



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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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☐ 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

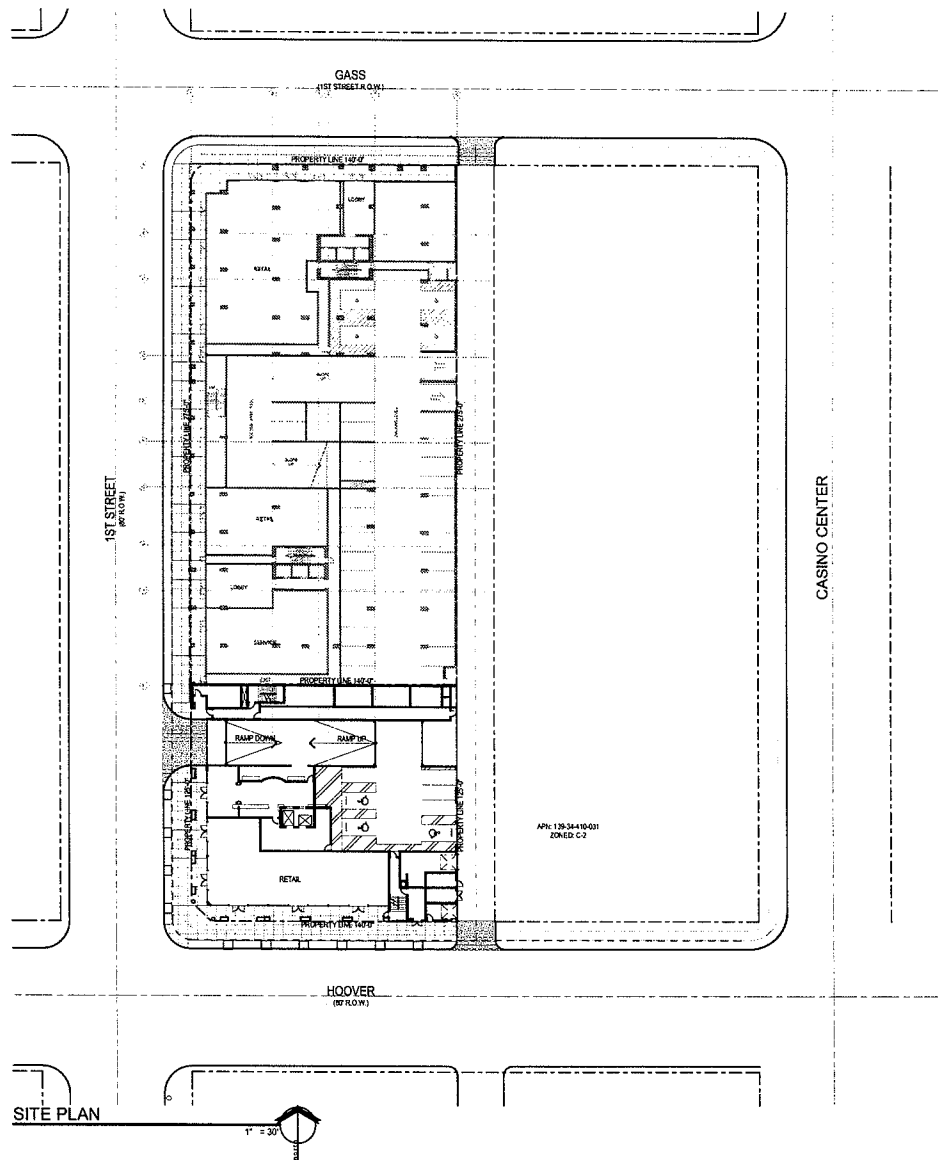
Subscribed and sworn before me

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



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 - 88911
 EXISTING GENERAL PLAN 100
 EXISTING ZONING CM
 PROPOSED ZONING C-2
 SITE AREA 17,500 SQ FT
 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"

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

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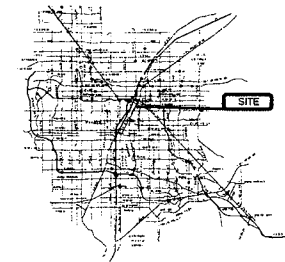
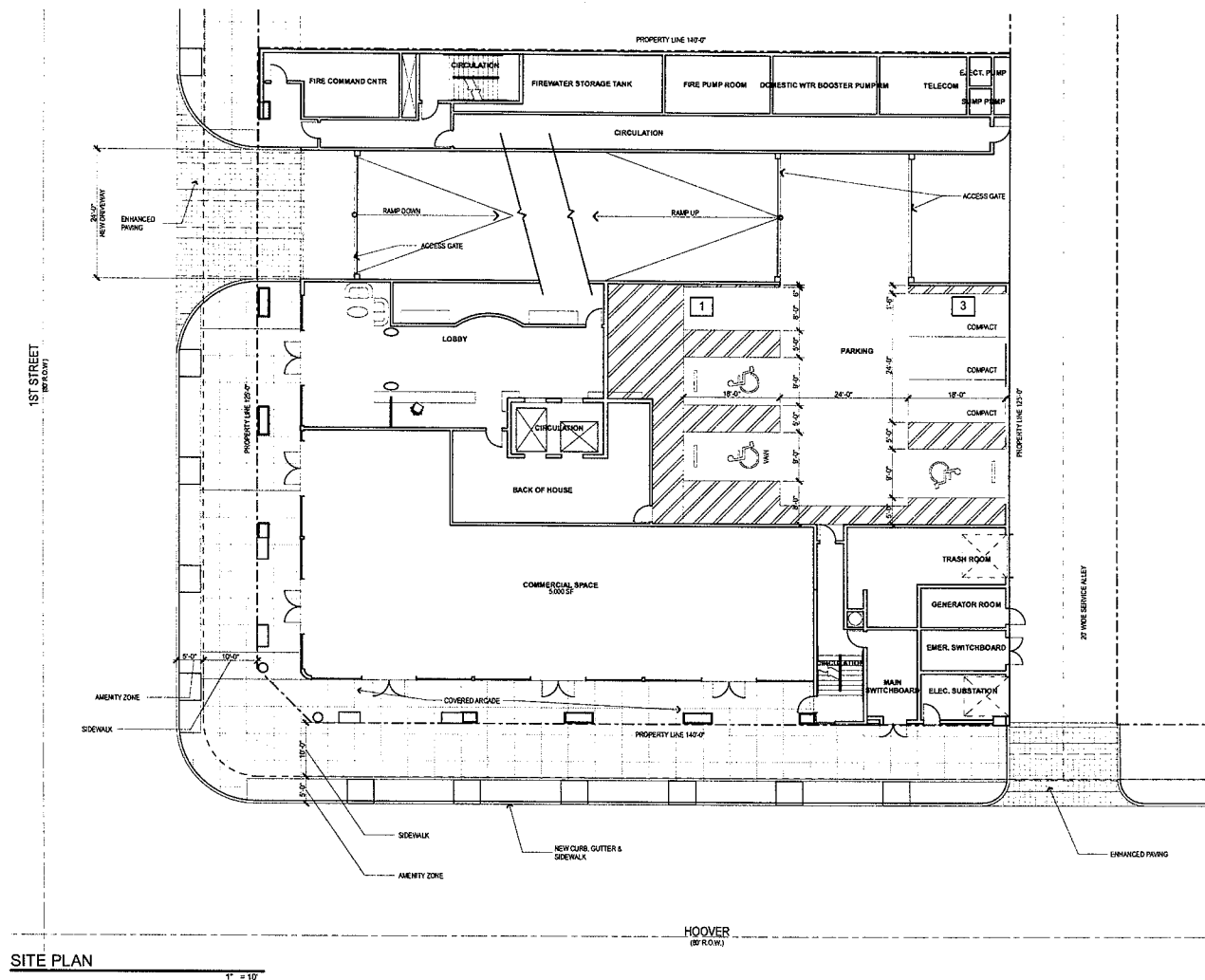
SITE PLAN

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

07.019 Solterra Lofts - Site Development Review - Hoover & 1st Street - 01-20-10 CC



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	C-M
PROPOSED ZONING	C-2
SITE AREA	17,500 NSF 4.1 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	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 PLAN

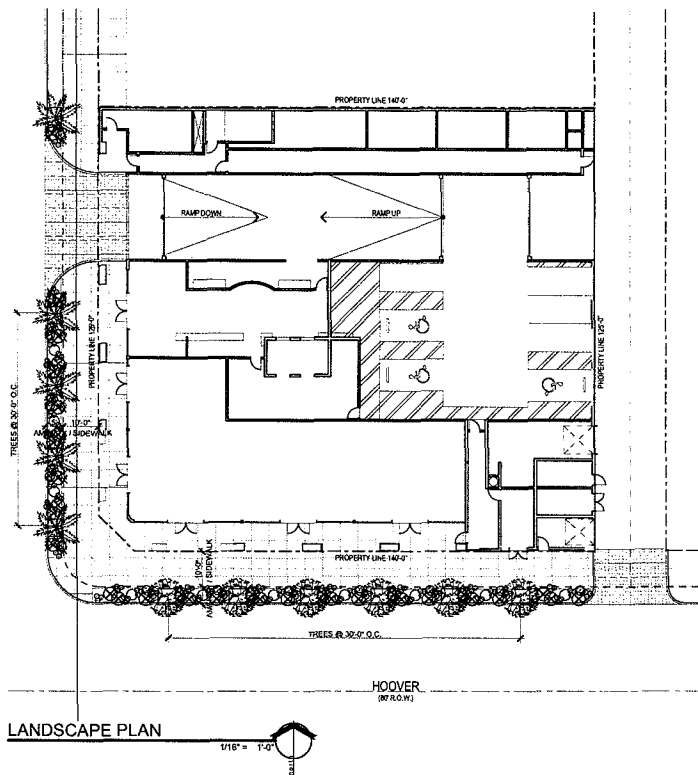
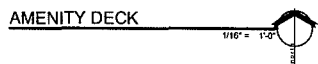
ASI01

07/039 Solterra Lofts

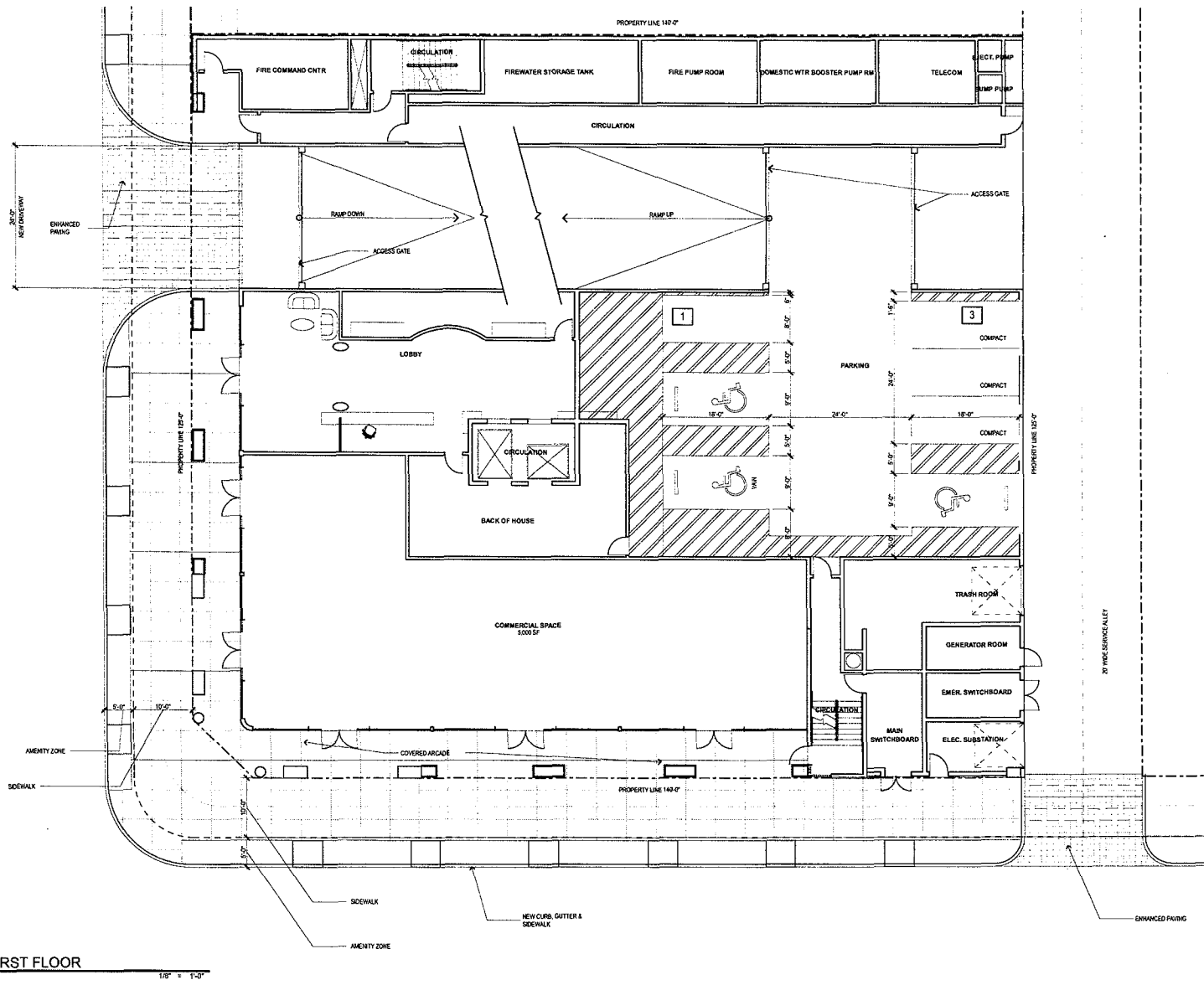
APTUS Architecture
1000 South 4th Street
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Las Vegas, Nevada 89104
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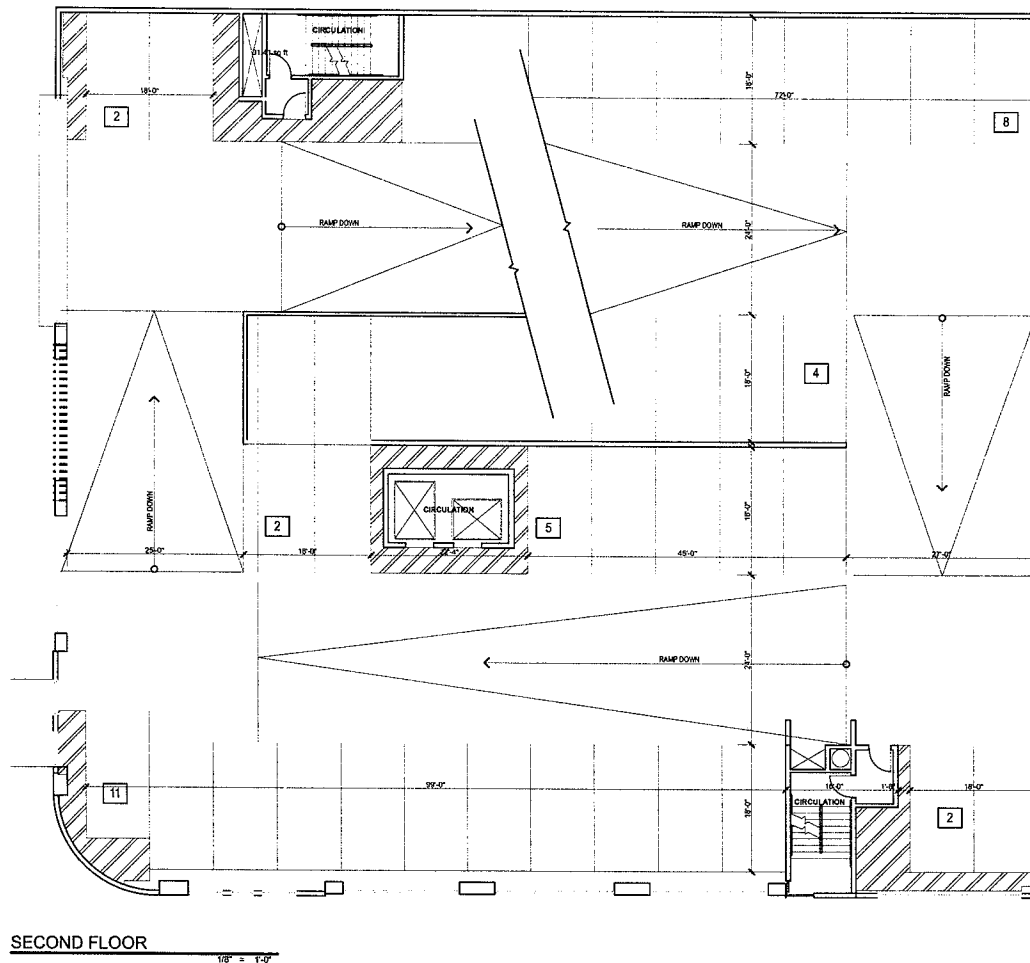
FIRST FLOOR
A101

City of Las Vegas SDR, Solterra 10.09.07

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1200 South 4th Street
Suite 100
Las Vegas, Nevada 89104
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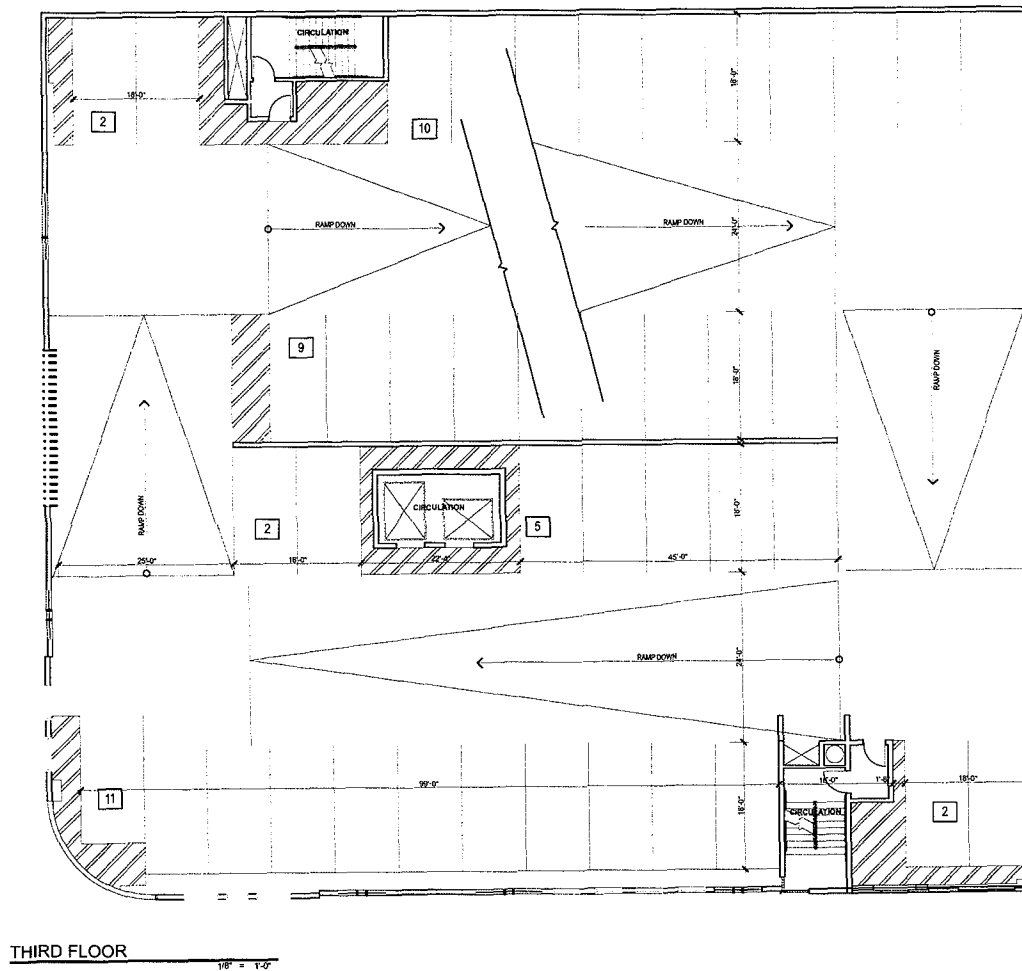
SECOND FLOOR

A102

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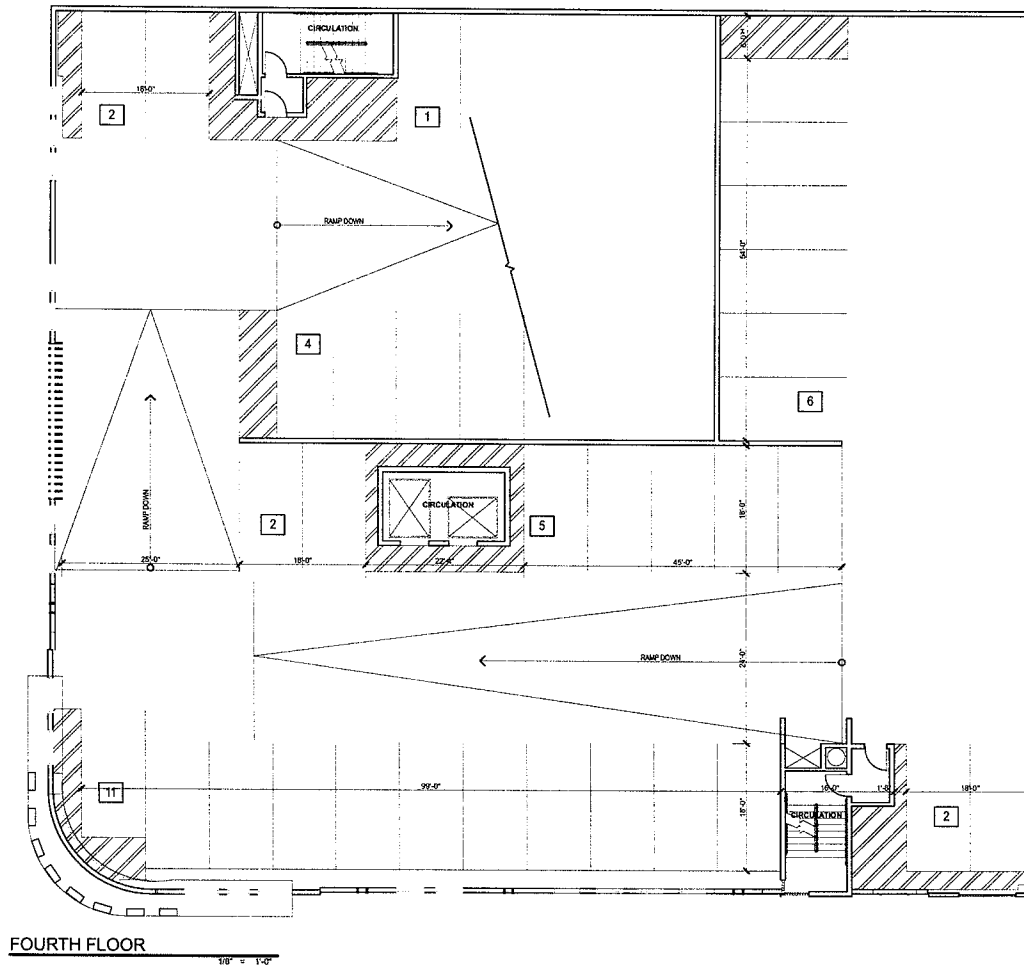
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THIRD FLOOR

A103

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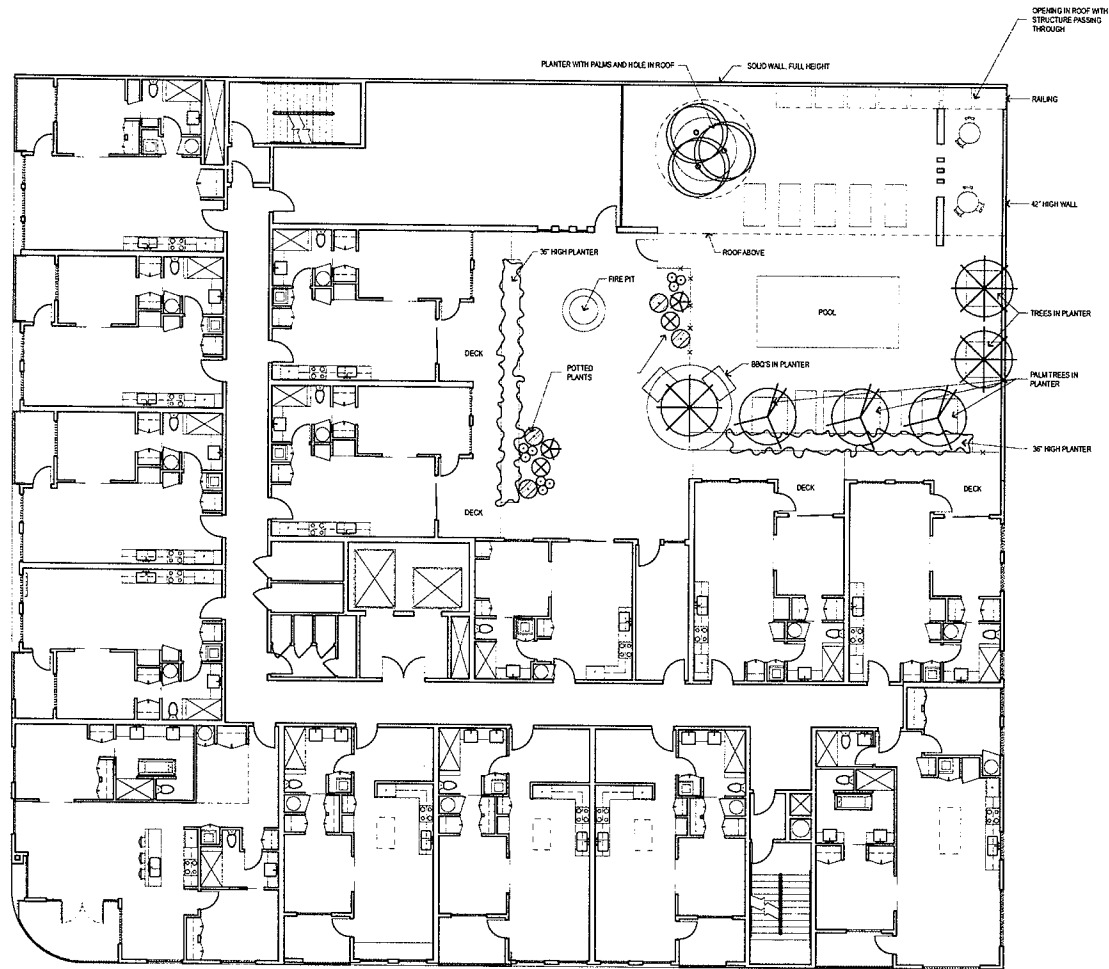
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FOURTH FLOOR

A104

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FIFTH FLOOR

1/8" = 1'-0"

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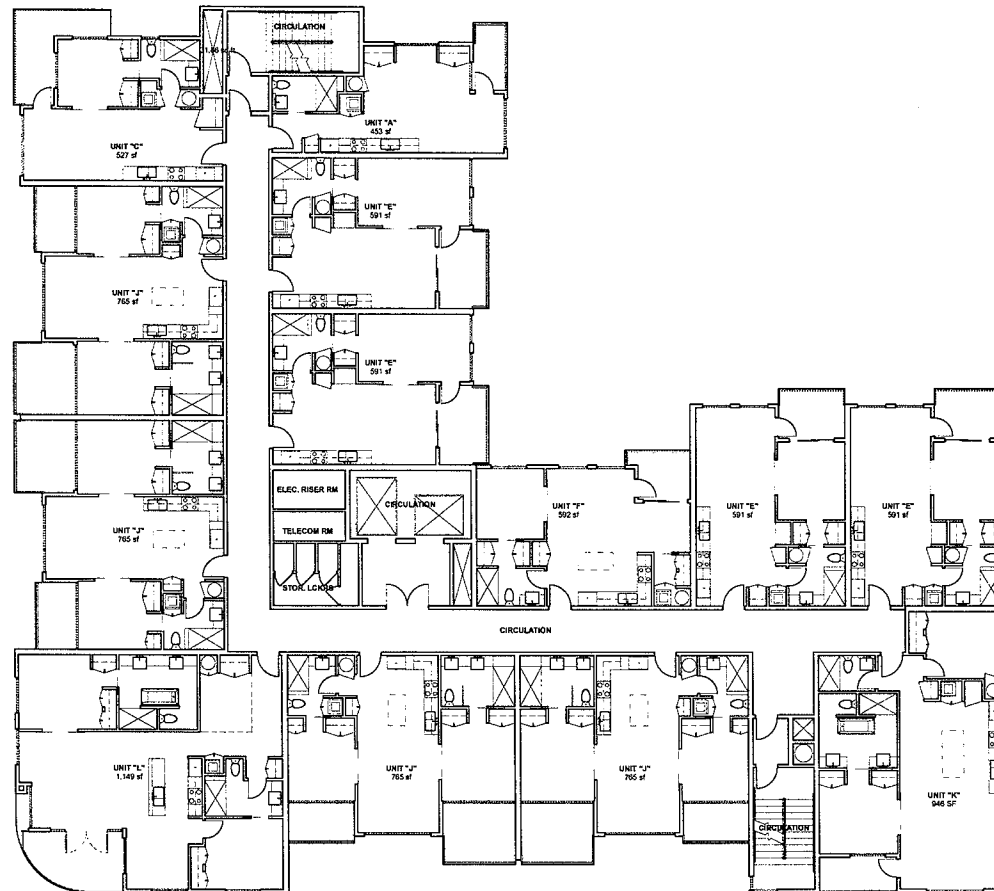
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FIFTH FLOOR

A105

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NINTH-12TH FLOORS

1/8" = 1'-0"

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NINTH-12TH
FLOORS

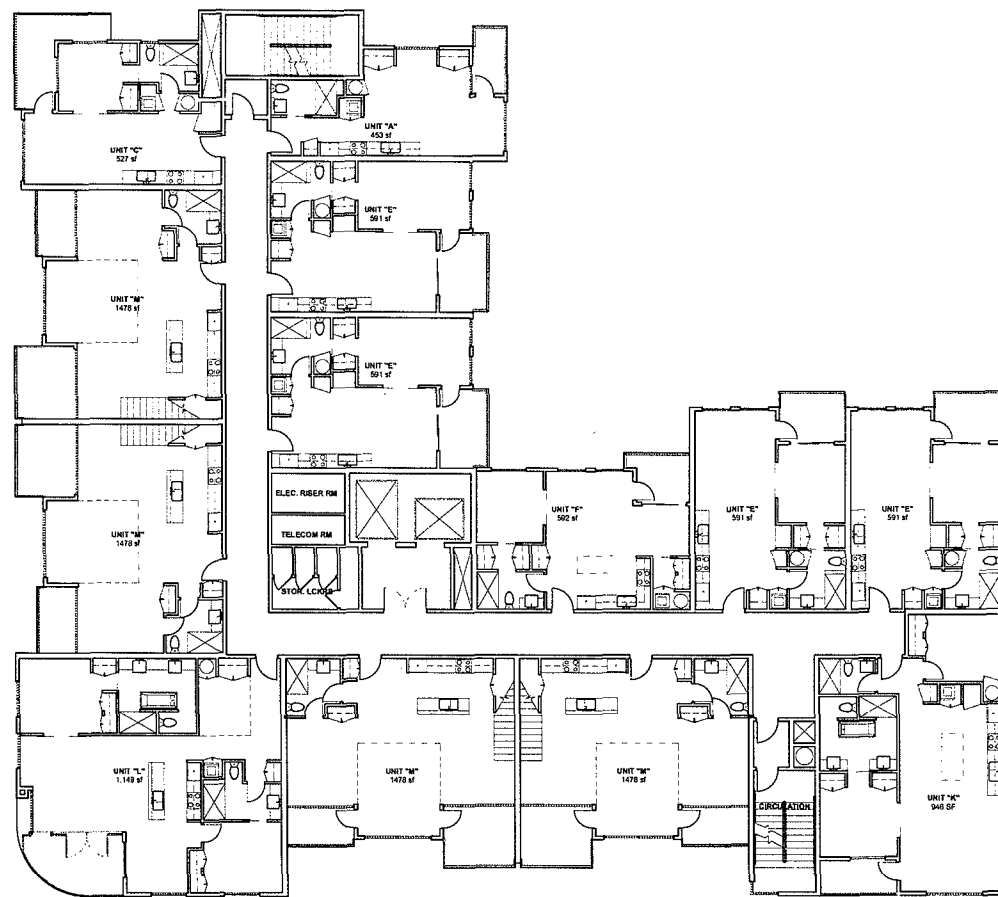
A108

01 039 Solterra Lofts

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1200 South 4th Street
Suite 209
Las Vegas, Nevada 89104
P 702.878.1200
F 702.878.1217

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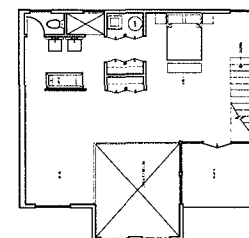
10/29/09 Solterra Lofts - Submitted/01/01/2010 Solterra Lofts/10/29/09 10/29/09 10/29/09 10/29/09



13TH FLOOR

1/8" = 1'-0"

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UNIT M-MEZZANINE

1/8" = 1'-0"

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P 702.831.1220
F 702.831.1217

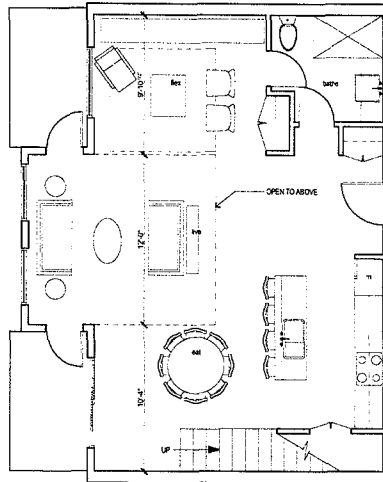
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13TH FLOOR &
MEZZANINE

A109

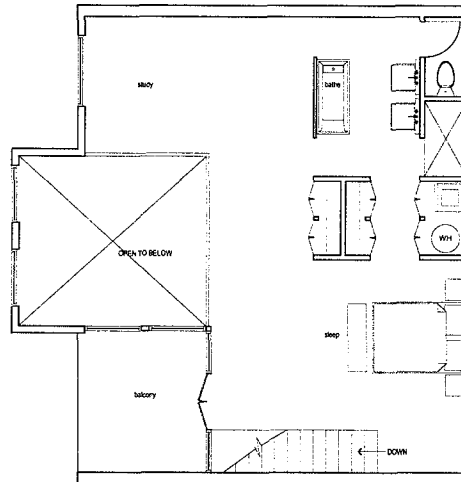
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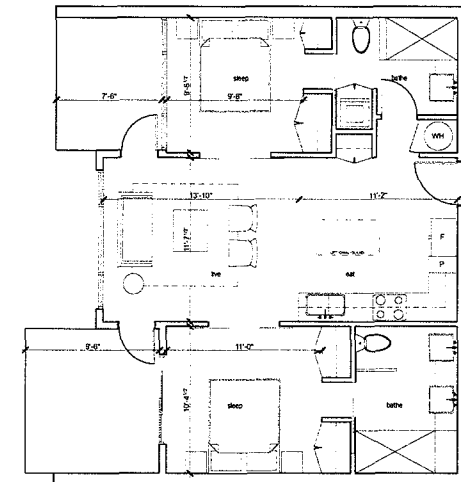
TYPICAL PENTHOUSE

1/4" = 1'-0"



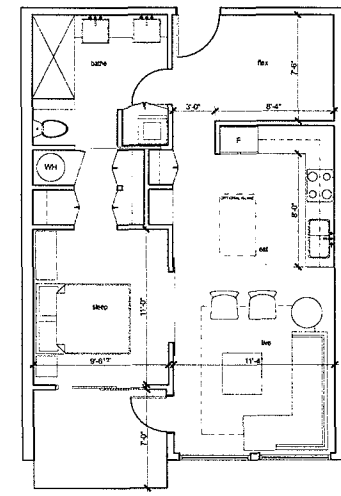
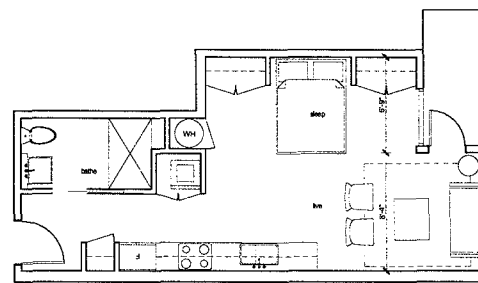
TYPICAL STUDIO

1/4" = 1'-0"



TYPICAL 2-BEDROOM

1/4" = 1'-0"



TYPICAL 1-BEDROOM

1/4" = 1'-0"

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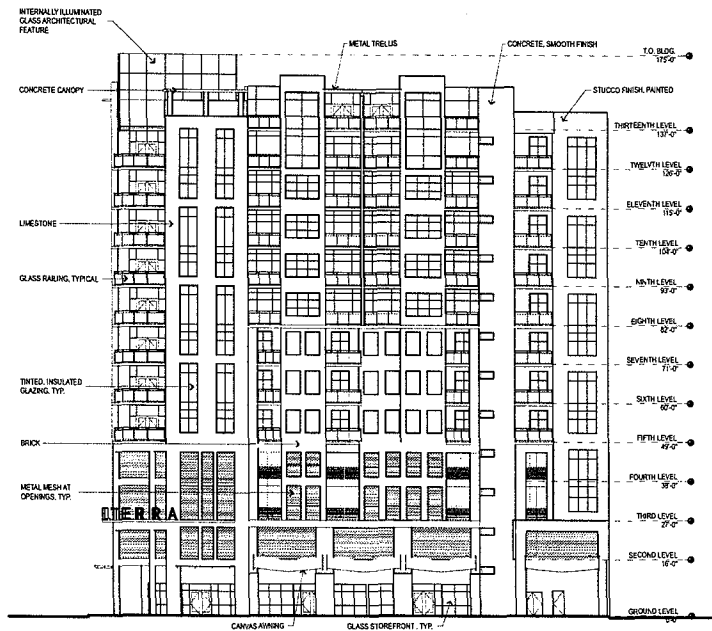
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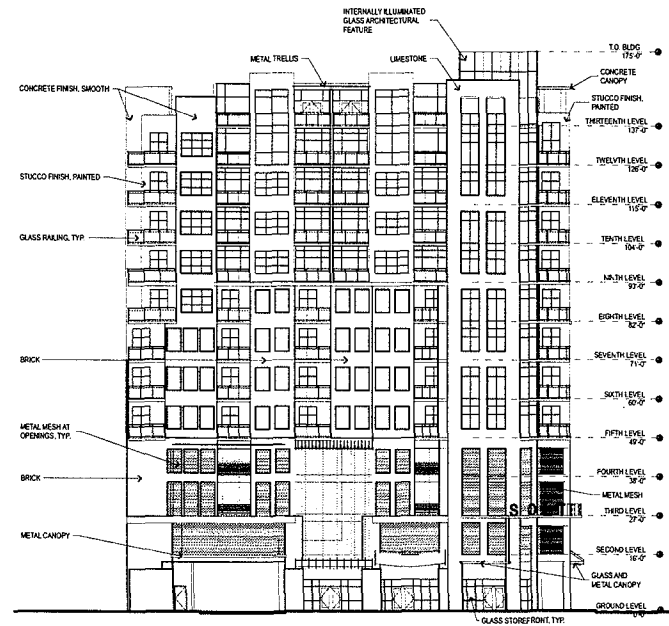
UNIT PLANS

A110

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SOUTH ELEVATION



WEST ELEVATION

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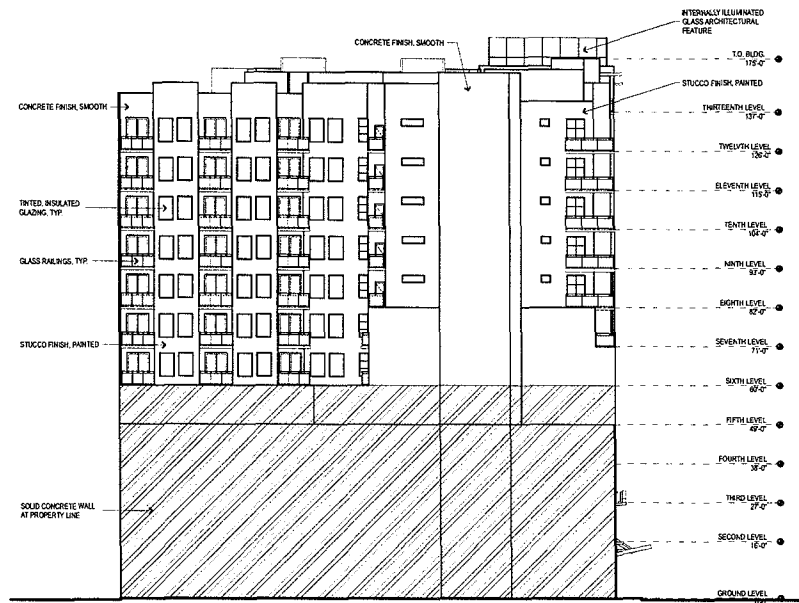
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BUILDING
ELEVATIONS

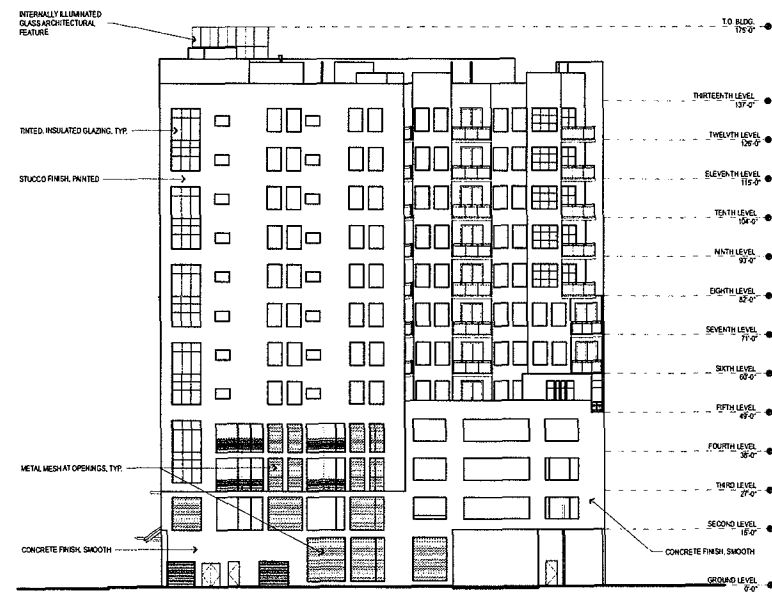
A200

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NORTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"

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BUILDING
ELEVATIONS

A201

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7/10/07 Hoover Lofts - Solterra Lofts SDR Submittal 10/09/07 10/09/07 10/09/07