



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-36814** 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

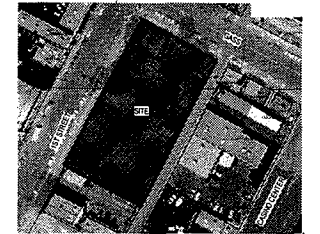
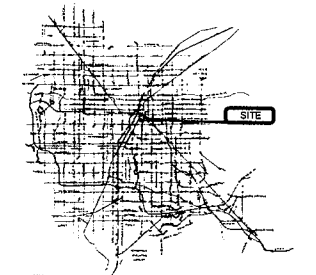
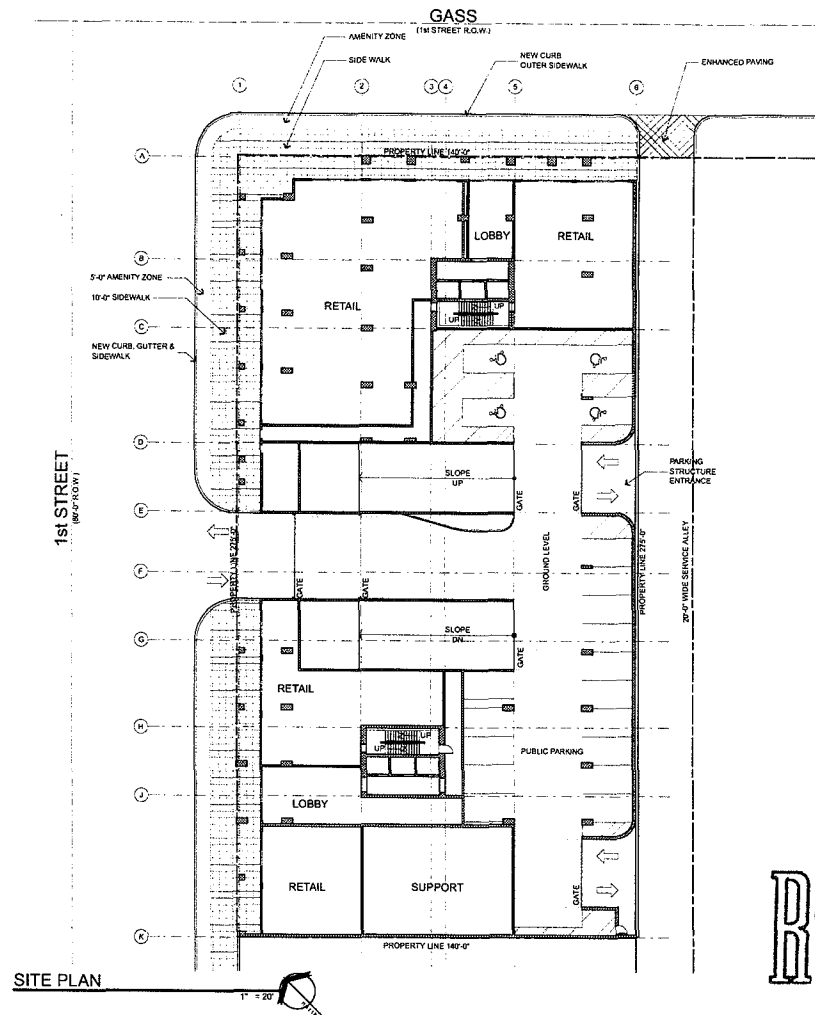
This 17 day of November, 2009

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 V6G 8G2



VICINITY & LOCATION MAPS

Site Zoning & Data

SITE DATA

PARCEL NUMBER	130-34-410-023, 024, 025 & 130-34-310-028
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	MDU
EXISTING ZONING	C-M
PROPOSED ZONING	D-7
SITE AREA	38,500 RSF 88 NET ACRES

SETBACKS - (BUILDING)

	REQ'D	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 (CENTENNIAL PLAN)
ACTUAL HEIGHT	50'-0" / 30-STORIES
LOT COVERAGE ALLOWED	N/A
ACTUAL LOT COVERAGE	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 @ 1,000-15	403
UNITS	700 UNITS @ 1.1 = 770	207
STANDARD PARKING SPACES PROVIDED		590
COMPACT PARKING SPACES PROVIDED (29 %)		207
HANDICAPPED SPACES PROVIDED		3 VAN, 12 STANDARD
TOTAL PARKING		797

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

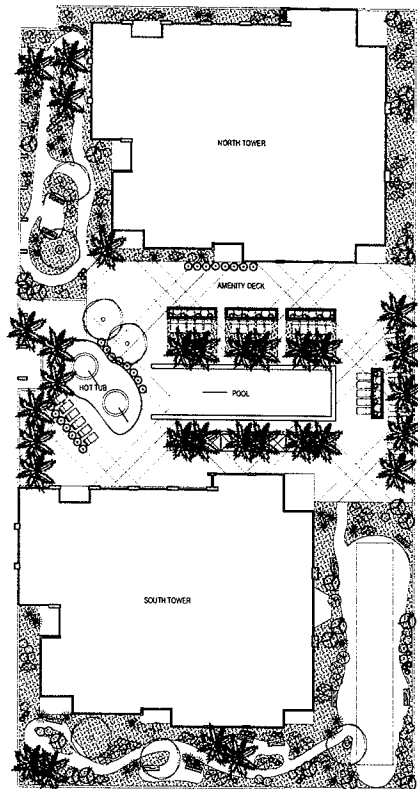
APTUS Architecture
1200 South Main Street
Suite 206
Las Vegas, Nevada 89104
P: 702.895.1200
F: 702.895.1213

City of Las Vegas SDR Submittal: 10/31/07
City of Las Vegas SDR Submittal (Rev): 11/16/07
City of Las Vegas SDR Submittal (Rev): 12/05/07

SITE PLAN
ASI00

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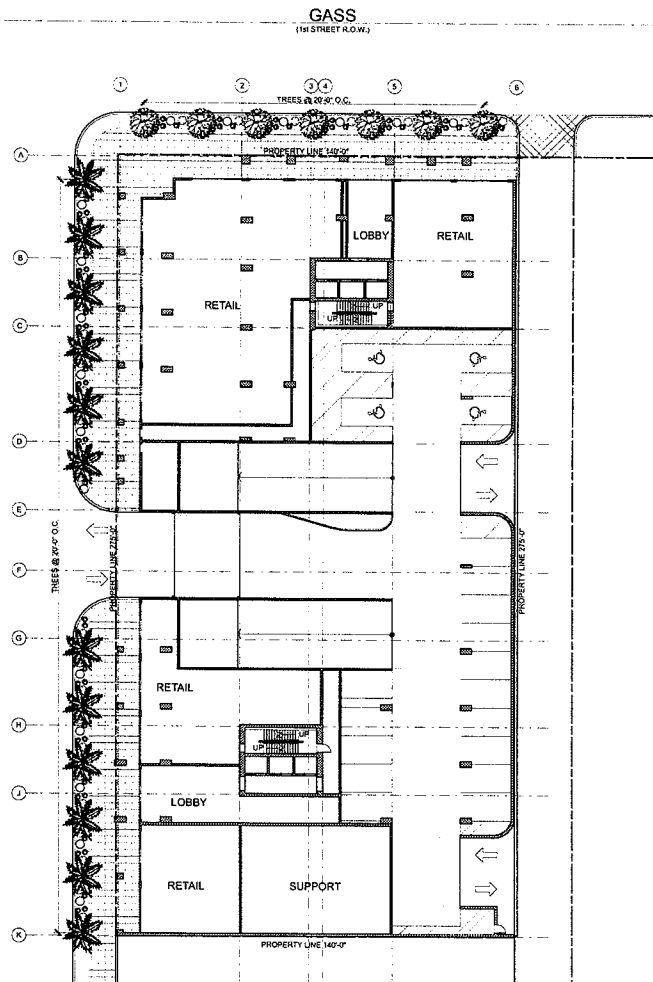
EOT-36814
01-20-10 CC



AMENITY DECK



1st STREET
(85'-0" W)



LANDSCAPE PLAN

Landscape Schedule			
TREES			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
	PALM	Phoenix dactylopera	25' H
	SOUTHERN LIVE OAK	Quercus	24" Box
	MODESTO ASH	Fraxinus	24" Box
SHRUBS			
	BAJA FAIRY DUSTER	Ceanothus	5 gal
	DESERT HONEYSUCKLE	Asclepias	5 gal
	RED BIRD OF PARADISE	Cassipouia	5 gal
	GREEN BUSH DASY	Veronica	15 gal
	MEXICAN BUSH SAGE	Salvia leucantha	5 gal
GROUND COVER			
	DESERT CARPET	Mossoporum canaliculatum	5 gal
	LANTANA	Lantana	3 gal
	REGAL MIST FOUNTAIN GRASS	Polypogon monspeliensis	5 gal
ROCK MULCH	SIZE	COLOR	DEPTH
	3/8" CRUSHED GRANITE	TO BE SELECTED BY ARCHITECT FROM MANUFACTURERS STD COLORS	MIN. 2" DEEP

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PLANTING PLAN

L100

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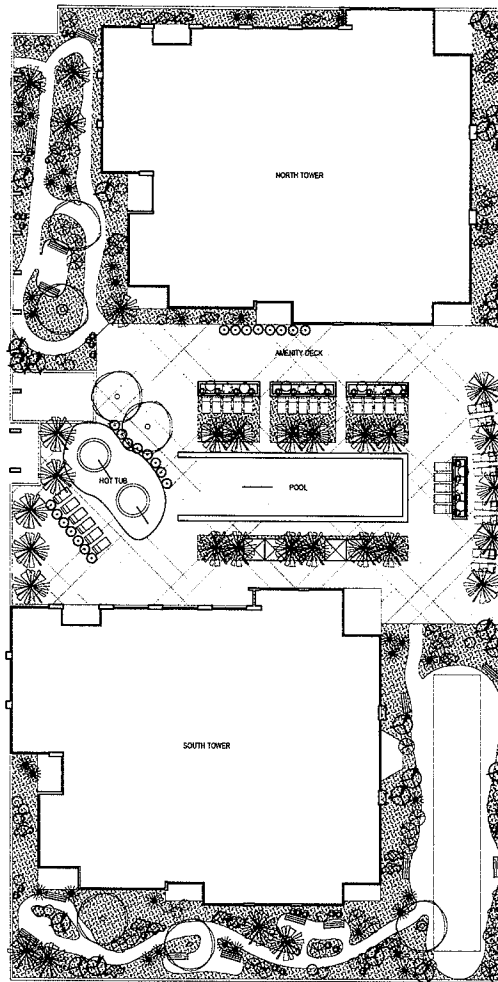
City of Las Vegas SDR Submittal
City of Las Vegas SDR Submittal (Rev)
City of Las Vegas SDR Submittal (Rev)

10/23/07
11/16/07
12/01/07

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7/20/11 11:15 Street Towers - Solterra Towers - 11/16/2007 11:15 Street Towers - 12/01/2007 11:15 Street Towers



AMENITY DECK - 9TH FLOOR
1/16" = 1'-0"

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9TH FLOOR
AMENITY DECK

A101

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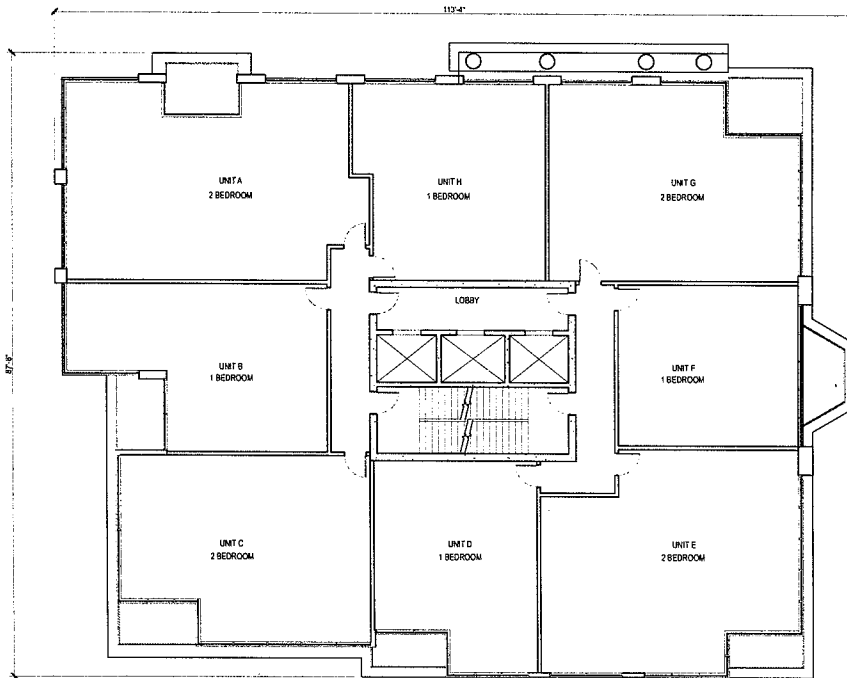
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City of Las Vegas SDR Submittal 10.23.07

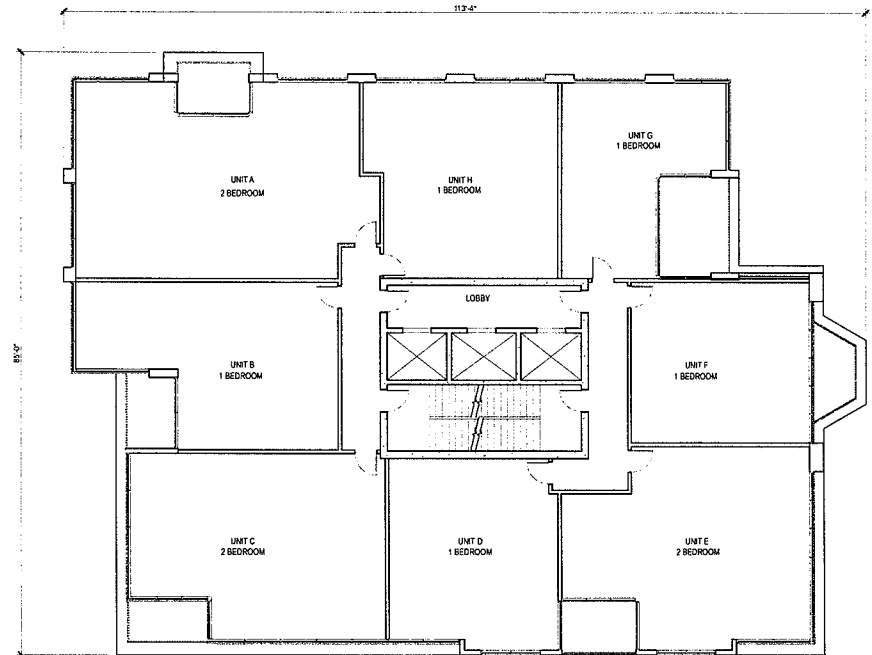
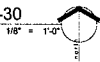
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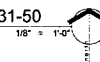
FIGURE 118 Solterra Towers - Solterra Towers SDR Submittal 10.23.07



TYPICAL FLOORPLATE 9-30



TYPICAL FLOORPLATE 31-50



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TYPICAL
FLOORPLATES
FLOORS 9-50

A102

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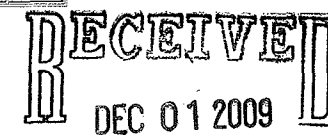
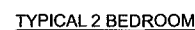
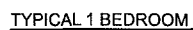
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07.118 Solterra Towers - Solterra Towers SDR Submittal (REV) 11.16.07



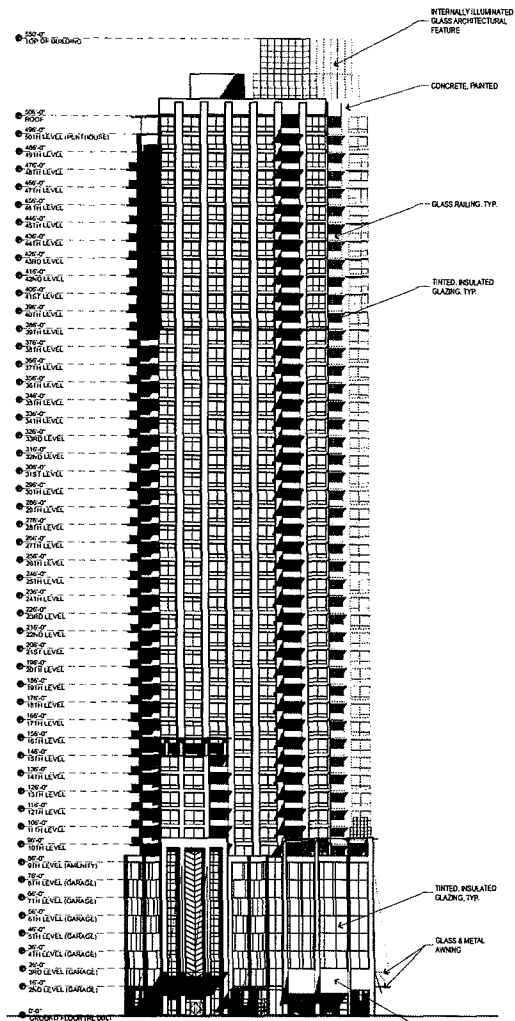
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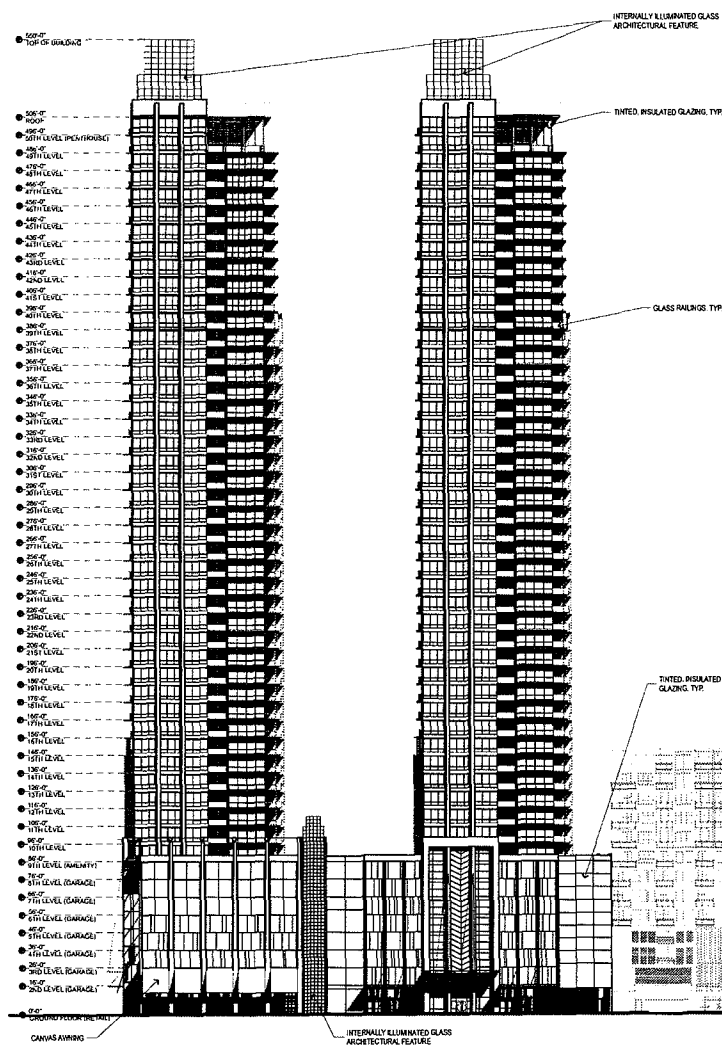
City of Las Vegas SDR Submittal
Revisions

10.23.07
11.16.07



NORTH ELEVATION

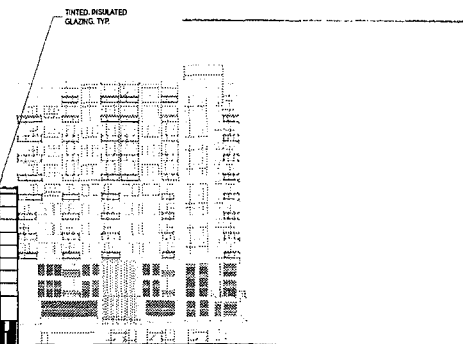
1/32" = 1'-0"



WEST ELEVATION

1/32" = 1'-0"

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Revisions
Revisions

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11.01.07
11.16.07

BUILDING
ELEVATIONS

A200

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01-20-10 CC

