

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: JULY 13, 2006
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-13900

APPLICANT: DON AHERN - OWNER: DFA, LLC - REQUEST FOR A VARIANCE TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED ON 2.61 ACRES AT THE SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L. KING BOULEVARD (APN 139-28-401-033), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: C-2 (GENERAL COMMERCIAL) ZONE], WARD 5 (WEEKLY).

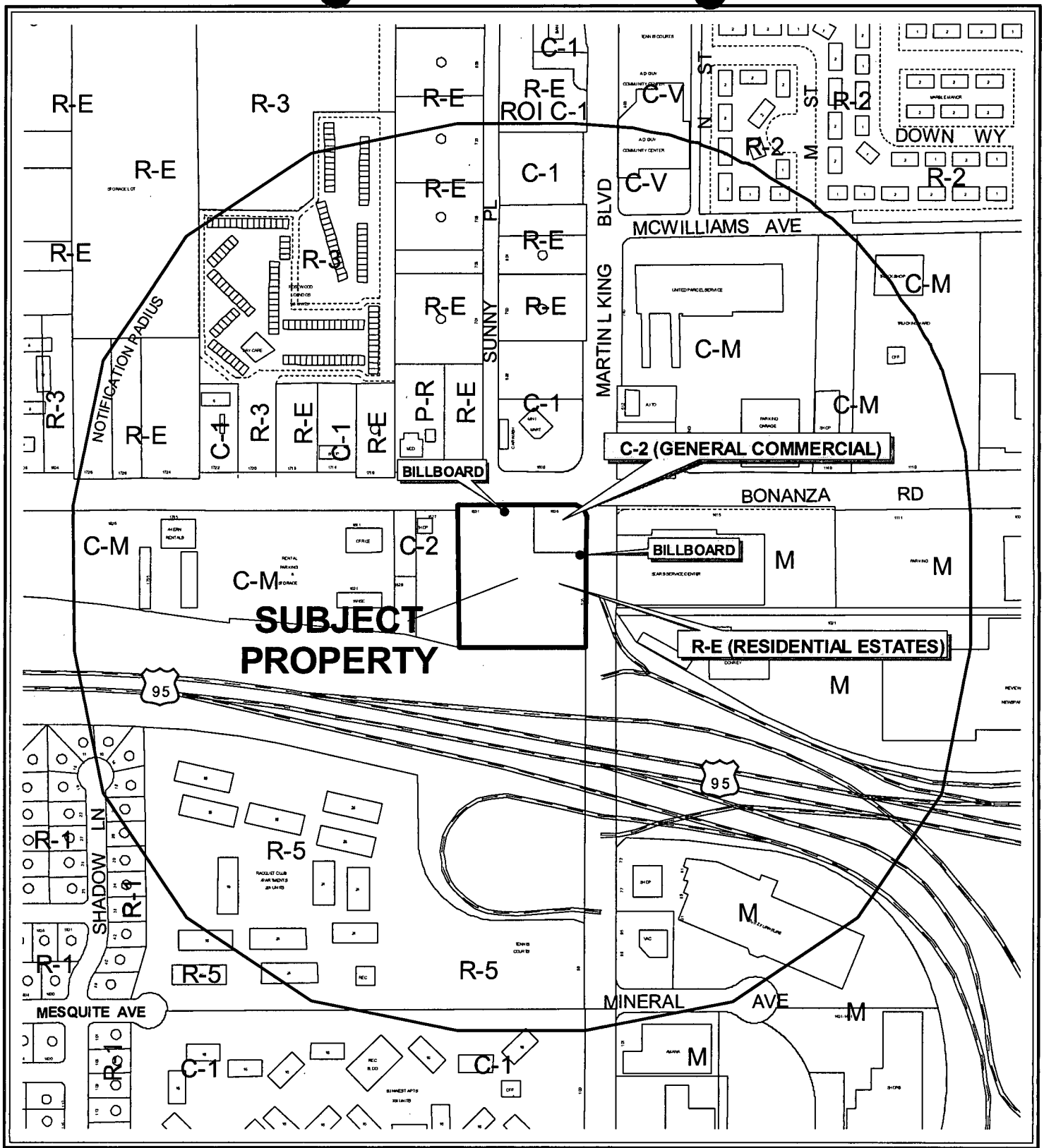
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file written objections thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on this request may be determined by the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: VAR-13900

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL)

0 300 600 Feet



Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: September 21, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-13900

18b The Las Vegas Arts District NA

Aida Brents Resident Council

Berkley Square NA

Bonanza Village NA

Diamond Point NA

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC)

Fremont Street Experience

G-704 NA

Harry Levy Gardens Resident Council

Pinto Palomino Residents

Rancho Bel Air NA

Rancho Circle NA

Rancho Manor NA

Rancho Oakey NA

Rancho South NA

Twin Lakes Village NA

West Mesquite NA

WLV-NAA1

WLV-NAA4

WLV-NAA6

WLV-NAA7

WLV-NAA8

Plans (PMT)

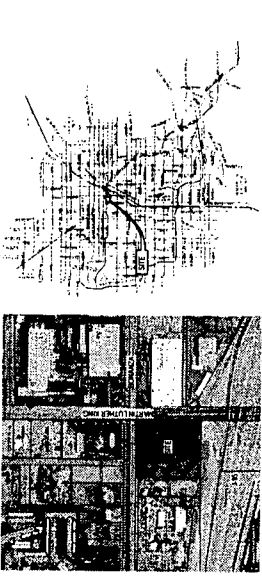


Separator Sheet

Ahern Corporate Center
 Site Development Review
 SW Corner of Bonanza and Martin L. King
 Las Vegas, Nevada 89106

APTUS Architecture
 1200 South 4th Street
 Suite 200
 Las Vegas, NV 89104
 P: 702.333.1200
 F: 702.333.1201
 www.aptusarchitecture.com

APTUS PROJECT NO. 06.011
 ARCHITECT



Location Map

Site Zoning & Data

ITEM	DESCRIPTION	REMARKS
1	APPLICABLE ZONING	CC
2	APPLICABLE SETBACKS	FRONT: 10'-0" SIDE: 5'-0" REAR: 10'-0"
3	APPLICABLE LOT COVERAGE	30%
4	APPLICABLE LOT AREA	10,000 sq. ft.
5	APPLICABLE LOT DIMENSIONS	100'-0" x 100'-0"
6	APPLICABLE LOT DEPTH	100'-0"
7	APPLICABLE LOT WIDTH	100'-0"
8	APPLICABLE LOT AREA (CALCULATED)	10,000 sq. ft.
9	APPLICABLE LOT AREA (PROPOSED)	10,000 sq. ft.
10	APPLICABLE LOT AREA (EXISTING)	10,000 sq. ft.
11	APPLICABLE LOT AREA (TOTAL)	10,000 sq. ft.
12	APPLICABLE LOT AREA (NET)	10,000 sq. ft.
13	APPLICABLE LOT AREA (GROSS)	10,000 sq. ft.
14	APPLICABLE LOT AREA (NET + GROSS)	10,000 sq. ft.
15	APPLICABLE LOT AREA (TOTAL + GROSS)	10,000 sq. ft.
16	APPLICABLE LOT AREA (NET + GROSS + TOTAL)	10,000 sq. ft.
17	APPLICABLE LOT AREA (NET + GROSS + TOTAL + GROSS)	10,000 sq. ft.
18	APPLICABLE LOT AREA (NET + GROSS + TOTAL + GROSS + TOTAL)	10,000 sq. ft.
19	APPLICABLE LOT AREA (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS)	10,000 sq. ft.
20	APPLICABLE LOT AREA (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL)	10,000 sq. ft.

Building Area

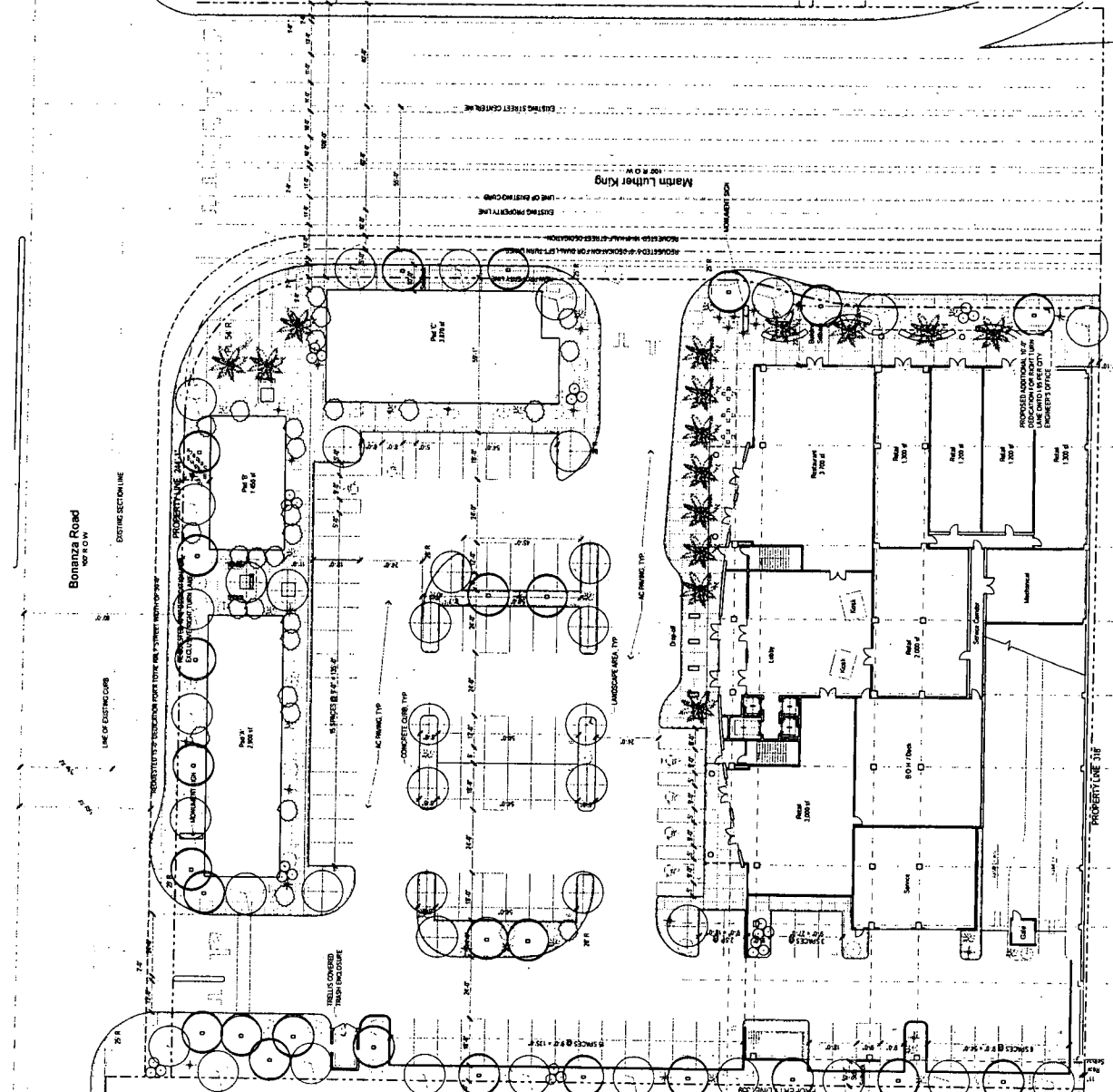
ITEM	DESCRIPTION	REMARKS
1	TOTAL BUILDING AREA	10,000 sq. ft.
2	TOTAL BUILDING AREA (CALCULATED)	10,000 sq. ft.
3	TOTAL BUILDING AREA (PROPOSED)	10,000 sq. ft.
4	TOTAL BUILDING AREA (EXISTING)	10,000 sq. ft.
5	TOTAL BUILDING AREA (TOTAL)	10,000 sq. ft.
6	TOTAL BUILDING AREA (NET)	10,000 sq. ft.
7	TOTAL BUILDING AREA (GROSS)	10,000 sq. ft.
8	TOTAL BUILDING AREA (NET + GROSS)	10,000 sq. ft.
9	TOTAL BUILDING AREA (TOTAL + GROSS)	10,000 sq. ft.
10	TOTAL BUILDING AREA (NET + GROSS + TOTAL)	10,000 sq. ft.
11	TOTAL BUILDING AREA (NET + GROSS + TOTAL + GROSS)	10,000 sq. ft.
12	TOTAL BUILDING AREA (NET + GROSS + TOTAL + GROSS + TOTAL)	10,000 sq. ft.
13	TOTAL BUILDING AREA (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS)	10,000 sq. ft.
14	TOTAL BUILDING AREA (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL)	10,000 sq. ft.
15	TOTAL BUILDING AREA (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS)	10,000 sq. ft.
16	TOTAL BUILDING AREA (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL)	10,000 sq. ft.
17	TOTAL BUILDING AREA (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS)	10,000 sq. ft.
18	TOTAL BUILDING AREA (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL)	10,000 sq. ft.
19	TOTAL BUILDING AREA (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS)	10,000 sq. ft.
20	TOTAL BUILDING AREA (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL)	10,000 sq. ft.

Setbacks

ITEM	DESCRIPTION	REMARKS
1	FRONT SETBACK	10'-0"
2	SIDE SETBACK	5'-0"
3	REAR SETBACK	10'-0"
4	FRONT SETBACK (CALCULATED)	10'-0"
5	SIDE SETBACK (CALCULATED)	5'-0"
6	REAR SETBACK (CALCULATED)	10'-0"
7	FRONT SETBACK (PROPOSED)	10'-0"
8	SIDE SETBACK (PROPOSED)	5'-0"
9	REAR SETBACK (PROPOSED)	10'-0"
10	FRONT SETBACK (EXISTING)	10'-0"
11	SIDE SETBACK (EXISTING)	5'-0"
12	REAR SETBACK (EXISTING)	10'-0"
13	FRONT SETBACK (TOTAL)	10'-0"
14	SIDE SETBACK (TOTAL)	5'-0"
15	REAR SETBACK (TOTAL)	10'-0"
16	FRONT SETBACK (NET)	10'-0"
17	SIDE SETBACK (NET)	5'-0"
18	REAR SETBACK (NET)	10'-0"
19	FRONT SETBACK (GROSS)	10'-0"
20	SIDE SETBACK (GROSS)	5'-0"
21	REAR SETBACK (GROSS)	10'-0"
22	FRONT SETBACK (NET + GROSS)	10'-0"
23	SIDE SETBACK (NET + GROSS)	5'-0"
24	REAR SETBACK (NET + GROSS)	10'-0"
25	FRONT SETBACK (TOTAL + GROSS)	10'-0"
26	SIDE SETBACK (TOTAL + GROSS)	5'-0"
27	REAR SETBACK (TOTAL + GROSS)	10'-0"
28	FRONT SETBACK (NET + GROSS + TOTAL)	10'-0"
29	SIDE SETBACK (NET + GROSS + TOTAL)	5'-0"
30	REAR SETBACK (NET + GROSS + TOTAL)	10'-0"

Lot Coverage

ITEM	DESCRIPTION	REMARKS
1	TOTAL LOT COVERAGE	30%
2	TOTAL LOT COVERAGE (CALCULATED)	30%
3	TOTAL LOT COVERAGE (PROPOSED)	30%
4	TOTAL LOT COVERAGE (EXISTING)	30%
5	TOTAL LOT COVERAGE (TOTAL)	30%
6	TOTAL LOT COVERAGE (NET)	30%
7	TOTAL LOT COVERAGE (GROSS)	30%
8	TOTAL LOT COVERAGE (NET + GROSS)	30%
9	TOTAL LOT COVERAGE (TOTAL + GROSS)	30%
10	TOTAL LOT COVERAGE (NET + GROSS + TOTAL)	30%
11	TOTAL LOT COVERAGE (NET + GROSS + TOTAL + GROSS)	30%
12	TOTAL LOT COVERAGE (NET + GROSS + TOTAL + GROSS + TOTAL)	30%
13	TOTAL LOT COVERAGE (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS)	30%
14	TOTAL LOT COVERAGE (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL)	30%
15	TOTAL LOT COVERAGE (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS)	30%
16	TOTAL LOT COVERAGE (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL)	30%
17	TOTAL LOT COVERAGE (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS)	30%
18	TOTAL LOT COVERAGE (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL)	30%
19	TOTAL LOT COVERAGE (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS)	30%
20	TOTAL LOT COVERAGE (NET + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL + GROSS + TOTAL)	30%



Site Plan



Zoning Map



Venue Map

RECEIVED

AS100

VAR-13900

SDR-13904

11-15-06 CC

SUP-13903

SUP-13902

REVISED
 11-15-06

NOV 15 2006

TOWN OF LAS VEGAS

AS100

Ahern Corporate Center

TITLE
 SITE PLAN AND
 ZONING INFO

NO.	DESCRIPTION	DATE
1	ISSUED	
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

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NOTES

PLANNING

Comments



Separator Sheet

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

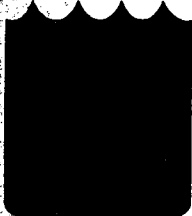
To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riecki, Survey (FM, PM, & A's only)
Date: June 20, 2006
Re: **VAR-13900** Don Ahern SWC Martin L. King Blvd. & Bonanza Rd.
Request for a Variance for setbacks

COMMENTS:

We have no comment on the Request for a Variance application to allow a proposed building to be 10 feet from the front property line where 20 feet is the minimum setback required; To allow a second building to be 10 feet from the corner side property line where 15 feet is the minimum setback required; And to allow a third building to be 11 inches from the rear property line where 20 feet is the minimum setback required on 2.61 acres located at the southwest corner of Martin L. King Boulevard and Bonanza Road.

June 13, 2006

LAS VEGAS VALLEY
WATER DISTRICT



1001 SOUTH VALLEY VIEW BLVD.
LAS VEGAS, NV 89153
TELEPHONE, 702/870-2011

Board of Directors
Myrna Williams
PRESIDENT

Yvonne Atkinson Gates
VICE PRESIDENT

Tom Collins

Chip Maxfield

Lynette Boggs McDonald

Rory Reid

Bruce Woodbury

Patricia Mulroy
GENERAL MANAGER

City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

Attention: Flinn Fagg, Planning Manager

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW

The Las Vegas Valley Water District Design and the Production Divisions have reviewed the attached zoning applications and determined that the proposed projects will have no conflict with the District's existing telemetry antenna locations.

If you require any additional information or have any questions, please call me at 258-3240 or Doa Meade at 822-8574.

Sincerely,

Peter J. Jatch, P.E.
Engineering Design Manager

PJJ:DJM:TLL:sdc
Attachment

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

VAR-13900 - SPECIAL USE PERMIT RELATED TO ZON-13896, SUP-13902, SUP-13903, AND SDR-13904 - PUBLIC HEARING - APPLICANT: DON AHERN OWNER: DFA, LLC - Request for a Variance to allow a proposed building to be 10 feet from the front property line where 20 feet is the minimum setback required; to allow a second building to be 10 feet from the corner side property line where 15 feet is the minimum setback required; and to allow a third building to be 11 inches from the rear property line where 20 feet is the minimum setback required on 2.61 acres on the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033) PROPOSED C-2 (GENERAL COMMERCIAL) Zone, Ward 5 (Weekly).

PLANNING COMMISSION: JULY 13, 2006

CITY COUNCIL: AUGUST 16, 2006

CASE PLANNER: DOUG RANKIN



PUBLIC HEARING

Comments Due:

JUNE 14, 2006

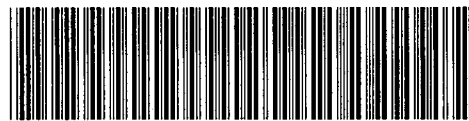
Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (dmarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Law Enforcement Issue

Applicant Letter



APPLICANT LETTER

Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

September 22, 2006

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza
Las Vegas, Nevada 89106

RE: ABEYANCE - VAR-13900 - VARIANCE

Dear Mr. Bilyeu:

Please be advised the City Planning Commission at its regular meeting on **October 5, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby





The Groesbeck Group, Ltd.
Attorneys and Advisors

September 19, 2006

VIA FACSIMILE - 385-7268

Nathan Goldberg
Planner II
Planning & Development
City of Las Vegas
731 So. Fourth Street
Las Vegas, NV 89101

Re: *Ahern Tower Project (Bonanza Rd. & Martin Luther King Blvd.)
ZON-13896; VAR-13900; SUP-13902; SUP-13903, and SDR-13904
Request for Abeyance*

Dear Mr. Goldberg:

In response to your letter of this date to my client's representative, Bruce Bilyeu, please allow this letter to serve as our request for an abeyance of the above-referenced matter to the Planning Commission meeting of October 5, 2006, to give staff additional time to review and analyze the revised plans regarding the subject project.

Should you have any questions regarding the above or this matter in general, please do not hesitate to contact me. I look forward to presenting this matter to staff and the Planning Commission on October 5.

Sincerely,

Robert A. Groesbeck

RAG/las

c: Doug Rankin
Don Ahern
Bruce Bilyeu

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

September 8, 2006

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza
Las Vegas, Nevada 89106

RE: ABEYANCE - VAR-13900 - VARIANCE

Dear Mr. Bilyeu:

Please be advised the City Planning Commission at its regular meeting on **September 21, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

July 28, 2006

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza
Las Vegas, Nevada 89106

RE: ABEYANCE - VAR-13900 - VARIANCE

Dear Mr. Bilyeu:

Please be advised the City Planning Commission at its regular meeting on **August 10, 2006** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



MA MORAN & ASSOCIATES
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

ATTORNEYS AT LAW

JOHN T. MORAN, JR.
JILL M. LYNNE
LEW BRANDON, JR.
JEFFERY A. BENDAVID
J.T. MORAN III
PROFESSIONAL CORPORATIONS

July 7, 2006

VIA HAND DELIVERY

Ms. Margo Wheeler, Director
CITY OF LAS VEGAS, DEVELOPMENT SERVICES CENTER
731 South Fourth Street
Las Vegas, Nevada 89101

RE: PLANNING COMMISSION MEETING: JULY 13, 2006
Applicant: DON AHERN - OWNER: DFA, LLC

Dear Ms. Wheeler:

Please allow this correspondence to serve as a status that this undersigned and law firm represent the legal and professional interests of Mr. Ahern and, specifically, as such relates to the instant and aforementioned matter.

As you may know, and on July 13, 2006, Mr. Ahern has a number of items slated to be heard by the Planning Commission for the City of Las Vegas, and pertinent to a parcel of land located on the corner of Bonanza Road and Martin L. King Boulevard. I am writing to respectfully request, and on behalf of my client, that these items be abeyed until the regular meeting of the Planning Commission, scheduled for August 10, 2006. For your records, the subject agenda items are listed as follows:

ZON-13896 - REZONING - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), Ward 5 (Weekly).

VAR-13900 - VARIANCE RELATED TO ZON-13896 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

July 7, 2006

Page Two

Ms. Margo Wheeler, Director

CITY OF LAS VEGAS, DEVELOPMENT SERVICES CENTER

SUP-13902 – SPECIAL USE PERMIT RELATED TO ZON-13896 AND VAR-13900 – PUBLIC HEARING – APPLICANT: DON AHERN – OWNER: DFA, LLC - Request for a Special Use Permit FOR A PROPOSED HELIPAD AND A WAIVER TO ALLOW A HELIPAD AS AN ACCESSORY USE TO A FACILITY OTHER THAN A HOSPITAL, MEDICAL FACILITY, OR MEDICAL OFFICE on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

SUP-13903 – SPECIAL USE PERMIT RELATED TO ZON-13896, VAR-13900 AND SUP-13902 – PUBLIC HEARING – APPLICANT: DON AHERN – OWNER: DFA, LLC - Request for a Special Use Permit FOR A PROPOSED 274 FOOT TALL BUILDING IN THE NORTH LAS VEGAS AIRPORT OVERLAY DISTRICT on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

SDR-13904 – SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13896, VAR-13900, SUP-13902 AND SUP-13903 – PUBLIC HEARING – APPLICANT: DON AHERN – OWNER: DFA, LLC - Request for a Site Development Plan Review FOR A COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE FOOT, A 1,500 SQUARE FOOT, AND A 4,500 SQUARE FOOT RETAIL PAD; A 20 STORY BUILDING CONSISTING OF 3,700 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE, 150,000 SQUARE FEET OF OFFICE SPACE, AND A 4,500 SQUARE FOOT CHILD CARE FACILITY; AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

The above-referenced items are listed on the upcoming agenda as items #51 through #55 inclusive. The reason my client requests an abeyance of the subject items, is to arrange for and facilitate a neighborhood meeting with regards to said plans for development.

Although it is our understanding that such a meeting is not required by the City of Las Vegas, and for this particular project, we feel it would be both helpful and appropriate to inform the neighborhood of our plans, and prior to any presentation before the City Planning Commission. Further, we feel that any and all feedback from any interested local residents will only enhance the harmonious integration of this development into the community, as well as set a precedent for other like and future developments planned for the surrounding area.

July 7, 2006

Page Three

Ms. Margo Wheeler, Director

CITY OF LAS VEGAS, DEVELOPMENT SERVICES CENTER

The purpose of this letter, again, is to request that the subject items be abeyed for a time sufficient to allow for ample notification, and the facilitation of an informational neighborhood meeting.

Thank you for your time, and attention to this matter. Should you have any questions and/or comments concerning this matter, or if you require any further documentation in order to facilitate this request, please do not hesitate to contact me personally. I remain,

Very truly yours,

John T. Moran III, Esq.
MORAN AND ASSOCIATES

JT3/sbm

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

June 30, 2006

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza
Las Vegas, Nevada 89106

RE: VAR-13900 - VARIANCE

Dear Mr. Bilyeu:

Please be advised the City Planning Commission at its regular meeting on *July 13, 2006* has referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

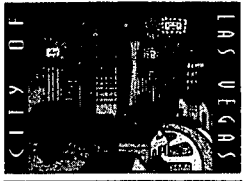


Action Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 6, 2006

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza
Las Vegas, Nevada 89106

RE: ABEYANCE - VAR-13900 - VARIANCE

Dear Mr. Bilyeu:

Your request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly), was considered by the Planning Commission on October 5, 2006.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13896), Site Development Plan Review (SDR-13904), Special Use Permit (SUP-13903), Special Use Permit (SUP-13902), and Special Use Permit (SUP-13903) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

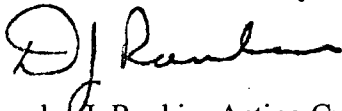
City Manager
Douglas A. Selby



Mr. Bruce Bilyeu
VAR-13900 - Page Two
October 6, 2006

This item will be considered by the City Council on **November 1, 2006**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Douglas J. Rankin, Acting Current Planning Manager
Planning and Development Department
Current Planning Division

DJR:dm

cc: Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

September 22, 2006

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza Road
Las Vegas, Nevada 89106

RE: ABEYANCE - VAR-13900 - VARIANCE

Dear Mr. Bilyeu:

Your request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly), was considered by the Planning Commission on September 21, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** at the applicant's request.

This item is scheduled to be heard again at the **October 5, 2006** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, reading "John Korkosz".

John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

cc: Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

July 14, 2006

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza
Las Vegas, Nevada 89106

RE: VAR-13900 - VARIANCE

Dear Mr. Bilyeu:

Your request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly), was considered by the Planning Commission on July 13, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** in order to hold a neighborhood meeting.

This item is scheduled to be heard again at the *August 10, 2006* Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:dm

cc: Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby





August 11, 2006

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza
Las Vegas, Nevada 89106

RE: ABEYANCE - VAR-13900 - VARIANCE

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Dear Mr. Bilyeu:

Your request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly), was considered by the Planning Commission on August 10, 2006.

The Planning Commission voted to hold this item in **ABEYANCE** in order to hold a neighborhood meeting.

This item is scheduled to be heard again at the **September 21, 2006** Planning Commission meeting which will be held at 6:00 PM in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Planning Commission requires that you or your representative be present at this meeting. If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Rankin".

Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:dm

cc: Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



City Council Action Letter



Separator Sheet



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER



065600

January 19, 2007

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza
Las Vegas, Nevada 89106

RE: VAR-13900 - VARIANCE
CITY COUNCIL MEETING OF JANUARY 17, 2007
RELATED TO ZON-13896, SUP-13902, SUP-13903 AND SDR-13904

Dear Mr. Bilyeu:

The City Council at a regular meeting held January 17, 2007 APPROVED the request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 18, 2007. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13896), Site Development Plan Review (SDR-13904), Special Use Permit (SUP-13902), and Special Use Permit (SUP-13903) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov
18112-001-06-05

cc: See Attached List

Mr. Bruce Bilyeu
VAR-13900 – Page Two
January 19, 2007

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104



November 2, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Bruce Bilyeu
DFA, LLC
1611 West Bonanza
Las Vegas, Nevada 89106

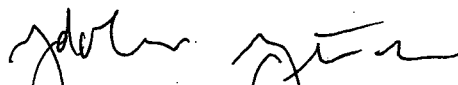
RE: VAR-13900 - VARIANCE
CITY COUNCIL MEETING OF NOVEMBER 1, 2006
RELATED TO ZON-13896, SUP-13902, SUP-13903 AND SDR-13904

Dear Ms. Bilyeu:

The City Council at a regular meeting held November 1, 2006 HELD IN ABEYANCE the request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone].

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the November 15, 2006 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,


Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Kristen Neuman
Aptus Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009



Protest / Approval Letter



Separator Sheet

Charles Gronbach
642 Shetland Road
Las Vegas, NV 89107
702-877-6947

RECEIVED
CITY CLERK

2006 JUL 24 A 10:39

July 21, 2006

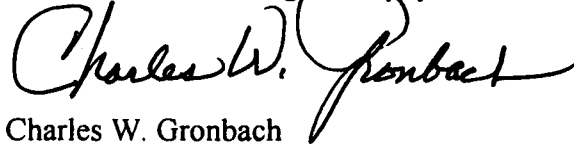
City of Las Vegas Planning Commission
City Clerk, City Hall, First Floor
400 Stewart Avenue
Las Vegas, NV 89101

RE: "Ahern Plans Spaghetti Bowl Tower", Review Journal Business Article, 7/18/06

When considering zoning and variance for this project, the Planning Commission should carefully examine the impact on the general public.

1. If the Commission grants the frontal setback changes from 20 feet to 10 feet, we'll have another "Molasky fiasco" on our hands. Molasky, a private corporation, has closed off two lanes of Grand Central Parkway/Ogden, a public street, for months now due to reduced frontal setback. This is not fair to the public—a mega-gain for Molasky, a mega-inconvenience for the public. We shouldn't have to repeat this inconvenience again.
2. Allowing Ahern to fund his own traffic-impact study is a joke! You can guess with certainty the study's final results. An unbiased, third party consultant paid by the city would better serve the general public. Maybe we'll get a more realistic look at projected traffic increases on our already overcrowded roadways.
3. Ahern's offer to Metro Police to use the Helipad (if Ahern's Helipad is approved) smells a little "fishy". Anything to get a variance approved.

Thank you for allowing me to present my concerns about growth and traffic congestion and how it inconveniences the general population.


Charles W. Gronbach

Cc: Planning & Development Department
731 South 4th Street
Las Vegas, NV 89101

ITEM NO.: 30, 31
CASE NO. 22N-13896, VAR-13900
PC MEETING: 8-10-06

P

September 20, 2006

City of Las Vegas
Planning & Development
739 So. 4th Street
Las Vegas, Nevada 89101

Subject: Ahern Corporate Center
ZON-13896, VAR-13900, SUP-13902, SDR-13904, & SUP-13903

To Whom It May Concern:

I am a homeowner in The Rancho Manor Tract, which is not too far from the proposed project. I have attended two presentations that Ahern has put on to show interested parties exactly what they're plans are.

I am personally very much in favor of it, as our many of the Rancho Manor Homeowners Assoc. members. Some would like to have it a little lower but are still in favor of Ahern getting approved.

It will CERTAINLY improve the proposed area, namely Martin Luther King and Bonanza, and hopefully encourage others to consider "like" projects in this area.

Ahern has been in business in the same location for many, many years, very successful, a great employer and a wonderful neighbor. Please give them every consider to proceed with their proposed project.

Thank you for your time. I remain yours truly, Patricia Welsh, 1920 Collins Ave., Las Vegas (385-3097)

Patricia A. Welsh

R

Telephone Protest/ Approval Log

Meeting Date: 10/5/06

Case Number: Zon B3896, Zon B3900,

SUP B3902, SUP B3903, SUP B3904

Date: 10/5/06
Name: Jean Zorn (on behalf of Ranchos Menor Neighborhood Association)
Address: 2000 Sunland Ave.
Las Vegas, NV 89106
Phone: 382-7686
☐ PROTEST ☒ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

ITEM # 10-14

CASE # SEE ABOVE

PC MTG 10-5-06

A

APN Map



Separator Sheet

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

AVERAGE
QA VALUE
35

T20S R61E

28

S 2 SW 4

139-28-4

NOTES

This map is for assessment use only and does NOT represent a survey.
No liability is assumed for the accuracy of the data delineated herein.
Information on roads and other non-assessed parcels may be obtained
from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds,
but only contains the information required for assessment. See the
recorded documents for more detailed legal information.

USE THIS SCALE(Feet) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 50 100 200 400 600 800

MAP LEGEND

PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
PM/LD BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE / LEADER LINE

001
1.00
202
PB 23-45
5
5
GL5

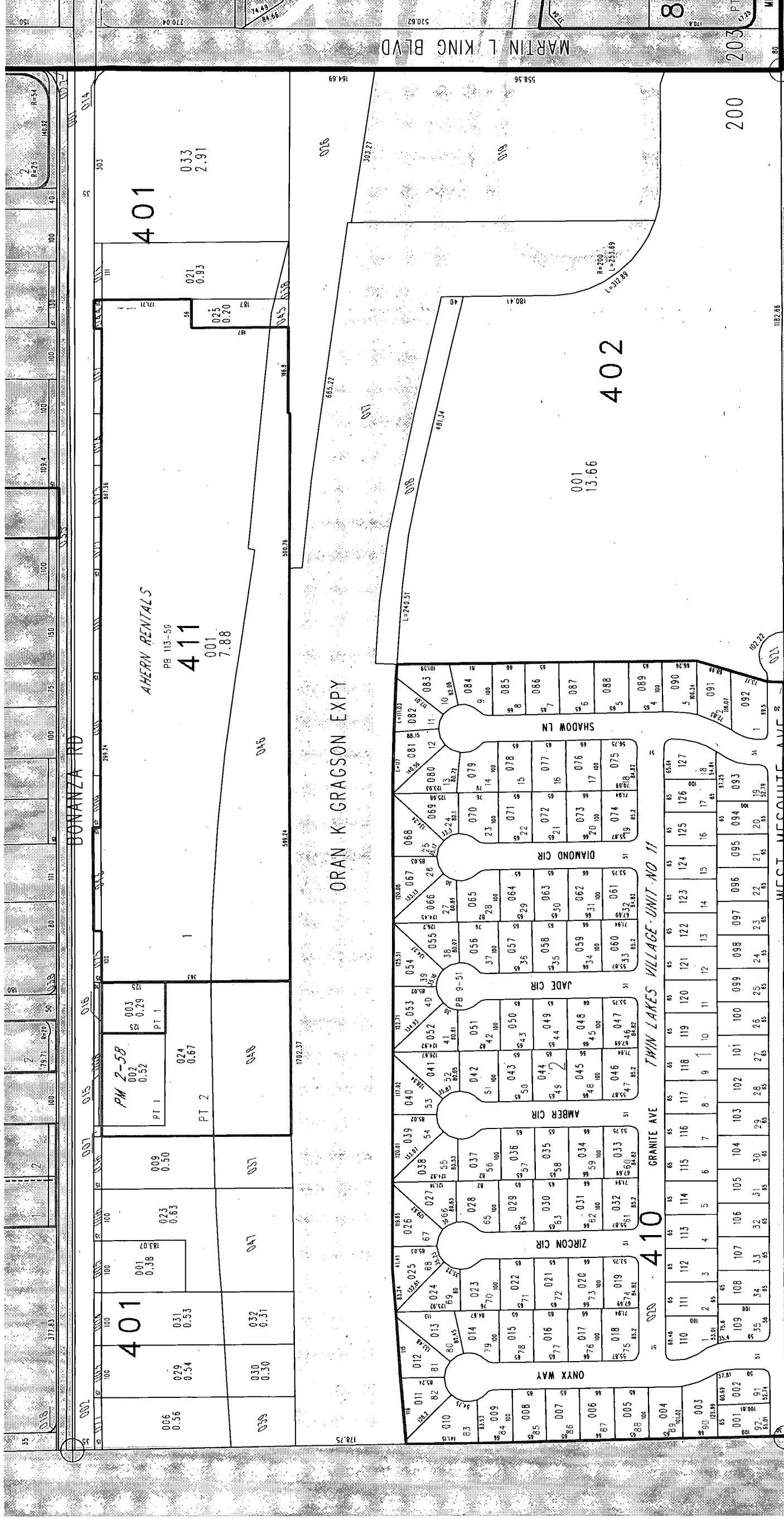
PARCEL NUMBER
ACREAGE
PARCEL SUB/SEQ NUMBER
PLAT RECORDING NUMBER
BLOCK NUMBER
LOT NUMBER
GOV. LOT NUMBER

R60E	R61E	R62E
1195	125	123
1205	138	140
1215	163	161

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Scale: 1"=200'

Rev: 01/24/06



RECEIVED
MAY 3 0 2006

ZON-13896
SUP-13902
SDR-13904
VAR-13900
SUP-13903
07-13-06 PC
TAX DIST 200

Deed



Separator Sheet

20031013
02598

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF

10-13-2003 14:15 JSB

OFFICIAL RECORDS

BOOK/ INSTR: 20031013-02598

PAGE COUNT: 2

A.P.N.: 139-28-401-005
File No: NCS-38512-WCLV (tl)

When Recorded, Mail To:
DFA, LLC, a Nevada limited liability company
4241 S. Arville St.
Las Vegas, NV 89103

FEE: 15.00
RPTT: 7,140.00

R.P.T.T.: \$7,140.00

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Simon Inc., a Nevada Corporation

do(es) hereby GRANT, BARGAIN, and SELL to

DFA, LLC, a Nevada limited liability company

the real property situate in the County of **Clark**, State of **Nevada**, described as follows:

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D. & M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SECTION 28 TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.; THENCE THE SOUTH QUARTER (S 1/4) SECTION CORNER OF SAID SECTION 28 BEARS SOUTH 0°43' WEST 929.48 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 0°43' EAST 374 FEET ALONG SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 28 TO THE SOUTH BOUNDARY LINE OF CLARK AVENUE, CITY OF LAS VEGAS, NEVADA; THENCE NORTH 89°36' WEST 222 FEET ALONG THE SAID SOUTH BOUNDARY LINE OF SAID CLARK AVENUE; THENCE SOUTH 0°26' WEST 374 FEET; THENCE SOUTH 89°36' EAST 222 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THAT CERTAIN SPANDREL AREA IN THE NORTHEASTERLY CORNER OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 8, 1962 IN BOOK 366 OF OFFICIAL RECORDS AS DOCUMENT NO. 295269, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED JULY 8, 1992 IN BOOK 920708, AS INSTRUMENT NO. 00882.

ZON-13896
SUP-13902
SDR-13904
VAR-13900
SUP-13903
07-13-06 PC

RECORDED AT THE REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF

A.P.N.: 139-28-401-005 & 026
File No: NCS-38512-WCLV (tl)

10-13-2003 14:15 JSB

BOOK/ INSTR: 20031013-02597
DEED

PAGE COUNT: 2

When Recorded, Mail To:
Simon, Inc./Shimon Peress
3029 Crib Point Drive
Las Vegas, NV 89134

FEE: 15.00
RPTT: EX#003

RECEIPT/CONF. COPY - HAS NOT BEEN COMPARED TO THE ORIGINAL

R.P.T.T.: \$Exempt 3

trust not on title releasing any interest they may have transfer between Shimon Peress and Simon Inc. to add legal descriptions from book 930105
THIS DOCUMENT IS BEING RECORDED TO CORRECT THAT CERTAIN DOCUMENT RECORDED JANUARY 5, 1993 IN BOOK 930105 AS INSTRUMENT NO. 00701 AND ALSO RECORDED ON JULY 27, 1993 IN BOOK 930727 AS INSTRUMENT NO. 00744 AND ALSO TO CLEAR CLOUD FROM DOCUMENT RECORDED NOVEMBER 2, 2001 IN BOOK 20011102 AS INSTRUMENT NO. 02568 *instr-701 and Book 930727 instr-744*

QUIT CLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Shimon Peress and Hannah Peress, Husband and Wife as joint tenants and Shimon Peress and Hannah K. Peress, Co-Trustees of The Shimon Peress and Hannah K. Peress Revocable Trust dated April 17, 2001

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Simon Inc., a Nevada Corporation

all the right, title, and interest of the undersigned in and to the real property situate in the County of Clark, State of Nevada, described as follows:

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D. & M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SECTION 28 TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.B. & M.; THENCE THE SOUTH QUARTER (S 1/4) SECTION CORNER OF SAID SECTION 28 BEARS SOUTH 0°43' WEST 929.48 FEET TO THE PLACE OF BEGINNING;

THENCE NORTH 0°43' EAST 374 FEET ALONG SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 28 TO THE SOUTH BOUNDARY LINE OF CLARK AVENUE, CITY OF LAS VEGAS, NEVADA;

THENCE NORTH 89°36' WEST 222 FEET ALONG THE SAID SOUTH BOUNDARY LINE OF CLARK AVENUE;

THENCE SOUTH 0°26' WEST 374 FEET;
THENCE SOUTH 89°36' EAST 222 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE INTEREST IN AND TO THAT CERTAIN SPANDREL AREA IN THE NORTHEASTERLY CORNER OF SAID LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED JUNE 8, 1962 IN BOOK 366 OF OFFICIAL RECORDS AS DOCUMENT NO. 295269, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED JULY 8, 1992 IN BOOK 920708, AS INSTRUMENT NO. 00882.

Shimon Peress

Shimon Peress

10/12/03

Date

Hannah Peress

Hannah Peress

10/12/03

Date

STATE OF NEVADA)

SS.)

COUNTY OF Clark)

This instrument was acknowledged before me on

October 13, 2003 by

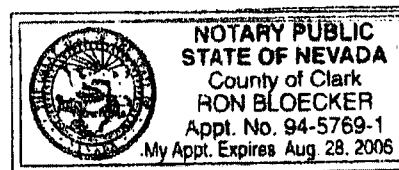
Shimon Peress and

Hannah Peress

[Signature]
Notary Public

(My commission expires: _____)

[Signature]



28

990331.04184

Affix R.P.T.T. \$475.00
Escrow Number: 99-11-8229-036-AG

2

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Isabella E. Mahoney, An Unmarried Woman

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

DFA, LLC, a Nevada Limited Liability Company

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

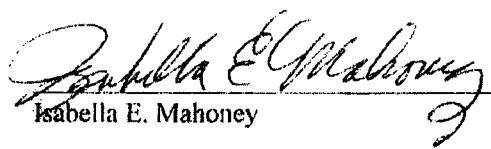
See Exhibit "A" attached hereto and by reference made a part hereof for the complete legal description.

APN: 139-28-303-007

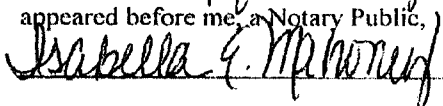
- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 18th day of February, 1999.


Isabella E. Mahoney

STATE OF NEVADA)
) ss.
COUNTY OF Clark

On this 18th day of February, 1999
appeared before me, a Notary Public,


personally known or proven to me to be the

Escrow No. 99118229-036-AG

When recorded, mail to:

D.F.A. LLC
4241 South Arville
Las Vegas, NV 89117
Mr. Howard Brown

Exhibit A

A portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East M.D.B.&M., lying North of Bonanza Road described as follows:

Beginning at a point in the North line of U.S. Highway No. 95 (Bonanza Road New Alignment) distant thereon South 89 26' East 525 Feet from the intersection of the said North line of Bonanza Road with the west line of Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 28; thence North 0 34' East and parallel with the west line of the said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) a distance of 250 Feet to a point; thence South 89 26' East and parallel with the North line of the said Bonanza Road a distance of 109.40 Feet to a point; thence South 0 34' West and parallel with the West line of the aforementioned Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) a distance of 250 Feet to a point in the said North line of Bonanza Road; thence North 89 26' West along the last mentioned North line a distance of 109.40 Feet to the point of beginning, situate in Clark County, Nevada.

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

UNITED TITLE OF NEVADA

03-31-99 17:00 AEB 2
OFFICIAL RECORDS

BOOK: 990331 INST: 04184

FEE: 8.00 RPTT: 475.00

The current Accessor's Parcel number 139-28-402-033 is a combined lot of Accessor's Parcel numbers 139-28-402-005 & 026 and 139-28-303-007.

SOFI



Separator Sheet

Justification Letter



Separator Sheet

May 25, 2006

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

APN: 139-28-401-033

Re:
Setback and Step-back Variance

To Whom It May Concern:

We respectfully submit this request for a Site Development Review for a twenty-story office development located on the southwest corner of Bonanza and Martin Luther King Dr. We are also requesting this parcel be rezoned to C-2. The current general plan for the parcel is GC.

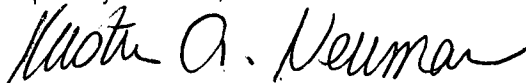
The Ahern Corporate Center will combine much needed office and retail space in a twenty-story tower in a redeveloping area of the city. This project consists of 19,000 sf of retail, 150,000 sf of leasable office space, a daycare for the employees working in the building and 3,700 sf of restaurant which includes 1,000 sf of eating area. There are 658 parking spaces required and 662 parking spaces provided. The majority of the parking is provided in an eight story parking structure under the office tower. The exterior materials include metal panels, precast panels, aluminum storefront and stone panels at the base. The mechanical equipment and the helipad are screened from view by metal panels.

We are requesting a variance of the development standards for 10'-0" where 20'-0" is required for the front and rear setbacks. We are also requesting a variance of the development standards for 10'-0" where 15'-0" is required for the corner side setback. This will push the buildings closer to the street in an attempt to create a more urban environment along Bonanza and Martin Luther King. It will also allow us to provide more onsite parking for the retail pad buildings.

In addition, we are requesting a variance of the setback requirements along Bonanza and Martin Luther King, which are classified as primary arterials with 100 R.O.W. With this project we are trying to revitalize the neighborhood and provide urban infill into the City's Redevelopment Area. We feel that a Variance to this code section would enhance and help the urban growth and development for which the City is striving to achieve.

In our opinion, these variance requests will not negatively impact the design of the proposed project. We have made every attempt to try and follow City of Las Vegas Title 19 as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to bring a much-needed high caliber project into this area.

Respectfully Submitted,



Kristen G. Neuman for RBS

R. Brandon Sprague, AIA

RECEIVED
JUN 30 2006

ZON-13896 VAR-13900
SUP-13902 SUP-13903
SDR-13904 07-13-06 PC

Application



A P P L I C A T I O N

Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VARIANCE
 Project Address (Location): SW CORNER BONANZA & MLK
 Project Name: ATERN CORP. CTR Proposed Use: OFC/RETAIL
 Assessor's Parcel #(s): 139.28.401.033 Ward #: 5
 General Plan: existing GC proposed GC Zoning: existing RE proposed C2
 Commercial Square Footage: 177,200 SF Floor Area Ratio: 1.56
 Gross Acres: 2.61 N Lots/Units: NA Density: NA
 Additional Information: _____

PROPERTY OWNER: DFA, LLC Contact: BRUCE BILYEU
 Address: 1611 W. BONANZA Phone: 858 2025 Fax: 636 1345
 City: LAS VEGAS State: NV Zip: 89106

APPLICANT: DFA, LLC Contact: BRUCE BILYEU
 Address: 1611 W. BONANZA Phone: 858-2025 Fax: 6361345
 City: LAS VEGAS State: NV Zip: 89106

REPRESENTATIVE: APTUS ARCHITECTURE Contact: KRISTEN NEUMAN
 Address: 1200 S. 4th ST STE 206 Phone: 8391200 Fax: 8391213
 City: LAS VEGAS State: NV Zip: 89104

Property Owner Signature*: Don F. Atern

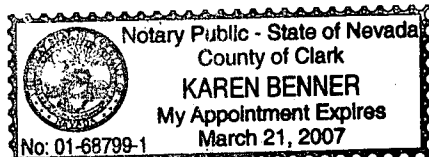
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name: DON F. ATERN

Subscribed and sworn before me

This 25th day of MAY, 20 06
Karen Benner

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-13900</u>
Meeting Date:	<u>7/13/16</u>
Signs Required:	<u>—</u>
Map #	<u>—</u>
Total Fee:	<u>600.00</u>
Receipt #	<u>—</u>
Date Accepted:	<u>5/30/16</u>
Accepted By:	<u>[Signature]</u>

Hansen Sheet



Separator Sheet

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VARIANCE****Report Date** 05/30/2006 05:07 PM**Submitted By**

Page 1

A/P # 13900 **Type** VAR **Issued Date** **Issued By****Parcel** 13928401033**Location****Owner** D F A L L C**Phone****Address** 4241 S ARVILLE
LAS VEGAS NV 89103-3713**Country** ☐ Foreign**Applicant's Full Name** APTUS ARCHITECTURE**Day Phone** (702)839-1200 x**Fax** (702)839-1213**Address** 1200 S 4TH ST
SUITE 206
LAS VEGAS NV
89104**Pager****Fees**NOTIFICATION & ADVERTISING FEE
PROCESSING FEE300.00
300.00**Total Paid**

600.00

Declared Value 0.00
Calculated Value 0.00
Actual Value 0.00**Type of Work**
Square Footage 2.61 ACRE**Comments**

VAR-13900 - SPECIAL USE PERMIT RELATED TO ZON-13896, SUP-13902, SUP-13903, AND SDR-13904 - PUBLIC HEARING - APPLICANT: DON AHERN
OWNER: DFA, LLC - Request for a Variance to allow a proposed building to be 10 feet from the front property line where 20 feet is the minimum setback required; to allow a second building to be 10 feet from the corner side property line where 15 feet is the minimum setback required; and to allow a third building to be 11 inches from the rear property line where 20 feet is the minimum setback required on 2.61 acres on the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033) PROPOSED C-2 (GENERAL COMMERCIAL) Zone, Ward 5 (Weekly).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date

Project Checklist



PROJECT CHECKLIST

Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS			
		Planning & Development Department			
Item Required		SUBMITTAL CHECKLIST		Additional Notes	
YES	NO				

APPLICATION		
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)
☒	☐	Grant deed and legal description
☒	☐	<i>Detailed</i> justification letter
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations
☒	☐	Correct fee(s): \$ <u>2130</u> \$ <u>300</u> \$ _____ Total = \$ <u>600</u>
☒	☐	Statement of Financial Interest
☐	☒	Development Impact Notice and Assessment (DINA)
☐	☒	Project of Regional Significance

SITE PLAN			Folded Plans: <u>6</u>	Rolled/Colored Plans: <u>0</u>
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	<i>All</i> property lines and present dimensions labeled		
☒	☐	<i>All</i> building setbacks labeled		
☒	☐	<i>All</i> adjacent existing land uses and street names labeled		
☒	☐	<i>All</i> points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted		

LANDSCAPE PLAN			Folded Plans:	Rolled/Colored Plans:
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	North arrow, scale, and vicinity map		
☐	☐	<i>All</i> property lines and present dimensions labeled		
☐	☐	<i>All</i> required perimeter landscape planters shown		
☐	☐	<i>All</i> required parking lot fingers/islands shown		
☐	☐	Quantity, size, species/ <i>variety</i> of <i>all</i> trees, shrubs, and ground cover		

BUILDING ELEVATIONS			Folded Plans:	Rolled/Colored Plans:
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	Scale and building dimensions labeled		
☐	☐	North, south, east, and west elevations of <i>all</i> buildings		
☐	☐	<i>All</i> building materials and colors noted		
☐	☐	8" x 10" photo of original color and material board		
☐	☐	<i>All</i> wall sign locations shown and sizes noted		

FLOOR PLANS			Folded Plans:	Rolled Plans:
☐	☐	11" x 17" min. to 24" x 36" max. page size		
☐	☐	Scale and building dimensions labeled		
☐	☐	<i>All</i> building entrances/exits shown		
☐	☐	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Aptus Architecture Application Type: VAR - Setbacks + Stepbacks
 APN: 139-28-401-033 Location: SWC - MLK / Bonanza
 Planner: WJ Ruin Pre-App Meeting Date: 5-15-06 Earliest PC Date: 7-13-06

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

VAR-13900 - SPECIAL USE PERMIT RELATED TO ZON-13896, SUP-13902, SUP-13903, AND SDR-13904 - PUBLIC HEARING - APPLICANT: DON AHERN OWNER: DFA, LLC - Request for a Variance to allow a proposed building to be 10 feet from the front property line where 20 feet is the minimum setback required; to allow a second building to be 10 feet from the corner side property line where 15 feet is the minimum setback required; and to allow a third building to be 11 inches from the rear property line where 20 feet is the minimum setback required on 2.61 acres on the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033) PROPOSED C-2 (GENERAL COMMERCIAL) Zone, Ward 5 (Weekly).

PLANNING COMMISSION: JULY 13, 2006

CITY COUNCIL: AUGUST 16, 2006

CASE PLANNER: DOUG RANKIN



PUBLIC HEARING

Comments Due: **JUNE 14, 2006**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Dorothy Marsili (dmarsili@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

**ZON-13896 VAR-13900
SUP-13902 SUP-13903
SDR-13904 07-13-06 PC**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	KENT CHANG	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<SPRINT> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY >**

SDPR
06/02/2006

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: July 13, 2006

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-13900

18b The Las Vegas Arts District NA

Aida Brents Resident Council

Berkley Square NA

Bonanza Village NA

Diamond Point NA

Downtown Business Operators Council

Downtown Central Development Committee
(DCDC)

Fremont Street Experience

G-704 NA

Harry Levy Gardens Resident Council

Pinto Palomino Residents

Rancho Bel Air NA

Rancho Circle

Rancho Manor NA

Rancho Oakey NA

Rancho South NA

Twin Lakes Village NA

West Mesquite NA

WLV-NAA1

WLV-NAA4

WLV-NAA6

WLV-NAA7

WLV-NAA8

Affidavit of Sign Posting



Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



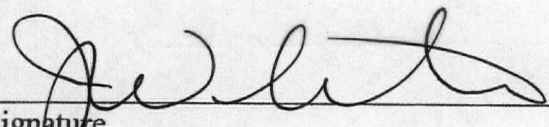
CASE NUMBER: VAR-13900

MEETING DATE: 07/13/06 PC

1 of 2

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first



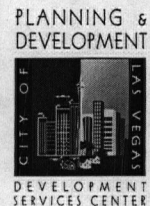

Signature

6-30-6
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



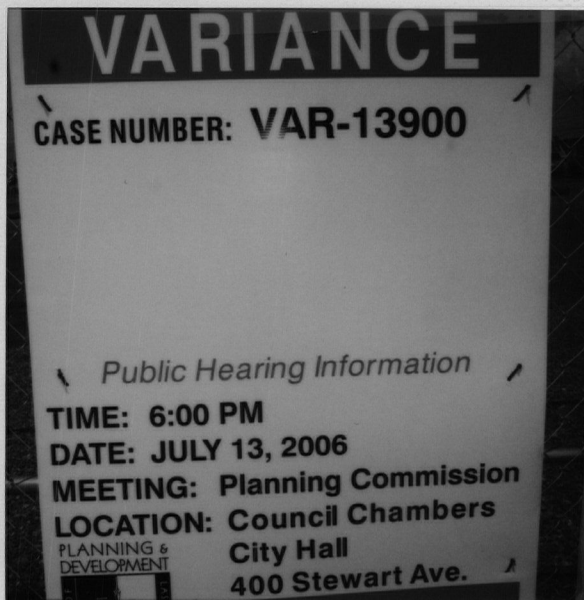
CASE NUMBER: VAR-13900

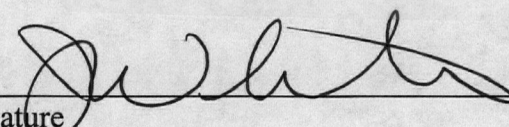
MEETING DATE: 07/13/06 PC

212

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.

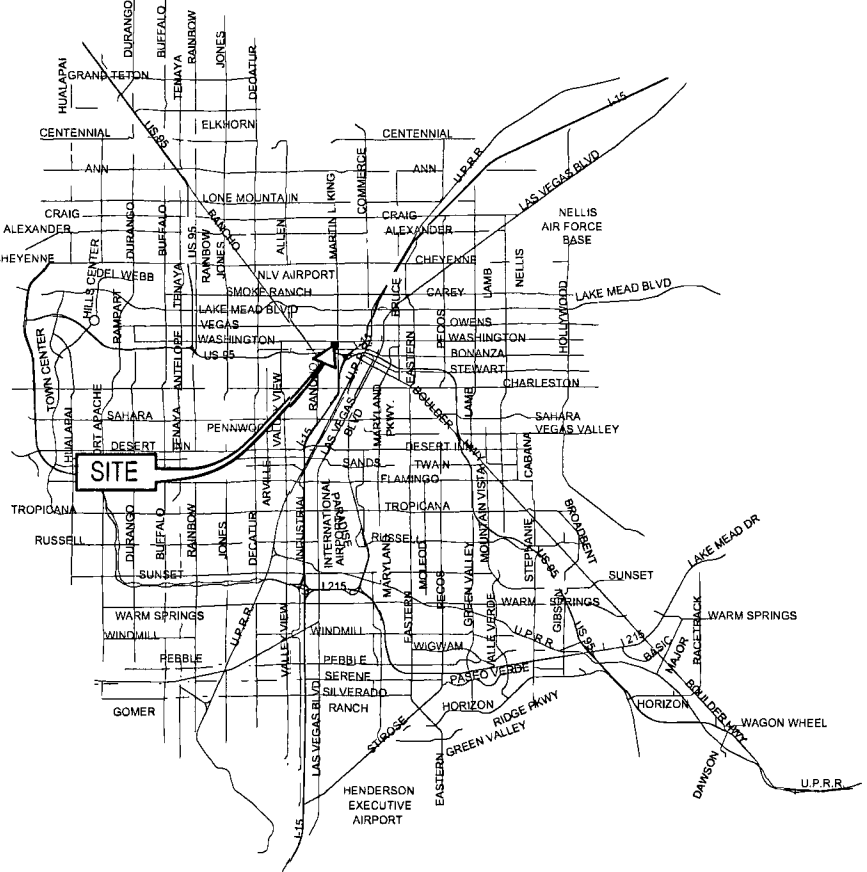
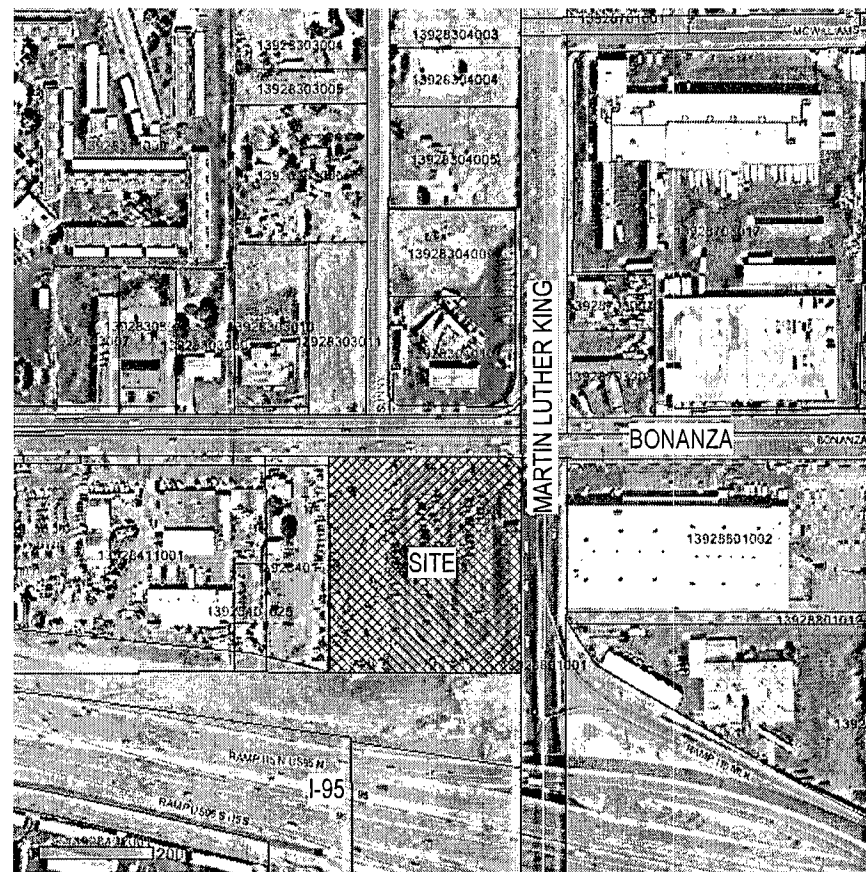
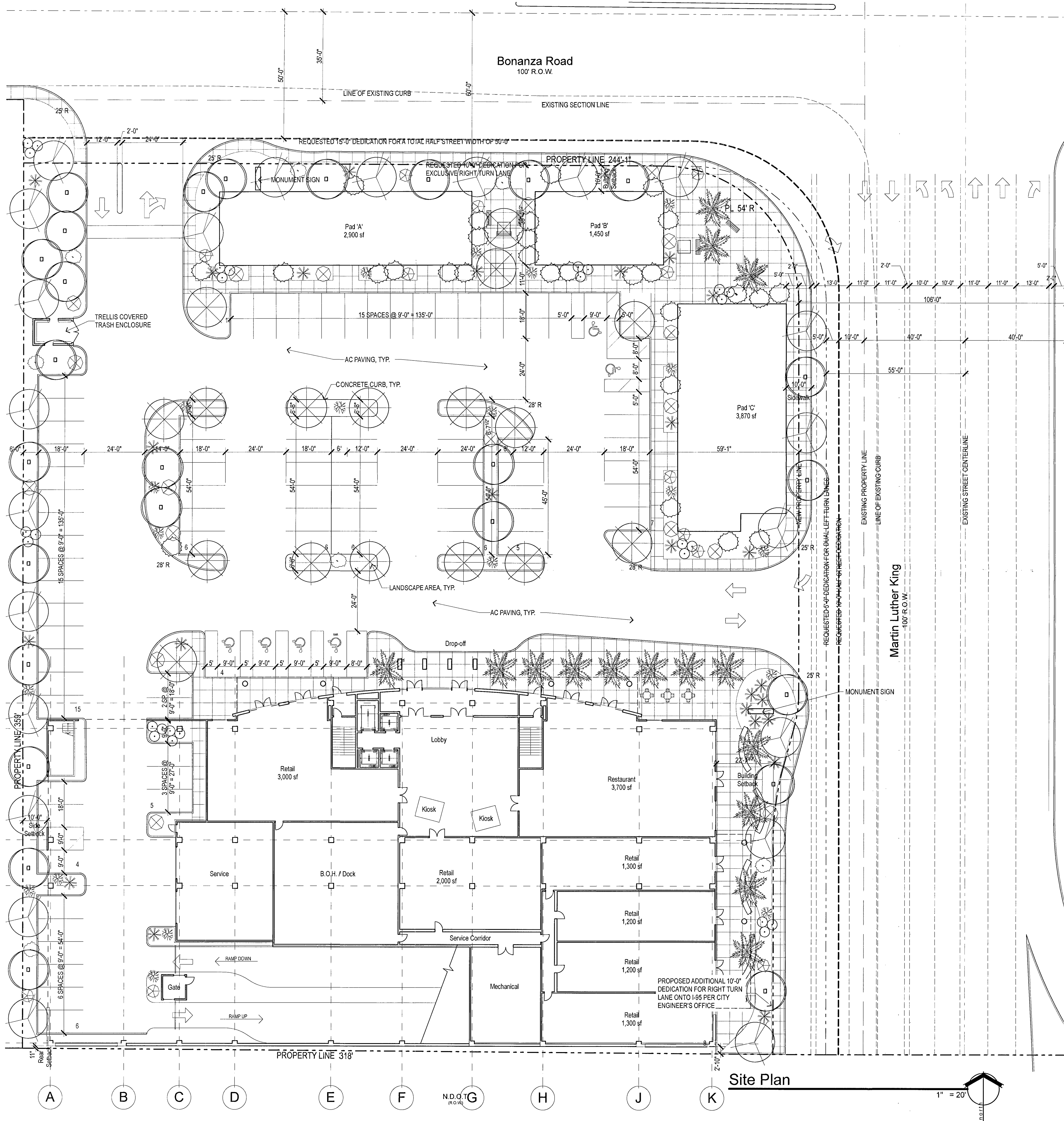
BONANZA




Signature

6-30-6
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.



Location Map

Vicinity Map

Site Zoning & Data

SITE DATA:	
PARCEL NUMBER	139-28-401-033
JURISDICTION	CITY OF LAS VEGAS - 89106
EXISTING GENERAL PLAN	GC
EXISTING ZONING	R-E
PROPOSED ZONING	C-2

BUILDING AREA:	
PAD 'A'	3,000 sf
PAD 'B'	1,500 sf
PAD 'C'	4,500 sf
OFFICE	150,000 sf
RETAIL	10,000 sf
CHILD CARE	4,500 sf
RESTAURANT	3,700 sf

SITE AREA	
	113,549 NSF
	2.61 NET ACRES

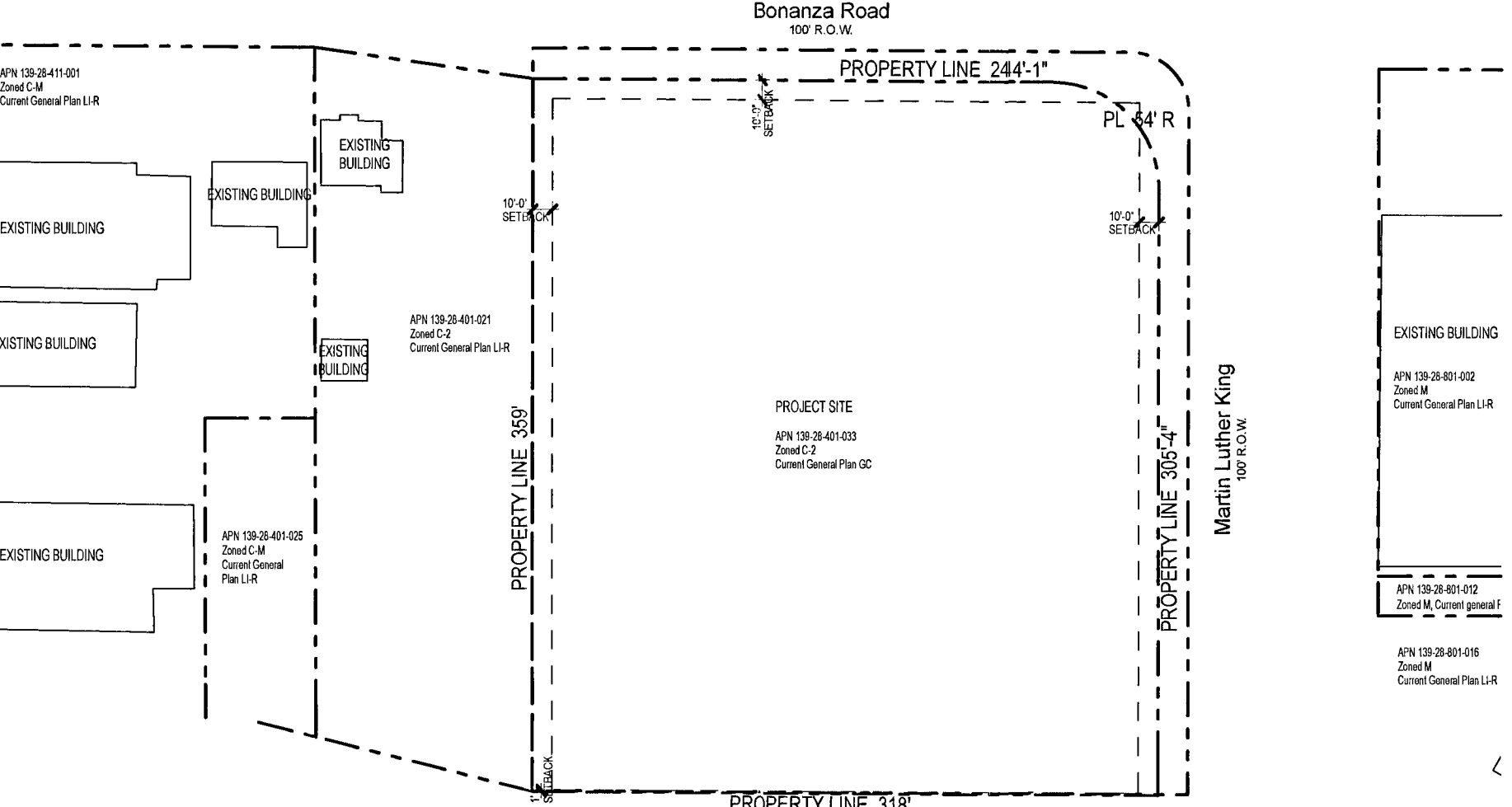
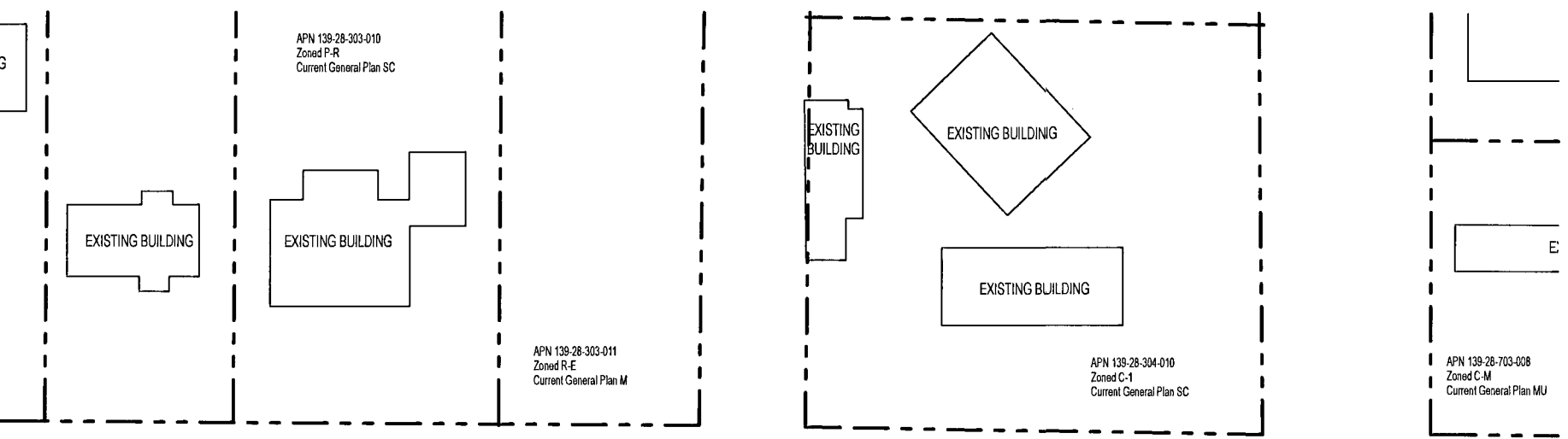
PARKING CALCULATIONS:	
TOTAL PARKING REQUIRED	1/ STAFF + 1/10 CHILDREN = 15
CHILD CARE	150,000 @ 1:300 = 508
OFFICE	19,000 @ 1:175 = 109
RETAIL	1,000 @ 1:50 = 20
RESTAURANT (EATING AREA)	2,700 @ 1:200 = 14
RESTAURANT (REMAINING)	

SETBACKS - (BUILDING) (VARIANCE REQUESTED)	
FRONT	20'-0"
INTERIOR SIDE	10'-0"
SIDE STREET	15'-0"
REAR	20'-0"

PARKING REQUIRED	
HANDICAPPED PARKING REQUIRED	14 (2 VAN SPACES)
STANDARD PARKING PROVIDED	568
HANDICAPPED PARKING PROVIDED	15
COMPACT SPACES PROVIDED	83 (11%)
TOTAL PARKING PROVIDED	666

SETBACKS - (PARKING) (VARIANCE REQUESTED)	
FRONT	15'-0"
INTERIOR SIDE	0'-0"
SIDE STREET	15'-0"
REAR	0'-0"

MAX HEIGHT & STORIES	
ACUTAL HEIGHT & STORIES	248'-0" & 18 STORIES
LOT COVERAGE ALLOWED	50%
ACTUAL LOT COVERAGE	39.2 %



Zoning Map

ZON-13896
SUP-13903

VAR-13900
SUP-13902

SDR-13904
11-15-06 CC

Ahern Corporate Center
Site Development Review

SW Corner of Bonanza and Martin L. King
Las Vegas, Nevada 89106

APTUS Architecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

APTUS PROJECT NO. 06.011

ARCHITECT

ENGINEER

NOTES

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NO.	DESCRIPTION	DATE
3	City of Las Vegas SUP SDR Submittal (Rev.)	11.14.06
2	City of Las Vegas SUP SDR Submittal (Rev.)	9.18.06
1	City of Las Vegas SUP SDR Submittal	05.25.06

ISSUED

TITLE
SITE PLAN AND
ZONING INFO

DRAWING NO.

AS100

Ahern Corporate Center

RECEIVED

NOV 16 2006