



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

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STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

June 17, 2010

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

RE: EOT-38130 – EXTENSION OF TIME
CITY COUNCIL MEETING OF JUNE 16, 2010

Dear Mr. Bilyeu:

The City Council at a regular meeting held June 16, 2010, APPROVED the request for an Extension of Time of a previously approved Variance (VAR-26447) FOR A 672 SQUARE-FOOT OFF-PREMISE DIGITAL SIGN FLUSH WITH THE WALL OF THE PARKING STRUCTURE TO BE ERECTED 58 FEET ABOVE THE ELEVATION OF THE FREEWAY WHERE 30 FEET ABOVE THE ELEVATION OF THE FREEWAY IS THE MAXIMUM ALLOWED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 17, 2010. This approval is subject to:

Planning and Development

1. This Variance (VAR-26447) shall expire on May 7, 2012 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Variance (VAR-26447) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

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

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



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

June 3, 2010

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

RE: EOT-38130 - EXTENSION OF TIME - VARIANCE

Dear Mr. Bilyeu:

Please be advised the City Council at its regular meeting on *June 16, 2010* 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, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the *final agenda* will available on-line on *Friday, June 11, 2010* at 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 731 South Fourth Street to request your copies.

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

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MMW: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)

Steve Wolfson
Lais Tarkanian
Steven D. Ross
Ricki Y. Borlaw
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



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

EOT-38130 - EXTENSION OF TIME - VARIANCE - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC - Request for an Extension of Time of a previously approved Variance (VAR-26447) FOR A 672 SQUARE-FOOT OFF-PREMISE DIGITAL SIGN FLUSH WITH THE WALL OF THE PARKING STRUCTURE TO BE ERECTED 58 FEET ABOVE THE ELEVATION OF THE FREEWAY WHERE 30 FEET ABOVE THE ELEVATION OF THE FREEWAY IS THE MAXIMUM ALLOWED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), C-2 (General Commercial) Zone, Ward 5 (Barlow).

CITY COUNCIL: JUNE 16, 2010

CASE PLANNER: DEBBIE SULLIVAN



CONSENT

Comments Due: MAY 12, 2010

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 **Carman Burney** (cburney@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:

Report Date 05/04/2010 09:58 AM

Submitted By

Page 1

A/P # 38130 EXTENSION OF TIME

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	04/28/2010 13:46	983052	<u>Temp COO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

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

Description of Work

EOT-38130 - EXTENSION OF TIME - VARIANCE - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC - Request for an Extension of Time of a previously approved Variance (VAR-26447) FOR A 672 SQUARE-FOOT OFF-PREMISE DIGITAL SIGN FLUSH WITH THE WALL OF THE PARKING STRUCTURE TO BE ERECTED 58 FEET ABOVE THE ELEVATION OF THE FREEWAY WHERE 30 FEET ABOVE THE ELEVATION OF THE FREEWAY IS THE MAXIMUM ALLOWED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 26447
Project # 38130 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 D F A L L C
Mailing Address 4241 S ARVILLE Organization
City LAS VEGAS State/Province NV
ZIP/PC 89103-3713 Country ☐ Foreign
Day Phone (702)631-4250 x Evening Phone
Fax (702)636-1345 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

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 Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application

Report Date 05/04/2010 09:58 AM

Submitted By

Page 2

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13928401033

Applicants/Contacts

Primary	N	Capacity	APPL	Contact ID	AC459479	☐	Foreign
Effective		Expire					
Name	AHERN RENTALS						
Day Phone	(702)858-2025 x	Eve Phone		Organization			
Pager		PIN #		Position			
Fax	(702)636-1345	Mobile		Profession			
E-Mail							
Address	1611 W. BONANZA RD LAS VEGAS, NV 89106						
Seasonal Addr							

Valid From To
Comments No Comments

Primary	N	Capacity	OWNER	Contact ID	AC3845	☐	Foreign
Effective		Expire					
Name	D F A L L C						
Day Phone	(702)631-4250 x	Eve Phone		Organization			
Pager		PIN #		Position			
Fax	(702)636-1345	Mobile		Profession			
E-Mail							
Address	4241 S ARVILLE LAS VEGAS, NV 89103-3713						
Seasonal Addr							

Valid From To
Comments No Comments

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 Neuman

Report Date 05/04/2010 09:58 AM

Submitted By

Page 3

Contractors

No Contractors

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

EXTENSION OF TIME

Y Will this go to the City Council? Final City Council letter received

Y Will this go DIRECTLY to City Council? Annotated minutes received

Parent Application Type VAR

Hearing Type

Parent Project # 26447

Public, Non-Public or Admin? NON-PUBLIC

Staff Recommendation

Meeting Information

<u>Meeting Grid</u> <u>Meeting Date</u> <u>Comments</u> <u>Added By</u>	<u>Meeting Type</u> <u>Add Date</u>	<u>Meeting Status</u> <u>Modified by</u> <u>Modified Date</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
06/16/2010	CC	SCHEDULED	0	0	0
FSOLIS	04/28/2010				

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

No children exist for this project

Employee
Employee ID Last First MI Comments

984478 SULLIVAN DEBORAH J Planning x6895

Log
Action Description Entered By Start Stop Hours
Comments

PAYMNT CO NAME WHO PICKED UP CONTACT# 983657 04/28/2010 14:49 0.00
Bruce Bilyeu pd mc cc / id ok / 858-2025



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: EXTENSION OF TIME FOR VAR 26447
Project Address (Location): 525 N. MARTIN LUTHER KING BLVD
Project Name: ATERN CORPORATE CENTER Proposed Use: OFFICE
Assessor's Parcel #(s): 139-28-401-033 Ward #: 5 - BARLOW
General Plan: existing — proposed — Zoning: existing C2 proposed —
Commercial Square Footage: BILLBOARD ONLY Floor Area Ratio: —
Gross Acres: 2.61 Lots/Units: — Density: —
Additional Information: —

PROPERTY OWNER: DFA, LLC Contact: BRUCE BILYEN
Address: 1611 W. BONANZA Phone: 702-858-2025 Fax: 702-636-1345
City: LAS VEGAS State: NV Zip: 89106

APPLICANT: ATERN RENTALS Contact: BRUCE BILYEN
Address: 1611 W. BONANZA Phone: 702-858-2025 Fax: 702-636-1345
City: LAS VEGAS State: NV Zip: 89106

REPRESENTATIVE: APTUS Architecture Contact: KRISTEN NEUMAN
Address: 1200 S. 4th St. Ste 206 Phone: 702-839-1200 Fax: 702-839-1213
City: LAS VEGAS State: NV Zip: 89104

Property Owner Signature* [Signature]

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

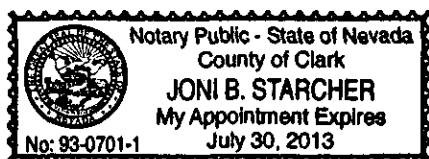
Print Name: Don F. Ahern

Subscribed and sworn before me

This 12th day of April, 20 10

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #: EOT-38130
Meeting Date: 6-16-10
Total Fee: 300
Date Received*: 4-28-10
Received By: F.S

* 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.

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-38130** APN: **139-28-401-033**

Name of Property Owner: DFA, LLC

Name of Applicant: ALTERN RENTALS

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

X 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: _____

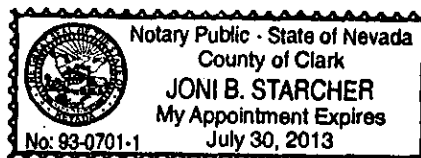
Signature of Property Owner/Authorized Agent:

Print Name: _____

Subscribed and sworn before me

This 12th day of April, 2010

Notary Public in and for said County and State



April 27, 2010

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

APN: 139-28-401-033

Re:

Extension of Time for Site Development Review and Variance

To Whom It May Concern:

We respectfully submit this request for an Extension of Time for a Site Development Review and a Variance for an off-premise advertising sign located on the new parking structure of the proposed eighteen-story Ahern Corporate Center located on the southwest corner of Bonanza and Martin Luther King Dr. This parcel was recently zoned C-2, application ZON-13896. We are requesting an extension of timer for a period of two years.

The off-premise advertising sign will be 1200 sf (20' x 60') and will be located on the east side of the parking structure. The top of the sign will be 83'-0" above the finish grade. We are requesting a variance of Title 19 section 19.40.100 C to allow a 1200 sf sign where 672sf is the maximum size and to allow the top of the sign to be +/- 58'-0" above the elevated roadway where 30' above the elevated roadway is the maximum. This sign will be digital and will be mounted on side of the parking structure at angle facing southeast.

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

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

EOT-38130



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

DOUGLAS A. SELBY
CITY MANAGER



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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov

June 5, 2008

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

RE: VAR-26447 - VARIANCE
CITY COUNCIL MEETING OF MAY 7, 2008
RELATED TO SDR-26639

Dear Mr. Bilyeu:

The City Council at a regular meeting held May 7, 2008 considered the Appeal filed from the approval by the Planning Commission of a request for a Variance TO ALLOW A 1,200 SQUARE FOOT OFF-PREMISE DIGITAL (BILLBOARD) SIGN FLUSH WITH THE WALL OF THE PARKING STRUCTURE WHERE 672 SQUARE FEET IS PERMITTED AND TO ALLOW THE OFF-PREMISE DIGITAL (BILLBOARD) SIGN TO BE ERECTED 58 FEET ABOVE THE ELEVATION OF THE FREEWAY WHERE 30 FEET ABOVE THE ELEVATION OF THE FREEWAY IS THE MAXIMUM ALLOWED 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 under Resolution of Intent to C-2 (General Commercial) Zone.

The City Council APPROVED the Appeal, thereby approving the Variance. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2008. This approval is subject to:

Added Conditions:

- A. No Variance to exceed a maximum billboard size is required nor granted.
- B. The applicant shall provide sectional drawings signed by a surveyor licensed by the State of Nevada depicting the finished grade of the US 95 Freeway adjacent to and south of the subject site. The sectional drawing shall show the height of proposed sign not to exceed 58 feet above the finished grade of US 95.
- C. The billboard shall be flush mounted in location.

Planning & Development

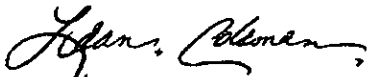
- 1. This approval is limited to a maximum of 672 square feet.

EOT-38130

Mr. Bruce Bilyeu
VAR-26447 – Page Two
June 5, 2008

2. Approval and Conformance to the Conditions of Approval for Rezoning (ZON-13896), Variance (VAR-13900), Variance (VAR-18250), Special Use Permit (SUP-13903) and Site Development Plan Review (SDR-13904) and Site Development Plan Review (SDR-26639) shall be required.
3. 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,



Léan Coleman
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

EOT-38130

GENERAL INFORMATION	
PARCEL NO.	139-28-401-033
OWNER AND MAILING ADDRESS	D.F.A.L.L.C 4241 S ARVILLE LAS VEGAS NV 89103-3713
LOCATION ADDRESS CITY/UNINCORPORATED TOWN	525 N MARTIN L KING BLVD LAS VEGAS
ASSESSOR DESCRIPTION	PT SE4 SW4 SEC 28 20 61 SEC 28 TWP 20 RNG 61
RECORDED DOCUMENT NO.	* 19980821:01743
RECORDED DATE	08/21/1998
VESTING	ND STATUS
COMMENTS	CF 14-2006;.37A TO RD 20070315:3963

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	212
APPRAISAL YEAR	2009
FISCAL YEAR	09-10
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2009-10	2010-11
LAND	662192	331097
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED (SUBTOTAL)	662192	331097
TAXABLE LAND+IMP (SUBTOTAL)	1891977	945991
COMMON ELEMENT ALLOCATION ASSD	0	0
TOTAL ASSESSED VALUE	662192	331097
TOTAL TAXABLE VALUE	1891977	945991

ESTIMATED LOT SIZE AND APPRAISAL INFORMATION	
ESTIMATED SIZE	2.54 Acres
ORIGINAL CONST. YEAR	0
LAST SALE PRICE MONTH/YEAR	0
LAND USE	0-00 VACANT
DWELLING UNITS	0

DFA, LLC

Business Entity Information			
Status:	Active	File Date:	12/23/1997
Type:	Domestic Limited-Liability Company	Entity Number:	LLC5328-1997
Qualifying State:	NV	List of Officers Due:	12/31/2010
Managed By:	Managers	Expiration Date:	12/23/2047
NV Business ID:	NV19971053423	Business License Exp:	12/31/2010

Registered Agent Information			
Name:	DON F AHERN	Address 1:	4241 S ARVILLE STREET
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89103
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information	
No Par Share Count:	0
Capital Amount:	\$ 0
No stock records found for this company	

Officers		☐ Include Inactive Officers	
Manager - DON F AHERN			
Address 1:	4241 SOUTH ARVILLE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89103	Country:	
Status:	Active	Email:	

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC5328-1997-001	# of Pages:	5
File Date:	12/23/1997	Effective Date:	
(No notes for this action)			
Action Type:	Amendment		
Document Number:	LLC5328-1997-003	# of Pages:	2
File Date:	2/17/1998	Effective Date:	
CERTIFICATE OF AMENDMENT FILED WITHDRAWING MANAGER AND ADDING NEW ONE. 2 PGS.			
D M			
Action Type:	Registered Agent Change		
Document Number:	LLC5328-1997-004	# of Pages:	1
File Date:	12/07/1998	Effective Date:	
ANDREW M. COX, ESQ. SUITE 220			
4000 SOUTH EASTERN LAS VEGAS NV 89119 MJM			
Action Type:	Annual List		

Document Number:	LLC5328-1997-009	# of Pages:	1
File Date:	12/17/1999	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC5328-1997-008	# of Pages:	1
File Date:	12/02/2000	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC5328-1997-007	# of Pages:	1
File Date:	12/09/2001	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC5328-1997-005	# of Pages:	1
File Date:	1/13/2003	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	LLC5328-1997-002	# of Pages:	1
File Date:	11/30/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		
Document Number:	LLC5328-1997-006	# of Pages:	1
File Date:	12/11/2004	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20050567156-97	# of Pages:	1
File Date:	11/22/2005	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070043223-53	# of Pages:	1
File Date:	1/22/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20070781584-52	# of Pages:	1
File Date:	11/15/2007	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20080769629-59	# of Pages:	1
File Date:	11/25/2008	Effective Date:	
(No notes for this action)			
Action Type:	Annual List		
Document Number:	20090893645-06	# of Pages:	1
File Date:	12/29/2009	Effective Date:	
(No notes for this action)			

Affix R.P.T.T. \$687.50

Escrow Number: 98-11-2273-036-AG

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kermit R. Booker, Jr. aka Kermit J. Booker, Jr. and Jerald 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 139-28-401-022

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.
Jerald Payne Booker
Jerald Payne Booker
STATE OF NEVADA)
) ss.

Jerald Payne Booker
Jerald Payne Booker By Kermit R. Booker
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
Jerald Payne Booker

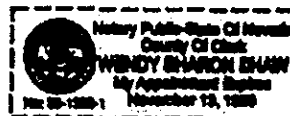
personally known or proven to me to be the
person(s) whose name(s) is/are subscribed to the
above instrument, who acknowledged that
he/she/they executed the instrument for the
purposes therein contained.

Notary Public

My commission expires: 11-13-99

When recorded, mail to:

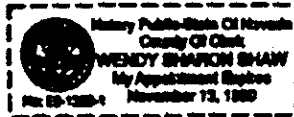
DFA, LLC
c/o Ahern Rentals
2221 South Arville
Las Vegas, Nevada 89103



980821.01743

STATE OF NEVADA

COUNTY OF CLARK



On this 14th day of August, A.D. 1998, personally appeared before me, a notary public in and for CLARK County, LEONARD R. BOONICK, JR., known (or proved) to me to be the person whose name is subscribed to the within instrument as the attorney in fact of LEONARD R. BOONICK, JR. and acknowledged to me that he subscribed the name of LEONARD R. BOONICK, JR. thereto as principal, and his own name as attorney in fact, freely and voluntarily and for the uses and purposes therein mentioned.

Wendy Sharon Shaw
Notary Public in and for said County and State

FORM 75
POB PRINTING, INC. (702) 876-3226

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
88-21-98 15:32 TML 2
OFFICIAL RECORDS
BOOK: 980821 INST: 01743
FEE: 8.00 RPTT: 687.50

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF

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

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
930105
Instr-701
and Book 930727
Instr-744*

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

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 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.

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

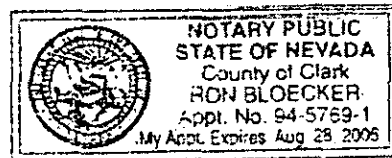
Shimon Peress and

Hannah Peress

[Signature]
Notary Public

(My commission expires: _____)

[Signature]



Affix R.P.T.T. \$687.50

Escrow Number: 98-11-2273-036-AG

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kermit R. Booker, Jr. aka Kermit J. Booker, Jr. and Jerald 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 139-28-401-022

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.
Jerald Payne Booker
Jerald Payne Booker
His Attorney-in-Fact

STATE OF NEVADA)

) ss.

COUNTY OF Clark)

On this 19th day of August, 1998

appeared before me, a Notary Public,

Kermit R. Booker Jr.
Jerald Payne 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

Escrow No. 98112273-036-AG

When recorded, mail to:

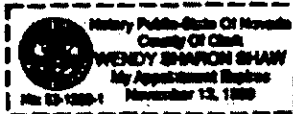
DFA, LLC
c/o Ahern Rentals
2221 South Arville
Las Vegas, Nevada 89103



980821.01743

STATE OF NEVADA

COUNTY OF Clark

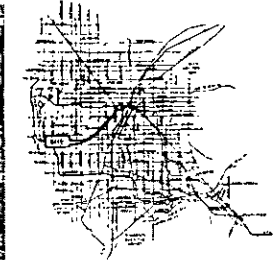
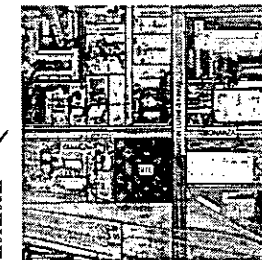
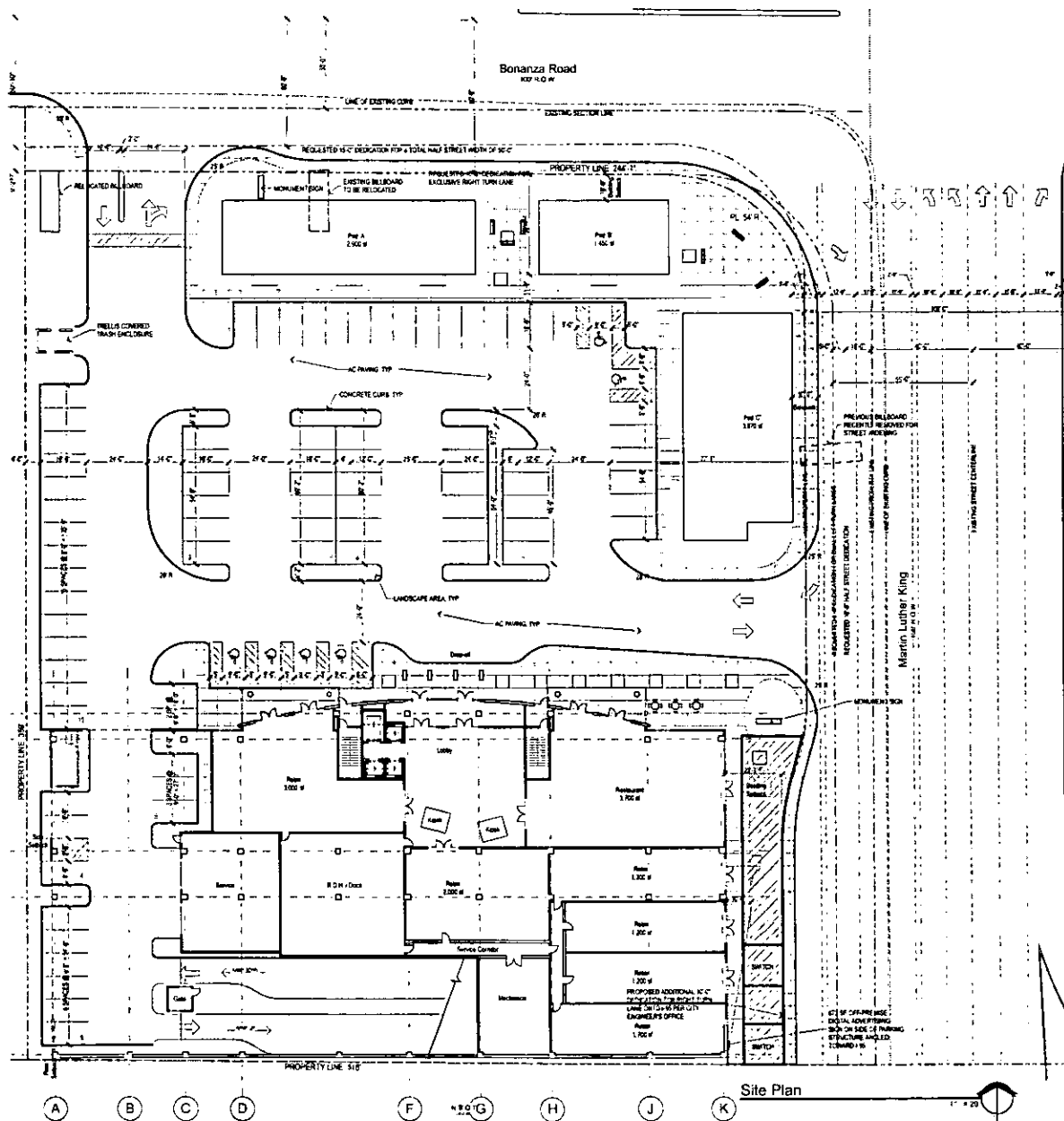


On this 14th day of August, A.D. 1998, personally appeared before me, a notary public, in and for Clark County, Garret R. Cooke, Jr., known (or proved) to me to be the person whose name is subscribed to the within instrument as the attorney in fact of LELAND PAUL COOKE and acknowledged to me that he subscribed the name of LELAND COOKE thereto as principal, and his own name as attorney in fact, freely and voluntarily and for the uses and purposes therein mentioned.

Wendy Shannon Shaw
Notary Public in and for said County and State

FORM 75
PDD PRINTING, INC. (702) 876-3939

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
UNITED TITLE OF NEVADA
08-21-98 15:32 THL 2
OFFICIAL RECORDS
BOOK: 980821 INST: 01743
FEE: 8.00 APTT: 687.50



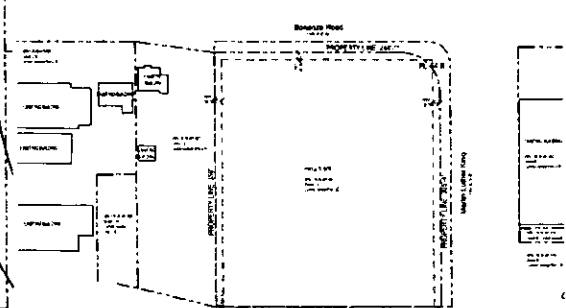
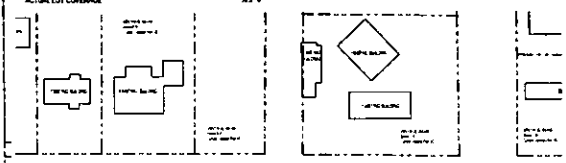
Location Map Vicinity Map

Site Zoning & Data

SITE DATA		BUILDING AREA	
PARCEL NUMBER	136-28-40-023	IND. X	1,000 sq ft
JURISDICTION	CITY OF LAS VEGAS - 15108	IND. B	1,000 sq ft
EXISTING GENERAL PLAN	CC	IND. C	1,000 sq ft
EXISTING ZONING	CC	IND. D	1,000 sq ft
PROPOSED ZONING	CC	IND. E	1,000 sq ft
SITE AREA	111.000 ACRES	IND. F	1,000 sq ft
	2.41 NET ACRES	IND. G	1,000 sq ft

PARKING CALCULATIONS	
TOTAL PARKING REQUIRED	9 STAFF + 14 CHILDREN + 14 OFFICE = 37 SPACES
STANDARD PARKING PROVIDED	15,000 sq ft @ 1,000 sq ft per space = 15 SPACES
MANICURED PARKING PROVIDED	1,000 sq ft @ 1,000 sq ft per space = 1 SPACE
COMPACT SPACES PROVIDED	2,000 sq ft @ 1,000 sq ft per space = 2 SPACES
TOTAL PARKING PROVIDED	18 SPACES

PARKING REQUIRED	
STANDARD PARKING REQUIRED	14 SPACES
MANICURED PARKING REQUIRED	1 SPACE
COMPACT SPACES REQUIRED	2 SPACES
TOTAL PARKING REQUIRED	17 SPACES



Ahern Corporate Center
 Special Use Permit
 525 North Martin L. King Boulevard
 Las Vegas, Nevada 89106

APTUS Architecture

1200 South Main Street
 Suite 200
 Las Vegas, Nevada 89101
 P: 702.251.1200
 F: 702.251.1211
 info@aptusarchitecture.com

APTUS PROJECT NO. 06.011

ARCHITECT

ENGINEER

NOTES

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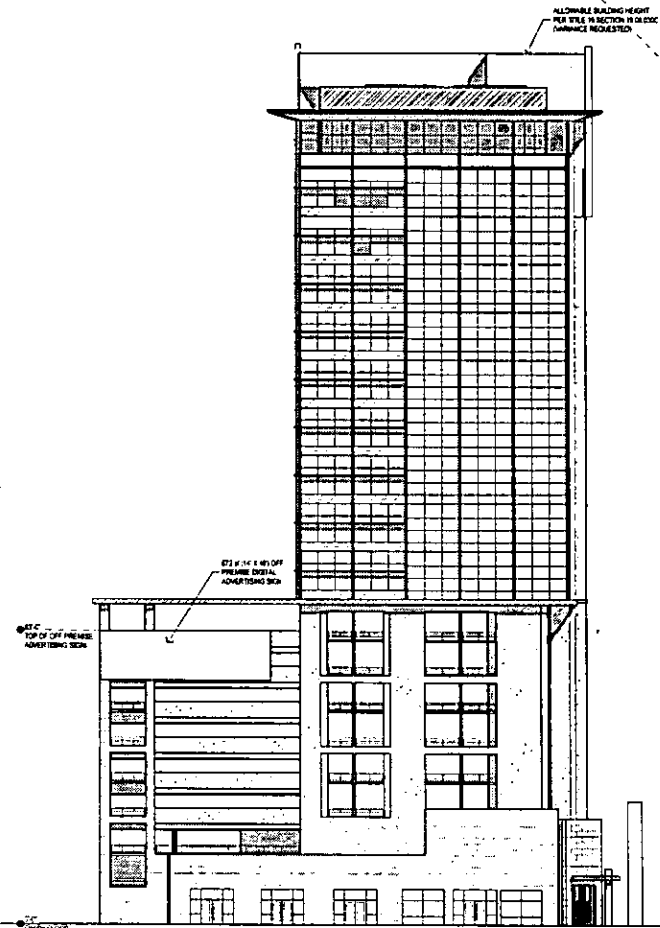
SITE PLAN AND ZONING INFO

DRAWING NO. AS100

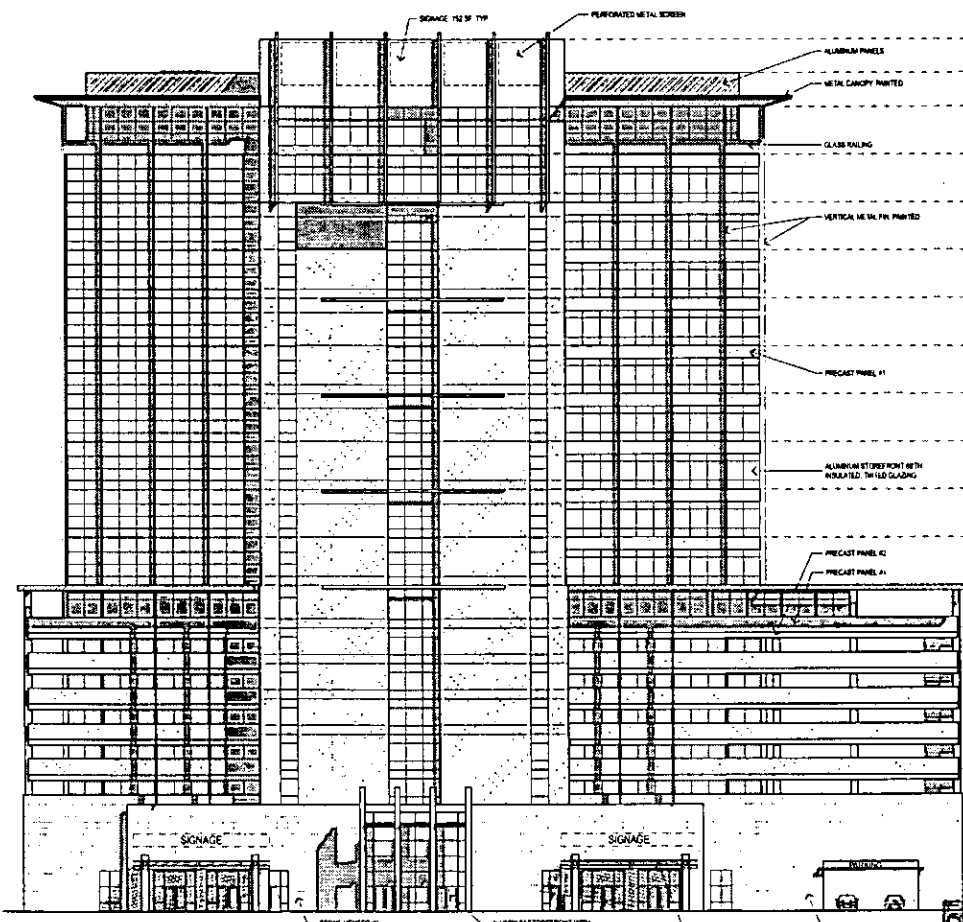
Ahern Corporate Center

EOT-38130

RECEIVED
APR 28 2010
 City of Las Vegas



D1 EAST ELEVATION
1/16" = 1'-0"



D2 NORTH ELEVATION
1/16" = 1'-0"

- 240'-0" TOP OF FINISH
- 238'-0" 400' 1
- 237'-0" 400'
- 217'-0" EIGHTEENTH FLOOR (OFFICE)
- 205'-0" SEVENTEENTH FLOOR (OFFICE)
- 198'-0" SIXTEENTH FLOOR (OFFICE)
- 175'-0" FIFTEENTH FLOOR (OFFICE)
- 170'-0" FOURTEENTH FLOOR (OFFICE)
- 145'-0" THIRTEENTH FLOOR (OFFICE)
- 132'-0" TWELFTH FLOOR (OFFICE)
- 119'-0" ELEVENTH FLOOR (OFFICE)
- 145'-0" TENTH FLOOR (OFFICE)
- 87'-0" NINTH FLOOR (OFFICE)
- 87'-0" EIGHTH FLOOR (OFFICE)
- 75'-0" SEVENTH FLOOR
- 65'-0" SIXTH FLOOR
- 57'-0" FIFTH FLOOR
- 40'-0" FOURTH FLOOR
- 30'-0" THIRD FLOOR
- 30'-0" SECOND FLOOR

Ahern Corporate Center
Special Use Permit
525 North Martin L. King Boulevard
Las Vegas, Nevada 89106

APTUS Architecture
1300 South 4th Street
Suite 300
Las Vegas, Nevada 89104
P 702.578.1200
F 702.578.1212
info@aptusarchitecture.com

APTUS PROJECT NO. 06-011
ARCHITECT

NOTES

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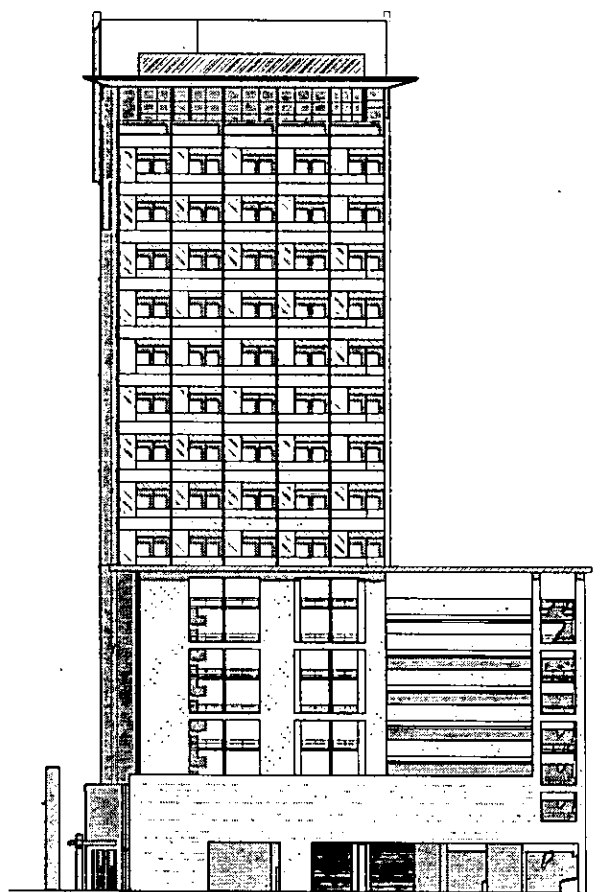
NO.	DESCRIPTION	DATE
1	City of Las Vegas	03.01.08
2	SUP. WAS SUBMITTED (REV.)	03.01.08
3	City of Las Vegas	03.01.08
4	SUP. WAS SUBMITTED	03.01.08

ISSUED

TITLE
BUILDING ELEVATIONS

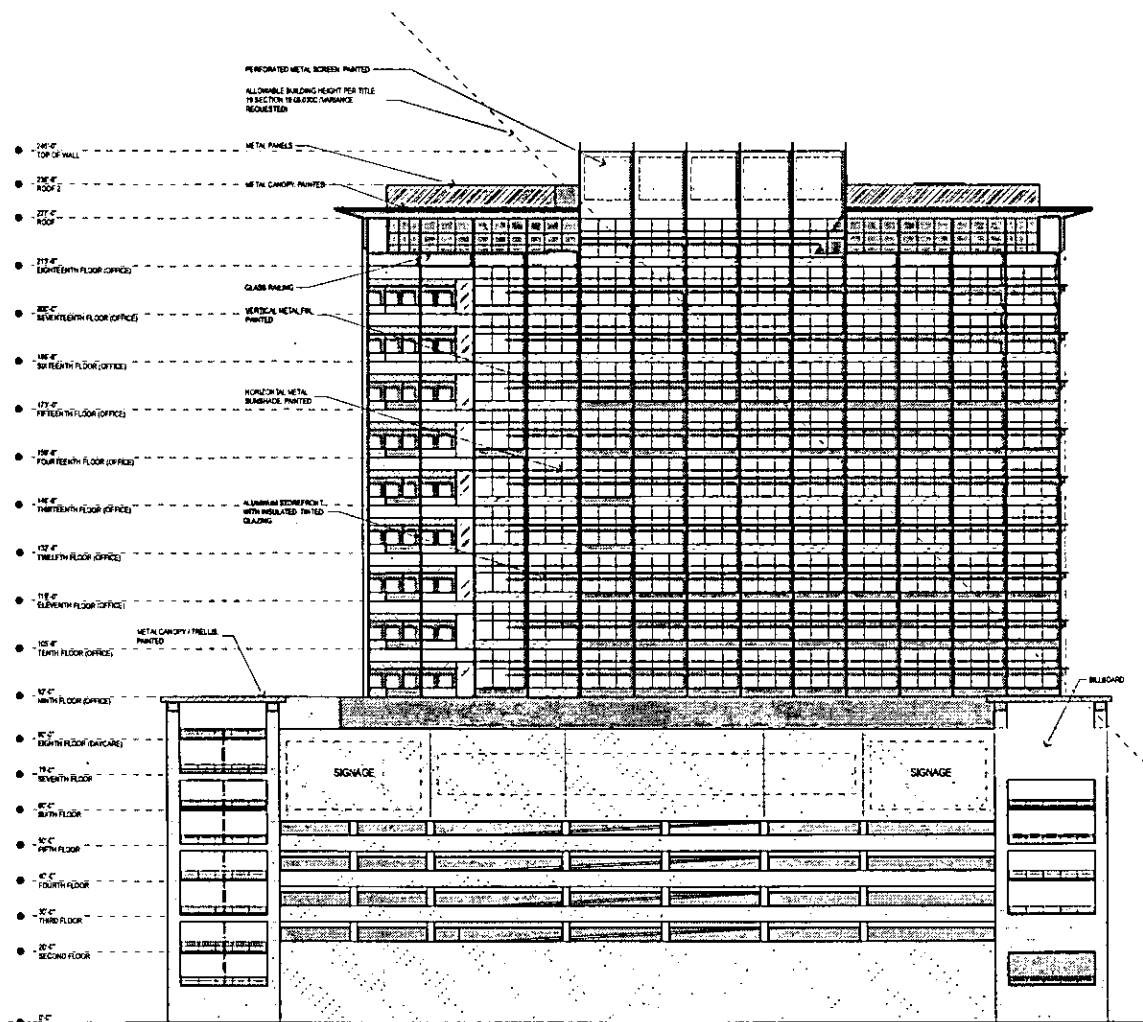
RECEIVED
A200
APR 28 2010
Ahern Corporate Center

EOT-38130 City of Las Vegas



D1 WEST ELEVATION

1/8" = 1'-0"



D2 SOUTH ELEVATION

1/8" = 1'-0"

PERFORATED METAL SCREEN PAINTED
ALLOWABLE BUILDING HEIGHT PER TITLE
15 SECTION IN ALABAMA VARIANCE
REQUESTED

240'-0" TOP OF WALL

230'-0" ROOF 2

220'-0" ROOF

210'-0" ROOF

200'-0" EIGHTEENTH FLOOR (OFFICE)

190'-0" SEVENTEENTH FLOOR (OFFICE)

180'-0" SIXTEENTH FLOOR (OFFICE)

170'-0" FIFTEENTH FLOOR (OFFICE)

160'-0" FOURTEENTH FLOOR (OFFICE)

150'-0" THIRTEENTH FLOOR (OFFICE)

140'-0" TWELFTH FLOOR (OFFICE)

130'-0" ELEVENTH FLOOR (OFFICE)

120'-0" TENTH FLOOR (OFFICE)

110'-0" NINTH FLOOR (OFFICE)

100'-0" EIGHTH FLOOR (OFFICE)

90'-0" SEVENTH FLOOR (OFFICE)

80'-0" SIXTH FLOOR (OFFICE)

70'-0" FIFTH FLOOR (OFFICE)

60'-0" FOURTH FLOOR (OFFICE)

50'-0" THIRD FLOOR (OFFICE)

40'-0" SECOND FLOOR

30'-0" FIRST FLOOR

20'-0" BASE FLOOR

10'-0" BASE FLOOR

0'-0" BASE FLOOR

0'-0" BASE FLOOR

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info@aptusarchitecture.com

APTUS PROJECT NO. 06.011

ARCHITECT

ENGINEER

NOTES

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City of Las Vegas

SR VAS Submitter

NO DESCRIPTION DATE

ISSUED

TITLE

BUILDING ELEVATIONS

DRAWING NO.

A201

Ahern Corporate Center

RECEIVED
EOT-38130 APR 28 2010

City of Las Vegas