



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-36816** 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

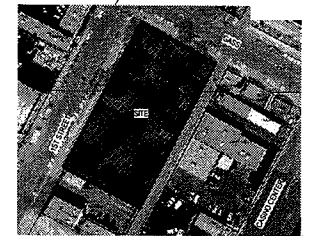
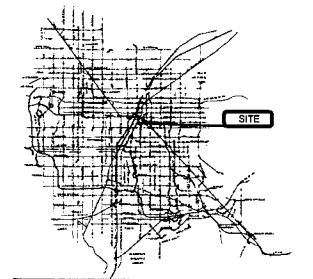
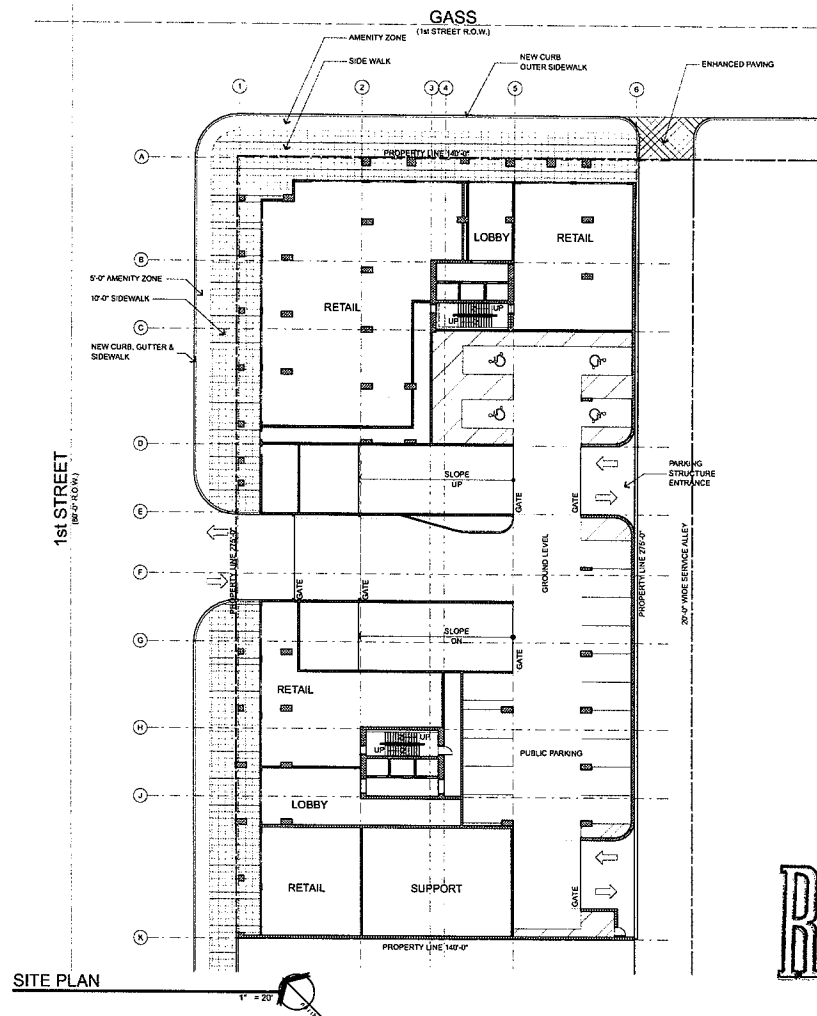
M Teetaert
Notary Public in and for said County and State

MELANIE L. TEETAERT

LAWYER

HUNGERFORD TOMYN LAWRENSEN AND NICHOLS

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



VICINITY & LOCATION MAPS

Site Zoning & Data

SITE DATA

PARCEL NUMBER	135-34-410-023, 024, 025 & 135-34-410-028
JURISDICTION	CITY OF LAS VEGAS - 89101
EXISTING GENERAL PLAN	MMU
EXISTING ZONING	C-M
PROPOSED ZONING	C-2
SITE AREA	34,500 NSF 8.81 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"

MAX HEIGHT	N/A (CENTRAL PLAN)
ACTUAL HEIGHT	50'-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 @ 1,000/15	493
UNITS	700 UNITS @ 1.1 = 770	267
STANDARD PARKING SPACES PROVIDED		760
COMPACT PARKING SPACES PROVIDED (25' N)		3 VEH. 12 STANDARD
TOTAL PARKING		760

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

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01-20-10 CC

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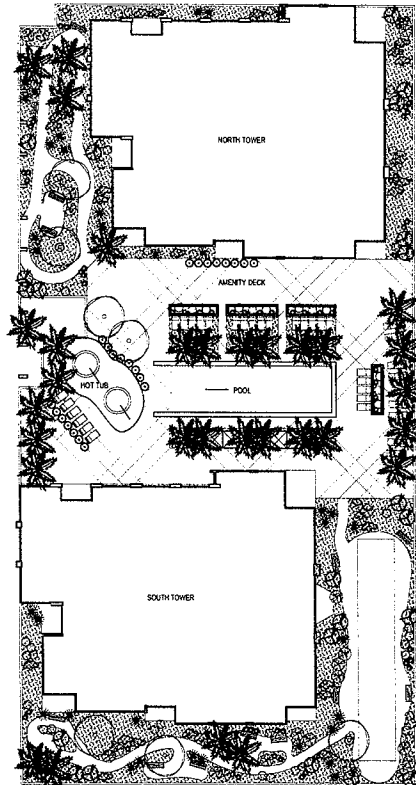
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SITE PLAN

ASI00

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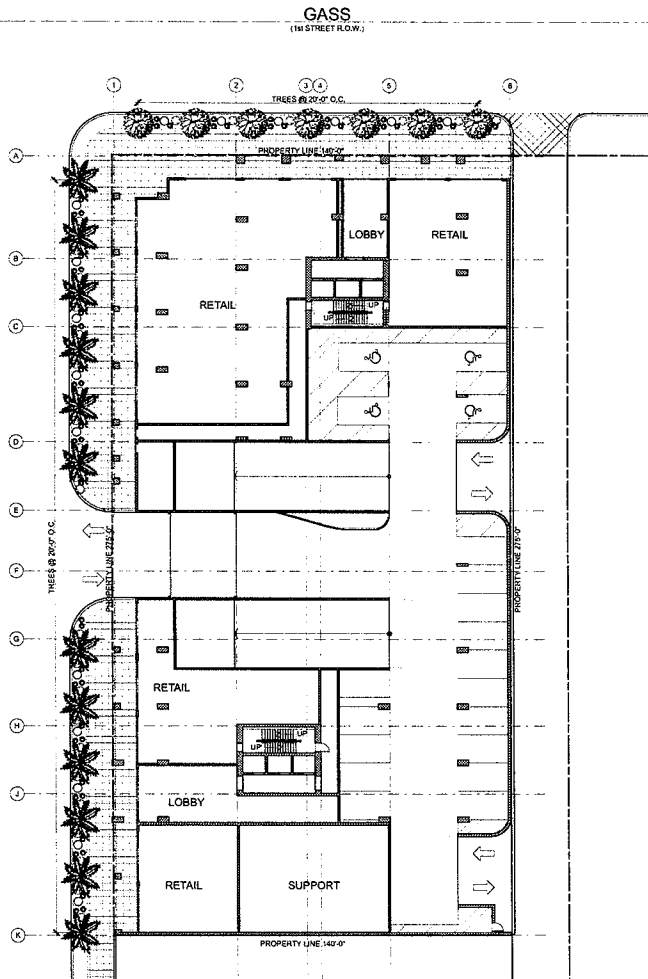
City of Las Vegas SDR Submittal 10/23/07
City of Las Vegas SDR Submittal (Rev) 11/14/07
City of Las Vegas SDR Submittal (Rev) 12/05/07



AMENITY DECK

1" = 20'

1st STREET
(1st STREET FLOW)



LANDSCAPE PLAN

1" = 20'

Landscape Schedule			
TREES	COMMON NAME	BOTANICAL NAME	SIZE
	PALM	Phoenix dactylifera	25 H
	SOUTHERN LIVE OAK	Quercus	24" Box
	MODESTO ASH	Fraxinus	24" Box
SHRUBS			
	BAJA FAIRY DUSTER	Callitriche	5 gal
	DESERT HONEYSUCKLE	Asclepias	5 gal
	RED BIRD OF PARADISE	Passiflora	5 gal
	GREEN BUSH DAISSY	Eucalyptus	15 gal
	MEXICAN BUSH SAGE	Salvia leucantha	5 gal
GROUND COVER			
	DESERT CARPET	Myoporum parvifolium	5 gal
	LANTANA	Lantana	3 gal
	REDAL MT FOUNTAIN GRASS	Microstachys 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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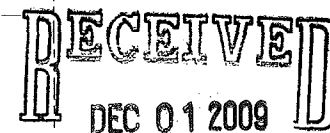
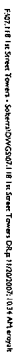
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PLANTING PLAN

L100

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City of Las Vegas SDR Submittal
Revisions

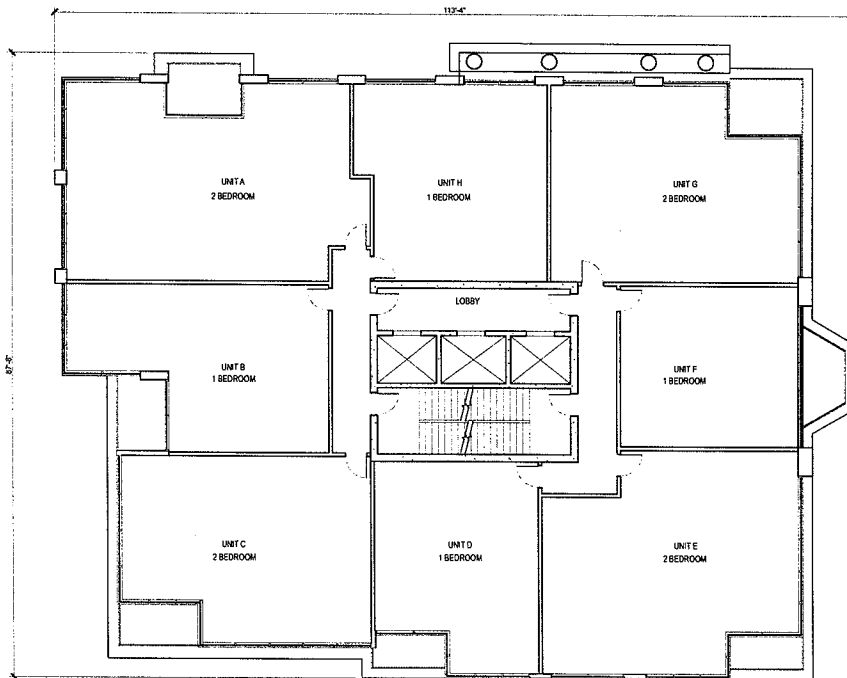
10.23.07
11.16.07

BASEMENT THRU
8TH FLOORS

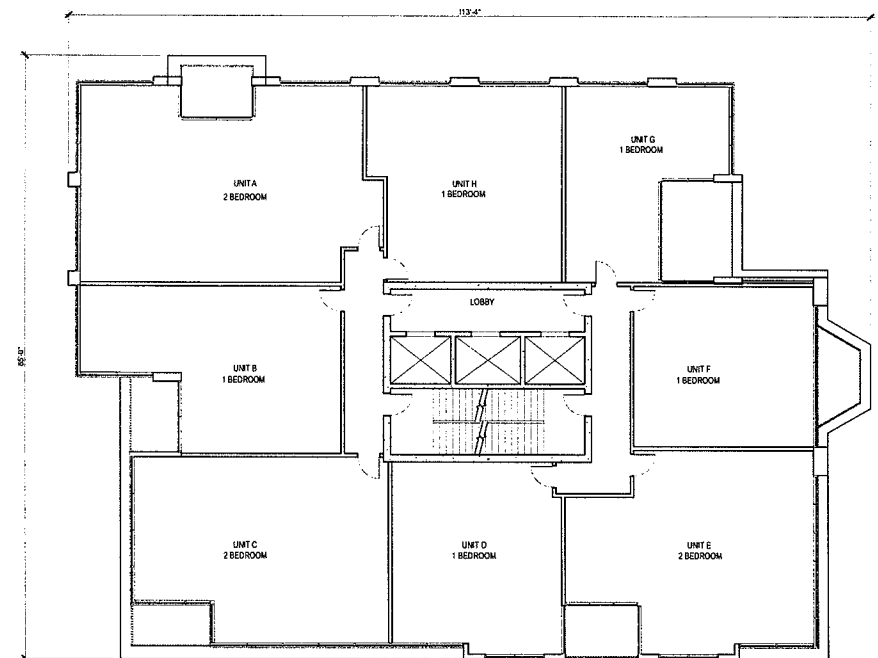
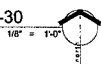
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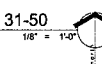
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TYPICAL FLOORPLATE 9-30



TYPICAL FLOORPLATE 31-50



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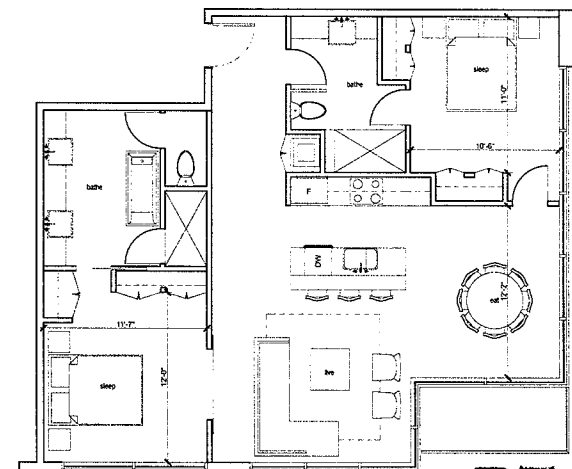
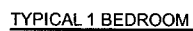
City of Las Vegas SDN Submittal (REV) 11.16.07

TYPICAL
FLOORPLATES
FLOORS 9-50

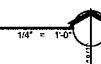
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TYPICAL 2 BEDROOM



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~~TYPICAL UNIT~~
PLANS

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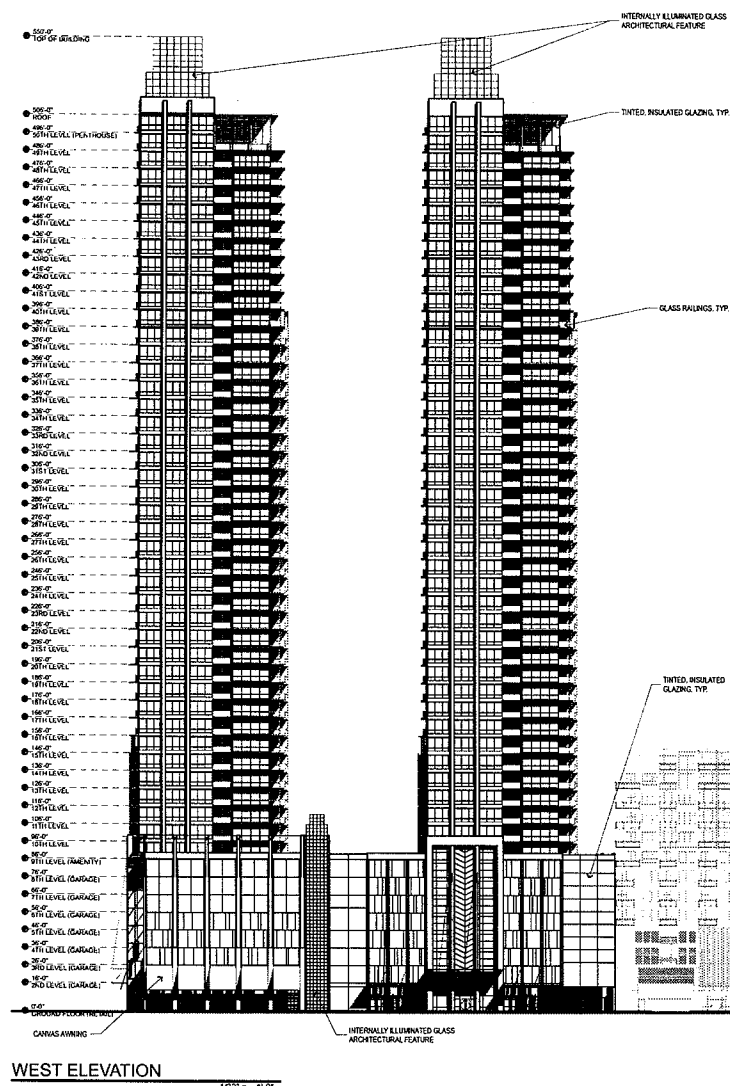
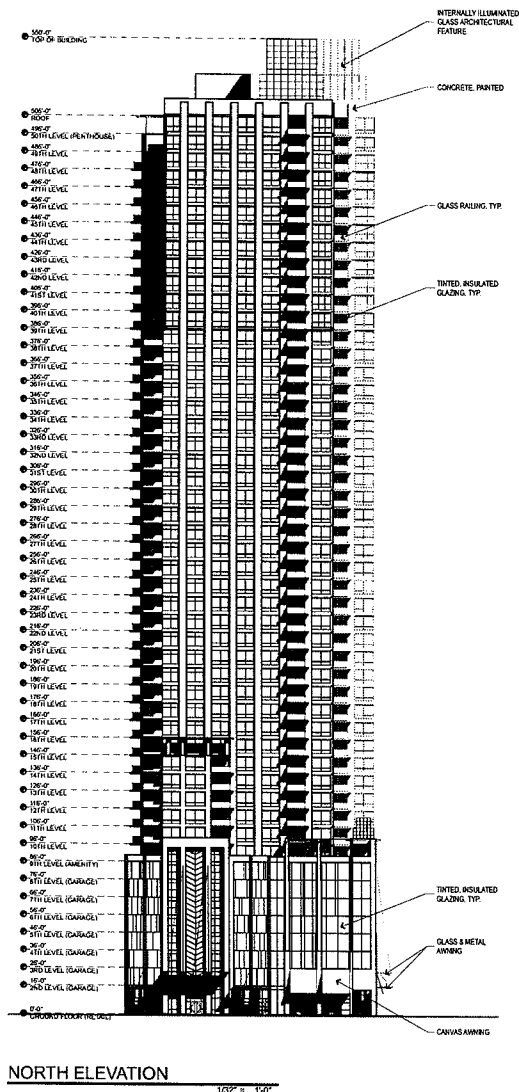
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Revisions10.23.07
11.16.07

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Las Vegas, Nevada 89104
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FIG. 118 In Sirens Towers • Solterra DWH G507.118 In Sirens Towers ORQ 1/12/2007, 10:36 A.M. *erythraea*



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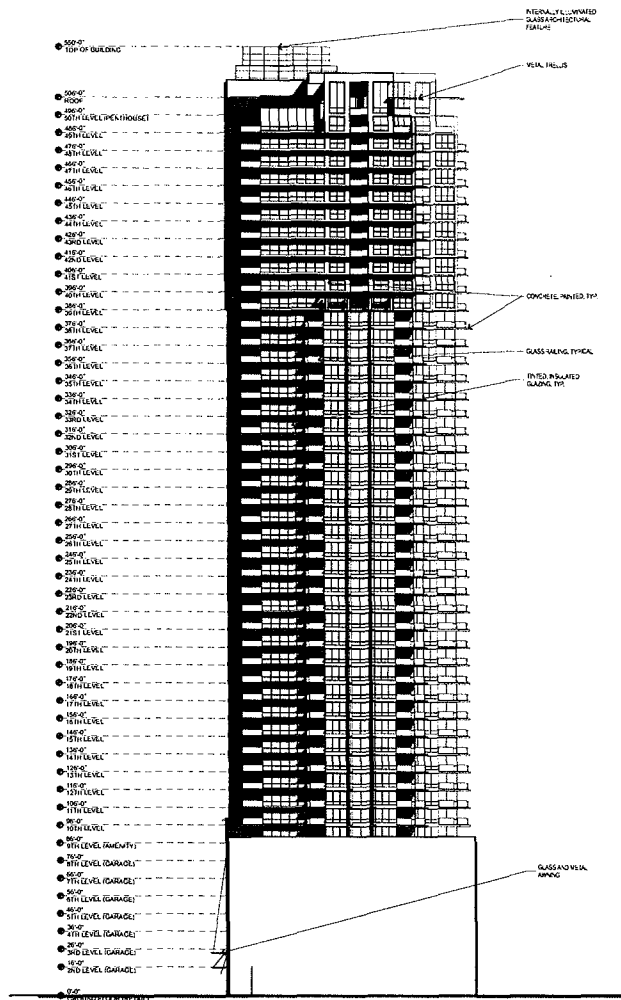
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Revisions
10.22.07
11.01.07
11.16.07

BUILDING
ELEVATIONS

A200

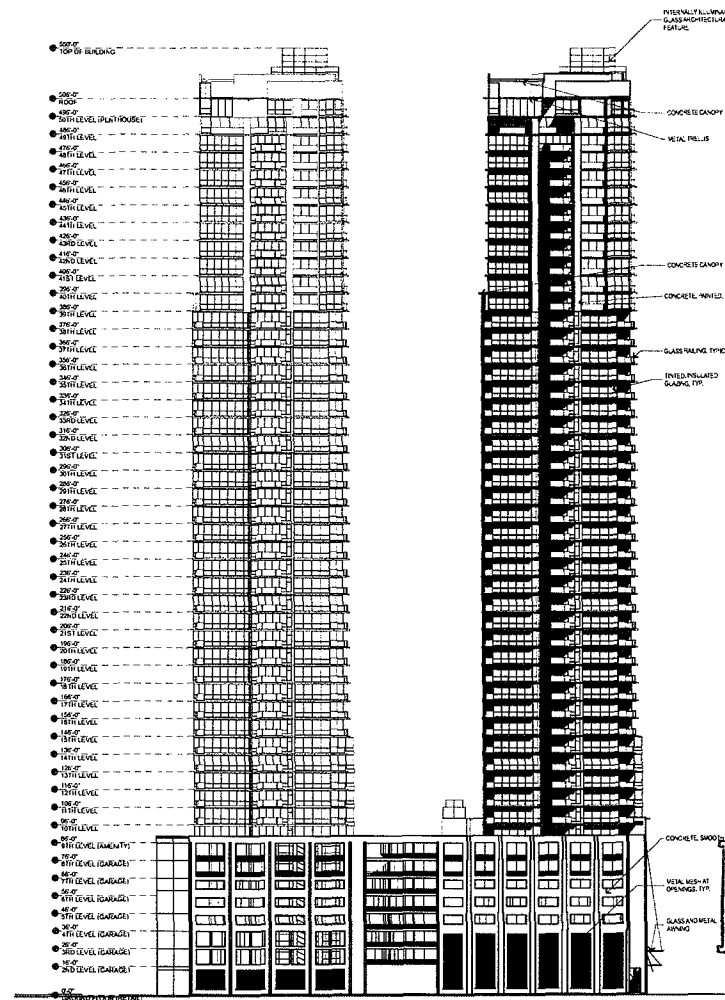
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SOUTH ELEVATION

1/32" = 1'-0"



EAST ELEVATION

1/32" = 1'-0"

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BUILDING
ELEVATIONS

A201

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