



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-36815** 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

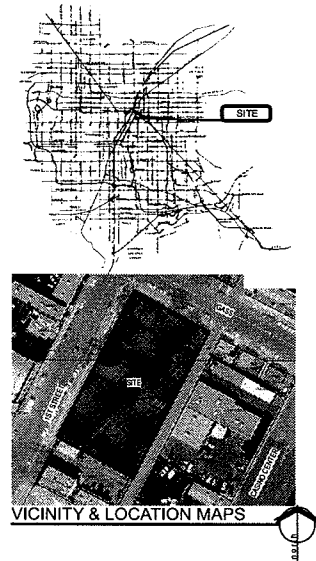
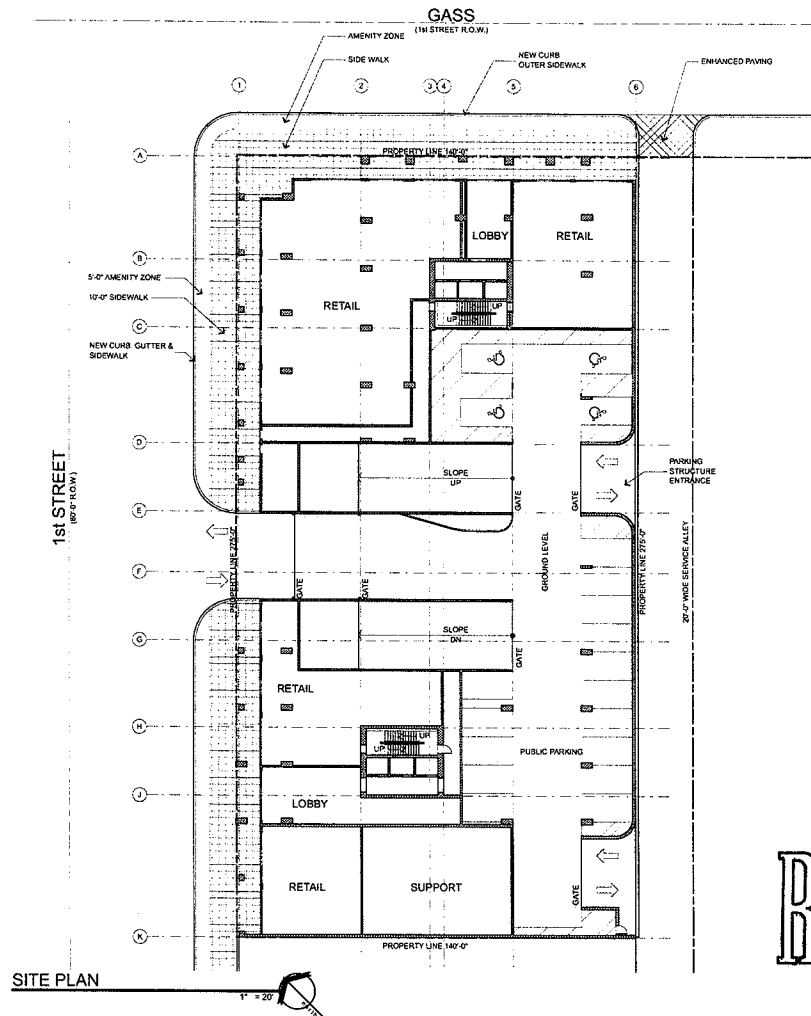
M Teetaert
Notary Public in and for said County and State

MELANIE L. TEETAERT

LAWYER

HUNGERFORD TOMYN LAWRENSEN AND NICHOLS

1100 - 925 WEST GEORGIA STREET
VANCOUVER, B.C. CANADA V6C 3L2



Site Zoning & Data

SITE DATA

PARCEL NUMBER	125-34-412-021, 024, 025 & 125-34-310-028
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	MOU
EXISTING ZONING	C-41
PROPOSED ZONING	C-2
SITE AREA	38,556 NSF 88 NET ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	0'-0"	0'-0"
WATERFALL EDGE	0'-0"	0'-0"
SIDE STREET	0'-0"	0'-0"
REAR	0'-0"	0'-0"

MAX HEIGHT	N/A (CENTENNIAL PLAN)
ACTUAL HEIGHT	150'-0", 35 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 @ 1:1000 IS	401
UNITS	700 UNITS @ 1:1 = 700	207
STANDARD PARKING SPACES PROVIDED (29 %)		207
COMPACT PARKING SPACES PROVIDED		33944, 12 STANDARD
TOTAL PARKING		715

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Gass Avenue and 1st Street
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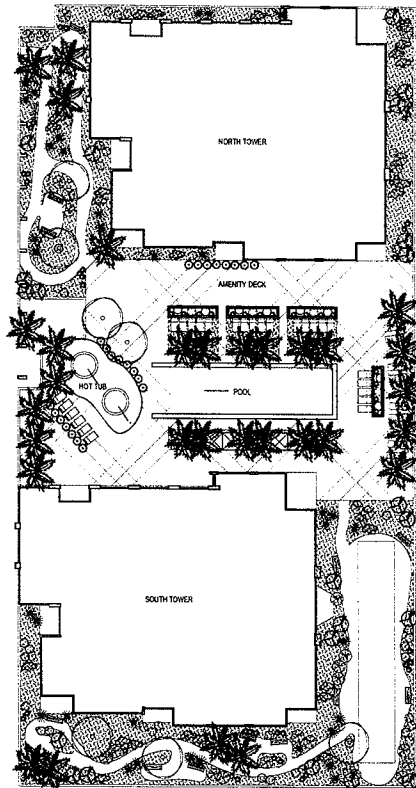
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City of Las Vegas SDR Submittal 10/23/07
City of Las Vegas SDA Submittal (Rev) 11/16/07
City of Las Vegas SDR Submittal (Rev) 12/05/07

SITE PLAN
ASI00

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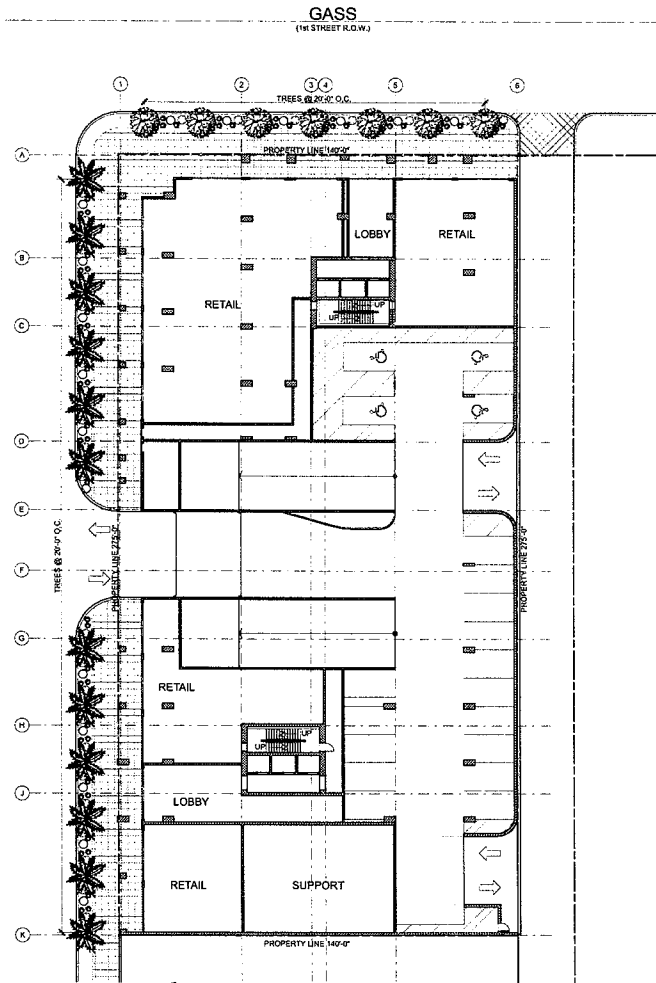
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AMENITY DECK



1st STREET
(80'-0" FLOW)



LANDSCAPE PLAN



Landscape Schedule			
TREES	COMMON NAME	BOTANICAL NAME	SIZE
	PALM	Phoenix dactylopera	25' H
	SOUTHERN LIVE OAK	Quercus	24" Box
	MODESTO ASH	Fraxinus	24" Box
SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE
	BAJA FAIRY DUSTER	Calliandra	5 gal
	DESERT HONEYSUCKLE	Amelanchier	5 gal
	RED BIRD OF PARADISE	Passiflora	5 gal
	GREEN BUSH DAIY	Euryops	15 gal
	MEXICAN BUSH SAGE	Salvia leucantha	5 gal
GROUND COVER	COMMON NAME	BOTANICAL NAME	SIZE
	DESERT CARPET	Myoporum parvifolium	5 gal
	LANTANA	Lantana	3 gal
	REGAL MIST FOUNTAIN GRASS	Muhlenbergia capillaris 'regal mist'	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

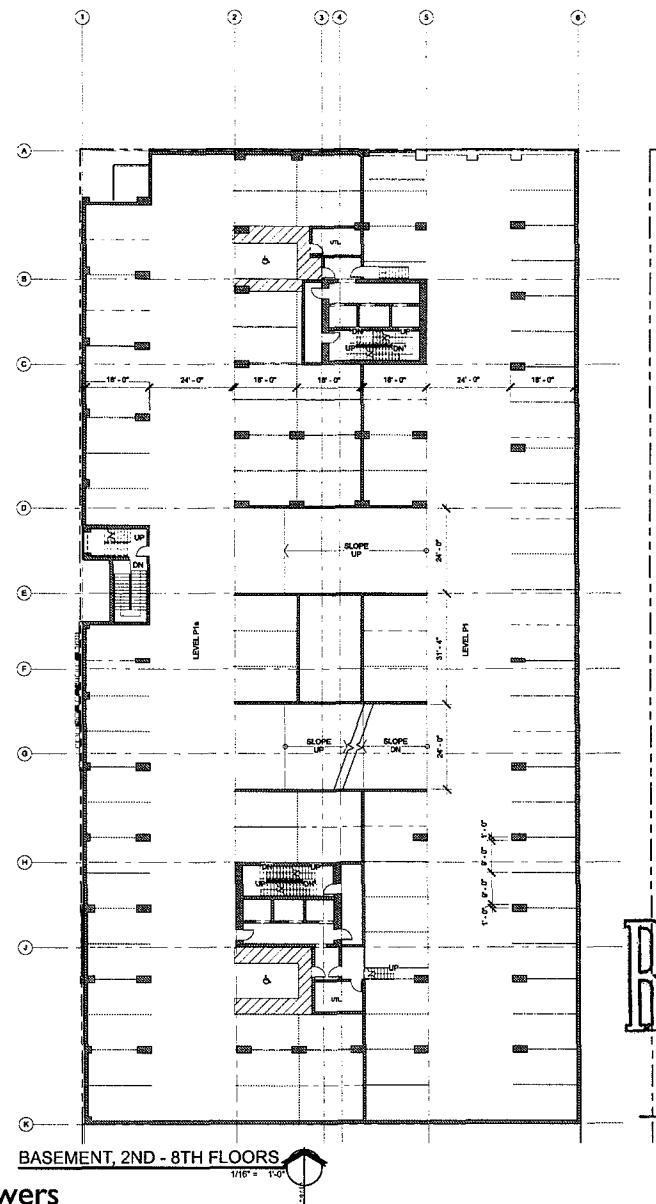
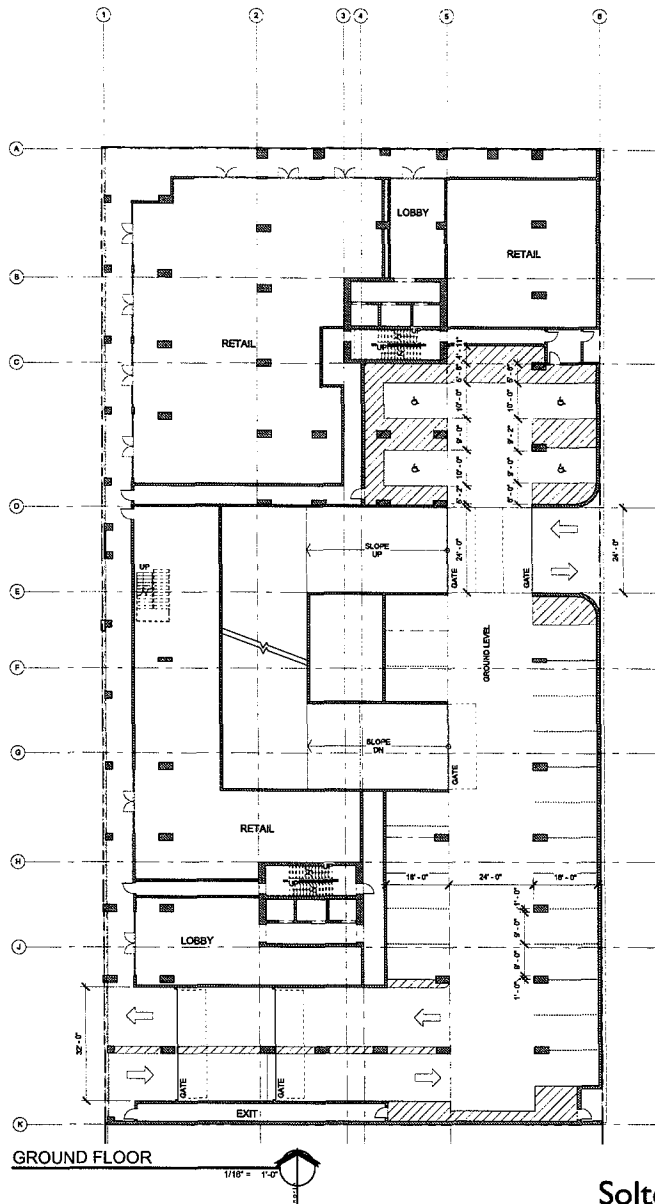
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BASEMENT, 2ND - 8TH FLOORS
1/16" = 1'-0"

**BASEMENT THRU
8TH FLOORS**

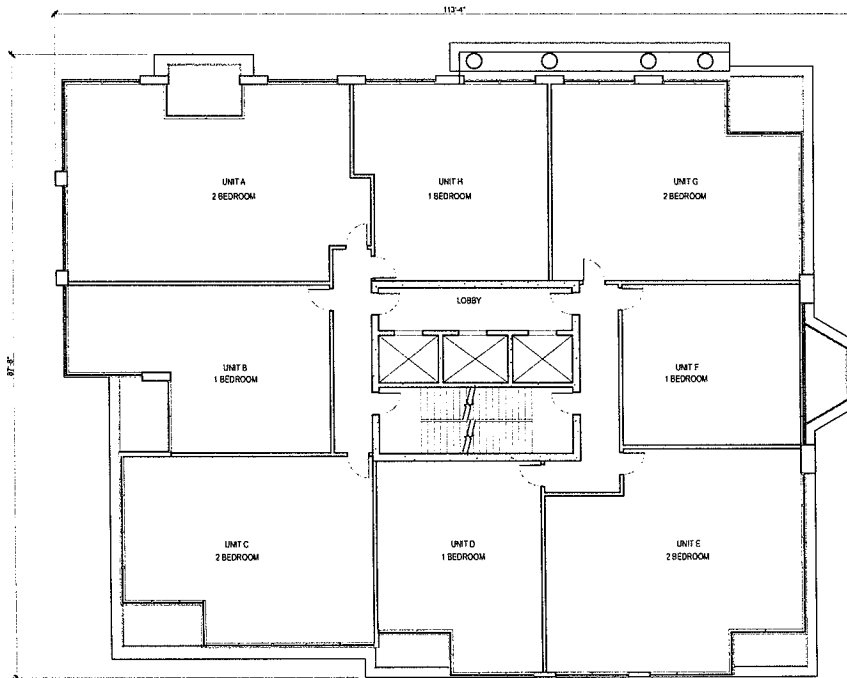
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Revisions 10/23/07
11/16/07

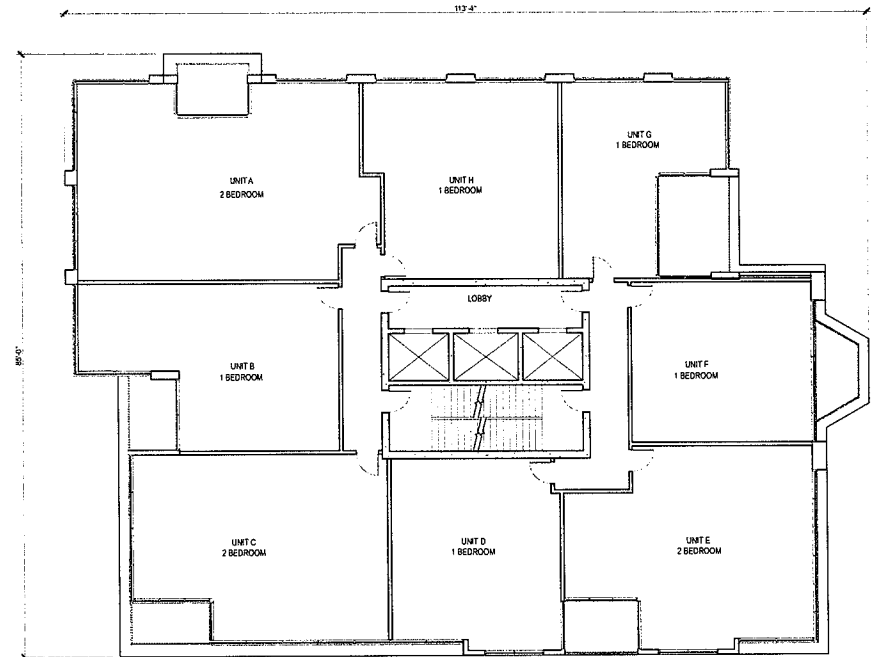
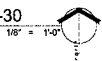
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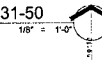
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TYPICAL FLOORPLATE 9-30



TYPICAL FLOORPLATE 31-50



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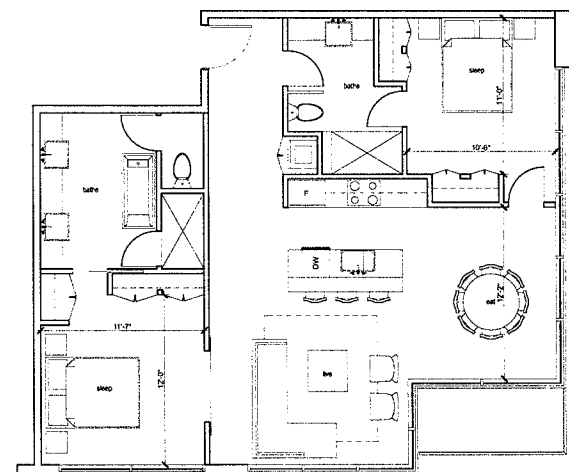
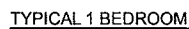
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TYPICAL
FLOORPLATES
FLOORS 9-50

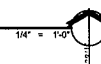
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TYPICAL 2 BEDROOM



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TYPICAL UNIT
PLANS

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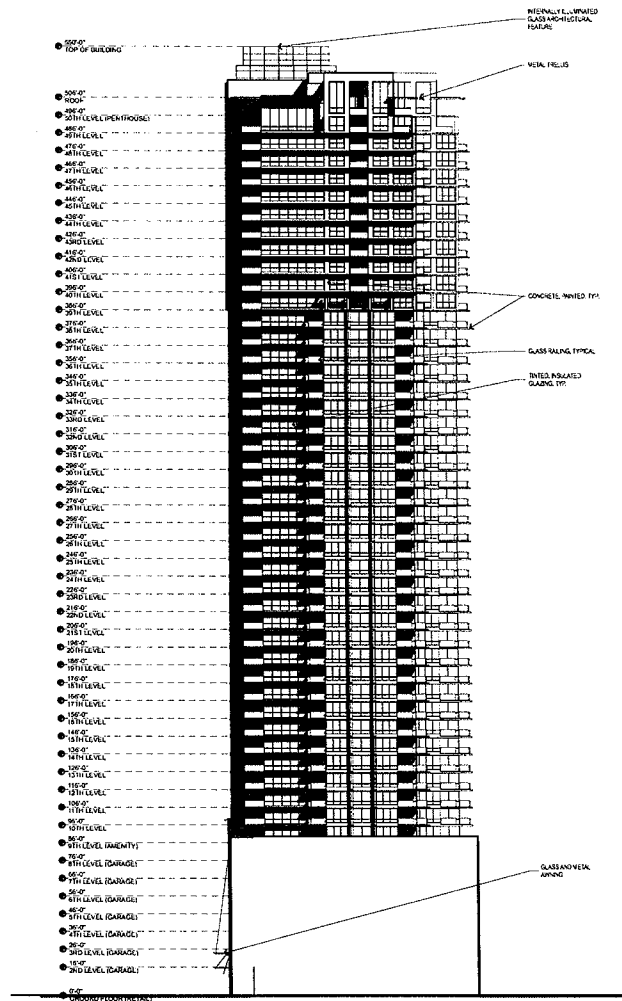
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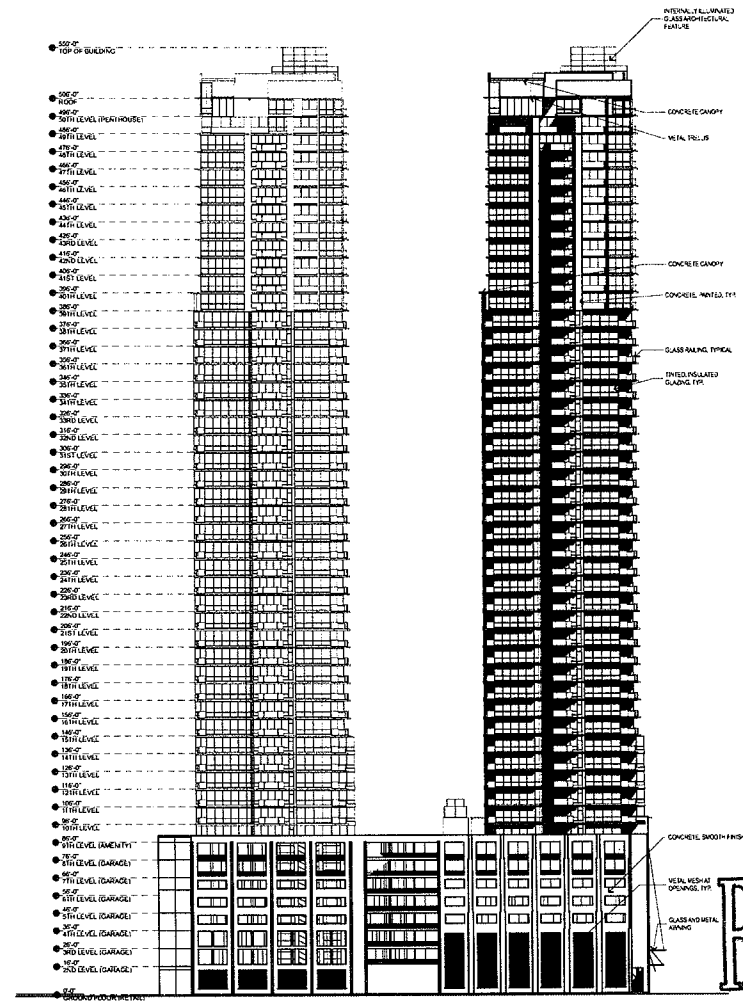
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City of Las Vegas SDR Submittal
Revisions10.23.07
11.16.07



SOUTH ELEVATION

1/32" = 1'-0"



EAST ELEVATION

1/32" = 1'-0"

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BUILDING
ELEVATIONS

A201

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ASOT 118 Solterra Towers - Submittal 10.23.09, 118 Tower Drawing 01/20/2010, 10:11 PM