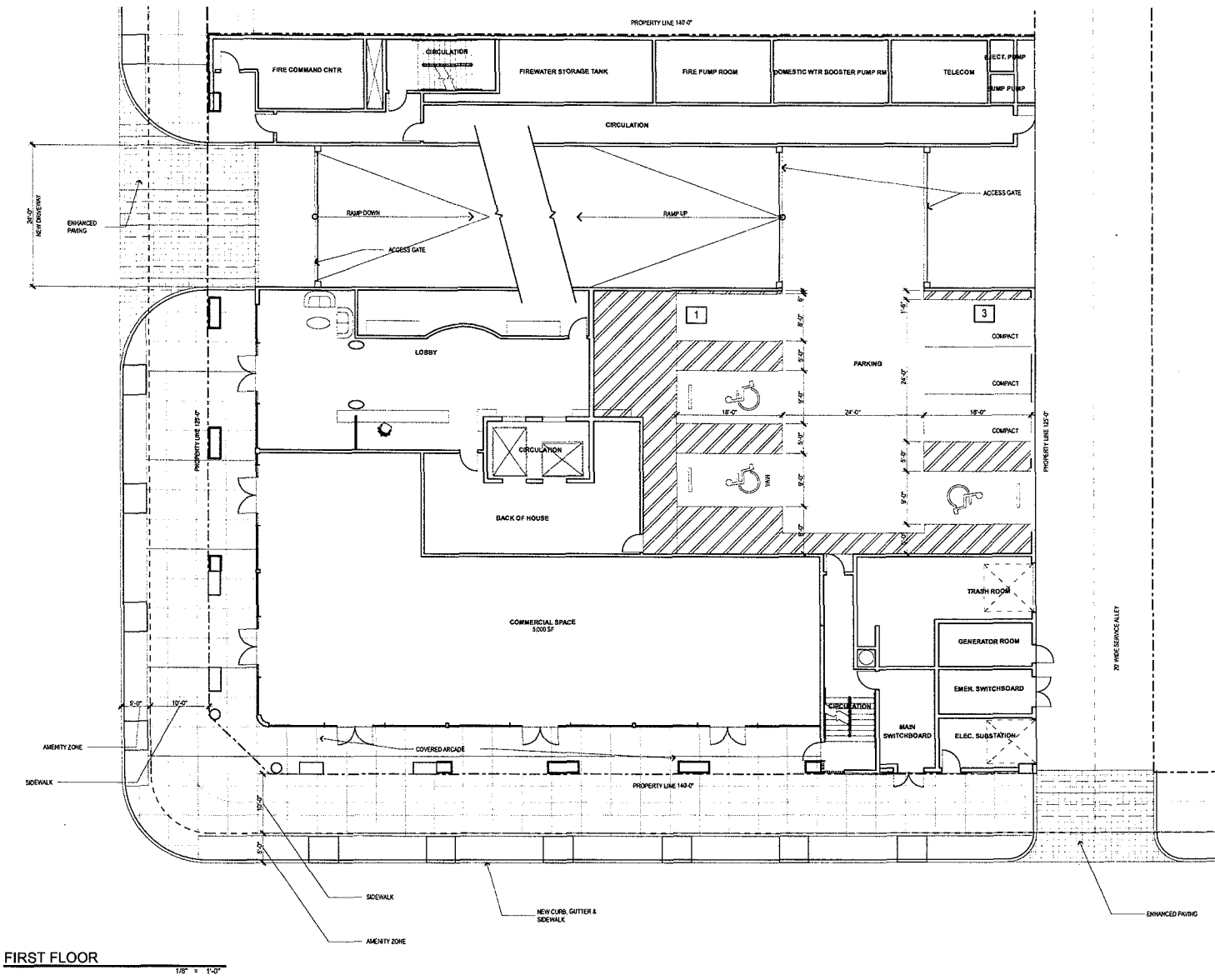
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**BASEMENT**

A100

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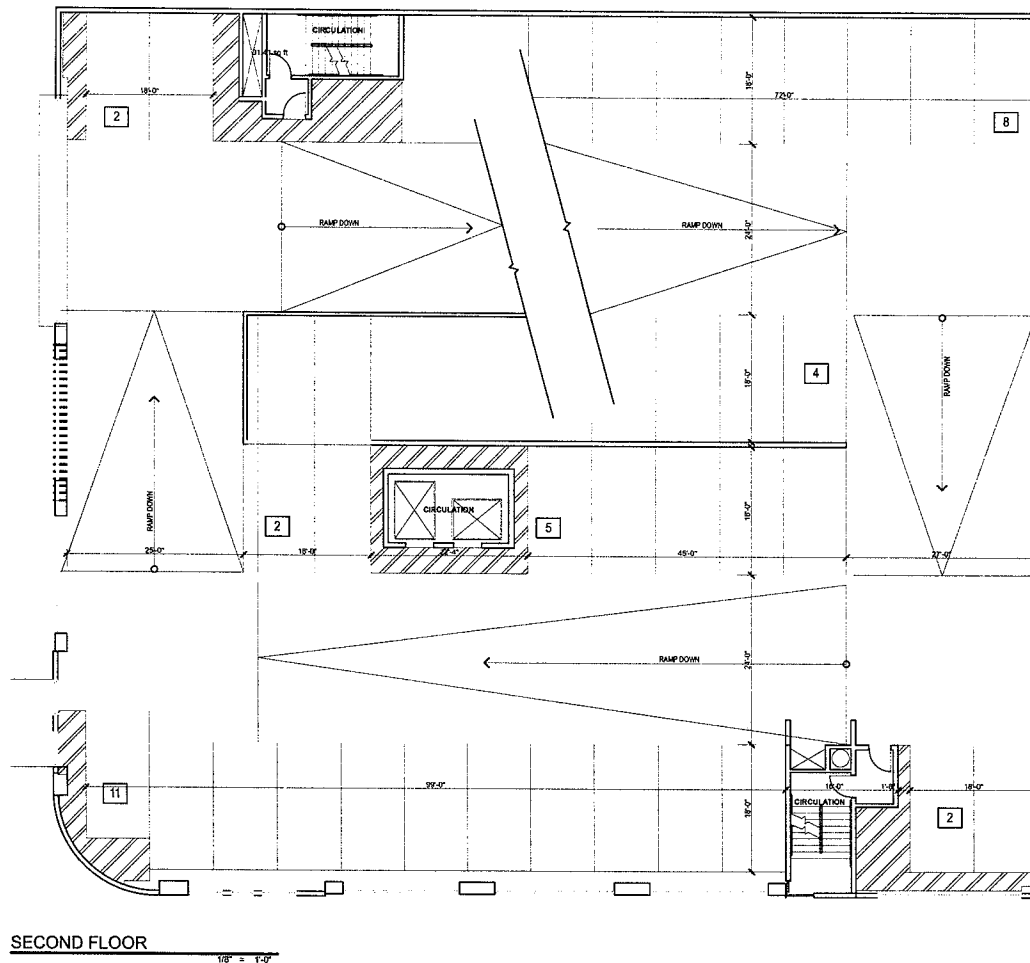
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FIRST FLOOR  
City of Las Vegas SDR, Solterra 10.09.07  
**A101**  
07.039 Solterra Lofts

**APTUS Architecture**  
1200 South 4th Street  
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P:\07\039 Solterra Lofts - SDR\DWG\SDR 001 Solterra Lofts.dwg 10/29/07 10:10 PM Chm



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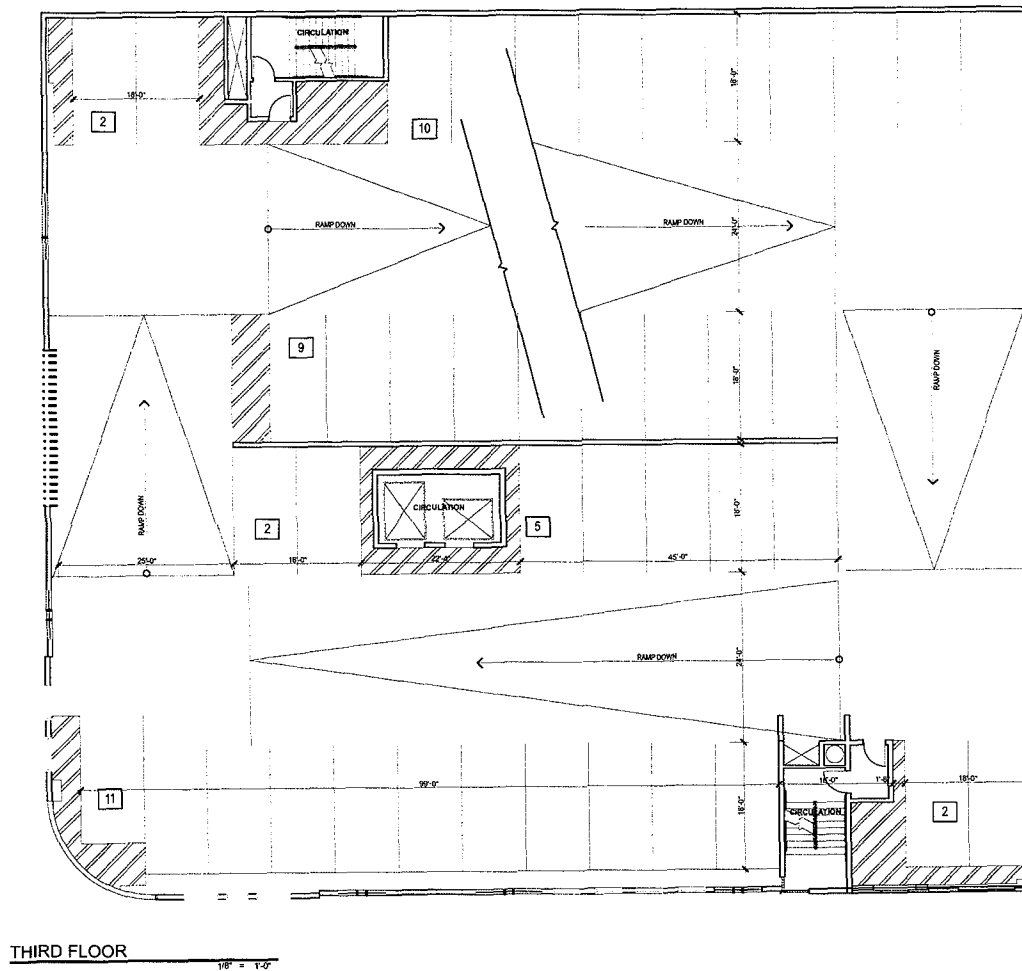
## SECOND FLOOR

A102

07.039 Solcerra Lofts

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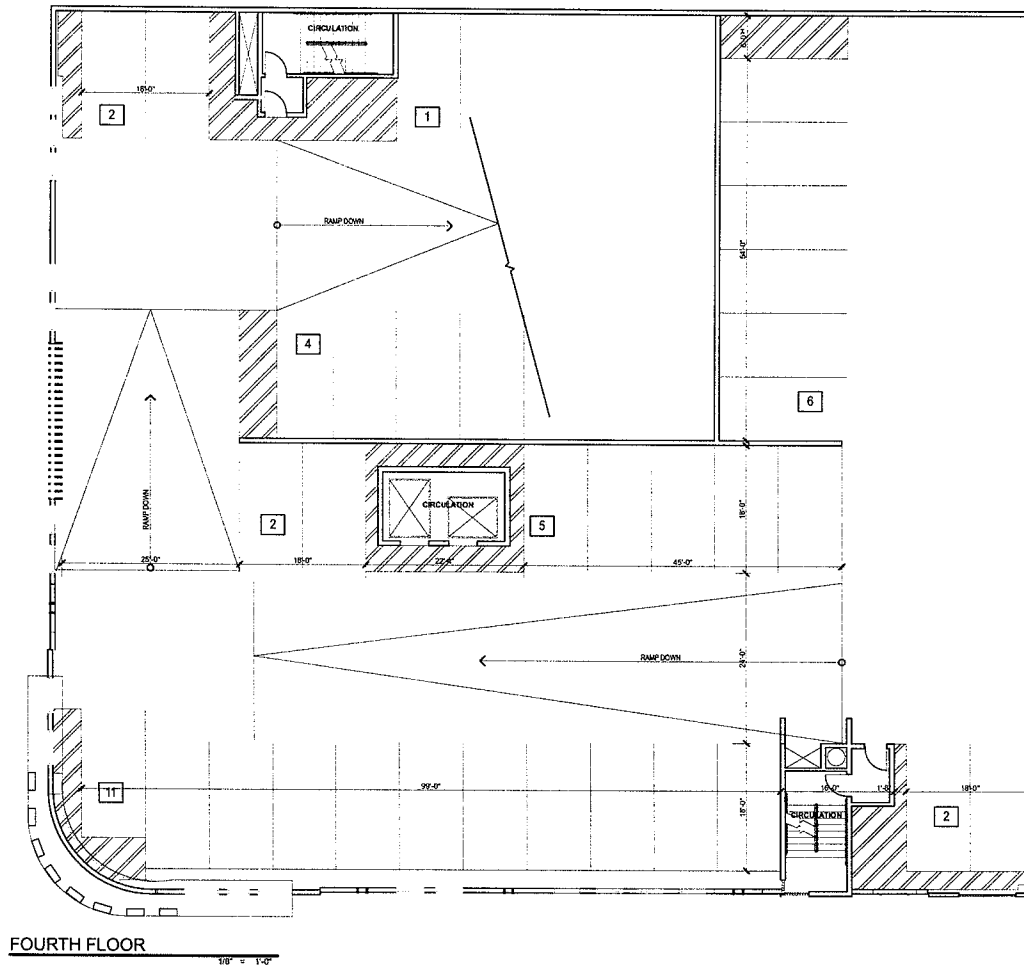
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### THIRD FLOOR

A103

07.039 Solterra Loft



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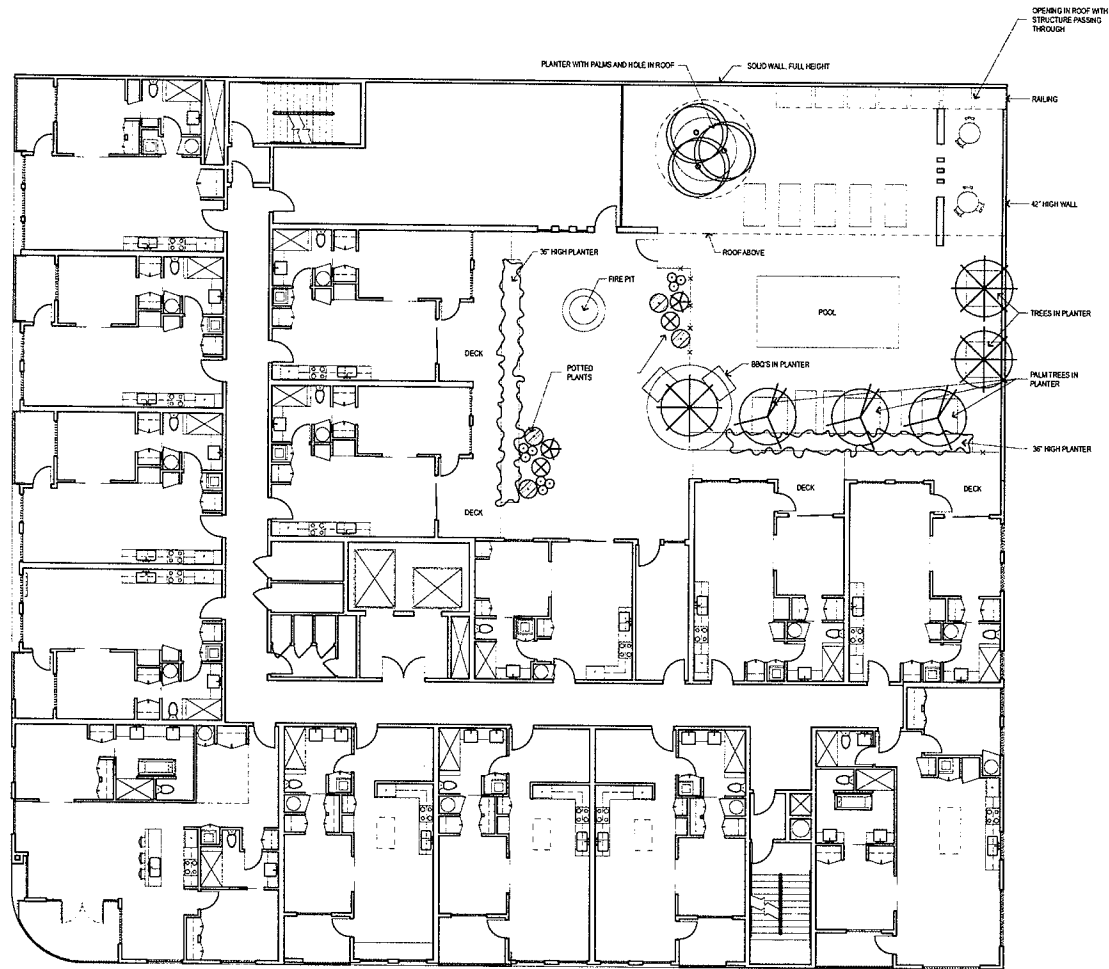
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FOURTH FLOOR

A104

07.039 Solterra Lofts



FIFTH FLOOR

1/8" = 1'-0"

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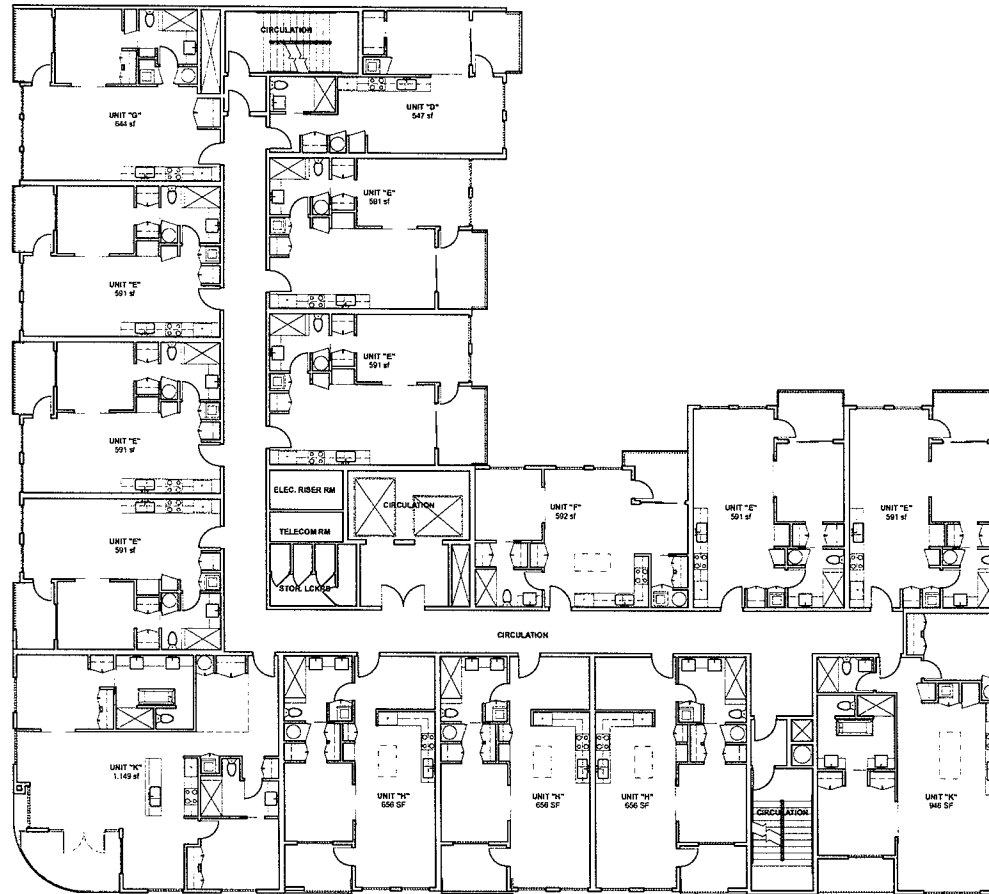
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FIFTH FLOOR

**A105**

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

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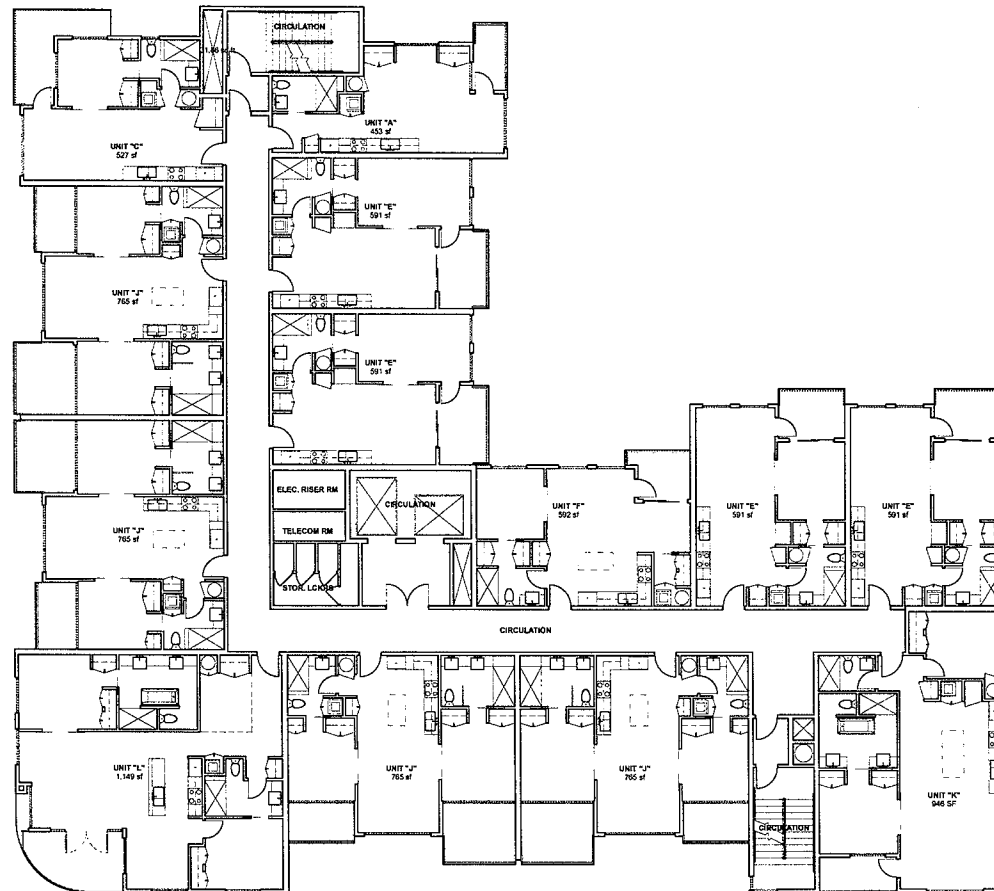
SIXTH & SEVENTH  
FLOOR

A106

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NINTH-12TH FLOORS

1/8" = 1'-0"

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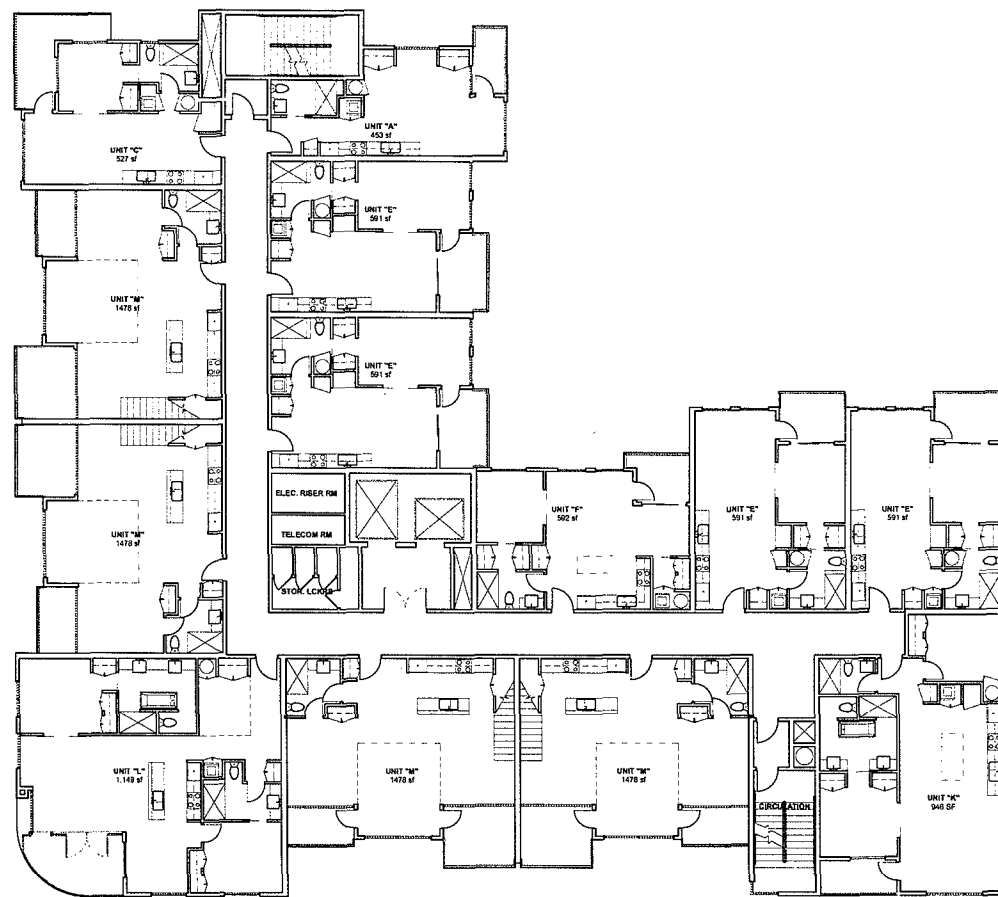
NINTH-12TH  
FLOORS

**A108**

01 039 Solterra Lofts

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1200 South 4th Street  
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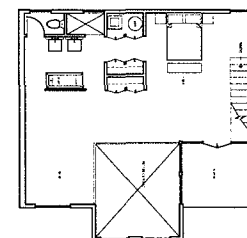
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13TH FLOOR

1/8" = 1'-0"

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UNIT M-MEZZANINE

1/8" = 1'-0"

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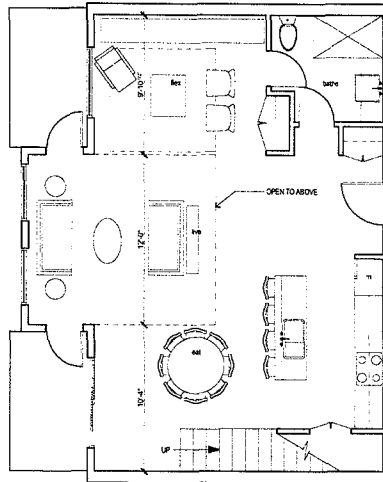
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13TH FLOOR &  
MEZZANINE

A109

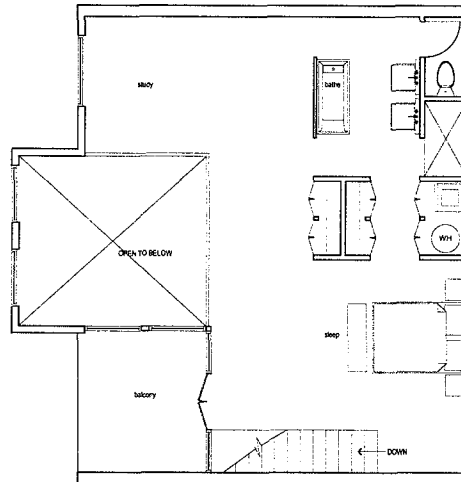
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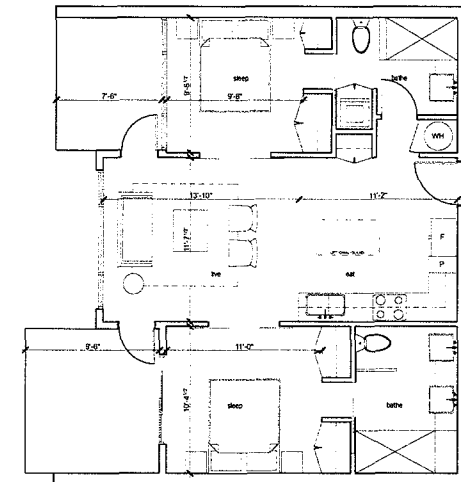
TYPICAL PENTHOUSE

1/4" = 1'-0"



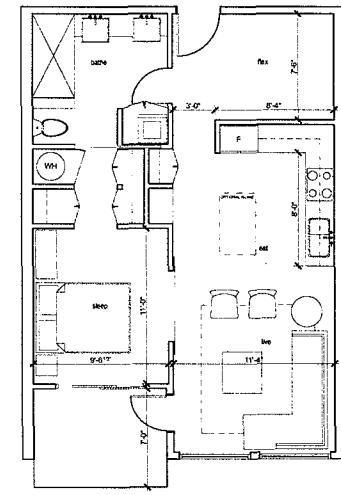
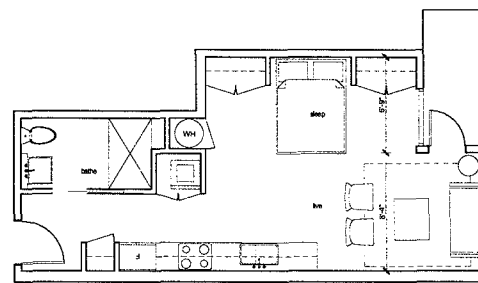
TYPICAL STUDIO

1/4" = 1'-0"



TYPICAL 2-BEDROOM

1/4" = 1'-0"



TYPICAL 1-BEDROOM

1/4" = 1'-0"

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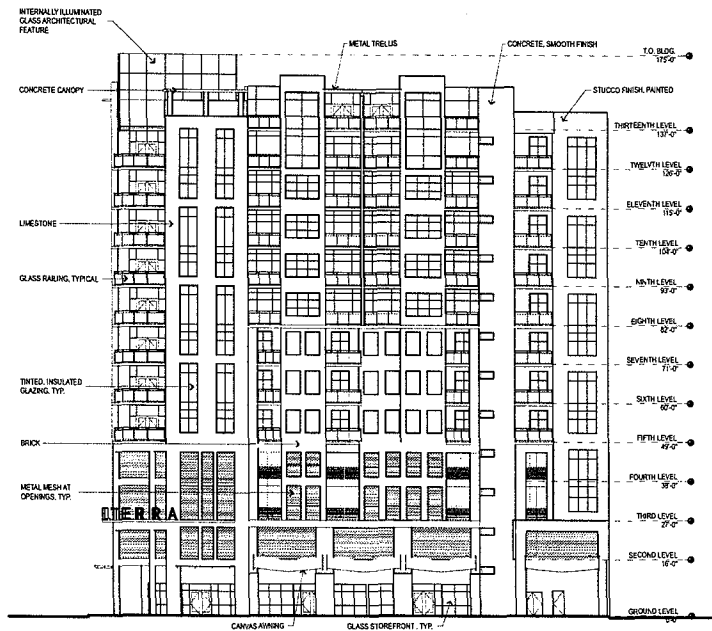
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UNIT PLANS

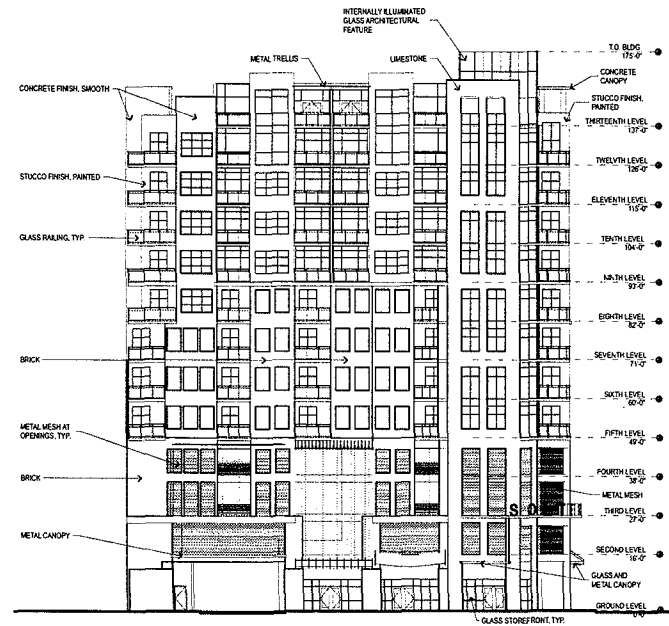
A110

07/219 Solterra Lofts



SOUTH ELEVATION

1/16" = 1'-0"



WEST ELEVATION

1/16" = 1'-0"

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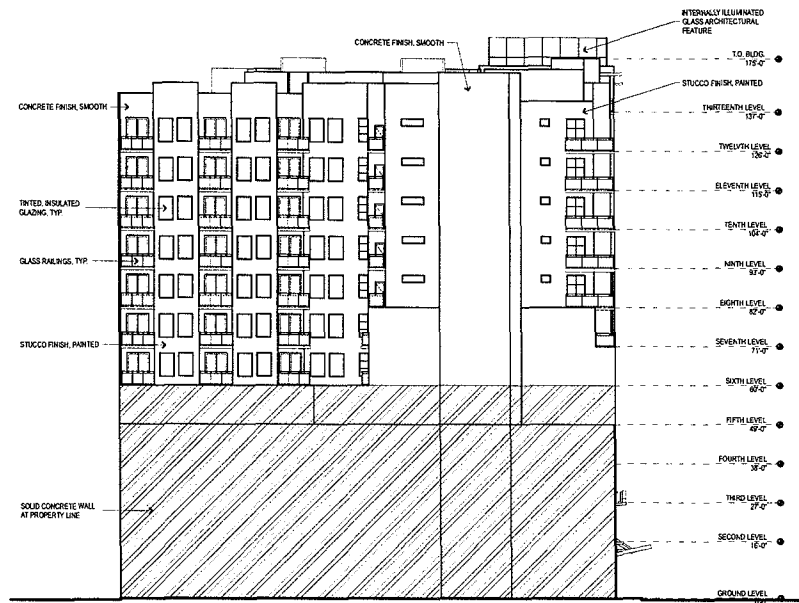
BUILDING  
ELEVATIONS

A200

07.039 Solterra Lofts

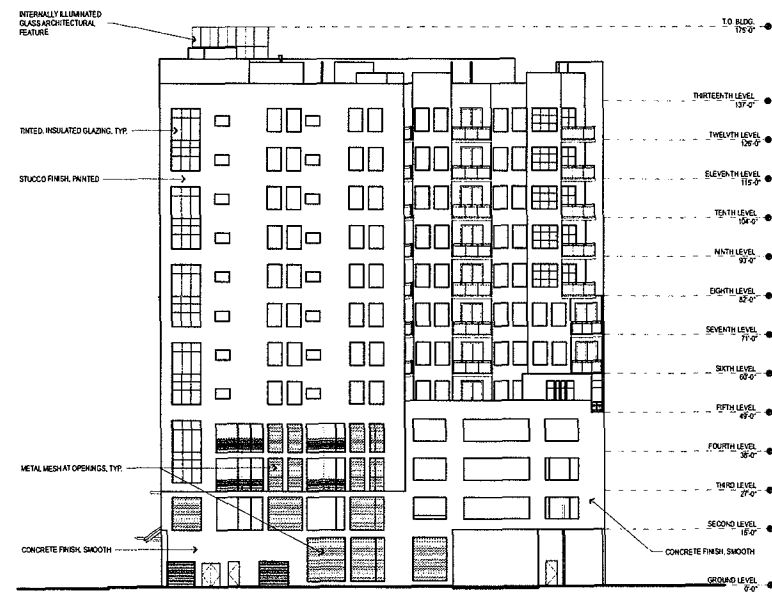
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Suite 204  
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NORTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"

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BUILDING  
ELEVATIONS

A201

07.019 Solterra Lofts

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01-20-10 CC

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