

1-200-550-0535 ext. 347 (ext.)  
Suite 205  
Las Vegas, Nevada 89104  
P 702.819.1200  
F 702.819.1213

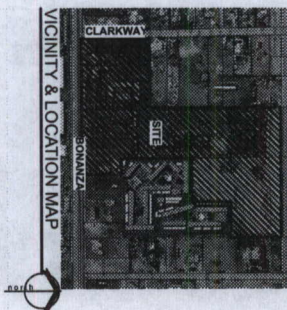
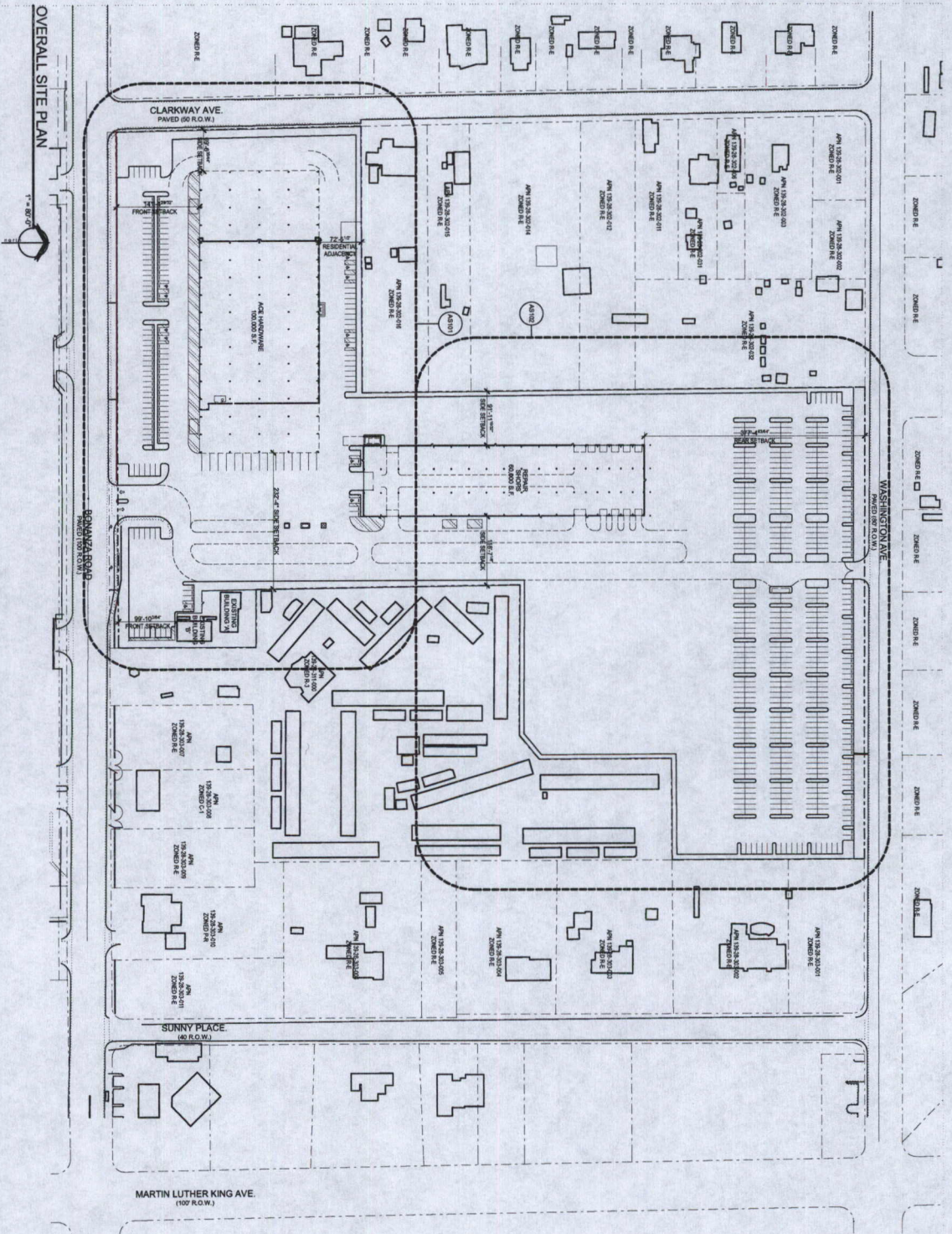
EOT-51449, EOT-51454,  
 EOT-51455, EOT-51456,  
 EOT-51452, EOT-51457,  
 EOT-51453 & EOT-51451

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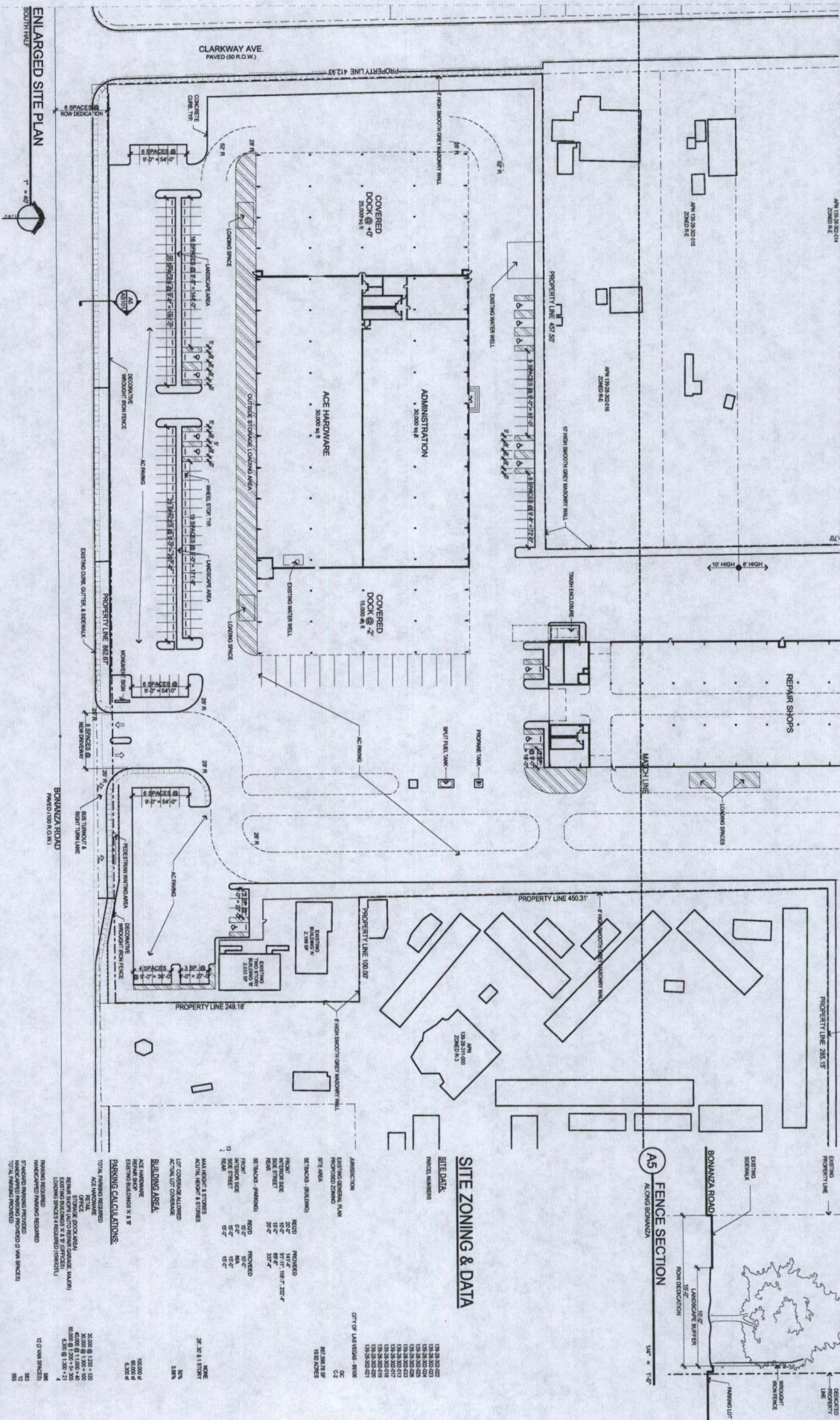
|                                        |          |
|----------------------------------------|----------|
| City of Las Vegas SDR Submittal        | 05.24.07 |
| City of Las Vegas SDR Submittal (Rev.) | 06.13.07 |

# AS100

OVERALL SITE  
PLAN



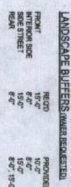










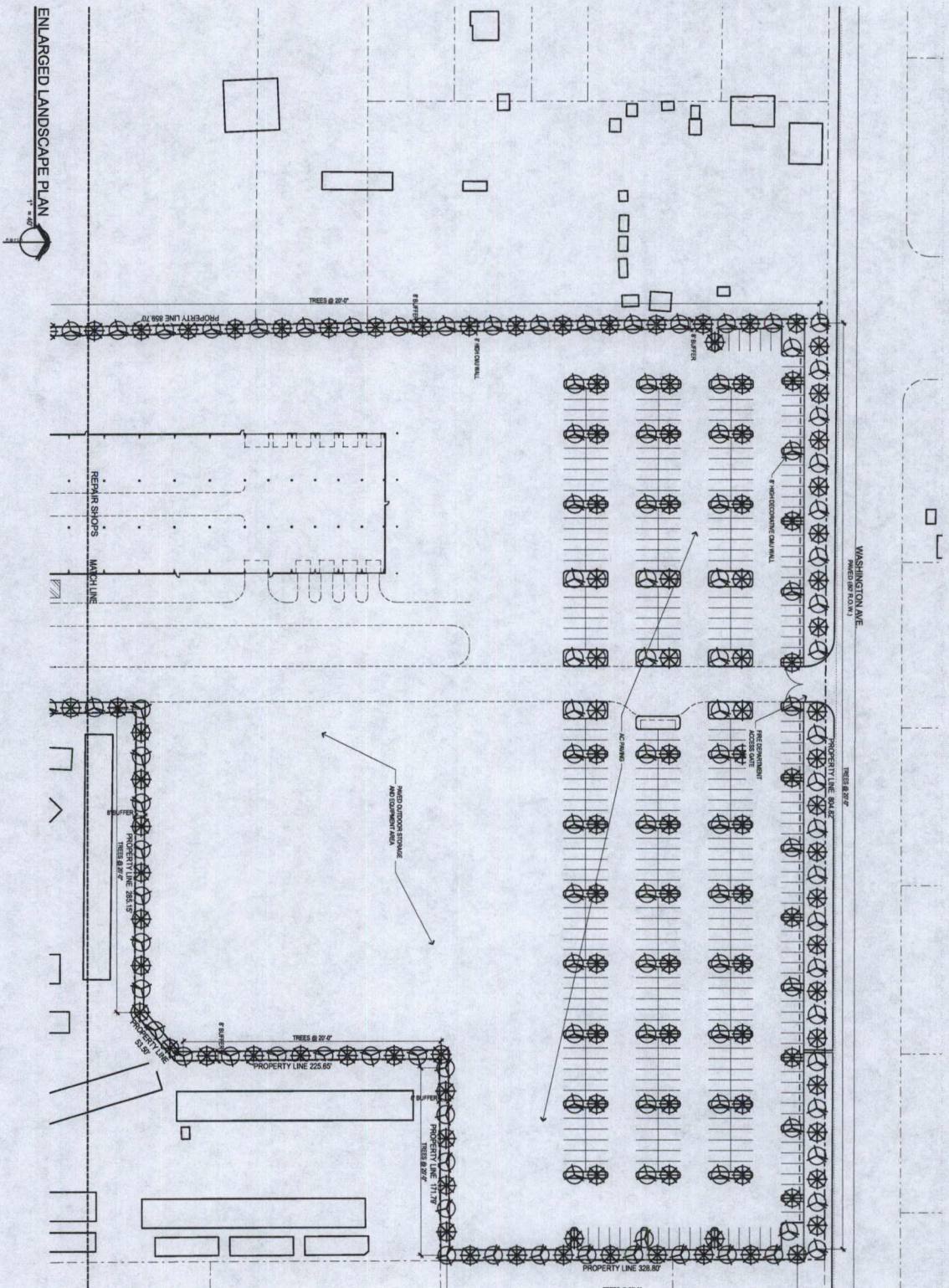




[illegible]

SEP 30 2013







**APUS Architecture**  
 1000 South 4th Street  
 Las Vegas, NV 89104  
 702.251.1200  
 702.251.1213

**Ahern Ace - Bonanza**  
 Site Development Review  
 1800 Bonanza Road  
 Las Vegas, Nevada 89106

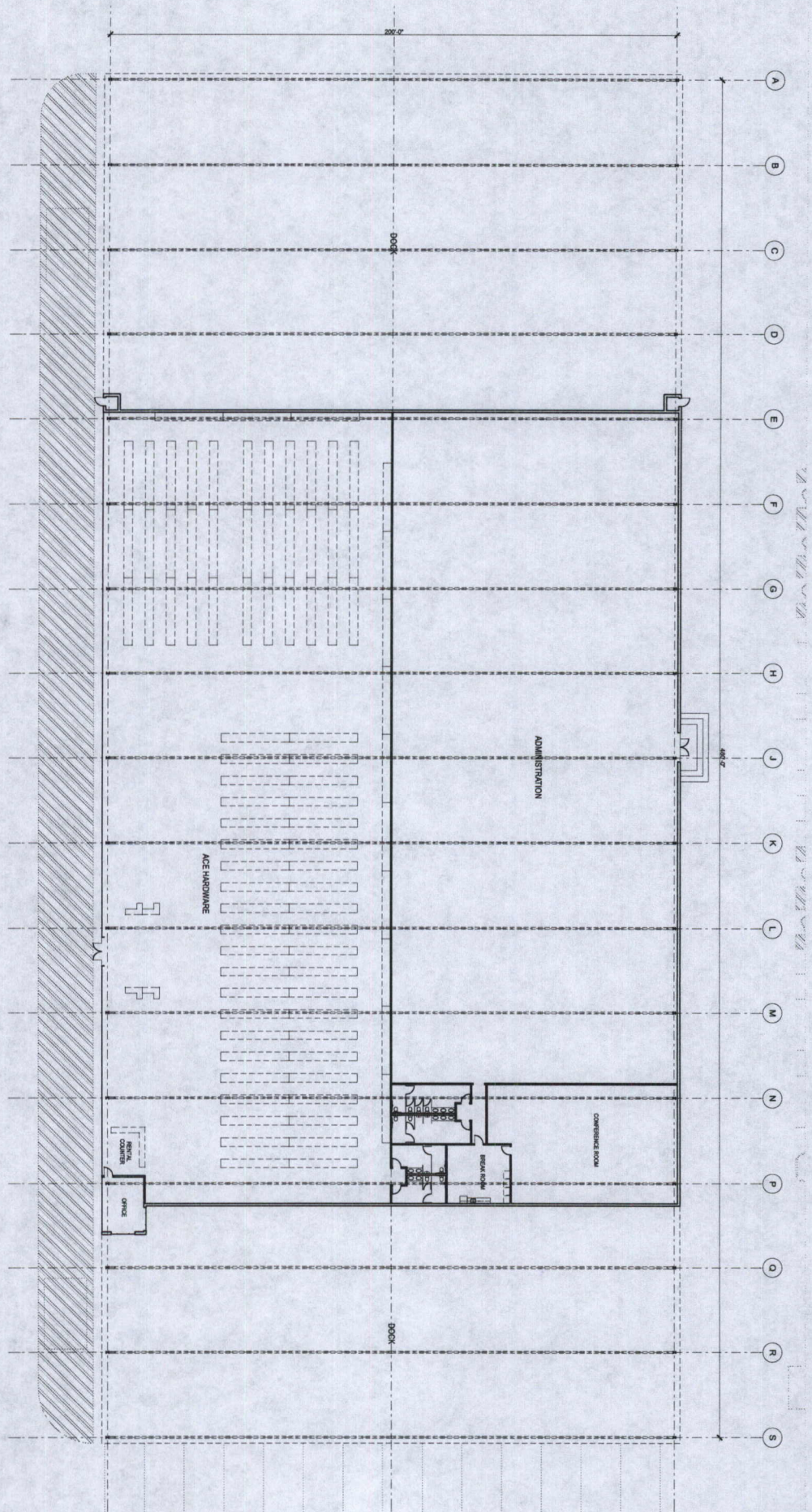
**RECEIVED**

**SEP 30 2013**

City of Las Vegas 50% Submittal  
 City of Las Vegas 50% Submittal (Plan) 26.11.07

**ACE HARDWARE**  
 FLOOR PLAN  
**A100**  
 26.11 / Ahern Ace - Bonanza

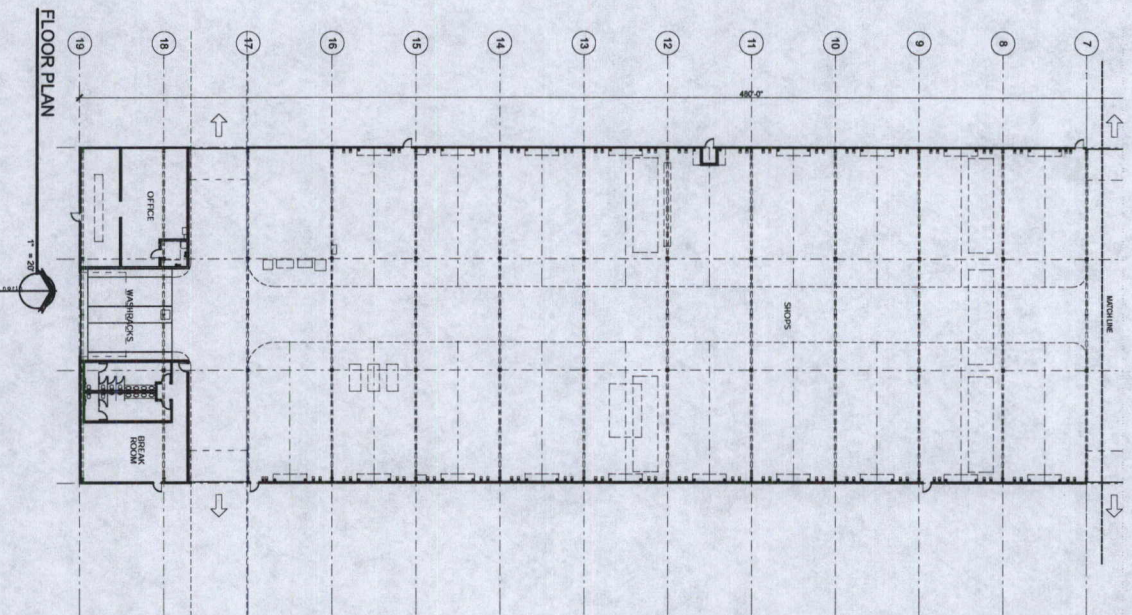
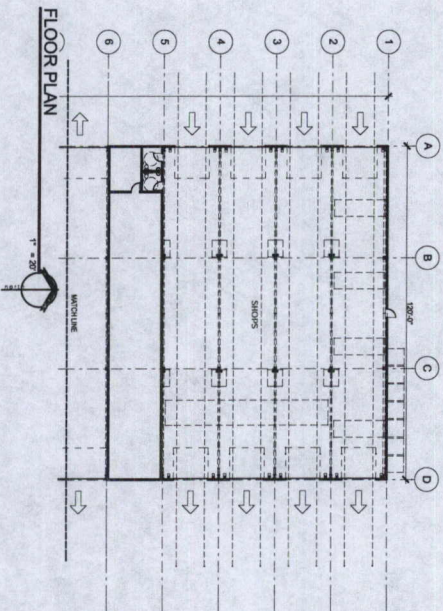
**FLOOR PLAN**  
 1/8" = 1'-0"





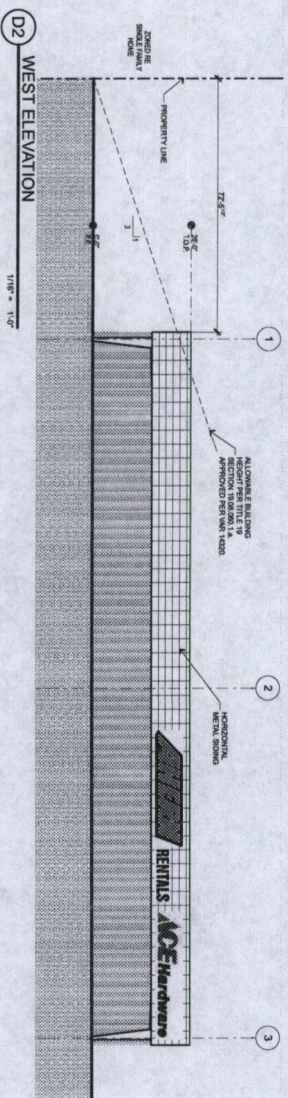
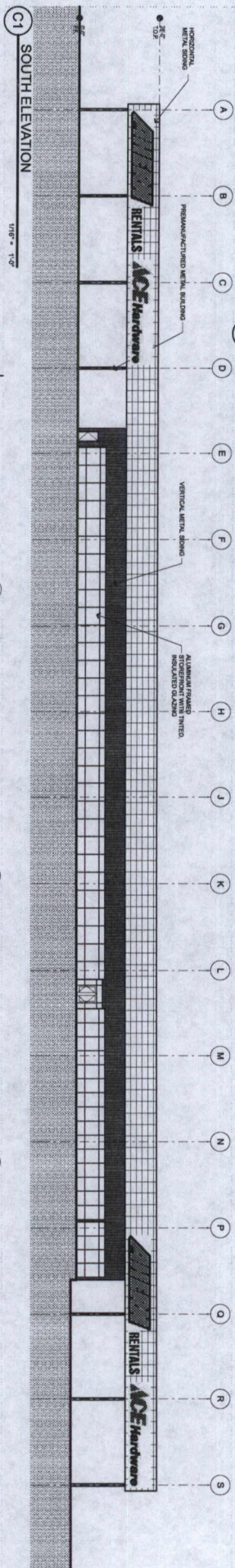
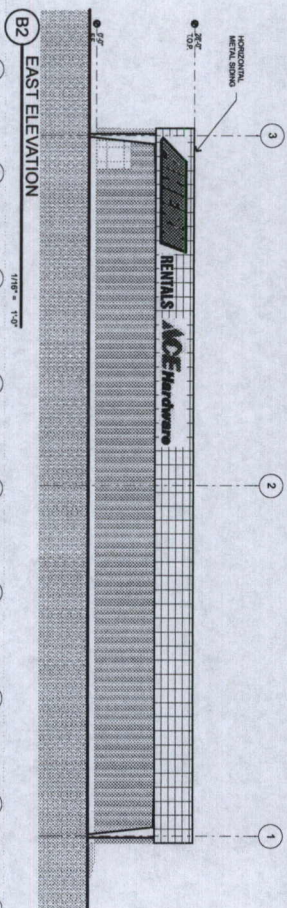
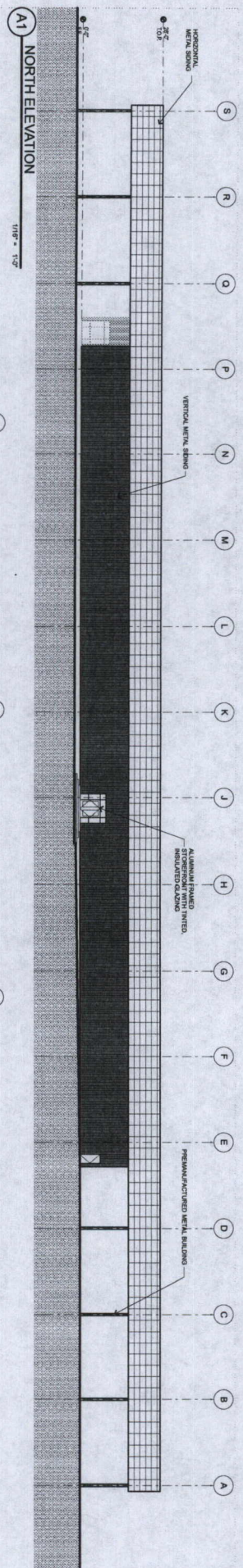
RECEIVED

City of Las Vegas (City of Las Vegas) 05/14/17  
 City of Las Vegas (City of Las Vegas) 06/13/17



SEP 3 0 2013





**APTUS Architecture**  
1200 South 4th Street  
Suite 206  
Las Vegas, Nevada 89104  
P 702.819.1200  
F 702.819.1211

**Ahern Ace - Bonanza  
Site Development Review**  
1800 Bonanza Road  
Las Vegas, Nevada 89106

RECEIVED

SEP 30 2013

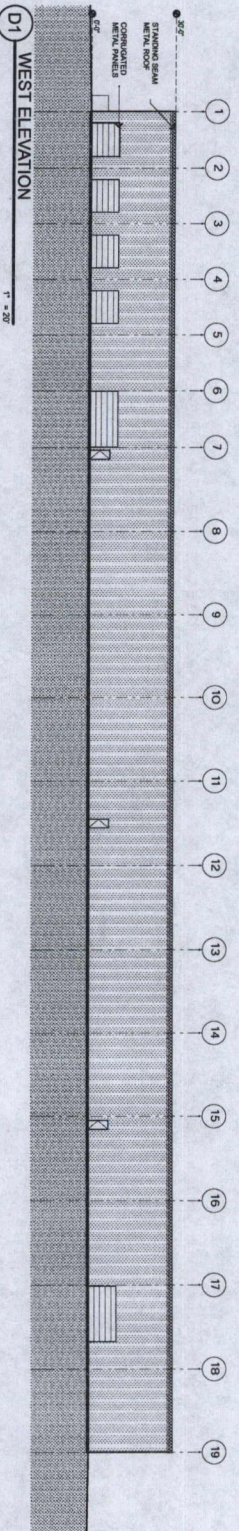
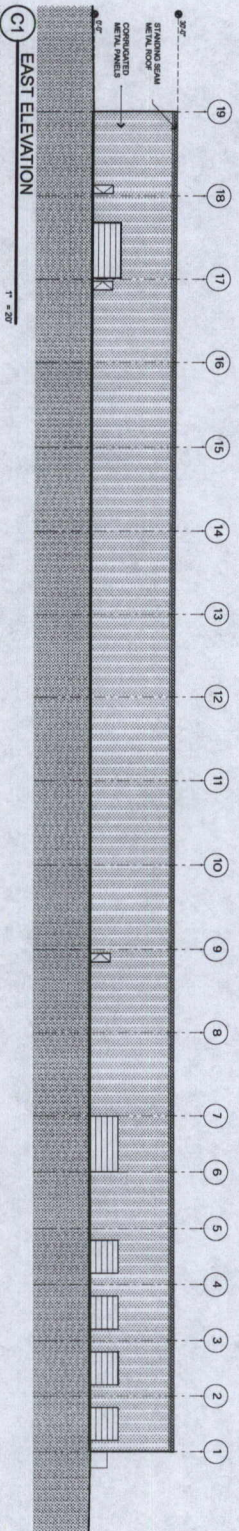
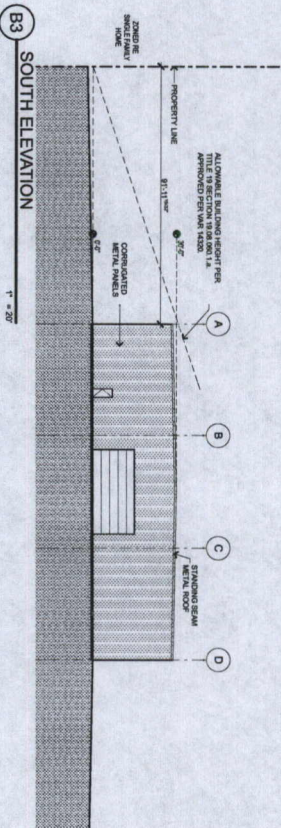
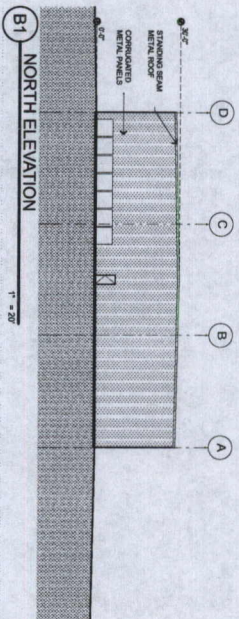
City of Las Vegas SDR Submittal  
City of Las Vegas SDR Submittal (Rev.) 05.24.07  
06.13.0705.24.07  
06.13.07

**ACE HARDWARE  
BUILDING  
ELEVATIONS**

---

**A200**





**APTUS Architecture**  
 200 South 4th Street  
 Las Vegas, Nevada 89104  
 P 702.591.200  
 F 702.591.111

**Ahern Ace - Bonanza**  
 Site Development Review  
 1800 Bonanza Road  
 Las Vegas, Nevada 89106

**RECEIVED**

**SFP 3 0 2013**

City of Las Vegas (City Engineer)  
 City of Las Vegas (City Engineer) 06/13/13

**SHOPS BUILDING ELEVATIONS**  
**A201**  
 06/13/13 Ahern Ace - Bonanza





LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

LOIS TARKANIAN  
STEVEN D. ROSS

RICKI Y. BARLOW  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

CITY OF LAS VEGAS  
495 S. MAIN STREET  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108  
www.lasvegasnevada.gov

December 3, 2013

Mr. David Faircloth  
DFA LLC  
1611 West Bonanza Road  
Las Vegas, Nevada 89106

RE: EOT-51457 - EXTENSION OF TIME  
RELATED TO EOT-51455, EOT-51449, EOT-51454, EOT-51456 AND  
EOT-51452  
CITY COUNCIL MEETING OF NOVEMBER 20, 2013

Dear Mr. Faircloth:

The City Council at a regular meeting held November 20, 2013, APPROVED the request for an Extension of Time of a previously approved Special Use Permit (SUP-14324) FOR A TRUCK RENTAL ESTABLISHMENT on 20.53 acres at 1726 West Bonanza Road (APN 139-28-302-034), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2013. This approval is subject to:

Planning

1. This Special Use Permit (SUP-14324) shall expire on October 4, 2015 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Special Use Permit (SUP-14324) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,

A handwritten signature in black ink that reads "Angela Coll for Lean Coleman".

Lean Coleman  
Deputy City Clerk for  
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Don F. Ahern  
1611 West Bonanza Road  
Las Vegas, Nevada 89106

Ms. Kristen Neuman  
APTUS  
1200 South 4th Street, Suite 206  
Las Vegas, Nevada 89104





LAS VEGAS  
CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

November 7, 2013

Mr. David Faircloth  
DFA LLC  
1611 West Bonanza Road  
Las Vegas, Nevada 89106

**RE: EOT-51457 - EXTENSION OF TIME RELATED TO EOT-51455, EOT-51449,  
EOT-51454, EOT-51456 AND EOT-51452 - SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF NOVEMBER 20, 2013**

Dear Applicant:

Please be advised the City Council at its regular meeting on *November 20, 2013* as referred to above, will consider your request. This meeting will be held at 1:00 P. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will be available on-line on *Thursday, November 14, 2013* at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov). If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3<sup>rd</sup> Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Flinn Fagg, AICP  
Director  
Department of Planning

FF:nl

cc:

Mr. Don F. Ahern  
1611 West Bonanza Road  
Las Vegas, Nevada 89106

Ms. Kristen Neuman  
APTUS  
1200 South 4th Street, Suite 206  
Las Vegas, Nevada 89104

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)





# 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 *BAA*  
**CC:** Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)  
**Date:** October 21, 2013  
**Re:** November 20, 2013  
City Council No  
Comment items

Various

EOT-51525, EOT-51526, EOT-51498, EOT-51499, EOT-51500, EOT-51449, EOT-51454, EOT-51455, EOT-51452, EOT-51457, EOT-51453,  
EOT-51451, RQR-50266, RQR-50277, RQR-50937, RQR-50938, RQR-50939, RQR-50941, RQR-50942, RQR-50943, RQR-51477, RQR-51479

## CONDITIONS OF APPROVAL:

EOT-51525 (SUP-23886)  
EOT-51526 (SDR-22509)  
EOT-51498 (SUP-9664)  
EOT-51499 (SUP-9665)  
EOT-51500 (SDR-9666)  
EOT-51449 (VAR-22723)  
EOT-51454 (VAR-33415)  
EOT-51455 (VAR-14320)  
EOT-51452 (SUP-13836)  
EOT-51457 (SUP-14324)  
EOT-51453 (SUP-14329)  
EOT-51451 (SDR-22206)  
RQR-50266 (V-0023-95)  
RQR-50277 (U-0038-95)  
RQR-50937 (V-0154-94)  
RQR-50938 (U-0185-89)  
RQR-50939 (U-0075-96)  
RQR-50941 (U-0029-87)  
RQR-50942 (U-0006-90)  
RQR-50943 (SUP-37605)  
RQR-51477 (SUP-33731)  
RQR-51479 (SUP-4884)





RECEIVED

SEP 30 2013

## DEPARTMENT OF PLANNING

## APPLICATION / PETITION FORM

Application/Petition For: EDT for SUP 14324  
Project Address (Location) NEC Bonanza Road and Clarkway  
Project Name Ahern Ace Bonanza Proposed Use HW store, office, auto  
Assessor's Parcel #(s) 139-28-302-034 Ward # 5-Barlow  
General Plan: existing \_\_\_\_\_ proposed n/a Zoning: existing C-2 proposed n/a  
Commercial Square Footage 160,000 Floor Area Ratio n/a  
Gross Acres 20.53 Lots/Units n/a Density n/a  
Additional Information \_\_\_\_\_

PROPERTY OWNER DFA LLC Contact David Faircloth  
Address 1611 W. Bonanza Phone: 7022962165 Fax: 7026361345  
City Las Vegas State Nevada Zip 89106  
E-mail Address davidwf@ahern.com

APPLICANT Don F. Ahern Contact David Faircloth  
Address 1611 W. Bonanza Phone: 7022962165 Fax: 7026361345  
City Las Vegas State Nevada Zip 89106  
E-mail Address davidwf@ahern.com

REPRESENTATIVE APTUS Contact Kristen Neuman  
Address 1200 S. 4th Street, Suite 206 Phone: 7028391200 Fax: 7028391213  
City Las Vegas State Nevada Zip 89104  
E-mail Address kristen@aptusgroup.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature\* Don F. Ahern

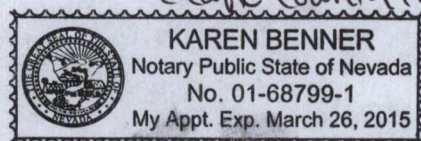
\* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Don F. Ahern

Subscribed and sworn before me

This 26<sup>th</sup> day of SEPTEMBER, 20 13

Notary Public in and for said County and State



Revised 10/27/08

## FOR DEPARTMENT USE ONLY

Case # EOT-51457

Meeting Date: 11/20/13

Total Fee: 300.00

Date Received: 9/30/13

Received By: [Signature]

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

F:\depot\Application Packet\Application Form.pdf



## DEPARTMENT OF PLANNING

### STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-51457** APN: 139-28-302-034  
Name of Property Owner: DFA LLC  
Name of Applicant: Don F. Ahern  
Name of Representative: APTUS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

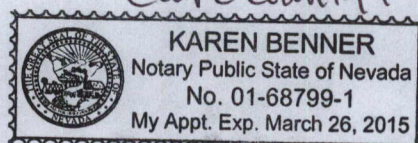
Signature of Property Owner: \_\_\_\_\_

Print Name: Don F. Ahern

Subscribed and sworn before me

This 26<sup>th</sup> day of SEPTEMBER, 20 13

Notary Public in and for said County and State



Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.pdf

RECEIVED

SEP 30 2013





October 5, 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. Don Ahern  
DEA, LLC  
4241 South Arville Street  
Las Vegas, Nevada 89103

RE: SUP-14324 – SPECIAL USE PERMIT  
CITY COUNCIL MEETING OF OCTOBER 4, 2006  
RELATED TO ZON-13837, VAR-14320, VAR-16049, SUP-13836,  
SUP-14329 AND SDR-13833

Dear Mr. Ahern:

The City Council at a regular meeting held October 4, 2006 APPROVED the request for a Special Use Permit FOR A TRUCK RENTAL ESTABLISHMENT on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017 through 026, and 033), R-E (Residence Estates) Zone, R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, R-3 (Medium Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 5, 2006. This approval is subject to:

Planning and Development

1. Conformance to the Conditions for Rezoning (ZON-13837), Variance (VAR-14320), Variance (VAR-16049), Special Use Permit (SUP-13836), Special Use Permit (SUP-14329) and Site Development Plan Review (SDR-13833) shall be required.
2. The parking of trucks and trailers shall not be visible from rights-of-way.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

18112-001-06-05  
CLV 7009

EOT-51457

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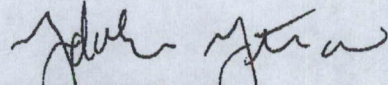
SEP 30 2013



Mr. Don Ahern  
SUP-14324 – Page Two  
October 5, 2006

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

Mr. Bruce Bilyeu  
1611 West Bonanza Road  
Las Vegas, Nevada 89103

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

**EOT-51457**



September 25, 2013

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

**APN: 139-28-302-034**

Re: EOT – Extension of Time

To Whom It May Concern:

We respectfully submit this request for an Extension of Time for a combined rental / retail facility for Ahern and Ace Hardware. This development is located on the north side of Bonanza between Sunny Place and Clarkway Ave.

The applications we are requesting extensions on are as follows:

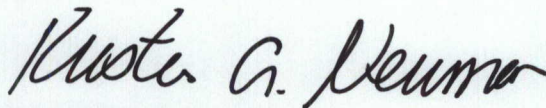
SDR – 22206  
SUP – 13836  
VAR – 14320  
SUP – 14324  
SUP – 14329  
VAR – 22723  
VAR – 33415  
VAR - 16049

We are requesting an extension of time for two years.

We believe the project, as submitted, is consistent with the City of Las Vegas' vision in this area of the City. We have endeavored to follow Title 19 of the Code as closely as possible, both in the design and layout of this site. We hope you share in our vision for this site and support us in our effort to bring a high-quality and much-needed amenity to the residents of Las Vegas.

Las Vegas  
1200 South 4th Street  
Suite 206  
Las Vegas, Nevada 89104  
P 702.839.1200  
F 702.839.1213

Respectfully Submitted,



Kristen G. Neuman, AIA  
APTUS

Seal Beach  
3020 Old Ranch Parkway  
Suite 300  
Seal Beach, CA 90740  
P 714.686.6292

**EOT-51449, EOT-51454,  
EOT-51455, EOT-51456,  
EOT-51452, EOT-51457,  
EOT-51453 & EOT-51451**

RECEIVED

SEP 30 2013



RECEIVED

SEP 30 2013

APN: 139-28-302-034

WHEN RECORDED MAIL & SEND  
TAX STATEMENTS TO:  
CITY OF LAS VEGAS – CITY CLERK  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

# GRANT DEED

---

THIS INDENTURE WITNESSETH: That DFA, LLC,  
a Nevada Limited Liability Company

for and in consideration of \$1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Grant, Bargain and Convey to the **CITY OF LAS VEGAS**, a Municipal Corporation of the County of Clark, State of Nevada, and to its assigns forever, all of his/her/their right, title and interest in and to all that real property situate in the City of Las Vegas, County of Clark, State of Nevada, bounded and described as follows:

For complete legal description, see Exhibit "A" attached hereto  
and by this reference made a part hereof

For: Dedicate 15' on n/side Bonaza where not previously dedicated along with a 20' radius on the NEC of Bonanza & Clarkway

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

Continued:  
Page 1 of 2



**LOCATION:** N/Side Bonanza, E/of Clarkway

Witness \_\_\_\_\_ hand <sup>MA</sup>~~28th~~ this ~~28th~~ day of April, 2009.

**DFA, LLC, A Nevada Limited Liability Company**

Der F. Chem

NAME: DON F. ALLEN

TITLE: *None*

NAME:

**TITLE:**

STATE OF NEVADA )  
 ) ss.  
COUNTY OF CLARK )

On 7-28-2009 personally appeared before me, a Notary Public, \_\_\_\_\_  
(Date)

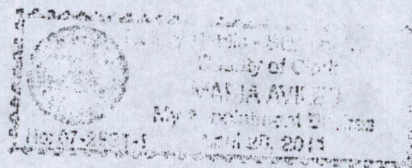
DON F. AHERN

(Person(s) appearing before Notary)

personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the above instrument.

~~Abriab~~

(Notary Public Signature)



**DUE TO CLARK COUNTY  
RECORDING STANDARDS,  
PLEASE DO NOT WRITE/TYPE  
AND/OR STAMP WITHIN THE  
1" BORDER OF THIS DOCUMENT**

**Continued:**  
**Page 2 of 2**







**Receipt/Conformed Copy**

Requestor:

EQUITY TITLE OF NEVADA

01/24/2006 15:32:00 T20060014501

Book/Instr: 20060124-0005079

Trust Deed Page Count: 21

Fees: \$34.00 N/C Fee: \$0.00

Assessor Parcel No(s):

139-28-302-013,  
139-28-302-021,  
139-28-302-022,  
139-28-302-023 and  
139-28-302-033

RECORDATION

REQUESTED BY:

*Equity Title*  
*05500118*

Frances Deane  
Clark County Recorder

WHEN RECORDED MAIL

TO:

SouthwestUSA Bank  
P.O. Box 93656, Las  
Vegas, NV.  
89193-3656  
4043 South Eastern  
Avenue  
Las Vegas, NV  
89119

SEND TAX NOTICES TO:

DFA, LLC  
4241 South Arville  
Las Vegas, NV  
89103

FOR RECORDER'S USE ONLY

**REVOLVING CREDIT DEED OF TRUST**

**SECURITY AGREEMENT AND ASSIGNMENT OF RENTS**

THIS DEED OF TRUST is dated January 20, 2006, among DFA, LLC, a Nevada limited liability company, whose address is 4241 South Arville, Las Vegas, NV 89103 ("Grantor"); SouthwestUSA Bank, whose address is P.O. Box 93656, Las Vegas, NV. 89193-3656, 4043 South Eastern Avenue, Las Vegas, NV 89119 (referred to below sometimes as "Lender" and sometimes as "Beneficiary"); and Equity Title of Nevada, whose address is 7360 West Flamingo Road, Las Vegas, NV 89147 (referred to below as "Trustee").

CONVEYANCE AND GRANT. For valuable consideration, Grantor irrevocably grants, bargains, sells and conveys to Trustee with power of sale for the benefit of Lender as Beneficiary all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures;



Affix R.P.T.T. \$1,000.00

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Dove Investments, A Nevada limited partnership**

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 made a part hereof.

APN 139-28-302-013 139-28-302-021 139-28-302-022

- 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 thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 16 day of January, 1998.

Dove Investments, a Nevada limited partnership

By: Todd Sudeck  
Todd Sudeck, General Partner

STATE OF CALIFORNIA )  
COUNTY OF Orange ) ss.

On this Jan 16, 1998  
appeared before me, a Notary Public,  
Todd Sudeck

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.

Paula J. Di Leonardo  
Notary Public

My commission expires: Jan 29, 2001

Escrow No. 97102378-018-DWS

When recorded, mail to:

Ahern Rentals  
4241 S. Arville  
Las Vegas, Nevada 89103





Exhibit A

Parcel I:

That Portion of the of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

Beginning at the point on the North boundary line of U.S. Highway, also known as Bonanza Road, as same now exists, at the intersection of the West line of said of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) of said Section 28; thence North 0(09' West along the West line of said of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) a distance of 370 feet to the True Point of Beginning.

Thence continuing North 0(09' West along the West line of said of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) of Section 28, a distance of 955.44 feet to the Northwest corner of said of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4); thence South 89(31'45" East along the North line of said of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) a distance of 325 feet to a point; thence South 0(25'39" East a distance of 956.02 feet to a point; thence West and parallel with the North boundary of said U.S. Highway 95 a distance of 329.63 feet to a point on the West line of said of Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) of Section 28, the True Point of Beginning.

Excepting therefrom the interest in and to the North 40 feet of said land as conveyed to the City of Las Vegas for street and incidental purposes by Deeds recorded June 3, 1946 and August 19, 1954 as Document Nos. 224123 and 18083 of Clark County, Nevada Records.

Parcel II:

That portion of the of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4) of Section 28, Township 20 South, Range 61 East, M.D.M., described as follows:

Beginning at a point on the North line of Bonanza Road (Formerly Clark Avenue) as it now exists at the intersection of the West line of said Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4); thence along said West line North, 0(09' West 370 feet to the Southwest corner of the property described in Deed to Theodore Werner, ET UX recorded December 13, 1945 in Book 41 of Deeds, Page 10, as Document No. 209663; thence East along the South line of said Werner property 100 feet, more or less, to the of the Northwest corner of the property described in Deed to Clyde K. Bunker, ET UX, recorded April 1, 1948 as Document No. 282020; thence along the West line of said bunker property South 0(34' West 370.00 feet to the North line of said Bonanza road; thence Westerly along said North line 100 feet, more or less, 100 feet to The Point of Beginning.



Parcel III:

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

Beginning at a point in the North line of Bonanza Road, formerly Clark Avenue, as it now exists distant thereon South 89(26' East 175.00 feet from its intersection with the West line of said of the Northeast Quarter (NE 1/4) of the of the Southwest Quarter (SW 1/4), being the Southwest corner of that certain parcel of land conveyed by Maxwell Kelch ET AL to Jack Weisberger ET UX by Deed dated January 29, 1946 and recorded in Book 41 of Deeds, Page 459, Clark County, Nevada Records, thence North 0(34' East along the West line of the said conveyed parcel a distance of 370 feet to the Northwest corner thereof, being a point on the South line of that certain parcel of land conveyed by Robert Bunker ET UX to Theodore Werner ET UX by Deed dated December 7, 1945 and recorded in Book 41 of Deeds, Page 10, Clark County, Nevada Records; thence North 89(26' West and parallel with the aforementioned North line of Bonanza Road, a distance of 75.00 feet to a point; Thence South 0(34'0" West a distance of 370.00 feet to a point in the North line of said Bonanza Road; thence South 89(26' East along the said North line of Bonanza Road a distance of 75.00 feet to a point; thence South 0(34' West a distance of 370.00 feet to The Point of Beginning.

CLARK COUNTY, NEVADA  
JUDITH A. VANDEVER, RECORDER  
RECORDED AT REQUEST OF:  
UNITED TITLE OF NEVADA  
01-27-98 15:48 TML 3  
BOOK: 980127 INST: 01855  
FEE: DEED 9.00 RPTT: 1,000.00  
CONFORMED COPY HAS NOT BEEN COMPARED TO THE ORIGINAL



Order No.: 212585-ML

APN No.: 139-28-302-017 and 024

R.P.T.T.:

WHEN RECORDED MAIL TO:

RETURN TAX STMTS. TO:

## GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That PHILLIP BOZEMAN, an unmarried man in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does 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 FOR LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: 1. Taxes for the fiscal year.  
2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness this 7th day of November, 2001.

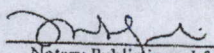
  
PHILLIP BOZEMAN

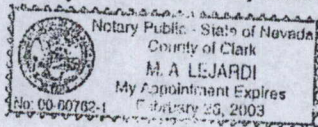
STATE OF NEVADA

COUNTY OF CLARK

} SS

This instrument was acknowledged before me on November 7, 2001  
by: PHILLIP BOZEMAN

  
Notary Public in and for said County and State





A.P. N.: 139-28-302-018, 139-28-302-025

R.P.T.T.: \$1,447.50

Recorded at the Request of: Nevada Title Company - Escrow No.: 02-04-0450-MR

Mail tax bill to and when recorded mail to:

Mr. Don F. Ahern, Manager

DFA, LLC

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That Jacquelyn Thebo Miller, Trustee of that certain Declaration of Trust dated December 2, 1988, for a valuable consideration, the receipt of which is hereby acknowledged, does 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 LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT "A".

### SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.
3. Any and All Water Rights

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

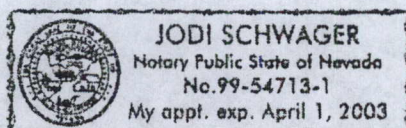
IN WITNESS WHEREOF, this instrument has been executed this 24TH day of APRIL, 2002.

Jacquelyn Thebo Miller, Trustee of that certain  
Declaration of Trust dated December 2, 1988

Jacquelyn Thebo Miller  
By: Jacquelyn Thebo Miller, Trustee )

State of Nevada }  
County of Clark } ss:

This instrument was acknowledged before me on APRIL 24TH, 2002  
by Jacquelyn Thebo Miller, Trustee of that certain Declaration of Trust dated December 2, 1988



Jodi Schwager  
NOTARY PUBLIC  
My Commission Expires: 4-1-03



APN: 122-28 -302-026

20021120  
.00166

Recording Requested by:

Lawyers Title of Nevada, ~~INC.~~

Escrow No.: 02100120CV

Mail Tax Statements to:

After Recording, mail to:

D.F.A. LLC

4241 S. Arville

Las Vegas, NV 89103

Affix R.P.T.T. \$1,000.00

GRANT, BARGAIN, SALE DEED

3

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Henry Moore, an unmarried man

do(es) hereby Grant, Bargain, Sell and Convey to

D.F.A. LLC

the following described real property situate in the  
County of CLARK State of Nevada:

PARCEL I:

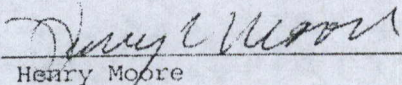
A portion of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section  
28, Township 20 South, Range 61 East, M.D.B.&M., described as follows:

SUBJECT TO:

1. Taxes for the fiscal year 2002-03.
2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all tenements, hereditaments and appurtenances thereunto belonging or  
appertaining, and the reversion and reversions, remainder and remainders, rents, issues  
profits thereof.

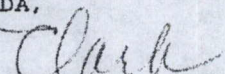
Dated this 7th day of Nov. , 2002.

  
Henry Moore

STATE OF NEVADA,

COUNTY OF

)  
) SS





A.P.N.: 139-28-302-020 + 219  
R.P.T.T.: \$9,307.50

Escrow #04-07-1260-CLB

Mail tax bill to and  
When recorded mail to:  
DFA, LLC  
4241 S. Arville  
Las Vegas, NV 89103

**Receipt/Conformed Copy**

Requestor:  
NEVADA TITLE COMPANY  
12/20/2005 13:58:07 T20050230367  
Book/Instr: 20051220-0003372  
Deed Page Count: 7  
Fees: \$20.00 N/C Fee: \$25.00  
RPTT: \$9,307.50

Frances Deane  
Clark County Recorder

7

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH, That Bruce Wagner, a married man as his sole and separate property, for a 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 LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT "A".**

**SUBJECT TO:**

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

**TOGETHER WITH** all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



## **CITY OF LAS VEGAS**

### **DEVELOPMENT REVIEW COMMENT FORM**



**Department of Planning**  
**Case Planning Division**  
333 North Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89106  
(702) 229-6301 phone (702) 385-7268 fax

**EOT-51449 - EXTENSION OF TIME - VARIANCE - APPLICANT: DON F. AHERN - OWNER: DFA, LLC** - For possible action on a request for an Extension of Time of a previously approved Variance (VAR-22723) TO ALLOW A WALL TO CONTAIN NO CONTRASTING MATERIAL WHERE TWENTY PERCENT CONTRASTING MATERIAL IS REQUIRED on 20.53 acres 1726 West Bonanza Road (APN 139-28-302-034), C-2 (General Commercial) Zone, Ward 5 (Barlow).

**EOT-51454 - EXTENSION OF TIME RELATED TO EOT-51449 - VARIANCE - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC** - For possible action on a request for an Extension of Time of a previously approved Variance (VAR-33415) TO ALLOW A 10-FOOT HIGH WALL WHERE EIGHT FEET IS THE MAXIMUM HEIGHT ALLOWED ALONG A PORTION OF THE NORTH AND EAST PROPERTY LINE AND TO ALLOW UNFINISHED BLOCK WHERE DECORATIVE BLOCK WITH 20% CONTRASTING MATERIALS IS REQUIRED; AND TO INCLUDE THE ADDITION OF AN EIGHT-FOOT HIGH WROUGHT IRON FENCE ALONG THE SOUTH PERIMETER WHERE FIVE FEET IS THE MAXIMUM ALLOWED on 20.53 acres at 1726 West Bonanza Road (APN 139-28-302-034), C-2 (General Commercial) Zone, Ward 5 (Barlow).

**EOT-51455 - EXTENSION OF TIME RELATED TO EOT-51449 AND EOT-51454 - VARIANCE - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC** - For possible action on a request for an Extension of Time of a previously approved Variance (VAR-14320) TO ALLOW A SETBACK OF 73 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM 84-FOOT SETBACK, AND TO ALLOW A ZERO-FOOT SIDE YARD BUILDING SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED IN CONJUNCTION WITH A RENTAL STORE WITH OUTSIDE STORAGE on 20.53 acres at 1726 West Bonanza Road (APN 139-28-302-034), C-2 (General Commercial) Zone, Ward 5 (Barlow).

**EOT-51452 - EXTENSION OF TIME RELATED TO EOT-51449, EOT-51454 and EOT-51455 - SPECIAL USE PERMIT - PPLICANT: AHERN RENTALS - OWNER: DFA, LLC** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-13836) FOR A RENTAL STORE WITH OUTSIDE STORAGE on 20.53 acres at 1726 West Bonanza Road (APN 139-28-302-034), C-2 (General Commercial) Zone, Ward 5 (Barlow).

**EOT-51457 - EXTENSION OF TIME RELATED TO EOT-51449, EOT-51454, EOT-51455 AND EOT-51452 - SPECIAL USE PERMIT - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC** - For possible action on a request for an Extension of Time of a previously approved Special Use Permit (SUP-14324) FOR A TRUCK RENTAL ESTABLISHMENT on 20.53 acres at 1726 West Bonanza Road (APN 139-28-302-034), C-2 (General Commercial) Zone, Ward 5 (Barlow).