

Refund



Separator Sheet

City of Las Vegas
HANSEN CLAIM FOR REFUND FORM

Date prepared _____

Invoice #: _____
(Invoice # assigned by Finance)

DARLINE REEDER, OSII
Preparer's name

Service Address: _____

Refund Amount: 300.00

AHERN RENTALS
Payee Name

Attention to: _____


1611 W BONANZA ROAD
Address

LAS VEGAS NV 89106
City, State, Zip Code

Return of Cash Bond?
(click below for "Yes" "No" options)
No

For the following : EOT-40707
(Application Number and Template Type)

Reason for Refund:
SUBJECT SITE FOR THIS EXTENSION OF TIME IS ALREADY
HARD-ZONED, THUS NO EXTENSION IS NEEDED.


Claimant Signature
702-858-2025
Phone Number

*Original Forms must be submitted - no
fax copies will be accepted.*

BELOW FOR DEPARTMENT USE ONLY:

(Refund of a Cash Bond requires two signature approvals)

I certify this demand amount is due the claimant:

I certify this demand amount is due the claimant:

Authorized By _____


Authorized By

Title _____

DOUG RANKIN, AICP, PLANNING MANAGER
Title

_____ Date

16 FEBRUARY, 2011
Date

Itemized Amounts for Refund:

Item	Fee Amt	% Refund	Refund Amt	Fund/Org	Account	Project	Task	Option
Processing Fee	300.00	100%	300.00	007301	261100	EE4100	000	000
Recording of Notice of Zoning			0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (PH)			0.00	007301	261100	EE4100	000	000
Notification & Advertising Fee (NM)			0.00	007301	261100	EE4100	000	000
Mailing Labels Fee			0.00	007301	261100	EE4100	000	000
			0.00					
			0.00					
			0.00					

Total Amount to be Refunded: 300.00

Darline Reeder

From: Steve Gebeke
Sent: Tuesday, January 18, 2011 8:49 AM
To: Darline Reeder
Subject: Refund of EOT-40707

Please refund fees associated with EOT-40707 as the subject site is hard zoned and the application is not needed.
Thanks.

I'll leave the paper file on your desk.

Steve Gebeke, AICP

Planning Supervisor
Department of Planning and Development
City of Las Vegas
Office (702) 229-5410
Fax (702) 385-7268
sgebeke@lasvegasnevada.gov

Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ZON 13986 (EOT 33091)
 Project Address (Location) 525 North Martin Luther King
 Project Name Ahern Corporate Center Proposed Use Office/Retail
 Assessor's Parcel #(s) 139-28-401-033 Ward # 5- Barlow
 General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed n/a
 Commercial Square Footage 177,200 Floor Area Ratio _____
 Gross Acres 2.61 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER DFA, LLC Contact Bruce Bilyeu
 Address 1611 W. Bonanza Phone: (702) 858-2025 Fax: (702) 636-1345
 City Las Vegas State Nevada Zip 89106
 E-mail Address bruce@ahern.com

APPLICANT Ahern Rentals Contact Bruce Bilyeu
 Address 1611 W. Bonanza Phone: (702) 858-2025 Fax: (702) 636-1345
 City Las Vegas State Nevada Zip 89106
 E-mail Address bruce@ahern.com

REPRESENTATIVE APTUS Contact Kristen Neuman
 Address 1200 S. 4th Street, Suite 206 Phone: (702) 839-1200 Fax: (702) 839-1213
 City Las Vegas State Nevada Zip 89104
 E-mail Address kristen@aptusgroup.com

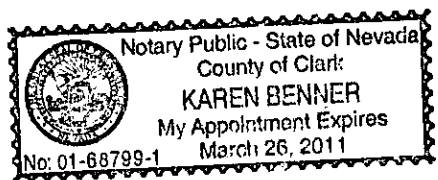
Property Owner Signature* [Signature]
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps
 Print Name Don E. Ahern
 Subscribed and sworn before me
 This 10th day of January, 20 11
[Signature]

FOR DEPARTMENT USE ONLY

Case #	<u>EOT-40707</u>
Meeting Date:	<u>3-2-11</u>
Total Fee:	<u>300</u>
Date Received:*	<u>1-13-11</u>
Received By:	<u>FS</u>

Notary Public in and for said County and State

Revised 10/27/08



*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.
 C:\deposit\Application Packet\Application Form.pdf

Justification Letter



Separator Sheet

January 6, 2011

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

APN: 139-28-401-033

Re: EOT – Extension of Time for the following applications:

Architecture	ZON-13986 (EOT-33091)
Engineering	VAR-13900 (EOT-33095)
Planning	SUP-13903 (EOT-33092)
Interiors	SDR-13904 (EOT-33096)
Landscape	VAR-18250 (EOT-33093)

To Whom It May Concern:

We respectfully submit this request for an Extension of Time for the aforementioned applications. The owner still trying to move forward with this project but it is not at a stage yet to apply for building permits. We are requesting an extension of time for 2 years.

This development is a high rise office tower located on the southwest corner of Bonanza and martin Luther King Drive.

The Ahern Corporate Center will combine much needed office and retail space in a redeveloping area of the city. This project consists of retail, leasable office space, a daycare for the employees working in the building and a restaurant. The majority of the parking is provided in an onsite 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 will be screened from view by perforated metal panels.

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 the site. We hope that you will join us in our attempt to bring a much-needed high caliber project into this area.

Respectfully Submitted,

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



Kristen G. Neuman, AIA
APTUS

Riverside
3750 Sante Fe Avenue
Suite 106
Riverside, California 92507
P 951.823.0555
F 951.823.0550

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City of Las Vegas

SOFI



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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EGT-40707 APN: 139-28-401-033

Name of Property Owner: DFA, LLC

Name of Applicant: Ahern Rentals

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: _____

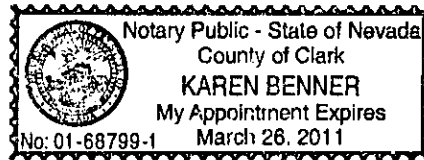
Signature of Property Owner: *Don F. Ahern*

Print Name: Don F. Ahern

Subscribed and sworn before me

This 10th day of January, 20 11
Karen Benner

Notary Public in and for said County and State



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JAN 13 2011

City of Las Vegas

Application Letter – Related Case



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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

February 21, 2007

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

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

Dear Mr. Bilyeu:

The City Council at a regular meeting held January 17, 2007 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033). The Notice of Final Action was filed with the Las Vegas City Clerk on January 18, 2007. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-13904) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 15 feet of right-of-way for a total half-street width of 50 feet on Bonanza Road, 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard, and dedicate an additional 24 feet of right-of-way for a total radius of 54 feet on the southwest corner of Martin L. King Boulevard and Bonanza Road prior to the issuance of any permits.
4. Prior to the issuance of any permits, dedicate an additional 15 feet of right-of-way for exclusive right and dual left turns on Bonanza Road per Clark County Area Standard Drawing 201.1, an additional 5 feet of right-of-way for dual left turns on Martin L. King Boulevard per Clark County Area Standard Drawing 201.1, and grant the pad easement per Standard Drawing 234.2, unless specifically noted as not required in an approved Traffic Impact Analysis.

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JAN 13 2011

City of Las Vegas

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

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

5. Coordinate all improvements along Martin L. King Boulevard with the City Engineer to determine appropriate improvements required in conjunction with the Martin Luther King Boulevard widening project. Alternatively, if allowed by the City Engineer, this site may participate in the Martin Luther King Boulevard public improvement project.
6. Construct all incomplete half-street improvements on Bonanza Road and Martin L. King Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
8. Landscape and maintain all unimproved rights-of-way, if any, on Bonanza Road and Martin L. King Boulevard adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping, if any, located in the Bonanza Road and Martin L. King Boulevard public rights-of-way adjacent to this site prior to occupancy of this site.
10. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the public right-of-way adjacent to this site prior to the issuance of any permits.
11. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
12. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the

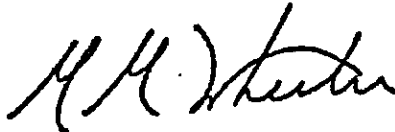
Mr. Bruce Bilyeu
ZON-13896 – Page Three
February 21, 2007

approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting 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

Legal Description



Separator Sheet

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:	12/31/2011
Managed By:	Managers	Expiration Date:	12/23/2047
NV Business ID:	NV19971053423	Business License Exp:	12/31/2011

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		<input checked="" type="checkbox"/> 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)			
Action Type:	Annual List		
Document Number:	20100972354-93	# of Pages:	1
File Date:	12/30/2010	Effective Date:	
(No notes for this action)			

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JAN 13 2011

City of Las Vegas

Deed



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20031013
02598

CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

RECORDED AT THE REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF

10-13-2003 14:15 JBB

OFFICIAL RECORDS

BOOK/INSTR: 20031013-02598

PAGE COUNT: 2

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

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

FEE: 15.00
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.

RECEIVED
JAN 13 2011

City of Las Vegas

RECORDED AT THE REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF

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

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 decs on card
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
930105
instr-701
and Book 930727
instr-744

QUIT CLAIM DEED

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

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

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Simon Inc., a Nevada Corporation

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

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

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

28

990121 11:11:11

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

2

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Isabella E. Mahoney, An Unmarried Woman

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

DFA, LLC, a Nevada Limited Liability Company

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

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

APN: 139-28-303-007

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

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

Witness my/our hand(s) this 13th day of January, 1999.

Isabella E. Mahoney
Isabella E. Mahoney

STATE OF NEVADA)
) ss.
COUNTY OF Clark)

Escrow No. 99118229-036-AG

On this 13th day of January, 1999
appeared before me, a Notary Public,
Isabella E. Mahoney

When recorded, mail to:

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

personally known or proven to me to be the

Exhibit A

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

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

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

UNITED TITLE OF NEVADA

03-31-95 17:00 REC 2
OFFICIAL RECORDS

BOOK: 590331 INST: 04104

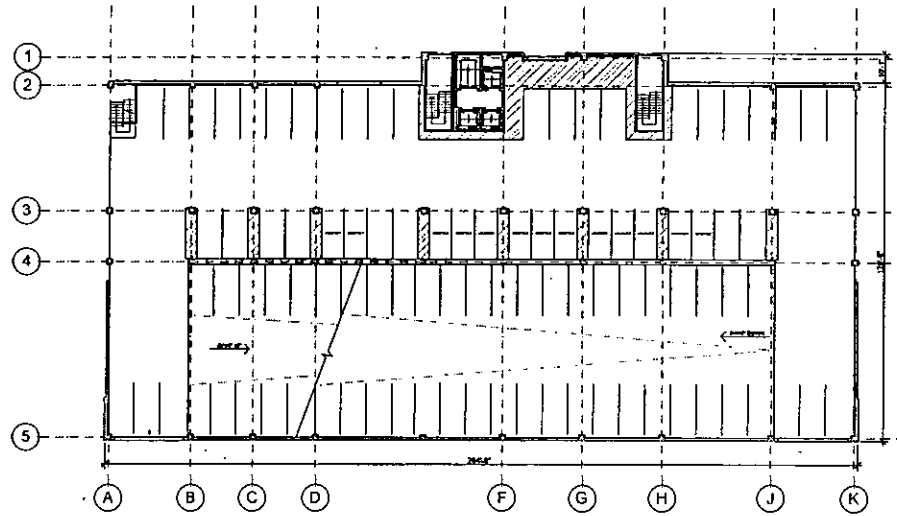
FEE: S. 00 RPT: 475.00

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

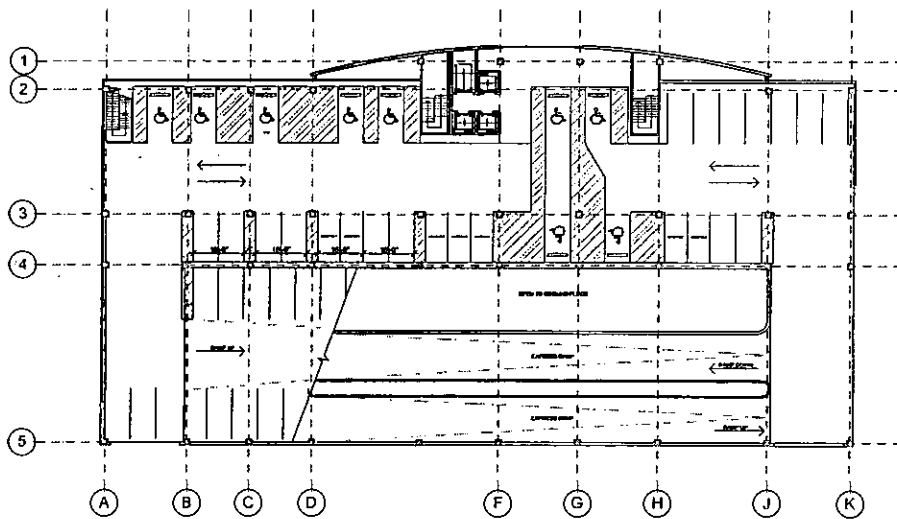
Plans (PMT)



Separator Sheet



3rd - 7th Level Plan



Second Level Plan



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

APTUS Architecture

1700 South 4th Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702 519 1300
 F 702 519 1111
 info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
 ARCHITECT

REVISIONS

NO.	DESCRIPTION	DATE

COPYRIGHT 2006 BY APTUS ARCHITECTURE

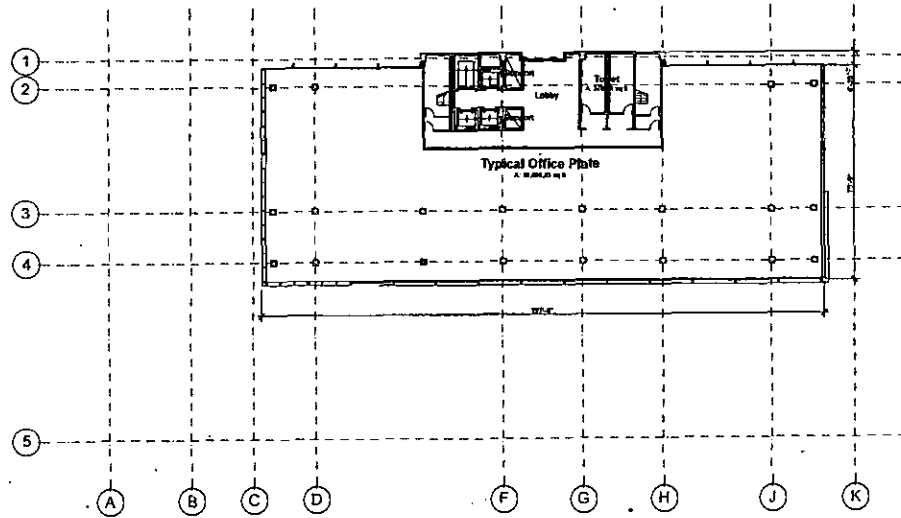
NO.	DESCRIPTION	DATE
2	City of Las Vegas	01.11.06
1	SUR 20th Submittal (Plan)	01.09.06
2	City of Las Vegas	01.09.06
1	SUR 20th Submittal (Plan)	01.09.06
1	City of Las Vegas	01.11.06
1	SUR 20th Submittal	01.11.06

ISSUED

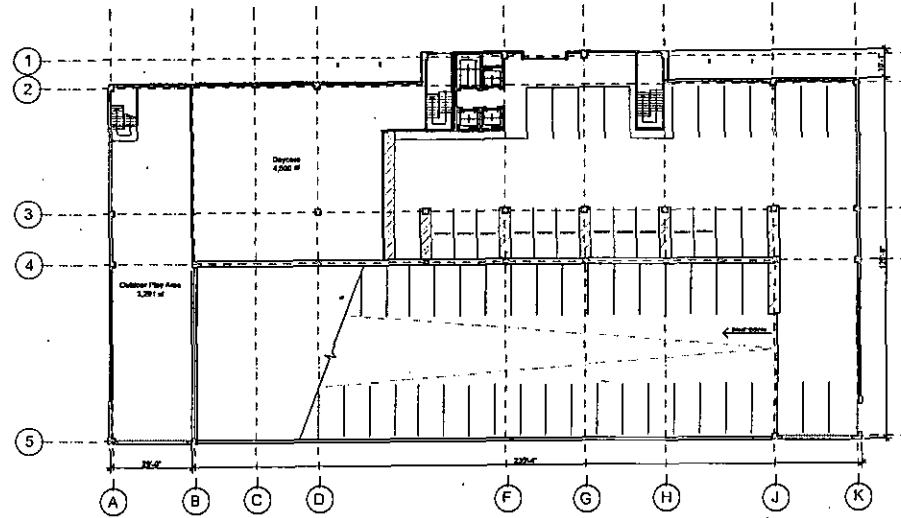
TITLE
 SECOND THRU
 SEVENTH FLOOR
 PLANS

DRAWING NO.
A100
 Ahern Corporate Center

RECEIVED
 JAN 13 2011
 City of Las Vegas



9th - 16th Office Plan
1" = 20'



Eighth Floor
1" = 20'

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

APTUS Architecture
1700 South 4th Street
Suite 214
Las Vegas, Nevada 89104
P 702 739 1100
F 702 739 1111
www.aherncenter.com

APTUS PROJECT NO. 06.011
ARCHITECT

REVISION
NOTE

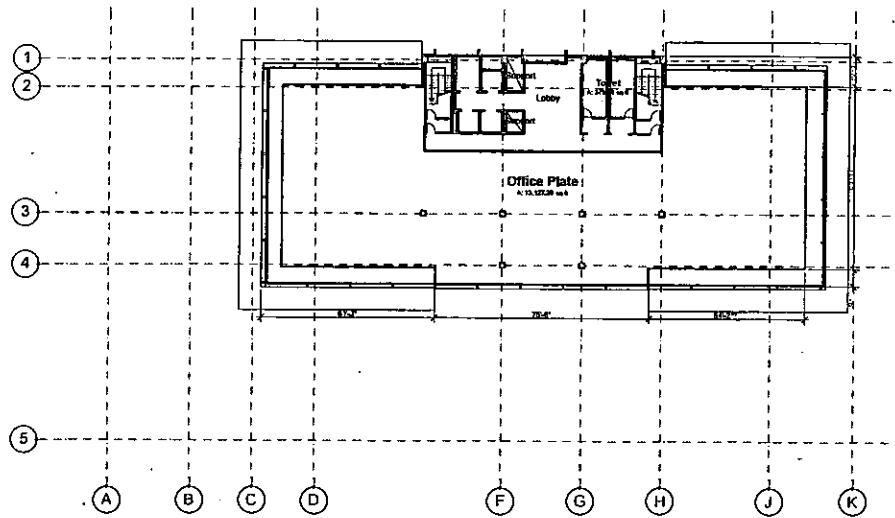
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NO.	DESCRIPTION	DATE
3	City of Las Vegas SUP IDB Submitted (Plan)	04/27/06
2	City of Las Vegas SUP IDB Submitted (Plan)	04/18/06
1	City of Las Vegas SUP IDB Submitted	04/25/06

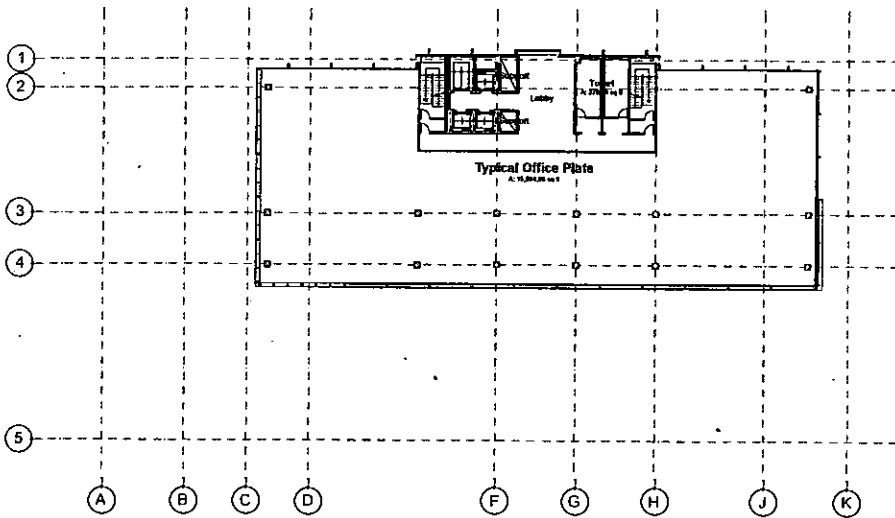
ISSUED
TITLE
EIGHTH THRU
16TH FLOOR

DRAWING NO.
A101
Ahern Corporate Center

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City of Las Vegas



18th Office Plan



17th Office Plan



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

APTUS Architecture

2200 South 4th Street
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 info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
 ARCHITECT

OWNER	
NOTES	

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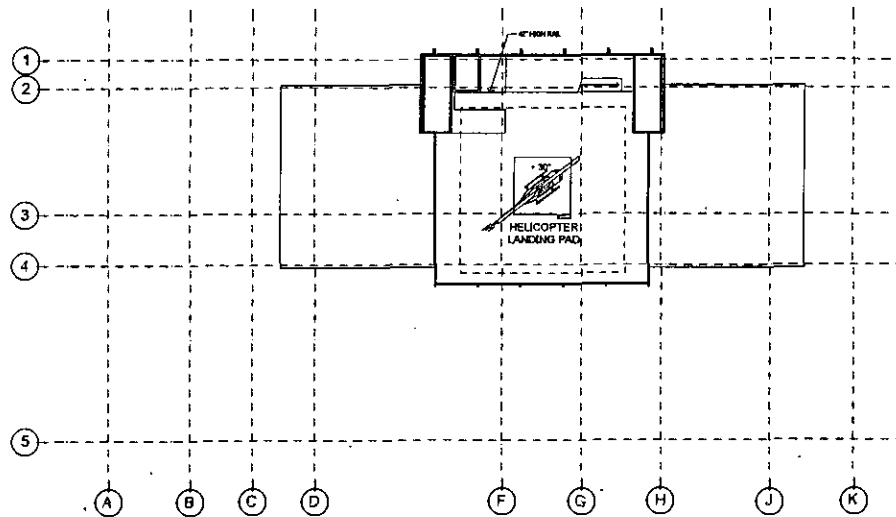
NO.	DESCRIPTION	DATE
3	City of Las Vegas (P. 03.06)	
2	REVISION Submittal (Plan)	
1	City of Las Vegas (P. 03.06)	
1	REVISION Submittal (Plan)	
1	City of Las Vegas (P. 03.06)	
1	REVISION Submittal	

ISSUED
 TITLE
 18TH THRU 20TH FLOOR

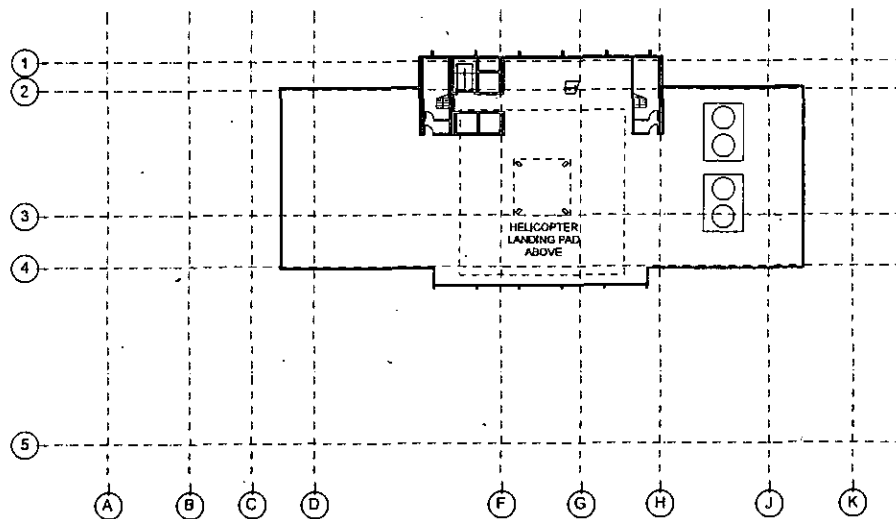
DRAWING NO.
A102
 Ahern Corporate Center

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 JAN 13 2011
 City of Las Vegas

Ahern Corporate Center



Roof 2 Plan



Roof Plan



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

APTUSIA Architecture

1290 South 46th Street
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 info@aptusia.com

APTUSIA PROJECT NO. 06.011
 ARCHITECT

ENGINEER

NOTES

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NO	DESCRIPTION	DATE
2	City of Las Vegas SUBMITTAL (REV.)	01.13.11
2	City of Las Vegas SUBMITTAL (REV.)	01.13.11
1	City of Las Vegas SUBMITTAL	01.25.08

ISSUED
 TITLE
 ROOF PLAN

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 City of Las Vegas

DRAWING NO.
A110
 Ahern Corporate Center

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

APTUS Architecture

1200 South 4th St. Ste. 200
 Las Vegas, Nevada 89102
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 F 702.891.1313
 www.aptusarchitecture.com

APTUS PROJECT NO. 06.011
 ARCHITECT

ENGINEER

NO. 01

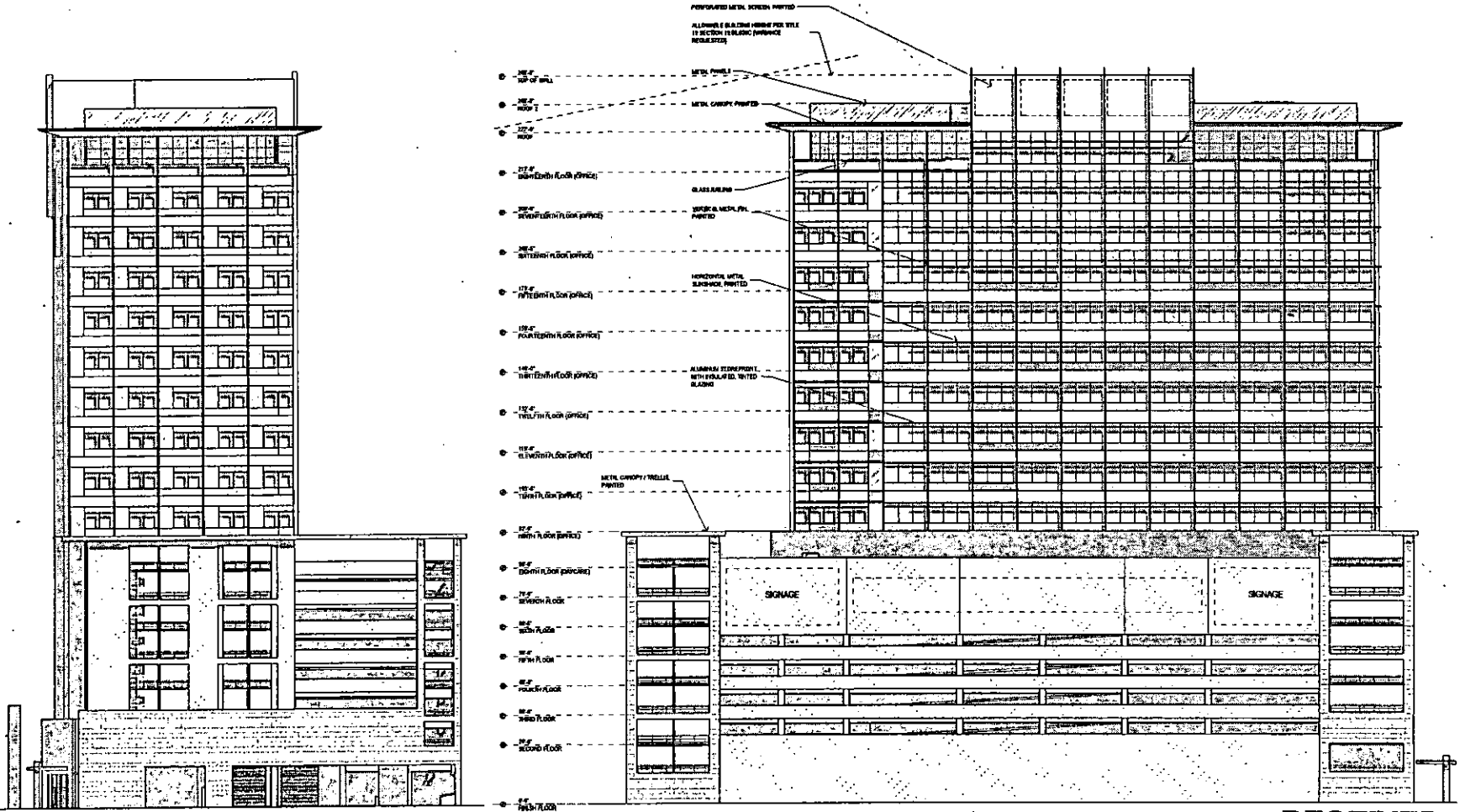
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1	City of Las Vegas	10.11.06
2	BUP SIGN Submittal # (plans)	
3	City of Las Vegas	07.29.06
4	BUP SIGN Submittal # (plans)	
5	City of Las Vegas	02.28.06
6	BUP SIGN Approved	
NO.	DATE	BY

ISSUED

TITLE
BUILDING ELEVATIONS

DRAWING NO.
A201
 Ahern Corporate Center

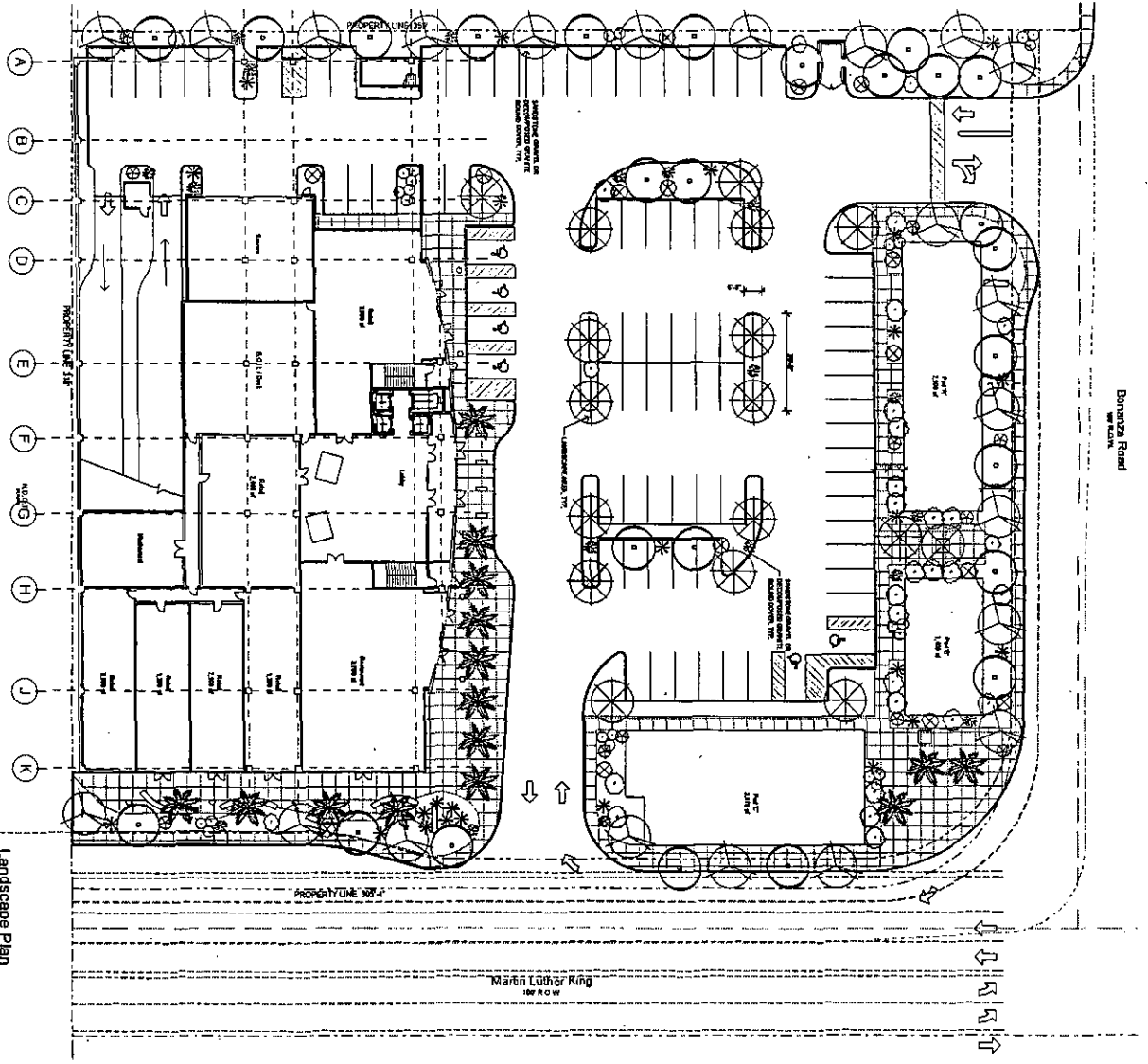


D1 WEST ELEVATION
 1/8" = 1'-0"

D2 SOUTH ELEVATION
 1/8" = 1'-0"

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 JAN 13 2011

City of Las Vegas



Bonanza Road
100' ROW

Martin Luther King
100' ROW

Landscape Plan



SYMBOL	DESCRIPTION	QUANTITY	UNIT	DATE
1	GRASS	27,000	SQ. YD.	11/11
2	SPRING BURNING BUSH	147	PLANT	11/11
3	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
4	SPRING BURNING BUSH	147	PLANT	11/11
5	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
6	SPRING BURNING BUSH	147	PLANT	11/11
7	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
8	SPRING BURNING BUSH	147	PLANT	11/11
9	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
10	SPRING BURNING BUSH	147	PLANT	11/11
11	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
12	SPRING BURNING BUSH	147	PLANT	11/11
13	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
14	SPRING BURNING BUSH	147	PLANT	11/11
15	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
16	SPRING BURNING BUSH	147	PLANT	11/11
17	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
18	SPRING BURNING BUSH	147	PLANT	11/11
19	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
20	SPRING BURNING BUSH	147	PLANT	11/11
21	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
22	SPRING BURNING BUSH	147	PLANT	11/11
23	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
24	SPRING BURNING BUSH	147	PLANT	11/11
25	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
26	SPRING BURNING BUSH	147	PLANT	11/11
27	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
28	SPRING BURNING BUSH	147	PLANT	11/11
29	SPRING BURNING BUSH	27,000	SQ. YD.	11/11
30	SPRING BURNING BUSH	147	PLANT	11/11

LANDSCAPE MATERIALS (PERIODIC REVISIONS)

DATE: 11/11/11

BY: [Signature]

PROJECT: AHERN CORPORATE CENTER

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

APTUS Architecture
 1200 South 4th Street
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PROJECT NO: 06.011

RECEIVED
 JAN 13 2011

City of Las Vegas

PROJECT NO: L100

TITLE: PLANTING PLAN

NO.	DESCRIPTION	DATE
1	ISSUED	11/11/11
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

DATE: 11/11/11

BY: [Signature]

PROJECT: AHERN CORPORATE CENTER