

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

VARIANCE

MEETING: PLANNING COMMISSION
DATE: JANUARY 11, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

VAR-18250

APPLICANT/OWNER: DFA, LLC - REQUEST FOR A VARIANCE TO ALLOW A PROPOSED BUILDING TO BE FIVE FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK 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).

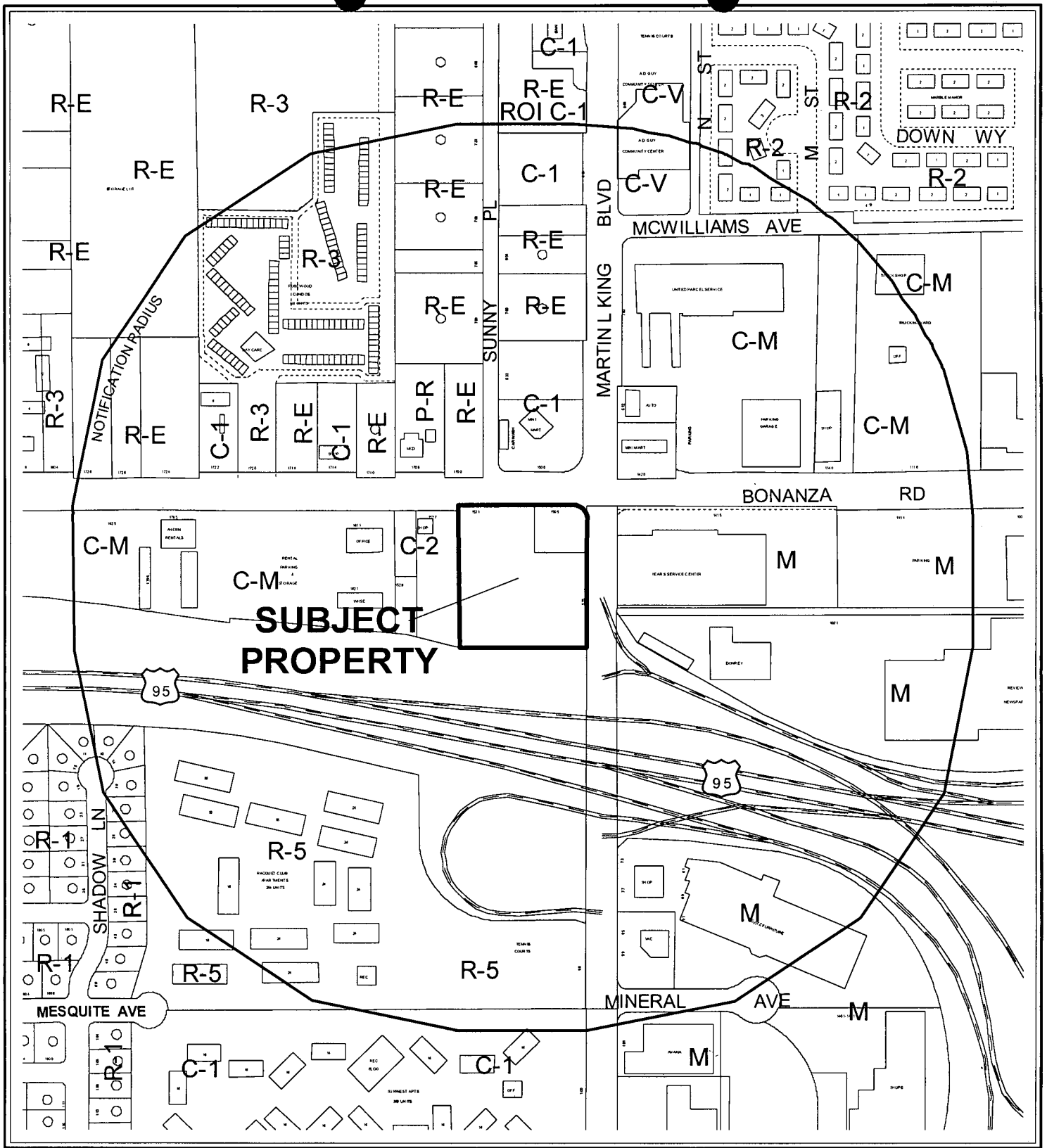
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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>.



JOHN KORKOSZ, PLANNING SUPERVISOR
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **VAR-18250**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



Appeal Memo



Separator Sheet

January 12, 2007

INTER-OFFICE MEMORANDUM

TO:
PLANNING AND DEVELOPMENT DEPARTMENT

FROM:
CITY CLERK

SUBJECT:
APPEAL OR CITY COUNCIL REVIEW INFORMATION
ON PLANNING COMMISSION
ACTIONS

COPIES TO:

This is to certify that the following action relative to the Planning Commission decision on the application of:

FILE NO.: VAR-18250 - VARIANCE

APPLICANT: APPLICANT/OWNER: DFA, LLC

WARD: WARD 5 (WEEKLY)

Appeal by applicant or any other aggrieved person:

Yes

No

Review requested by City Council:

Yes

No

DATE

1/29/2007

CITY CLERK



By: Beverly K. Bridges
Chief Deputy City Clerk

PLANNING AND DEVELOPMENT DEPARTMENT INFORMATION:

Date of Planning Commission Action

January 11, 2007

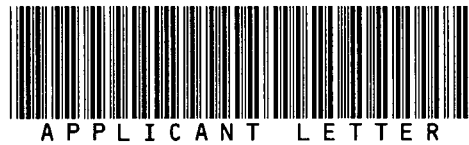
Last day for filing an appeal by applicant
or any other aggrieved person. (Appeal
period is 10 days after the date of the
PC decision).

January 22, 2007

Last day for a review being requested by
the City Council. (Review period is 10
days after the date of the PC decision.)

January 22, 2007

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

December 29, 2006

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

RE: VAR-18250 - VARIANCE

Dear Mr. Bilyeu:

Please be advised the City Planning Commission at its regular meeting on **January 11, 2007** 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:dm

cc: Mr. 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

January 12, 2007

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

RE: VAR-18250 - VARIANCE

Dear Mr. Bilyeu:

Your Request for a Variance TO ALLOW A PROPOSED BUILDING TO BE FIVE FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK 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 January 11, 2007.

The Planning Commission voted to **APPROVE** your request, subject to the following:

1. Conformance to the conditions for Rezoning (ZON-13896), Special Use Permit (SUP-13902), Special Use Permit (SUP-13903), Variance (VAR-13900), and Site Development Plan Review (SDR-13904), if approved.
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.

This action by the Planning Commission on **January 11, 2007** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **January 12, 2007**.

Sincerely,

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

JK:dm

cc: Mr. 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



Plans (PMT)

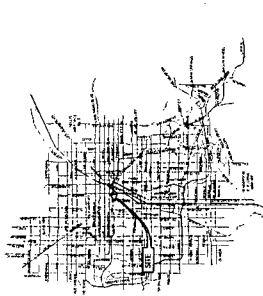


Separator Sheet

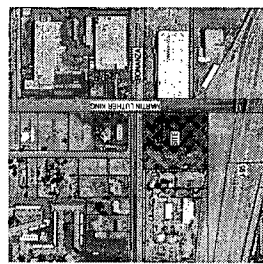
Ahern Corporate Center
 Site Development Review
 SW Corner of Bonanza and Martin L. King
 Las Vegas, Nevada 89106

APTUS Architecture
 1000 South Main Street
 Suite 200
 Las Vegas, NV 89104
 P: 702.737.1111
 F: 702.737.1112
 www.aptusarchitecture.com

APTUS PROJECT NO: 06-011
 ARCHITECT



Location Map



Vicinity Map

Site Zoning & Data

SITE DATA	105-28-41-023
PARCEL NUMBER	105-28-41-023
APPROXIMATE	CITY OF LAS VEGAS, NV
EXISTING ZONING	RE-1
PROPOSED ZONING	RE-1
SITE AREA	111,548 SQ. FT.
	2.61 NET ACRES

Building Area

BUILDING AREA	105-28-41-023
OFFICE	10,000 SQ. FT.
RETAIL	10,000 SQ. FT.
RESTAURANT	10,000 SQ. FT.
RESIDENTIAL	10,000 SQ. FT.
TOTAL BUILDING AREA	40,000 SQ. FT.

Parking Calculations

PARKING CALCULATIONS	105-28-41-023
TOTAL PARKING REQUIRED	100 SPACES
OFFICE	10 SPACES
RETAIL	10 SPACES
RESTAURANT	10 SPACES
RESIDENTIAL	10 SPACES
TOTAL PARKING PROVIDED	100 SPACES

Setbacks

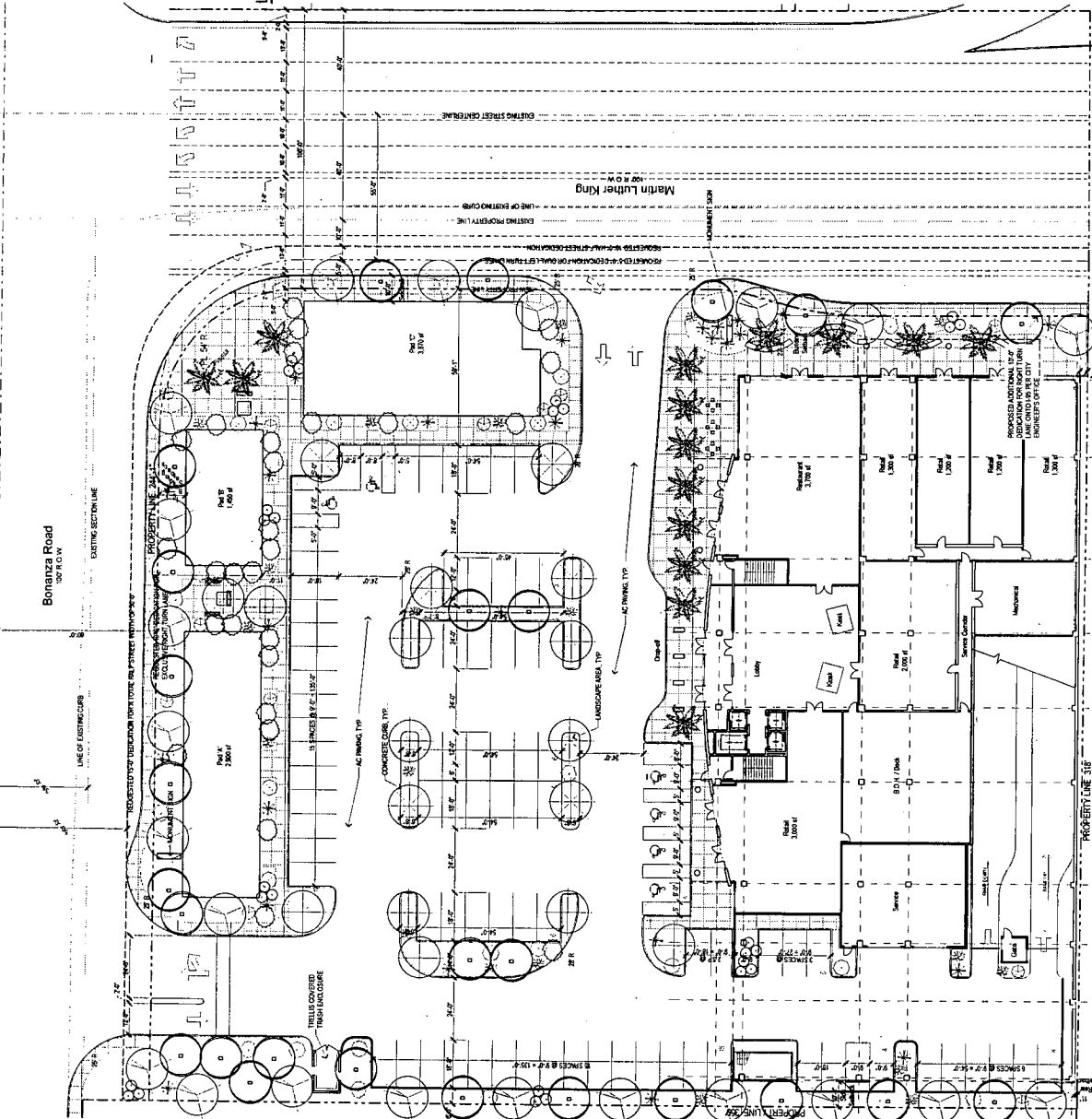
SETBACKS	105-28-41-023
FRONT	10 FT.
REAR	10 FT.
SIDE	10 FT.
MAXIMUM SETBACK	10 FT.

Other Data

OTHER DATA	105-28-41-023
ADJACENT PARCELS	105-28-41-024, 105-28-41-025
ADJACENT STREETS	BONANZA ROAD, MARTIN LUTHER KING BLVD.
ADJACENT UTILITIES	WATER, SEWER, GAS, ELECTRIC

Notes

- 1. ALL SETBACKS SHALL BE MEASURED FROM THE EXISTING LOT CORNER.
- 2. ALL SETBACKS SHALL BE MEASURED FROM THE EXISTING LOT CORNER.
- 3. ALL SETBACKS SHALL BE MEASURED FROM THE EXISTING LOT CORNER.



Site Plan



1" = 20'



1" = 20'



1" = 20'



1" = 20'



1" = 20'



1" = 20'



1" = 20'



1" = 20'



1" = 20'



1" = 20'



1" = 20'



1" = 20'



1" = 20'



1" = 20'



1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

1" = 20'

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: December 8, 2006
Re: **VAR-18250** DFA, LLC SWC Bonanza Rd. & Martin L. King Blvd.
Request for a Variance for a setback from the corner side property line

COMMENTS:

We have no comment on the Request for a Variance application to allow a proposed building to be five feet from the corner side property line where 15 feet is the minimum setback required for property generally located at the southwest corner of Bonanza Road and Martin L. King Boulevard.

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-18250 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - Request for a Variance TO ALLOW A PROPOSED BUILDING TO BE FIVE FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK 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.

PLANNING COMMISSION: JANUARY 11, 2007 CITY COUNCIL: FEBRUARY 7, 2007

CASE PLANNER: JOHN KORKOSZ



PUBLIC HEARING

Comments Due: **DECEMBER 13, 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 (damarsili@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

Extraction List



Separator Sheet

6/4

PARCELS 200

LABELS 108

Report of All Selected ParcelsCase Number: VAR-18250Printed On: Thu: December 7, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
ABRAMOV ANDREY B ETAL	%M/M KWOK ONE LAKESIDE DR #921 OAKLAND CA	13928311000
ALBANESE THOMAS & THERESA M	840 S RANCHO DR #4-331 LAS VEGAS NV	13928311010
ALBANESE THOMAS & THERESA M	840 S RANCHO DR #4-331 LAS VEGAS NV	13928304004
AMAYA SERGIO LOPEZ	3723 NORTHERN LIGHTS DR LAS VEGAS NV	13928304003
ASLANIAN ARMOND	1547 REMAH VISTA DR GLENDALE CA	13928304005
ASLANIAN ARMOND	1547 REMAH VISTA DR GLENDALE CA	13928311092
ASLANIAN ARMOND	1547 REMAH VISTA DR GLENDALE CA	13928311093
ASLANIAN ARMOND	1547 REMAH VISTA DR GLENDALE CA	13928311094
ASLANIAN ARMOND	1547 REMAH VISTA DR GLENDALE CA	13928311095
ATHUKORALE UDAYA P	11241 PEACH GROVE ST W TOLULA LAKE CA	13928311024
ATHUKORALE UDAYA P	11241 PEACH GROVE ST W TOLULA LAKE CA	13928311022
ATHUKORALE UDAYA P	11241 PEACH GROVE ST W TOLULA LAKE CA	13928311015
ATHUKORALE UDAYA P	11241 PEACH GROVE ST W TOLULA LAKE CA	13928311021
ATHUKORALE UDAYA P	11241 PEACH GROVE ST W TOLULA LAKE CA	13928311020
ATHUKORALE UDAYA P	11241 PEACH GROVE ST W TOLULA LAKE CA	13928311019
ATHUKORALE UDAYA P	11241 PEACH GROVE ST W TOLULA LAKE CA	13928311016
ATHUKORALE UDAYA P	11241 PEACH GROVE ST W TOLULA LAKE CA	13928311023
ATHUKORALE UDAYA P	11241 PEACH GROVE ST W TOLULA LAKE CA	13928311017
ATHUKORALE UDAYA P	11241 PEACH GROVE ST W TOLULA LAKE CA	13928311018
AU BENTON K K & SUZANNE M	14 SHADOW LN LAS VEGAS NV	13928410083
AU REVOCABLE LIVING TRUST	20030 MAYALL ST CHATSWORTH CA	13928311131
AU REVOCABLE LIVING TRUST	20030 MAYALL ST CHATSWORTH CA	13928311130
AU REVOCABLE LIVING TRUST	20030 MAYALL ST CHATSWORTH CA	13928311132
AU REVOCABLE LIVING TRUST	20030 MAYALL ST CHATSWORTH CA	13928311129
AVANESSIAN VAHE	401 N KENWOOD #303 GLENDALE CA	13928311087
B T O H L L C	%TAX DEPT P O BOX 28606 ATLANTA GA	13928703017
BARRETT CARRIE	60 MEADOW DR MILL VALLEY CA	13928311050
BAUTISTA SALVADOR J & ZENAIDA R	1490 9TH ST BERKELEY CA	13928311124
BAUTISTA ZENAIDA R & SALVADOR J	1490 9TH ST BERKELEY CA	13928311025
BELLAMY SYLVIA Y	1720 BONANZA RD #83 LAS VEGAS NV	13928311083
BELO ANDY M & SONYA L	6293 MAHAN DR SAN JOSE CA	13928311134
BELO ANDY M & SONYA L	6293 MAHAN DR SAN JOSE CA	13928311125

Report of All Selected Parcels

Case Number: VAR-18250

Printed On: Thu: December 7, 2006

Owner	Address	Parcel Number
BELTRAN ROBERT A	17980 KESWICK ST RESEDA CA	13928311133
BURKE BRENDAN M & LILLIAN Y	P O BOX 2175 SONOMA CA	13928311076
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311111
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311101
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311102
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311103
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311104
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311105
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311106
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311107
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311108
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311110
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311112
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311113
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311114
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311128
CHANG FAMILY TRUST	10470 AINSWORTH DR CUPPERTINO CA	13928311109
CHANG PAUL	15514 THREE PALMS DR HACIENDA HEIGHTS CA	13928311065
CHANG SAMUEL T	P O BOX 92311 CITY OF INDUSTRY CA	13928311064
CHUNG TORI	7 SEVILLE WY #3 SAN MATEO CA	13928311029
CITY OF LAS VEGAS	400 E STEWART LAS VEGAS NV	13928701001
CONSTANTINO NOVAL NEVADA L L C	%T ROSENSTEIN 2960 MEADE AVE LAS VEGAS NV	13933510002
D F A L L C	%AHERN RENTALS 4241 S ARVILLE LAS VEGAS NV	13928302021
D F A L L C	4241 S ARVILLE LAS VEGAS NV	13928303011
D F A L L C	%AHERN RENTALS 4241 S ARVILLE LAS VEGAS NV	13928302022
D F A L L C	4241 S ARVILLE ST LAS VEGAS NV	13928303009
D F A L L C	%H BROWN 4241 S ARVILLE LAS VEGAS NV	13928303007
D F A L L C	4241 S ARVILLE LAS VEGAS NV	13928303008
D F A L L C	4241 S ARVILLE LAS VEGAS NV	13928302026
D F A L L C	4241 S ARVILLE LAS VEGAS NV	13928401033
D F A L L C	4241 S ARVILLE LAS VEGAS NV	13928302023
D F A L L C	1611 W BONANZA LAS VEGAS NV	13928302033

Report of All Selected Parcels

Case Number: VAR-18250

Printed On: Thu: December 7, 2006

Owner	Address	Parcel Number
D F A L L C	%AHERN RENTALS 4241 S ARVILLE LAS VEGAS NV	13928302013
D F A L L C	4241 S ARVILLE LAS VEGAS NV	13928303005
D F A L L C	4241 S ARVILLE AVE LAS VEGAS NV	13928303003
D R PARTNERS	111 CENTER ST #2020 LITTLE ROCK AR	13928801003
D R PARTNERS	111 CENTER ST #2020 LITTLE ROCK AR	13928801016
DESERT PARK HOLDINGS L L C	2275 CORPORATE CIRCLE DR #150 HENDERSON NV	13933102004
DIXON MCLYNN & MARKIE N	30 SHADOW LN LAS VEGAS NV	13928410087
DON & PAUL L L C	%D AHERN 4241 S ARVILLE ST LAS VEGAS NV	13928411001
DON & PAUL L L C	1611 W BONANZA RD LAS VEGAS NV	13928401025
DOYNE MARTIN TRUST	1890 PAGO CT LAS VEGAS NV	13928303010
DUGAN JANE L	W232 N 3011 EMERALD LN #A PEWAUKEE WI	13928311061
ESHAGHIAN IRADJ	707 WILSHIRE BLVD 26TH FLOOR LOS ANGELES CA	13928311069
ESHAGHIAN IRADJ	707 WILSHIRE BLVD 26TH FLOOR LOS ANGELES CA	13928311067
ESHAGHIAN IRADJ	707 WILSHIRE BLVD 26TH FLOOR LOS ANGELES CA	13928311068
ESHAGHIAN IRADJ	707 WILSHIRE BLVD 26TH FLOOR LOS ANGELES CA	13928311062
ESHAGHIAN IRADJ	707 WILSHIRE BLVD 26TH FLOOR LOS ANGELES CA	13928311097
ESHAGHIAN IRADJ	707 WILSHIRE BLVD 26TH FLOOR LOS ANGELES CA	13928311096
ESHAGHIAN IRADJ	707 WILSHIRE BLVD 26TH FLOOR LOS ANGELES CA	13928311070
ESHAGHIAN IRADJ	707 WILSHIRE BLVD 26TH FLOOR LOS ANGELES CA	13928311066
FAMILY DOLLAR INC	P O BOX 1017 CHARLOTTE NC	13928304002
FITCH TONNIE	1720 W BONANZA RD #151 LAS VEGAS NV	13928311082
FLOYD RICHARD & SANDRA	849 JOHNSTON ST COLTON CA	13928311089
FLOYD RICHARD & SANDRA	849 JOHNSTON ST COLTON CA	13928311075
FLOYD RICKY	3147 FULHAM PORT PALMDALE CA	13928311115
GALTON DAVID B & LORETTA J	982 SUNSET AVE NEW HOLLAND PA	13928311118
GARCIA ANA MERCEDES	1720 W BONANZA RD #80 LAS VEGAS NV	13928311080
GARCIA ZARQUIS L & MOISES A JR	1527 W BONANZA RD LAS VEGAS NV	13928401021
GENZANO FAMILY TRUST	1861 COLUMBIA CREST CT LAS VEGAS NV	13928304001
GRAY JAMES RAY	701 SUNNY PL LAS VEGAS NV	13928303006
GUTIERREZ JOSE & JOSEFA	10 SHADOW LN LAS VEGAS NV	13928410082
HELLMAN SUSAN GRACE	230 GRANDE VISTA ST OAKVIEW CA	13928311063
HERNANDEZ JOHN E & MARICELA R	5929 TROPICAL SPRINGS ST LAS VEGAS NV	13928703007

Report of All Selected Parcels

Case Number: VAR-18250

Printed On: Thu: December 7, 2006

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
HOCKENHULL TRUST	3621 ELKGROVE CT HAYWARD CA	13928311084
HOFFMAN GINA	809 OPAL ST REDONDO BEACH CA	13928311100
HOGG JOHN C & LORI A	14 REDBUD CT EAST AMHERST NY	13928311088
HOUSING AUTHORITY CITY OF LV	P O BOX 1897 LAS VEGAS NV	13928702001
INOUCHI LANCE	2689 CROMWELL ROW SOUTH SAN FRANCISCO CA	13928311030
INOUCHI LANCE M	2689 CROMWELL ROW SOUTH SAN FRANCISCO CA	13928311046
JACKSON MACON L	709 SUNNY PL LAS VEGAS NV	13928303004
JARAMILLO ROBERT MICHAEL	1811 HOLLYVISTA AVE LOS ANGELES CA	13928311126
JARAMILLO ROBERT MICHAEL	1811 HOLLYVISTA AVE LOS ANGELES CA	13928311013
JARAMILLO ROBERT MICHAEL	1720 W BONANZA RD #14 LAS VEGAS NV	13928311014
JARAMILLO ROBERT MICHAEL	1811 HOLLYVISTA AVE LOS ANGELES CA	13928311060
KUAN GEORGE	BLOCK 6 #236 500 CHANG DE RD SHANGHAI CHINA 200040	13928311026
KWOK GRANT	1 LAKESIDE DR #921 OAKLAND CA	13928311047
KWONG MICHAEL YAO MING	1 LAKESIDE DR #1203 OAKLAND CA	13928311121
LACEY NAPOLEON	6065 HORNER LOS ANGELES CA	13928311123
LACEY NAPOLEON	6065 HORNER ST LOS ANGELES CA	13928311122
LAU RAYMOND	1447 47TH AVE SAN FRANCISCO CA	13928311120
LOWERY GREG S	4033 18TH ST SAN FRANCISCO CA	13928311038
LOWERY GREG S	4033 18TH ST SAN FRANCISCO CA	13928311040
LOWERY GREG S	4033 18TH ST SAN FRANCISCO CA	13928311035
LOWERY GREG S	4033 18TH ST SAN FRANCISCO CA	13928311041
LOWERY GREG S	4033 18TH ST SAN FRANCISCO CA	13928311039
LOWERY GREG S	4033 18TH ST SAN FRANCISCO CA	13928311037
LOWERY GREG S	4033 18TH ST SAN FRANCISCO CA	13928311036
LOWERY GREG S	4033 18TH ST SAN FRANCISCO CA	13928311031
LOWERY GREG S	4033 18TH ST SAN FRANCISCO CA	13928311032
LOWERY GREG S	4033 18TH ST SAN FRANCISCO CA	13928311033
LOWERY GREG S	4033 18TH ST SAN FRANCISCO CA	13928311034
LOWERY GREG S	4033 18TH ST SAN FRANCISCO CA	13928311042
LOZANO JOSE A & MARIA DEL CARMEN	10629 MINA ST WHITTER CA	13928410084
LUCKY CHAMP INC	1420 W BONANZA RD LAS VEGAS NV	13928703008
LUKER JOHN & SUSAN	5707 MURIETTA AVE VAN NUYS CA	13928311139

Report of All Selected Parcels

Case Number: VAR-18250

Printed On: Thu: December 7, 2006

Owner	Address	Parcel Number
LUKER JOHN & SUSAN	5707 MURIETTA AVE VAN NUYS CA	13928311145
LUKER JOHN & SUSAN	5707 MURIETTA AVE VAN NUYS CA	13928311147
LUKER JOHN & SUSAN	5707 MURIETTA AVE VAN NUYS CA	13928311146
LUKER JOHN & SUSAN	5707 MURIETTA AVE VAN NUYS CA	13928311144
LUKER JOHN & SUSAN	5707 MURIETTA AVE VAN NUYS CA	13928311143
LUKER JOHN & SUSAN	5707 MURIETTA AVE VAN NUYS CA	13928311142
LUKER JOHN & SUSAN	5707 MURIETTA AVE VAN NUYS CA	13928311140
LUKER JOHN & SUSAN	P O BOX 57703 SHERMAN OAKS CA	13928311138
LUKER JOHN & SUSAN	P O BOX 57703 SHERMAN OAKS CA	13928311137
LUKER JOHN & SUSAN	5707 MURIETTA AVE VAN NUYS CA	13928311148
LUKER JOHN & SUSAN	5707 MURIETTA AVE VAN NUYS CA	13928311141
MAFFEI THOMAS & BONNIE	503 OAKRIDGE DR REDWOOD CITY CA	13928311048
MAFFEI THOMAS & BONNIE	503 OAKRIDGE DR REDWOOD CITY CA	13928311049
MAFFEI THOMAS A & BONNIE A	503 OAKRIDGE DR REDWOOD CITY CA	13928311056
MAFFEI THOMAS A & BONNIE A	503 OAK RIDGE DR REDWOOD CITY CA	13928311059
MAURER WILLIAM N	12509 MILBANK ST STUDIO CITY CA	13928311045
MERCIER DEANNA P & JUAN G	17566 ELDERBERRY CIR CARSON CA	13928311086
MILK JOHN L L C	7371 PRAIRIE FALCON #110 LAS VEGAS NV	13928304009
MILK JOHN L L C	7371 PRAIRIE FALCON #110 LAS VEGAS NV	13928304010
MINOR KATRINA	1507 W 146TH ST #4 GARDENA CA	13928311012
MIRZAI NADIR	1551 MEADOWVALE RD SANTA YNEZ CA	13928311006
MIRZAI NADIR	1551 MEADOWVALE RD SANTA YNEZ CA	13928311002
MIRZAI NADIR	1551 MEADOWVALE RD SANTA YNEZ CA	13928311003
MIRZAI NADIR	1551 MEADOWVALE RD SANTA YNEZ CA	13928311004
MIRZAI NADIR	1551 MEADOWVALE RD SANTA YNEZ CA	13928311005
MIRZAI NADIR	1551 MEADOWVALE RD SANTA YNEZ CA	13928311001
MIRZAI NADIR	1551 MEADOWVALE RD SANTA YNEZ CA	13928311008
MIRZAI NADIR	1551 MEADOWVALE RD SANTA YNEZ CA	13928311007
MURPHY ALVIN D & NANCY TACK	1720 W BONANZA RD #167 LAS VEGAS NV	13928311098
NAJAND MASOUD	P O BOX 3575 SANTA MONICA CA	13928311079
NAJAND MASOUD	P O BOX 3575 SANTA MONICA CA	13928311081
NAJAND MASOUD	P O BOX 3575 SANTA MONICA CA	13928311071

Report of All Selected Parcels

Case Number: VAR-18250

Printed On: Thu: December 7, 2006

Owner	Address	Parcel Number
NAJAND MASOUD	P O BOX 3575 SANTA MONICA CA	13928311072
NAJAND MASOUD	P O BOX 3575 SANTA MONICA CA	13928311073
NECESITO MICHELE V	7268 WILLOW CREEK CIR VALLEJO CA	13928311027
OCEGUEDA CLAUDIA B	1720 W BONANZA RD #55 LAS VEGAS NV	13928311055
P C B P PROPERTIES INC	%TAX DEPT PACIFIC COAST CO INC 10600 WHITE ROCK RD #100 RANCHO CORDOVA CA	13928703002
P C B P PROPERTIES INC	%TAX DEPT PACIFIC COAST CO INC 10600 WHITE ROCK RD #100 RANCHO CORDOVA CA	13928703003
PAREDES LUIS	26 SHADOW LN LAS VEGAS NV	13928410086
PRICE RONALD VANCE	7319 S HARVARD BLVD LOS ANGELES CA	13928311057
PROANO ROBERT	3296 GILMORE ST WEST HILLS CA	13928311091
PROANO ROBERTO	23296 GILMORE ST WEST HILLS CA	13928311044
PROANO ROBERTO	23296 GILMORE ST WEST HILLS CA	13928311090
PROANO ROBERTO	3296 GILMORE ST W HILLS CA	13928311099
QUINTERO ESTEBAN	10700 SANTA MONICA BLVD #14 LOS ANGELES CA	13928311058
R C G APARTMENTS L L C	%ASM II %J DESROSNIERS 380 UNION ST #300 WEST SPRINGFIELD MA	13928402001
RAPEEPAT ITAKORN	1020 CALLE VENEZIA SAN CLEMENTE CA	13928311053
RAPEEPAT ITAKORN	1020 CALLE VENEZIA SAN CLEMENTE CA	13928311052
RAPEEPAT ITAKORN	1020 CALLE VENEZIA SAN CLEMENTE CA	13928311051
REPEEPAT ITAKORN	1020 CALLE VENEZIA SAN CLEMENTE CA	13928311054
SANABRIA CESAR W & GRISELDA	437 CARPIO DR DIAMOND BAR CA	13928311009
SAYMOONTRY KHAMKHOM	1720 W BONANZA RD #78 LAS VEGAS NV	13928311078
SEARS ROEBUCK & CO	%D1768TAX B2-122A 3333 BEVERLY RD HOFFMAN ESTATES IL	13928801002
SMITH DWIGHT L	165 CLIPPER ST SAN FRANCISCO CA	13928311135
STEFFLER GERALD	1720 W BONANZA RD #127 LAS VEGAS NV	13928311127
STEPHENS KIESHA S	400 BEALE ST #507 SAN FRANCISCO CA	13928311074
STEPHENS KIESHA S	400 BEALE ST #507 SAN FRANCISCO CA	13928311077
STEPHENS KIESHA S	400 BEALE ST #507 SAN FRANCISCO CA	13928311119
STEPHENS KIESHA S	400 BEALE ST #507 SAN FRANCISCO CA	13928311117
THOMPSON EVALYN V	1720 W BONANZA RD #85 LAS VEGAS NV	13928311085
TREJO ADILIO & ELELIDA	22 SHADOW LN LAS VEGAS NV	13928410085
TURNER KEVIN & SHERRY	5645 VERDUN AVE LOS ANGELES CA	13928311028
UNION PACIFIC LAND RESOURCES	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13933501001
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13928801001

Report of All Selected Parcels

Printed On: Thu: December 7, 2006

Case Number: VAR-18250

<u>Owner</u>	<u>Address</u>	<u>Parcel Number</u>
UNION PACIFIC RAILROAD COMPANY	%PPTY TAX 1400 DOUGLAS STOP 1640 OMAHA NE	13928801012
WARNER GLENN E & MERCEDES G TR	9411 FILAGO CT SAN DIEGO CA	13928311116
WEI YUZHEN	%G KWOK 16 ARLETA SAN FRANCISCO CA	13928311011
WHITLOW GRACE	11 SHADOW LN LAS VEGAS NV	13928410081
WORTHEN RICHARD G FAM TR	125 WORTHEN CIR LAS VEGAS NV	13933501002
YAN ELAINE & YAU YUNG	39149 GUARDINO DR #348 FREMONT CA	13928311043
ZACHARIAS DONALD & BARBARA	1075 LEON TERRACE BROOKFIELD WI	13928311136
ZOORA MOTIE	6994 LAZY SUNSET CT LAS VEGAS NV	13928810001

APN Map



Separator Sheet

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

MAP LEGEND

Parcel Boundary

Sub Boundary

Road Easement

PM/LD Boundary

Non-Parcel Lot Line

Match Line / Leader Line

Scale: 1"=200'

Rev: 06/12/06

139-28-4

S 2 SW 4

28

T20S R6E

Parcel Number

Sub/Seq Number

Plat Recording Number

Block Number

Lot Number

Gov. Lot Number

Average DA Value

35

Parcel Number

401

Sub/Seq Number

202

Plat Recording Number

PM 23-15

Block Number

5

Lot Number

181

Gov. Lot Number

GL5

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 1:127 ORIGINAL

Map Legend

Parcel Boundary

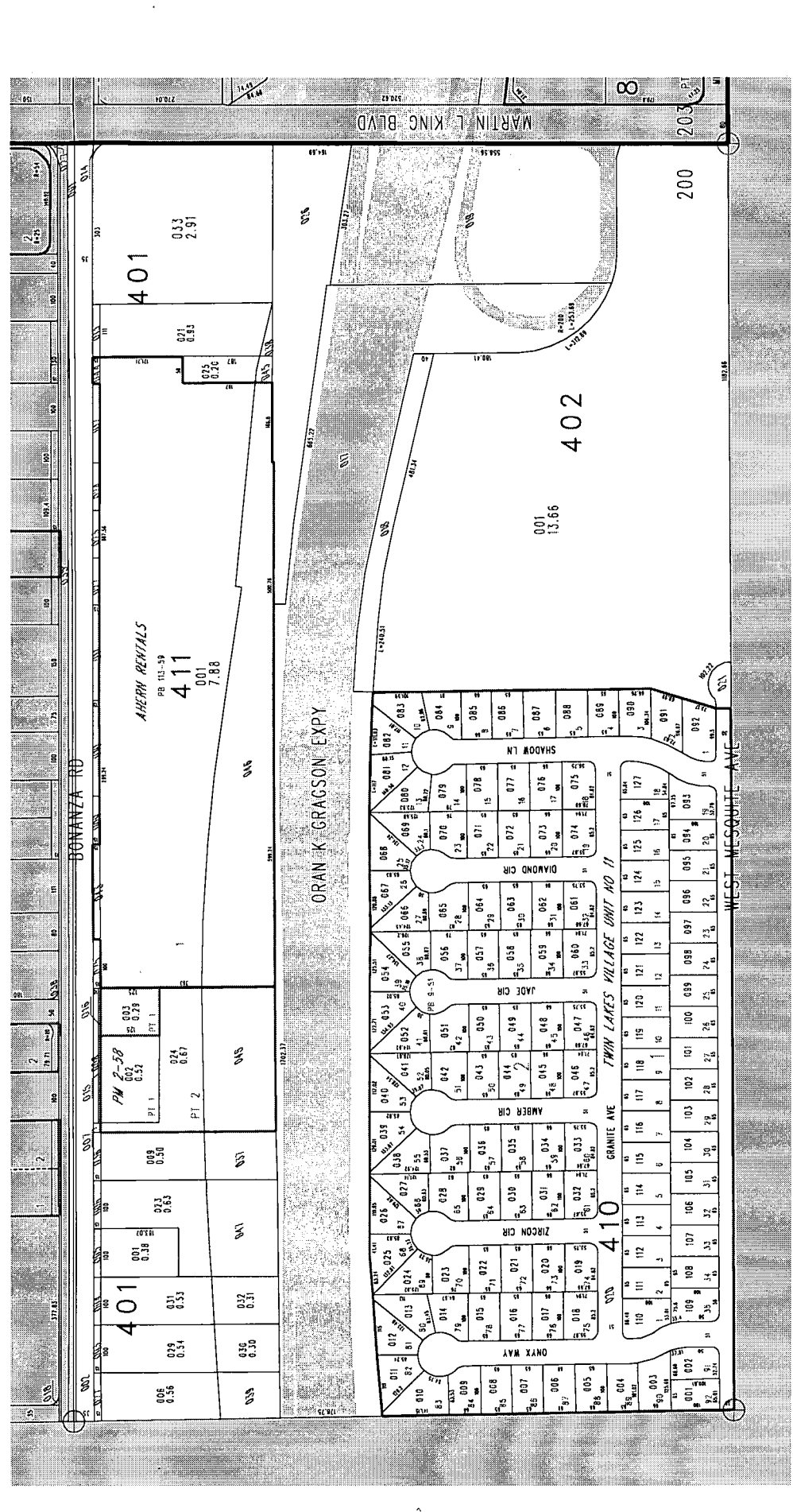
Sub Boundary

Road Easement

PM/LD Boundary

Non-Parcel Lot Line

Match Line / Leader Line



TAX DIST 200

VAR-18250

01/11/07 PC

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 (tf)

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

FEE: 15.00
RPT: 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.

VAR-18250
01/11/07 PC

Affix R.P.T.T. \$687.50
Escrow Number: 98-11-2273-036-AG

GRANT, BARGAIN, SALE DEED

THIS INSTRUMENT WITNESSETH That

Kermit R. Booker, Jr. aka Kermit J. Booker, Jr. and Gerald Payne Booker, as their interests may appear

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:

Commencing at the South Quarter (S 1/4) corner of Section 28, Township 20 South, Range 61 East, M.D.B. & M.; Thence North along the East line of the Southwest Quarter (SW 1/4) of said Section 28 to a point on the South boundary line of Clark Avenue (now known as Bonanza Road); Thence North 89°36' West a distance of 222 feet along the South boundary of said Clark Avenue to the True Point of Beginning; Thence continuing North 89°36' West a distance of 111 feet along the South boundary line of said Clark Avenue; Thence South 0°26' West a distance of 374 feet; Thence South 89°36' East a distance of 111 feet; Thence North 0°26' East and parallel to the East line of the Southwest Quarter (SW 1/4) of said Section 28 to the True Point of Beginning.

APN 139-23-401-022

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 thereto belonging or in anywise appertaining.

Witness my/our hand(s) this 19th day of August, 1998.

Kermit R. Booker Jr.
Kermit R. Booker Jr.
Gwendolyn J. Booker
Gwendolyn J. Booker
STATE OF NEVADA

Gerald Payne Booker
Gerald Payne Booker
Kermit R. Booker Jr. HIS ATTORNEY-IN-FACT

Escrow No. 98112273-036-AG

COUNTY OF Clark

On this 19th day of August, 1998

appeared before me, a Notary Public,

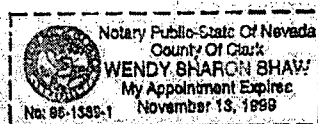
Kermit R. Booker Jr. and
Gwendolyn J. Booker
personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Notary Public

My commission expires: 11-13-99

When recorded, mail to:

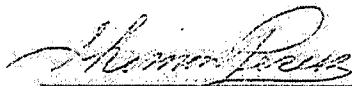
DFA, LLC
c/o Ahern Rentals
2221 South Arville
Las Vegas, Nevada 89103



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

Date



Hannah Peress

Date

STATE OF NEVADA)

SS.

COUNTY OF Clark)

This instrument was acknowledged before me on

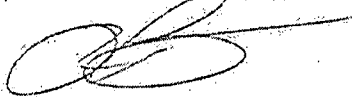
October 13, 2003 by

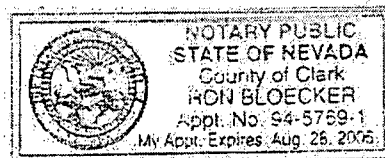
Shimon Peress and

Hannah Peress


Notary Public

(My commission expires: _____)





SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18250** APN: 139.28.401.033

Name of Property Owner: DFA, LLC

Name of Applicant: Don F. Ahern

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: _____

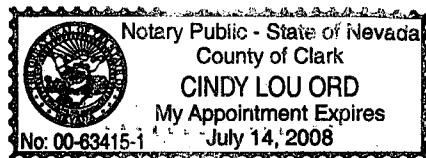
Signature of Property Owner: *Don F. Ahern*

Print Name: Don F. Ahern

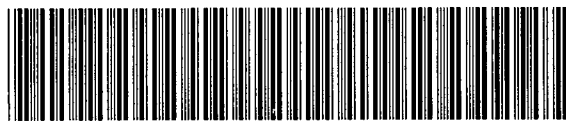
Subscribed and sworn before me

This 13th day of November, 2006

Cindy Lou Ord
Notary Public in and for said County and State



Justification Letter



JUSTIFICATION LETTER

Separator Sheet

November 20, 2006

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

APN: 139-28-401-033

Re:
Side Setback Variance

To Whom It May Concern:

We respectfully submit this request for a variance in combination with a Site Development Review for an eighteen-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 an eighteen-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 666 parking spaces required and 666 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 5'-0" where 10'-0" is required for the side setback. The sidewalk along MLK will be 10'-0" wide, 5' on each side of the property line, and will feature streetscape that will include street trees with tree grates and other site furnishings. This will push the buildings closer to the street in an attempt to create a more urban environment along Bonanza and Martin Luther King. This will also allow Pad "C" to have a pedestrian entrance from the MLK side of the building. This variance will also allow us to provide more onsite parking for the retail pad buildings.

In our opinion, this variance request 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, AIA

VAR-18250
01/11/07 PC

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance
 Project Address (Location) SW Corner of Bonanza and MLK
 Project Name Ahern Corporate Center Proposed Use Office / Retail
 Assessor's Parcel #(s) 139-28-401-033 Ward # 5
 General Plan: existing GC proposed GC Zoning: existing RE proposed C-2
 Commercial Square Footage 177,200 SF Floor Area Ratio 1.56
 Gross Acres 2.61 Net Lots/Units N/A Density N/A
 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 Don Ahern Contact Bruce Bilyeu
 Address 1611 W. Bonanza Phone: 858.2025 Fax: 636.1345
 City Las Vegas State NV Zip 89106

REPRESENTATIVE APTUS Architecture Contact Kristen Neuman
 Address 1200 S. 4th Street, Suite 206 Phone: 839.1200 Fax: 839.1213
 City Las Vegas State NV Zip 89104

Property Owner Signature* Don F. Ahern

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

Print Name Don F. Ahern

Subscribed and sworn before me

This 13th day of November, 20 06

Cindy Lou Ord

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>VAR 18250</u>
Meeting Date:	<u>1-11-07</u>
Total Fee:	<u>600</u>
Date Received:*	<u>11-20-06</u>
Received By:	<u>FS</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Hansen Sheet



Separator Sheet

Report Date 11/22/2006 04:59 PM

Submitted By

Page 1

A/P # 18250 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/20/2006 13:37	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

VAR-18250 - VARIANCE- PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - Request for a Variance TO ALLOW A 5 FOOT CORNER SIDE SETBACK WHERE A 15 FOOT SETBACK IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin Luther King Boulevard (APN 139-28-401-033), R-E (Residence Estates) zone [PROPOSED: C-2 (General Commercial) zone], Ward 5 (Weekly).

Parent A/P #

Project #	18250	Project/Phase Name	AHERN CORPORATE CENTER	Phase #	
Size/Area	2.61 ACRE	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13928401033

Location

Owner/Tenant

Contact ID	AC3845	Name	DFA LLC	Organization	
Mailing Address	4241 S ARVILLE			State/Province	NV
City	LAS VEGAS			Country	☐ Foreign
ZIP/PC	89103-3713			Evening Phone	
Day Phone				Mobile #	
Fax					

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

1505 W BONANZA RD
LAS VEGAS, 89106-

1531 W BONANZA RD
LAS VEGAS, 89106-

525 N MARTIN L KING BLVD
LAS VEGAS, 89106-

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application****Report Date** 11/22/2006 04:59 PM**Submitted By**

Page 2

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13928401033

Applicants/Contacts

Primary	N	Capacity	OWNER	Contact ID	AC3845	☐	Foreign
Effective		Expire					
Name	D F A L L C						
Day Phone		Eve Phone		Organization			
Pager		PIN #		Position			
Fax		Mobile		Profession			
E-Mail							
Address	4241 S ARVILLE LAS VEGAS, NV 89103-3713						
Seasonal Addr							

Valid From	To
Comments	
No Comments	

Primary	N	Capacity	APPL	Contact ID	AC123377	☐	Foreign
Effective		Expire					
Name	AHERN DON F						
Day Phone		Eve Phone		Organization			
Pager		PIN #		Position			
Fax		Mobile		Profession			
E-Mail							
Address	1611 W. BONANZA RD LAS VEGAS, NV 89106						
Seasonal Addr							

Valid From	To
Comments	
Contact Bruce Bilyeu: ph#858-2025, fx#636-1345	

Primary	Y	Capacity	OTHER	Other	REP	Contact ID	AC817940	☐	Foreign
Effective		Expire							
Name	APTUS ARCHITECTURE								
Day Phone	(702)839-1200 x		Eve Phone		Organization				
Pager			PIN #		Position				
Fax	(702)839-1213		Mobile		Profession				
E-Mail									
Address	1200 S 4TH ST SUITE 206 LAS VEGAS, NV 89104								
Seasonal Addr									

Valid From	To
Comments	
kristen nueuman	

Contractors

No Contractors

Report Date 11/22/2006 04:59 PM

Submitted By

Page 3

Check Conditions Condition Supervisor Required	Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------	-------------------------	---------------	------------	--------------	----------

No Conditions

VARIANCE

N Parent Project link required? Final City Council letter received
Y Will this go to the City Council? Annotated minutes received
Is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
01/11/2007	PC	SCHEDULED	0	0	0
FSOLIS	11/20/2006				

Template Type	A/P #	A/P Type	Status	Stage
---------------	-------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
---------------------------	-------------	------------	-------	------	-------

PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984053	11/20/2006 13:39		0.00
	KRISTEN NEUMAN, AHERN RENTALS, CK#184574, 362-0623				

Project Checklist



Separator Sheet

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-18250 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - Request for a Variance TO ALLOW A PROPOSED BUILDING TO BE FIVE FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK 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 (S½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

PLANNING COMMISSION: **JANUARY 11, 2007**

CITY COUNCIL: **FEBRUARY 7, 2007**

CASE PLANNER: **JOHN KORKOSZ**



PUBLIC HEARING

Comments Due: DECEMBER 13, 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 (damarsili@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*

VAR-18250

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	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
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** 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>

Neighborhood Services List



Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 11, 2007

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-18250

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

Rancho Springs NA

WLV-NAA1

WLV-NAA4

WLV-NAA6

WLV-NAA7

WLV-NAA8

Affidavit of Sign Posting

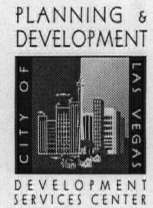


AFFIDAVIT OF SIGN POSTING

Separator Sheet



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

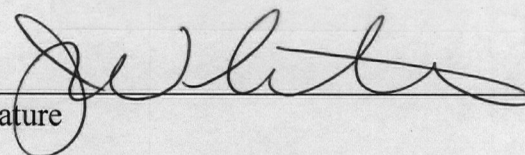


CASE NUMBER: VAR-18250

MEETING DATE: 01/11/07 PC

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



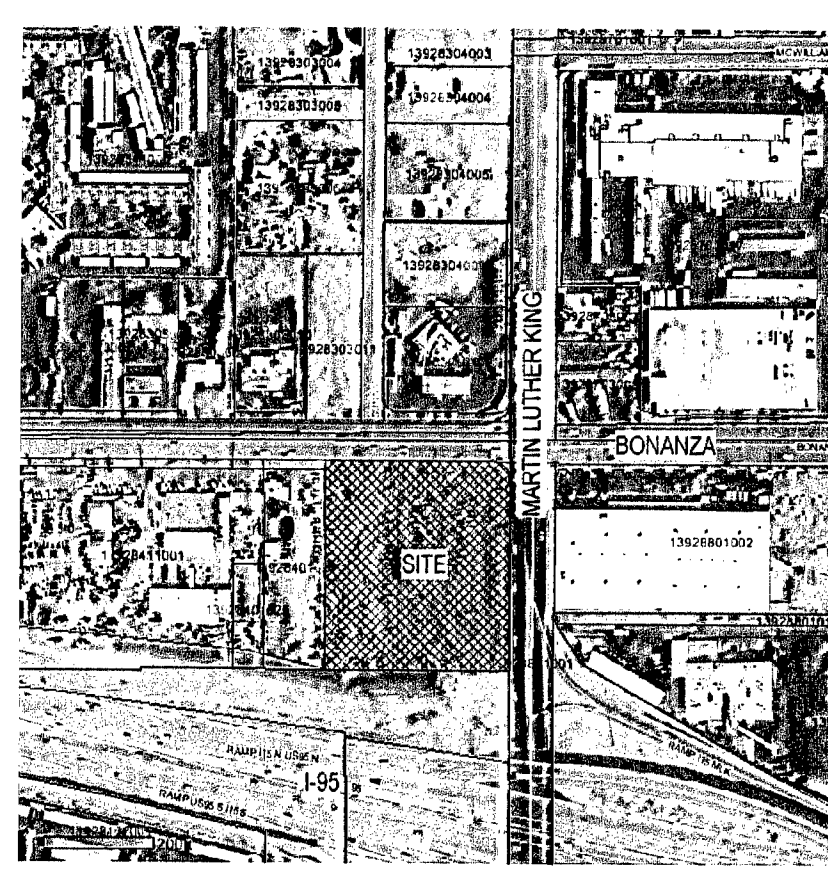

Signature

12-30-06
Date

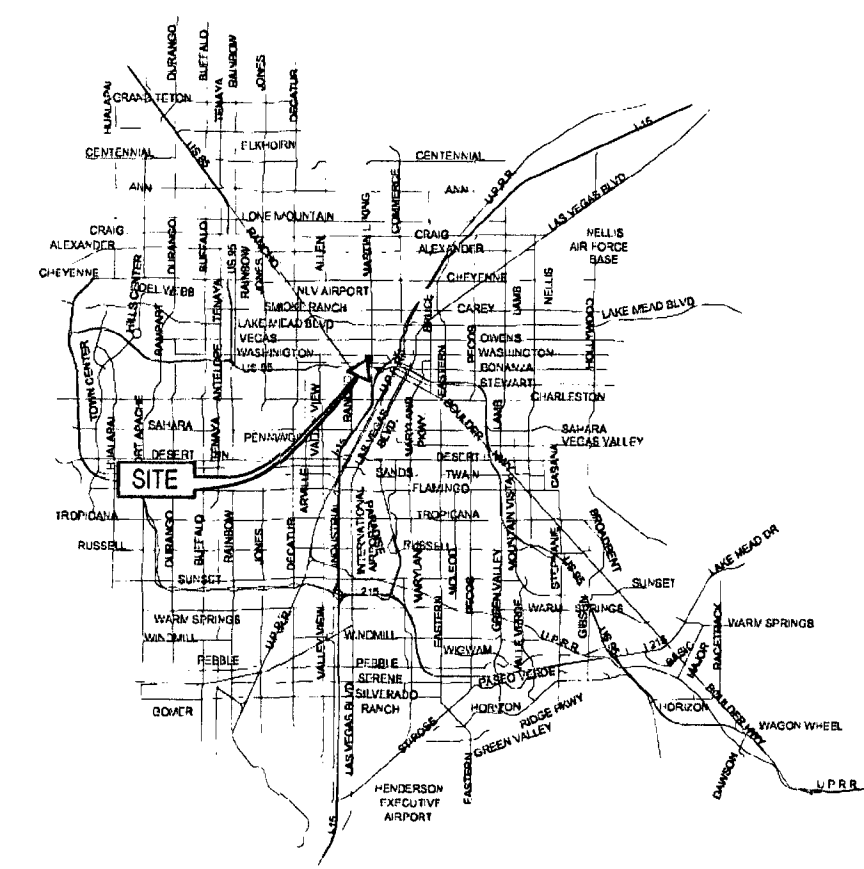
This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.



Site Plan



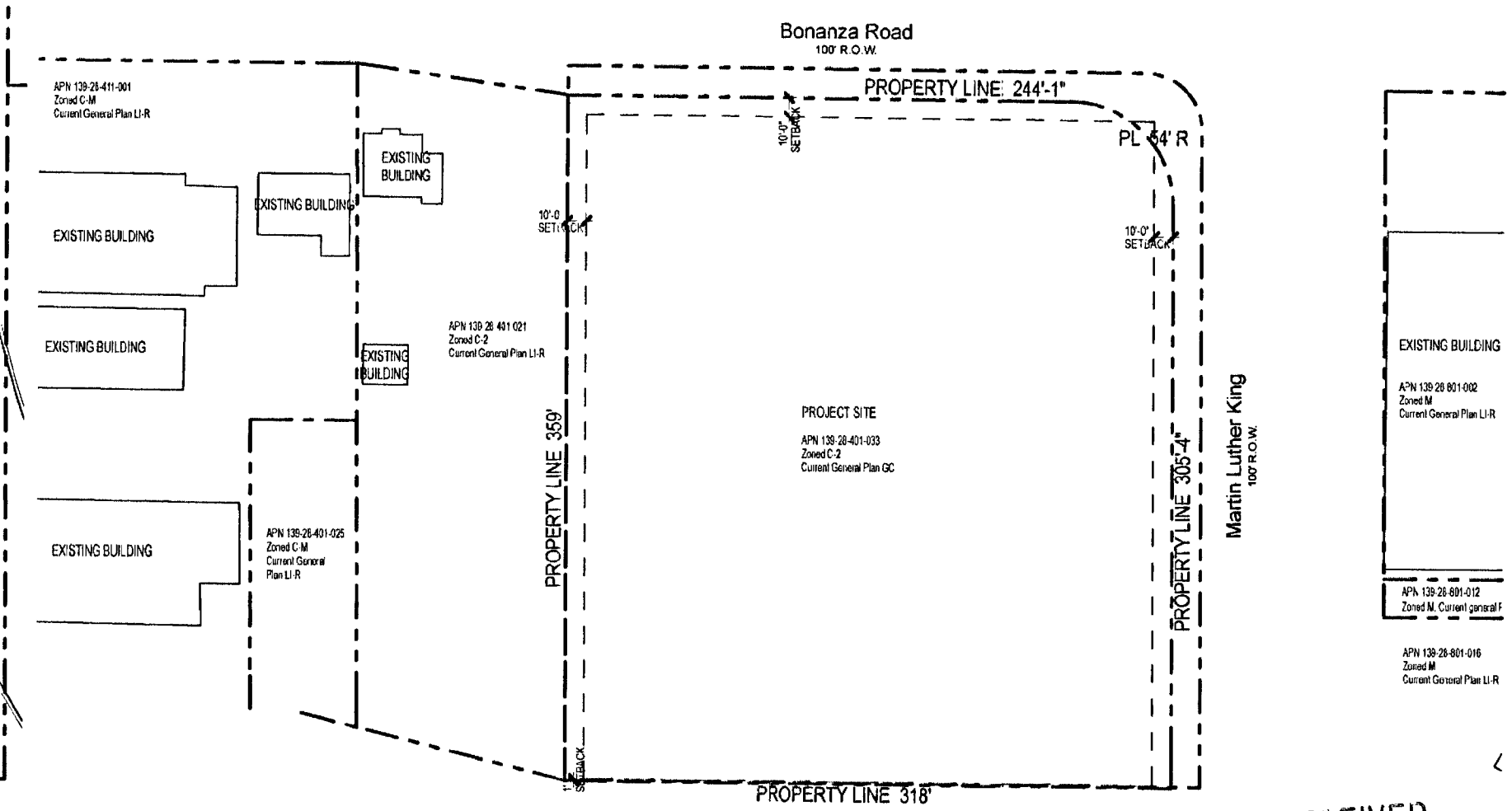
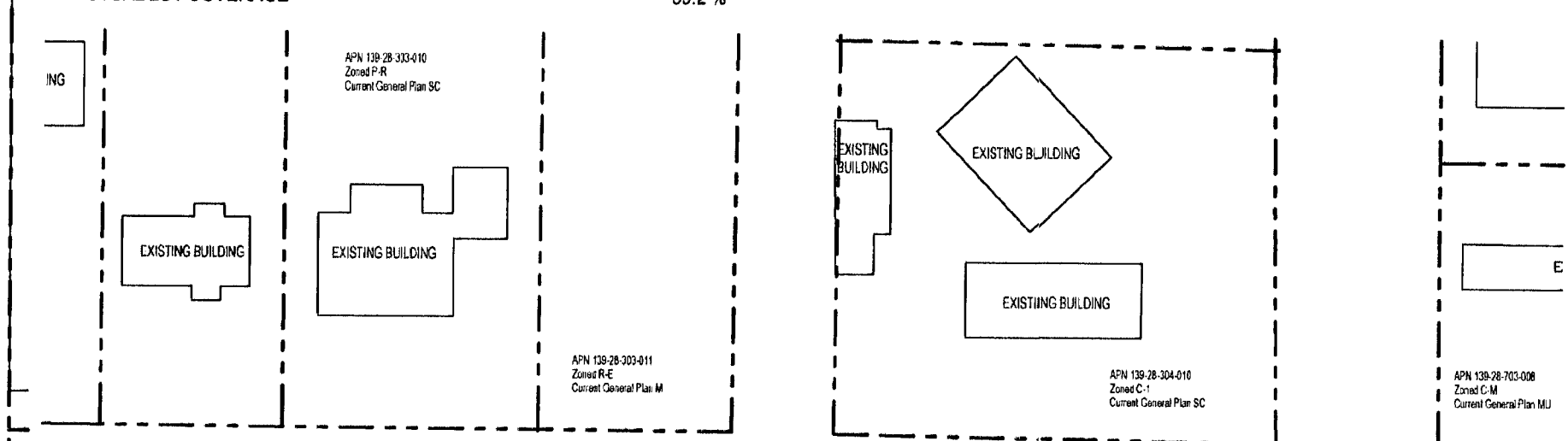
Location Map



Vicinity Map

Site Zoning & Data

SITE DATA:		BUILDING AREA:	
PARCEL NUMBER	139-28-401-033	PAD 'A'	3,000 sf
JURISDICTION	CITY OF LAS VEGAS - 89106	PAD 'B'	1,500 sf
EXISTING GENERAL PLAN	GC	PAD 'C'	4,500 sf
EXISTING ZONING	R-E	OFFICE	150,000 sf
PROPOSED ZONING	C-2	RETAIL	10,000 sf
		CHILD CARE	4,500 sf
		RESTAURANT	3,700 sf
SITE AREA		PARKING CALCULATIONS:	
	113,549 NSF	TOTAL PARKING REQUIRED	
	2,611 NET ACRES	CHILD CARE	1/10 CHILDREN = 15
		OFFICE	150,000 @ 1:300 = 508
		RETAIL	19,000 @ 1:175 = 109
		RESTAURANT (EATING AREA)	1,000 @ 1:50 = 20
		RESTAURANT (REMAINING)	2,700 @ 1:200 = 14
		PARKING REQUIRED	668
		HANDICAPPED PARKING REQUIRED	14 (2 VAN SPACES)
		STANDARD PARKING PROVIDED	568
		HANDICAPPED PARKING PROVIDED	15
		COMPACT SPACES PROVIDED	83 (11%)
		TOTAL PARKING PROVIDED	668
SETBACKS - (BUILDING) (VARIANCE REQUESTED)		SETBACKS - (PARKING) (VARIANCE REQUESTED)	
FRONT	REQ'D 20'-0"	PROVIDED 10'-0"	
INTERIOR SIDE	10'-0"	10'-0"	
SIDE STREET	15'-0"	5'-0", 22'-7"	
REAR	20'-0"	0'-11"	
MAX HEIGHT & STORIES		LOT COVERAGE ALLOWED	
	NONE		50%
ACTUAL HEIGHT & STORIES		ACTUAL LOT COVERAGE	
	248'-0" & 19 STORIES		39.2 %



Zoning Map

RECEIVED
NOV 20 2006

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

APPROVED
CITY COUNCIL DATE: 11/14/07
PLANNING COMMISSION DATE: 01/11/07
BY: [Signature]
PLANNING COMMISSION
CITY OF LAS VEGAS

COPYRIGHT 2006 © BY APTUS ARCHITECTURE

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

ISSUED

TITLE
SITE PLAN AND
ZONING INFO

DRAWING NO.

AS100

Ahern Corporate Center
VAR-18250
01/11/07 PC

VAR-18250 01/11/07 Approved F.A.