

Location Map



Vicinity Map

Site Zoning & Data

SITE DATA

PARCEL NUMBER	120-28-41-1-10
JURISDICTION	CITY OF LAS VEGAS - W113
EXISTING ZONING	DC
PROPOSED ZONING	CS
SITE AREA	110,840 SQ. FT. (2.51 ACRES)

BUILDING AREA

PARCEL NO.	2,800 SF
PARCEL NO.	1,050 SF
OFFICE	158,800 SF
OFFICE	14,800 SF
CHILD CARE	4,500 SF
RESTAURANT	2,100 SF
TOTAL	178,000 SF

PARKING CALCULATIONS

TOTAL PARKING REQUIRED	11,500
CHILD CARE	100
OFFICE	1,500
RESTAURANT	1,000
REGULATORY	1,000
TOTAL PROVIDED	14,500
UNMATCHED PARKING REQUIRED	100
STANDARD PARKING PROVIDED	14,500
UNMATCHED PARKING PROVIDED	100
COMPACT SPACES PROVIDED	100
TOTAL PARKING PROVIDED	14,600

RETAINERS - BUILDING PERFORMANCE REQUESTED

FRONT	8'-0"	10'-0"
REAR	10'-0"	10'-0"
LEFT SIDE STREET	10'-0"	10'-0"
RIGHT SIDE STREET	10'-0"	10'-0"

RETAINERS - PARKING PERFORMANCE REQUESTED

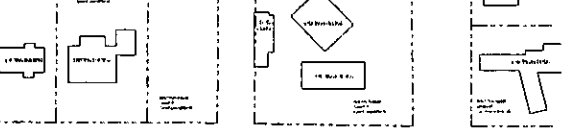
FRONT	10'-0"	10'-0"
REAR	10'-0"	10'-0"
LEFT SIDE STREET	10'-0"	10'-0"
RIGHT SIDE STREET	10'-0"	10'-0"

MAX HEIGHT 6 STORIES

ACTUAL HEIGHT 6.5 STORIES

MAX HEIGHT 6 STORIES

ACTUAL HEIGHT 6.5 STORIES



Zoning Map

RECEIVED

JAN 13 2011 EOT-40708

City of Las Vegas

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

APTUS Architecture

1200 South 4th Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.731.1300
 F 702.731.1213

APTUS PROJECT NO. 06.011

ARCHITECT

ENGINEER

NOTES

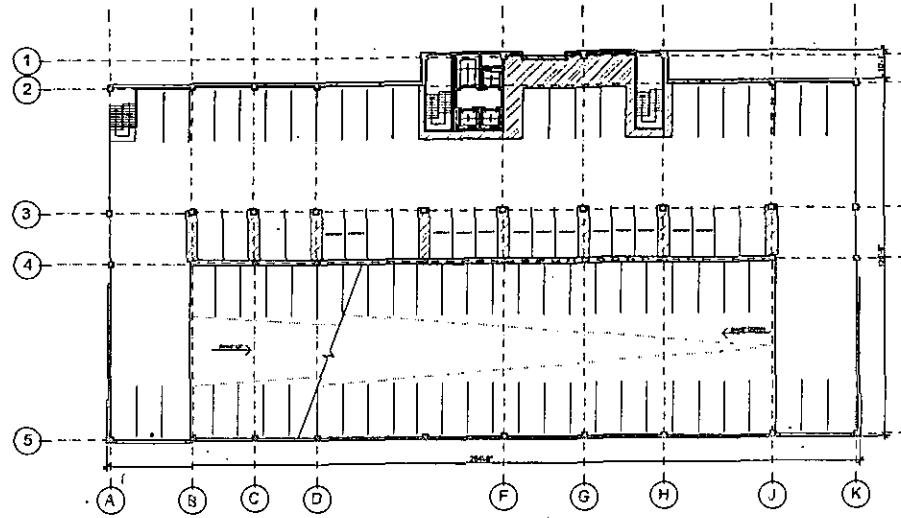
COPYRIGHT 2011 BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	ISSUED	

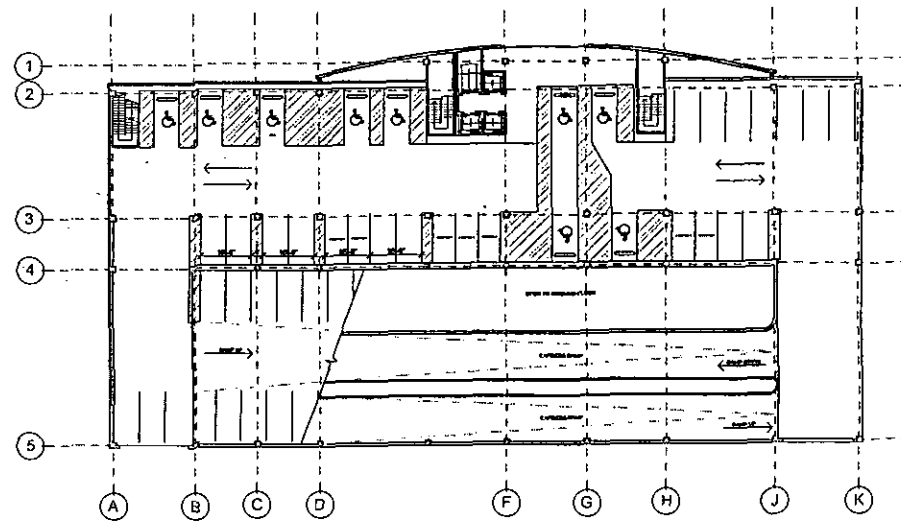
TITLE
 SITE PLAN AND ZONING INFO

DRAWING NO.

AS100



3rd - 7th Level Plan
1" = 20'



Second Level Plan
1" = 20'

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

APTUS Architecture

1200 South 4th Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.279.1286
 F 702.279.1233
 www.aplus-architecture.com

APTUS PROJECT NO. 06.011
 ARCHITECT

DESIGNER

NOTES

COPYRIGHT 2010 BY APTUS ARCHITECTURE

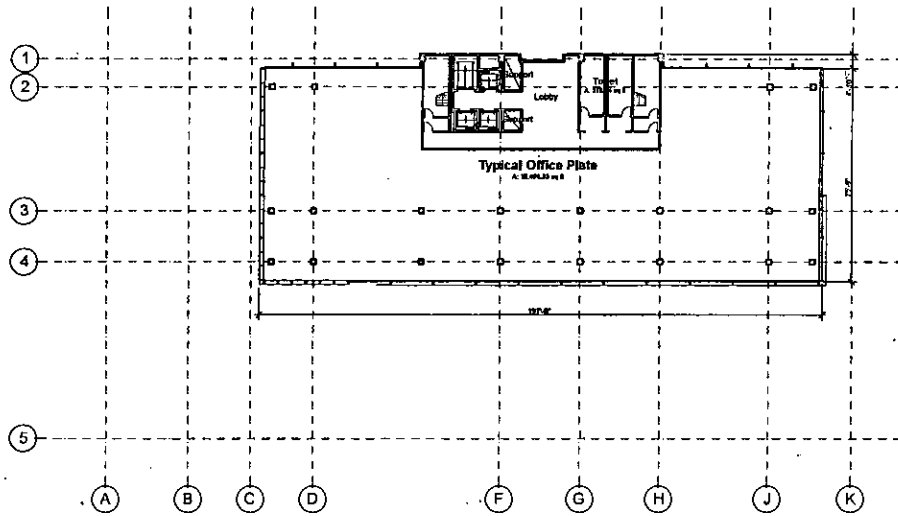
NO.	DESCRIPTION	DATE
1	City of Las Vegas SUE SWM Submittal (Plan)	05.12.10
1	City of Las Vegas SUE SWM Submittal (Plan)	05.19.10
1	City of Las Vegas SUE SWM Submittal (Plan)	05.25.10

ISSUED

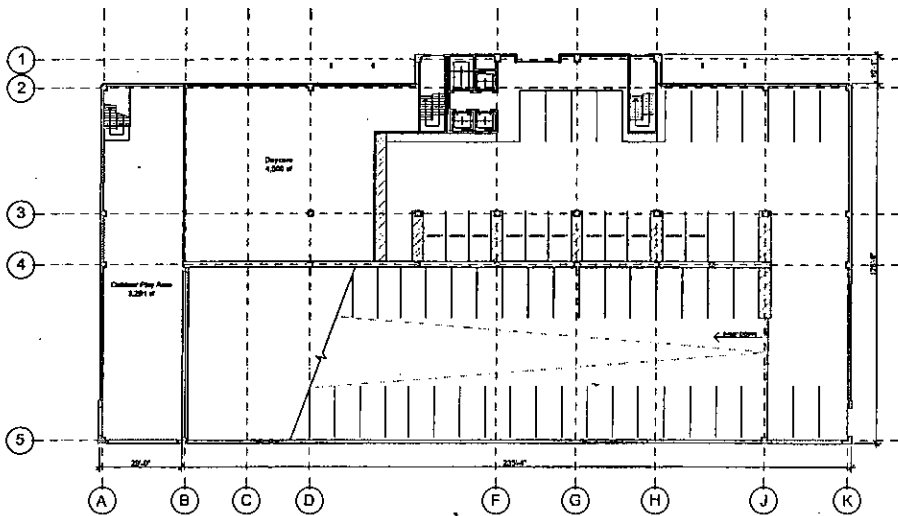
TITLE
 SECOND THRU
 SEVENTH FLOOR
 PLANS

DRAWING NO.
A100
 Ahern Corporate Center

RECEIVED
 JAN 13 2011
 City of Las Vegas
EOT-40708



9th - 16th Office Plan



Eighth Floor

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

APTUS Architecture

1200 South 4th Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.577.1200
 F 702.577.1113
 info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
 ARCHITECT

DATE

NOTES

COPYRIGHT 2010 © BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	City of Las Vegas	09.23.09
2	SURSOR Submitted (Rev 1)	09.23.09
3	City of Las Vegas	09.23.09
4	SURSOR Submitted (Rev 2)	09.23.09
5	City of Las Vegas	09.23.09
6	SURSOR Submitted	09.23.09

ISSUED

TITLE
 EIGHTH THRU
 16TH FLOOR

DRAWING NO.

A101
 Ahern Corporate Center

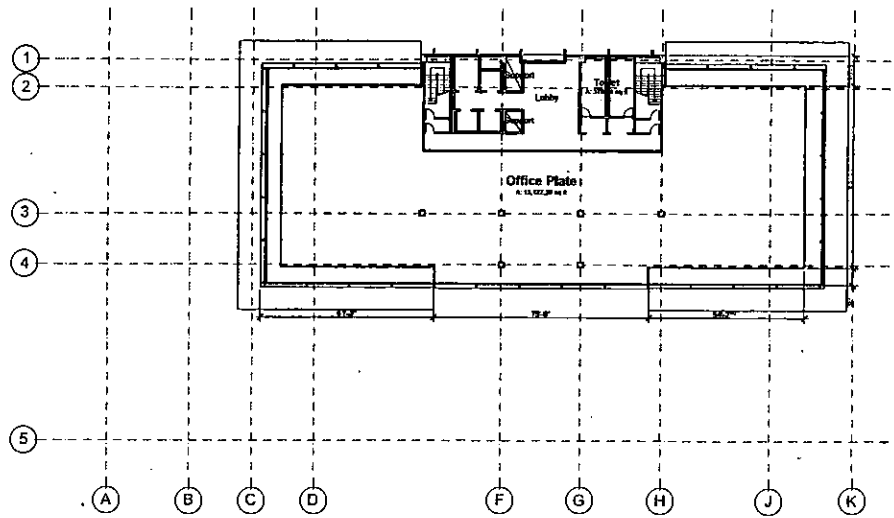
RECEIVED

JAN 13 2011

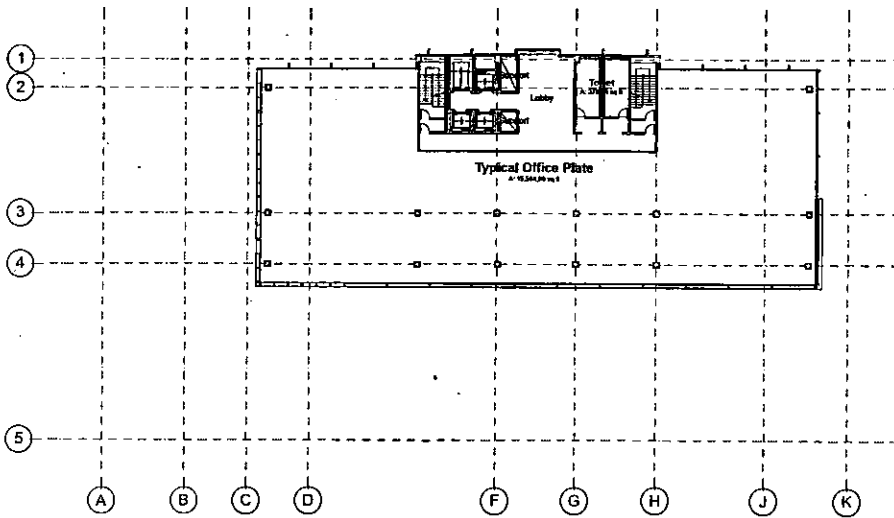
City of Las Vegas

EOT-40708

Ahern Corporate Center



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
 1288 South 4th Street
 Suite 300
 Las Vegas, Nevada 89101
 702.577.1288
 F 702.577.1277
 info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
 ARCHITECT

REVISIONS

NOTES

COPYING BY PERMITS ONLY BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
3	City of Las Vegas 18-11-06	
2	SUPP SCOR Submitted Plans	09-28-06
1	City of Las Vegas 09-28-06	
1	SUPP SCOR Submitted Plans	09-28-06
1	City of Las Vegas 09-28-06	
1	SUPP SCOR Submitted	09-28-06

ISSUED

TITLE
 18TH THRU 20TH FLOOR

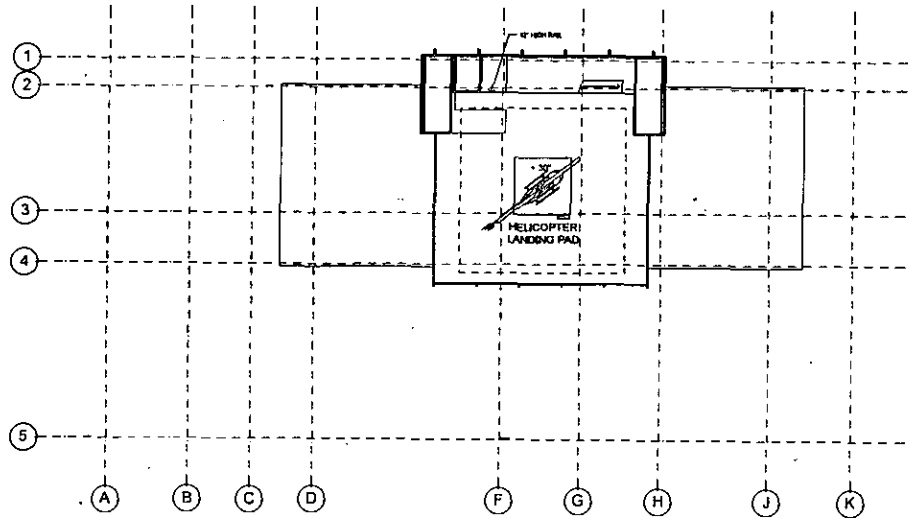
DRAWING NO.
A102
 Ahern Corporate Center

RECEIVED
 JAN 13 2011

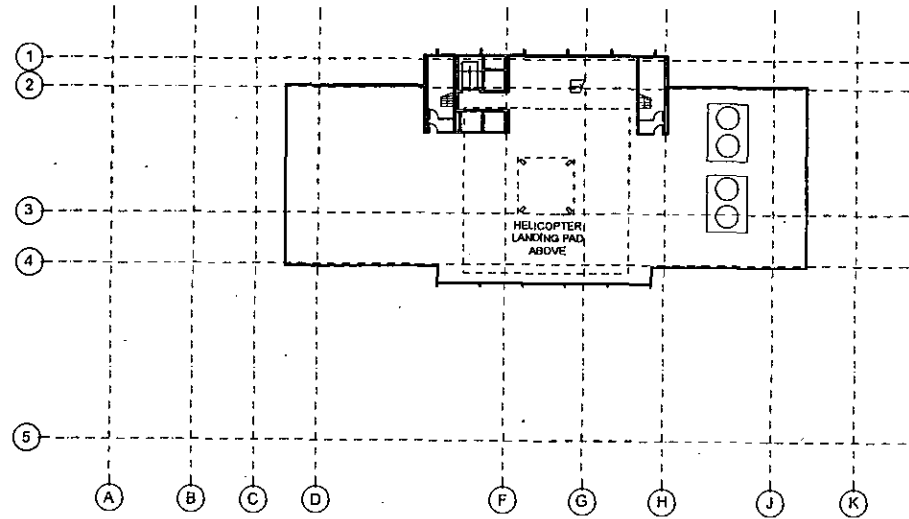
City of Las Vegas

EOT-40708

Ahern Corporate Center



Roof 2 Plan
1" = 20'



Roof Plan
1" = 20'

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

APTUS Architecture

1200 South Main Street
Suite 200
Las Vegas, Nevada 89101
702.521.1200
702.521.1113
info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
ARCHITECT

REVISION
NOTES

COPYRIGHT 2008 © BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	City of Las Vegas	04.25.08
2	City of Las Vegas	07.11.08
3	City of Las Vegas	07.18.08
4	City of Las Vegas	08.25.08
5	City of Las Vegas	08.25.08

ISSUED

TITLE
ROOF PLAN

DRAWING NO.
A110
Ahern Corporate Center

RECEIVED

JAN 13 2011

City of Las Vegas

EOT-40708

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

APTUSA Architecture

1288 South 9th Street
 Suite 204
 Las Vegas, Nevada 89109
 P 702.879.1200
 F 702.879.1215
 info@aptusaarchitecture.com

APTUSA PROJECT NO: 06.011
 ARCHITECT

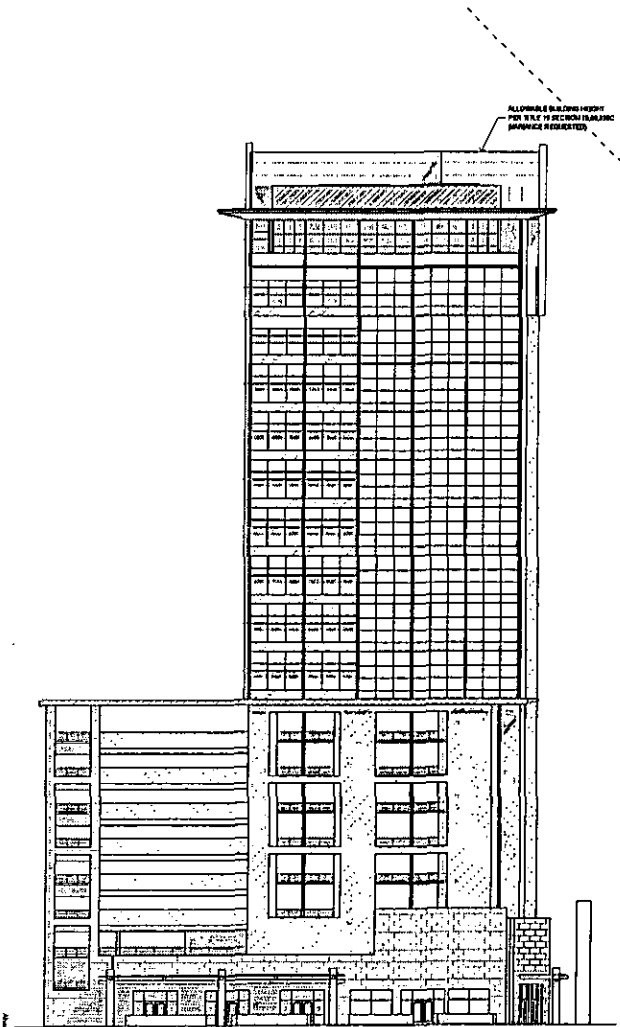
PERMITS
 NOTES

COPYRIGHT 2006 © BY APTUSA ARCHITECTURE

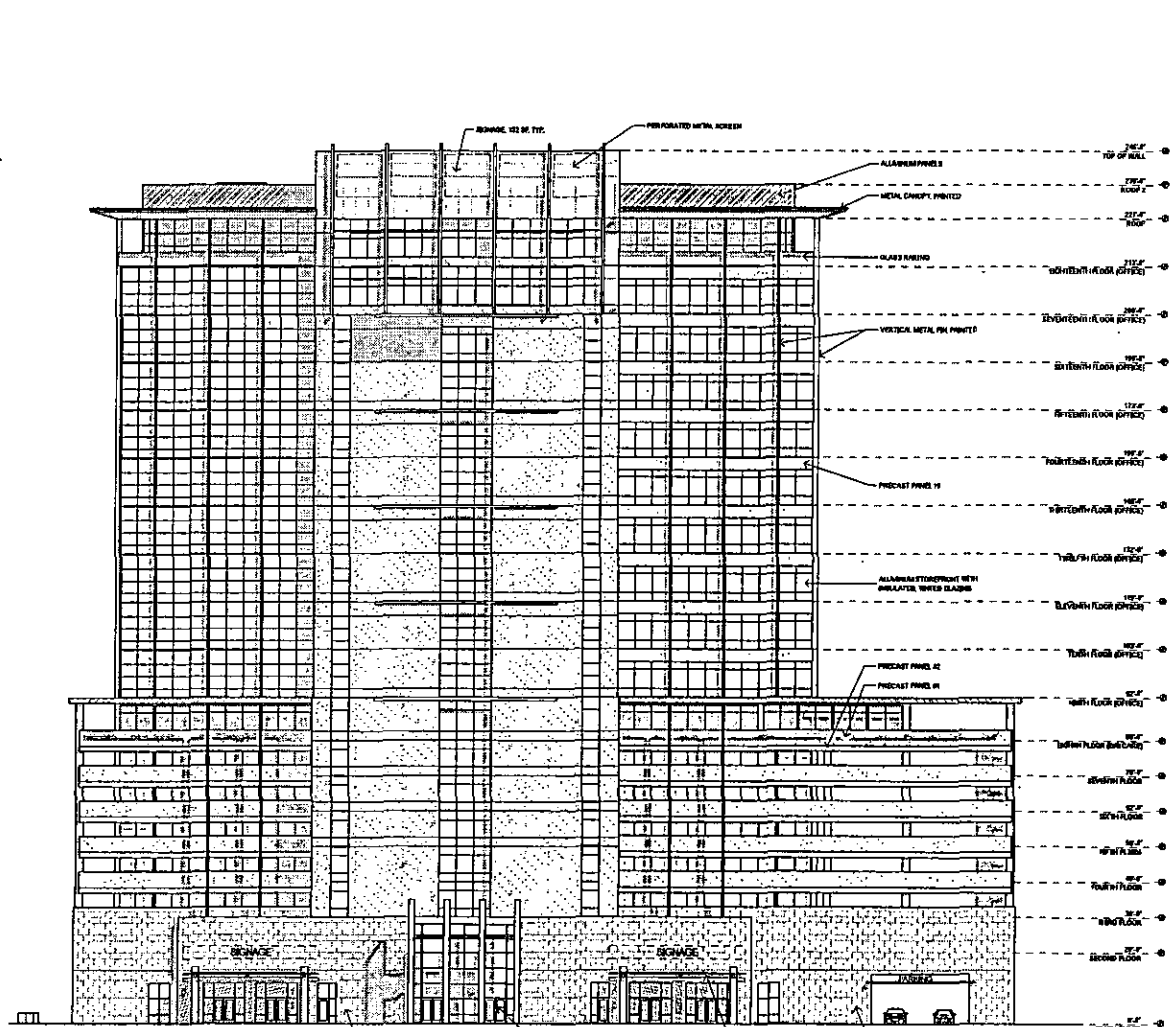
NO	DESCRIPTION	DATE
1	City of Las Vegas SUBmittal (Rev)	10.11.06
2	City of Las Vegas SUBmittal (Rev)	09.28.06
3	City of Las Vegas SUBmittal (Rev)	09.25.06
4	City of Las Vegas SUBmittal	09.25.06

ISSUED
 TITLE
 BUILDING ELEVATIONS

DRAWING NO:
A200
 Ahern Corporate Center



D1 EAST ELEVATION



D2 NORTH ELEVATION

RECEIVED

JAN 13 2011

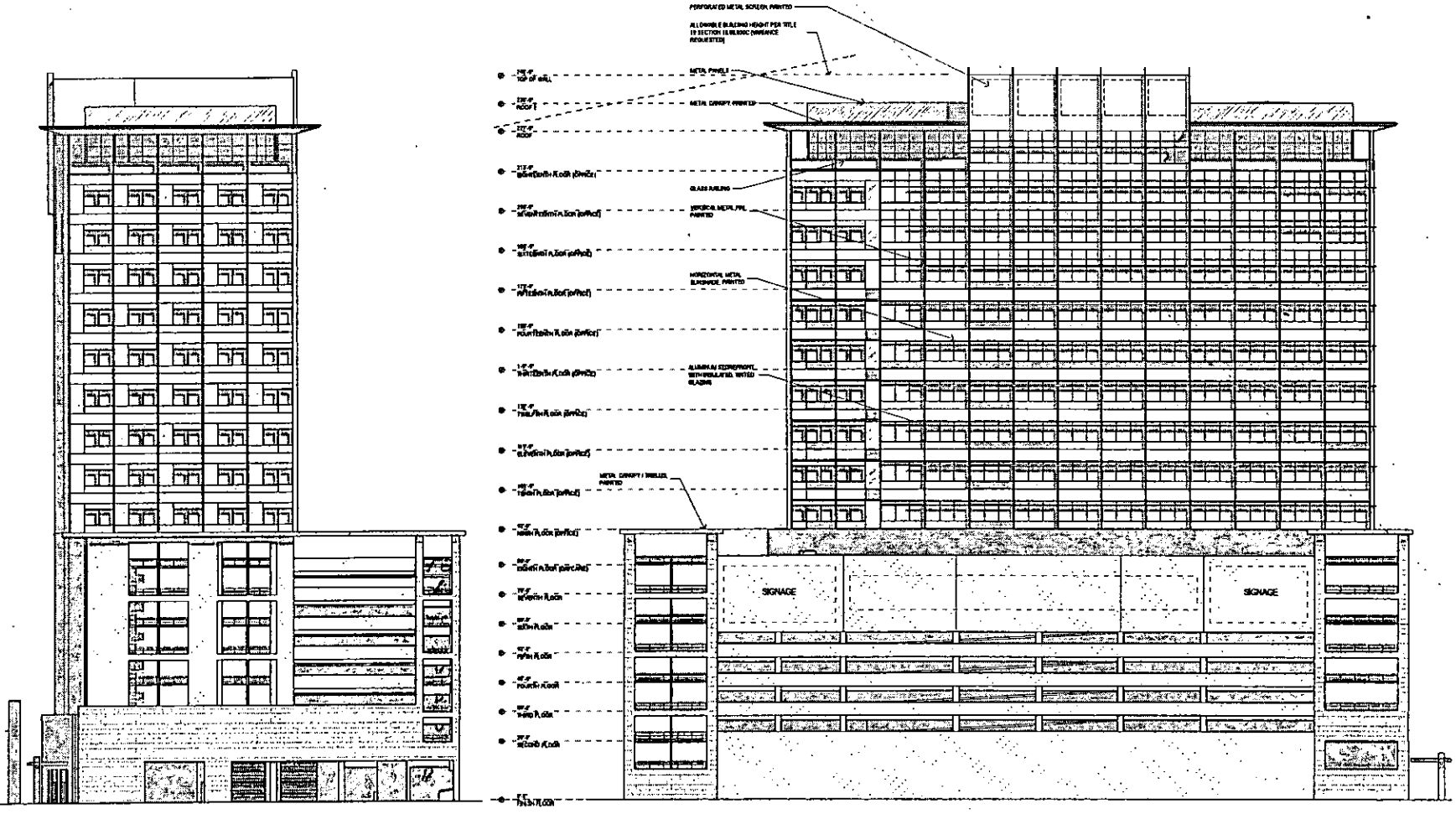
EOT-40708

City of Las Vegas

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

APTUS Architecture
 1200 South 400 Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.871.1200
 F 702.871.1114
 www.AptusArchitecture.com

APTUS PROJECT NO. 06.011
 ARCHITECT



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

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

REVISIONS

NOTES

COPYRIGHT 2006 BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	City of Las Vegas	10.18.06
1	SUPVISION Submittal (Rev. 1)	
1	City of Las Vegas	09.18.06
1	SUPVISION Submittal (Rev. 1)	
1	City of Las Vegas	05.25.06
1	SUPVISION Submittal	

ISSUED

TITLE
BUILDING ELEVATIONS

DRAWING NO.
A201
 Ahern Corporate Center

EOT-40708

RECEIVED
 JAN 13 2011
 City of Las Vegas



March 3, 2011

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

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

RE: EOT-40708 – EXTENSION OF TIME
CITY COUNCIL MEETING OF MARCH 2, 2011

Dear Mr. Bilyeu:

The City Council at a regular meeting held March 2, 2011, APPROVED the request for an Extension of Time of a previously approved Variance (VAR-13900) TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at 525 North 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 March 3, 2011. This approval is subject to:

Planning and Development

1. This Variance (VAR-13900) shall expire on January 17, 2013 unless another Extension of Time is approved by the City Council.
2. Conformance to the conditions of approval of the Variance (VAR-13900) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script, appearing to read "Beverly K. Bridges".

Beverly K. Bridges, MMC, City Clerk

cc: Ms. Carolyn Ahem
1611 West Bonanza Road
Las Vegas, Nevada 89106

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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



February 17, 2011

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

**RE: EOT-40708 - EXTENSION OF TIME - VARIANCE
CITY COUNCIL MEETING OF MARCH 2, 2011**

Dear Mr. Bilyeu:

Please be advised the City Council at its regular meeting on **March 2, 2011** 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 **Thursday, February 24, 2011** 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 Department of Planning, Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

Flinn Fagg, AICP
Acting Director
Department of Planning

FF:clb

cc: Ms. Carolyn Ahern
1611 West Bonanza Road
Las Vegas, Nevada 89106

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

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

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

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-40708 - EXTENSION OF TIME - VARIANCE - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC - Request for an Extension of Time of a previously approved Variance (VAR-13900) TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at 525 North Martin L. King Boulevard (APN 139-28-401-033), C-2 (General Commercial) Zone, Ward 5 (Barlow).

CITY COUNCIL: MARCH 2, 2011

CASE PLANNER: DEBBIE SULLIVAN



PUBLIC HEARING

Comments Due: FEBRUARY 7, 2011

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 01/18/2011 08:07 AM

Submitted By

Page 1

A/P # 40708 EXTENSION OF TIME

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	01/13/2011 14:35	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>	<input checked="" type="checkbox"/> <u>Auto Reviews</u>	<u>Bill Group</u>	<u>Actual Valuation</u>	0.00

Valuation

Description of Work

EOT-40708 - EXTENSION OF TIME - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC - Request for an Extension of Time of a previously approved Variance (VAR-13900) TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at 525 North Martin L. King Boulevard (APN 139-28-401-033), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 13896
Project # 40708 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 AC504519 Name DFA LLC
Mailing Address 1611 W. BONANZA Organization
City LAS VEGAS State/Province NV
ZIP/PC 89106 Country Foreign
Day Phone (702)858-2025 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-

Report Date 01/18/2011 08:07 AM

Submitted By

Page 2

AP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

AP Linked Parcels

13928401033

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC504519 Foreign
Effective Expire
Name DFA LLC
Day Phone (702)858-2025 x Eve Phone Organization
Pager PIN # Position
Fax (702)636-1345 Mobile Profession
E-Mail
Address 1611 W. BONANZA
LAS VEGAS, NV 89106
Seasonal Addr

Valid From To
Comments No Comments

Primary N Capacity APPL Contact ID AC1553953 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
LAS VEGAS, NV 89106
Seasonal Addr

Valid From To
Comments bruce bilyeu

Primary Y Capacity OTHER Contact ID AC1220962 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 SOUTH 4TH STREET, SUITE 206
LAS VEGAS, NV 89104
Seasonal Addr

Valid From To
Comments No Comments

Report Date 01/18/2011 08:07 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?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type VAR

Parent Project # 13900

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
03/02/2011	CC	SCHEDULED		0	0	0
FSOLIS	01/13/2011					

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

PAYMNT CO NAME WHO PICKED UP CONTACT# 890381 01/13/2011 15:06 0.00
 BRUCE BILYEU; AHERN RENTALS; MC CC; 702-858-2025;



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VAR 13900 (BOT 33095)

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

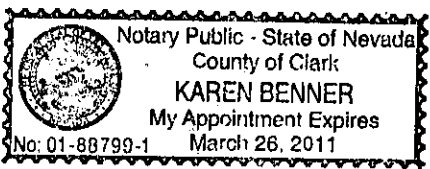
Subscribed and sworn before me

This 10th day of January, 20 11

[Signature]

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>Bot-40708</u>
Meeting Date:	<u>7-2-11</u>
Total Fee:	<u>300</u>
Date Received:*	<u>1-13-11</u>
Received By:	<u>F.S</u>

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40708** 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: _____

RECEIVED

JAN 13 2011

Signature of Property Owner: *Don F. Ahern*

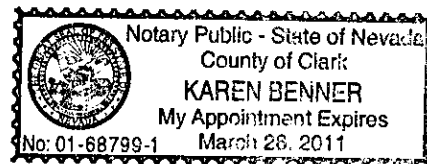
City of Las Vegas

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



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.

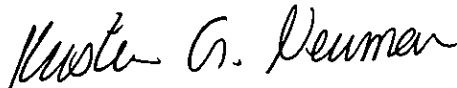
This development is a high rise office tower located on the southwest corner of Bonanza and martin Luther King Drive.

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

RECEIVED

JAN 13 2011

City of Las Vegas

EOT-40708



January 19, 2007

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

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

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

Dear Mr. Bilyeu:

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

Planning and Development

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

Sincerely,

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

RECEIVED

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

cc: See Attached List

EOT-40708

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

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

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

EOT-40708

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 (H)

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

FEE: 15.00
RPTT: 7,140.00

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

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Simon Inc., a Nevada Corporation

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

DFA, LLC, a Nevada limited liability company

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

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

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

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

RECEIVED

JAN 13 2011

City of Las Vegas

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

RECORDED AT THE REQUEST OF:
FIRST AMERICAN TITLE COMPANY OF

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

10-13-2003 14:15 JSB

BOOK/ INSTR: 20031013-02597
DEED

PAGE COUNT: 2

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

FEE: 15.00
RPTT: EX#003

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

R.P.T.T.: \$Exempt 3 - trust not on title releasing any interest they may have transfer between Shimon Peress and Simon Inc. to add legal descriptions from docs record
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;

991534 121131

Exhibit A

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

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

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

UNITED TITLE OF NEVADA

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

BOOK: 590331 INST: 04104

FEE: 3.00 RPPT: 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.