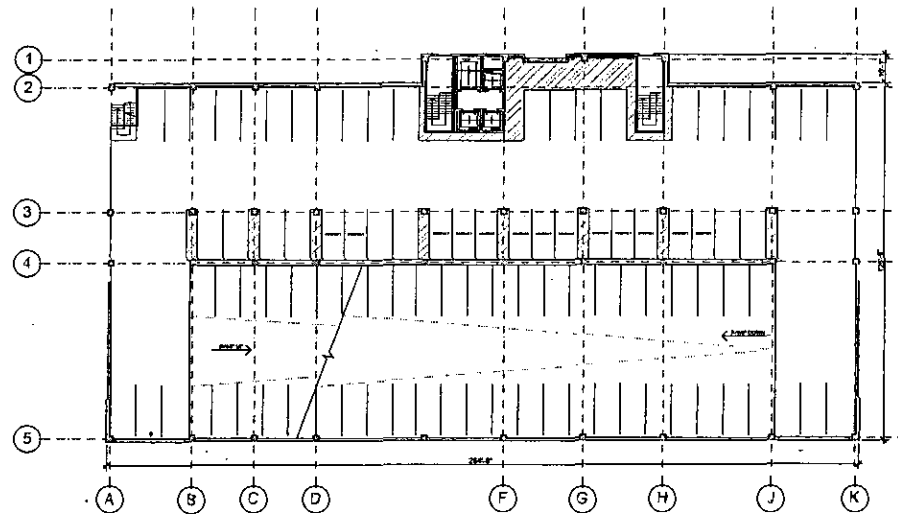
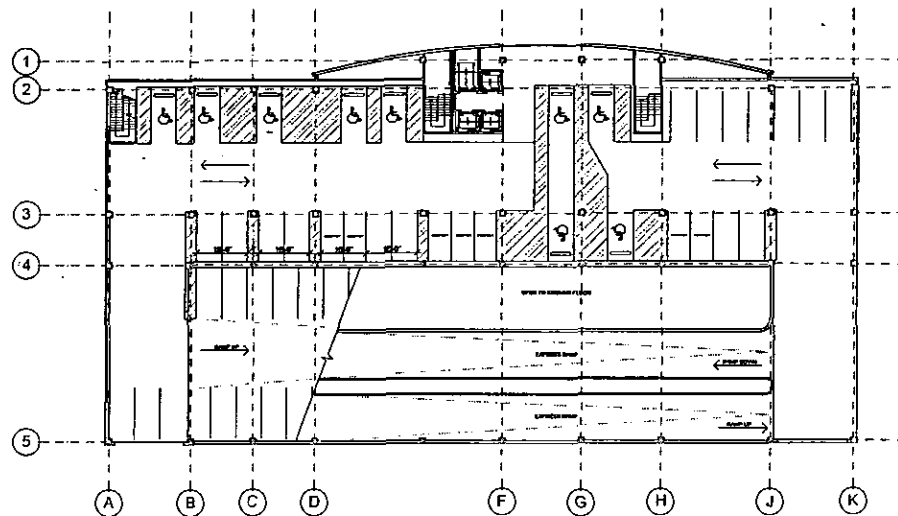




3rd - 7th Level Plan



Second Level Plan

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

APTUS Architecture

1389 South 4th Street
 Suite 204
 Las Vegas, Nevada 89104
 P 702.499.1200
 F 702.499.1217
 info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
 ARCHITECT

REVISION

NOTE

COPYRIGHT 2006 © BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	City of Las Vegas	08.11.06
1	REVISION Submittal (Plan)	
1	City of Las Vegas	08.28.06
1	REVISION Submittal (Plan)	
1	City of Las Vegas	08.28.06
1	REVISION Submittal	

ISSUED

TITLE
 SECOND THRU
 SEVENTH FLOOR
 PLANS

TALKING NO.

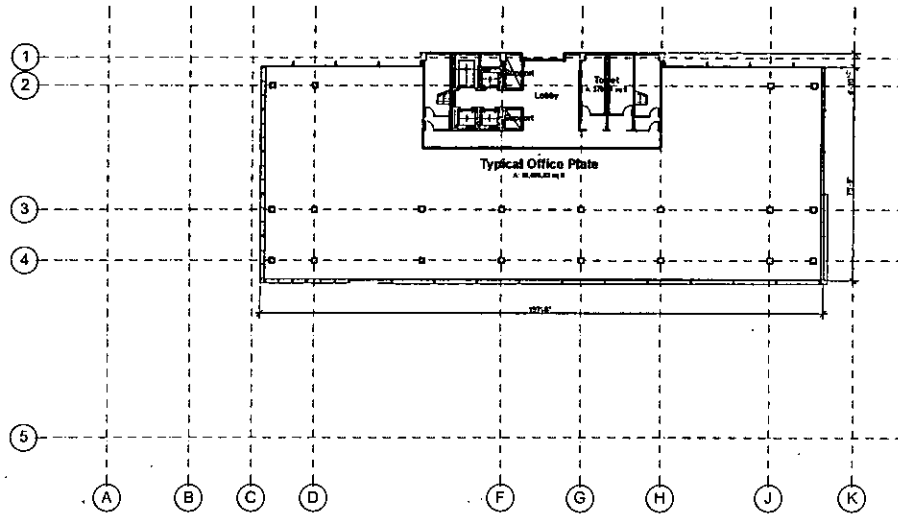
A100
 Ahern Corporate Center

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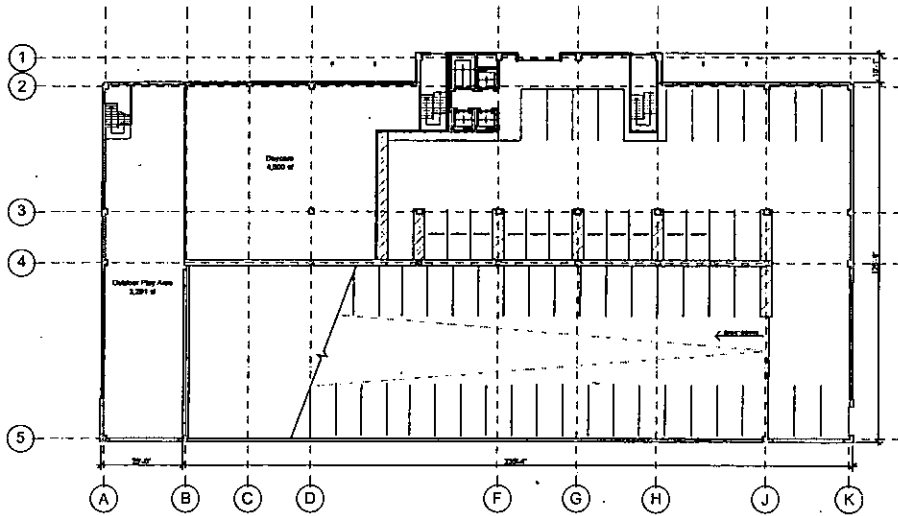
JAN 13 2011

City of Las Vegas

EOT-40710



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 10th Street
Suite 204
Las Vegas, Nevada 89104
P 702.529.1200
F 702.899.1213
info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
ARCHITECT

REVISIONS

NOTES

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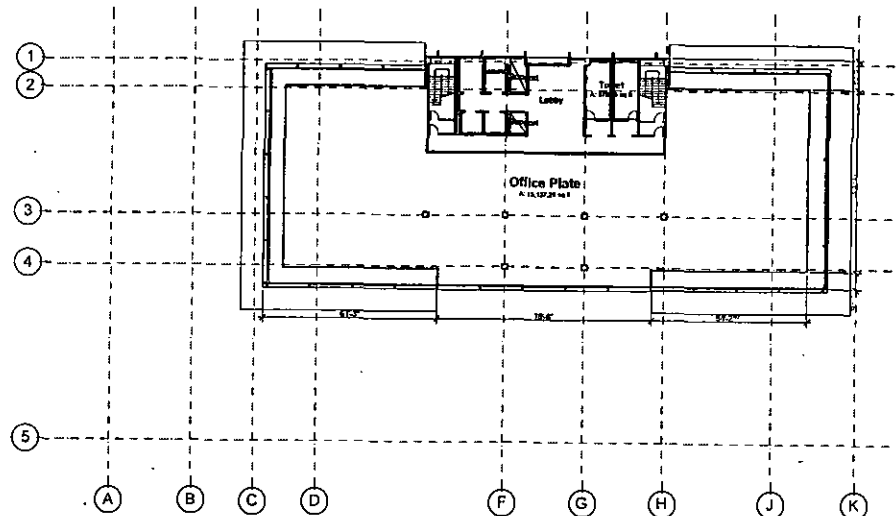
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2	City of Las Vegas SUD 1206 Submitted (Per)	09.04.06
3	City of Las Vegas SUD 1206 Submitted	05.25.06

ISSUED

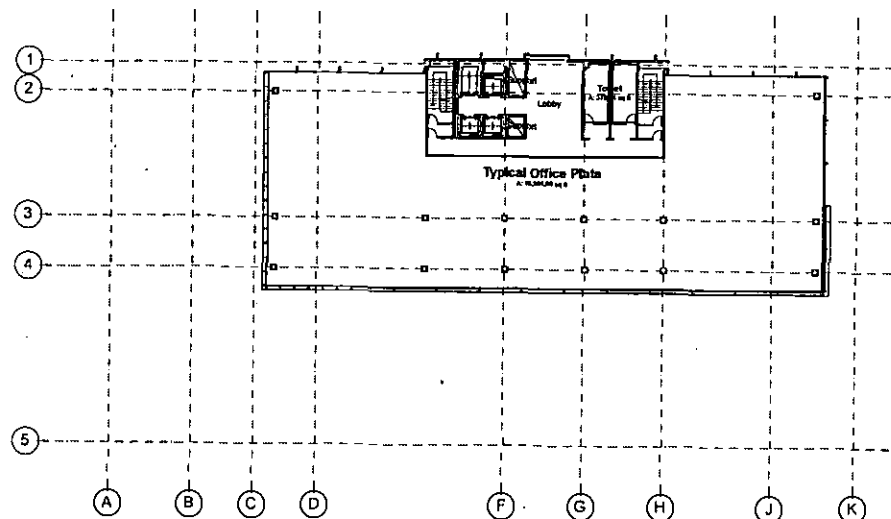
TITLE
EIGHTH THRU
16TH FLOOR

RECEIVED
JAN 13 2011
City of Las Vegas

10
EOT-40710



18th Office Plan



17th Office Plan

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

APTUSIA Architecture

1789 South 4th Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.591.1200
 F 702.591.1210
 info@aptusiarchitecture.com

APTUS PROJECT NO. 06.011
 ARCHITECT

ENGINEER

NOTES

NO.	DESCRIPTION	DATE
1	City of Las Vegas SUD SDA Submittal (Plan)	08.13.10
2	City of Las Vegas SUD SDA Submittal (Plan)	09.08.10
3	City of Las Vegas SUD SDA Submittal (Plan)	09.25.10
4	City of Las Vegas SUD SDA Submittal	

ISSUED

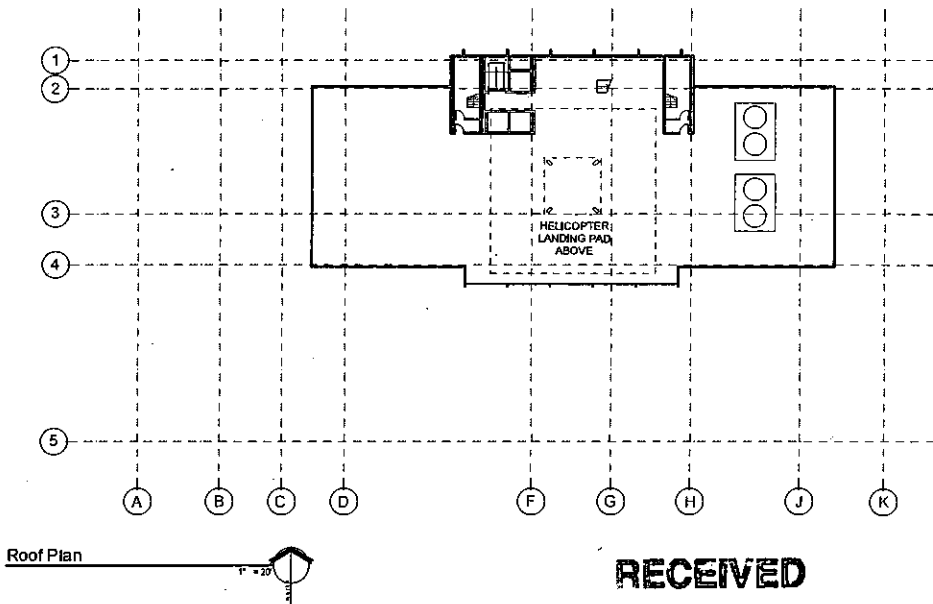
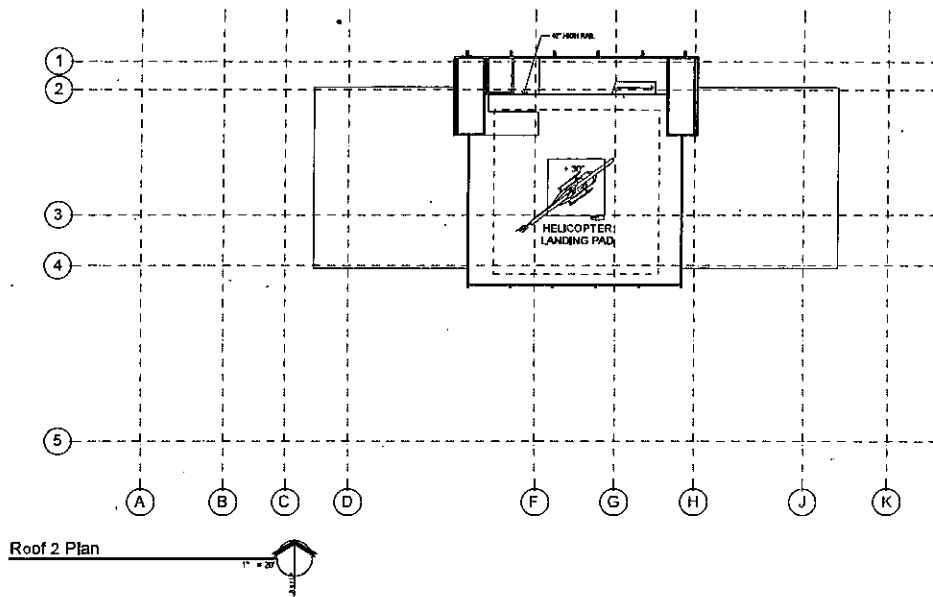
TITLE
 18TH THRU 20TH
 FLOOR

DRAWING NO.
A102
 Ahern Corporate Center

RECEIVED

JAN 13 2011

City of Las Vegas **EOT-40710**



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

APTUS Architecture

1308 South 4th Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.591.1200
 F 702.591.1201
 info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
 PROJECT TITLE

ENGINEER

NOTES

COPYING BY 2006 CITY OF LAS VEGAS

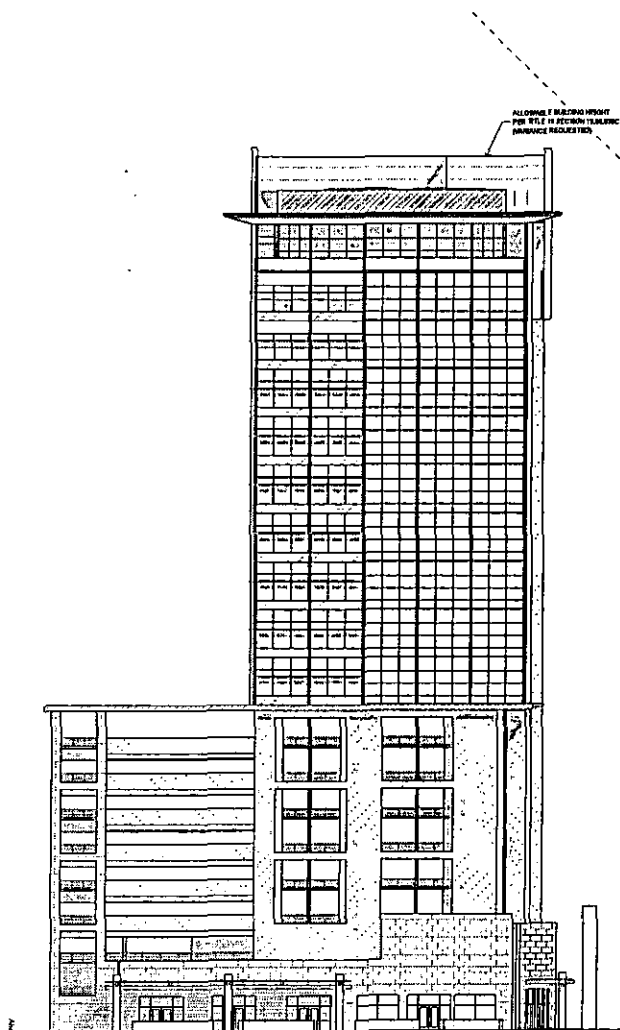
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1	City of Las Vegas	08.23.06
0	City of Las Vegas	08.23.06

ISSUED

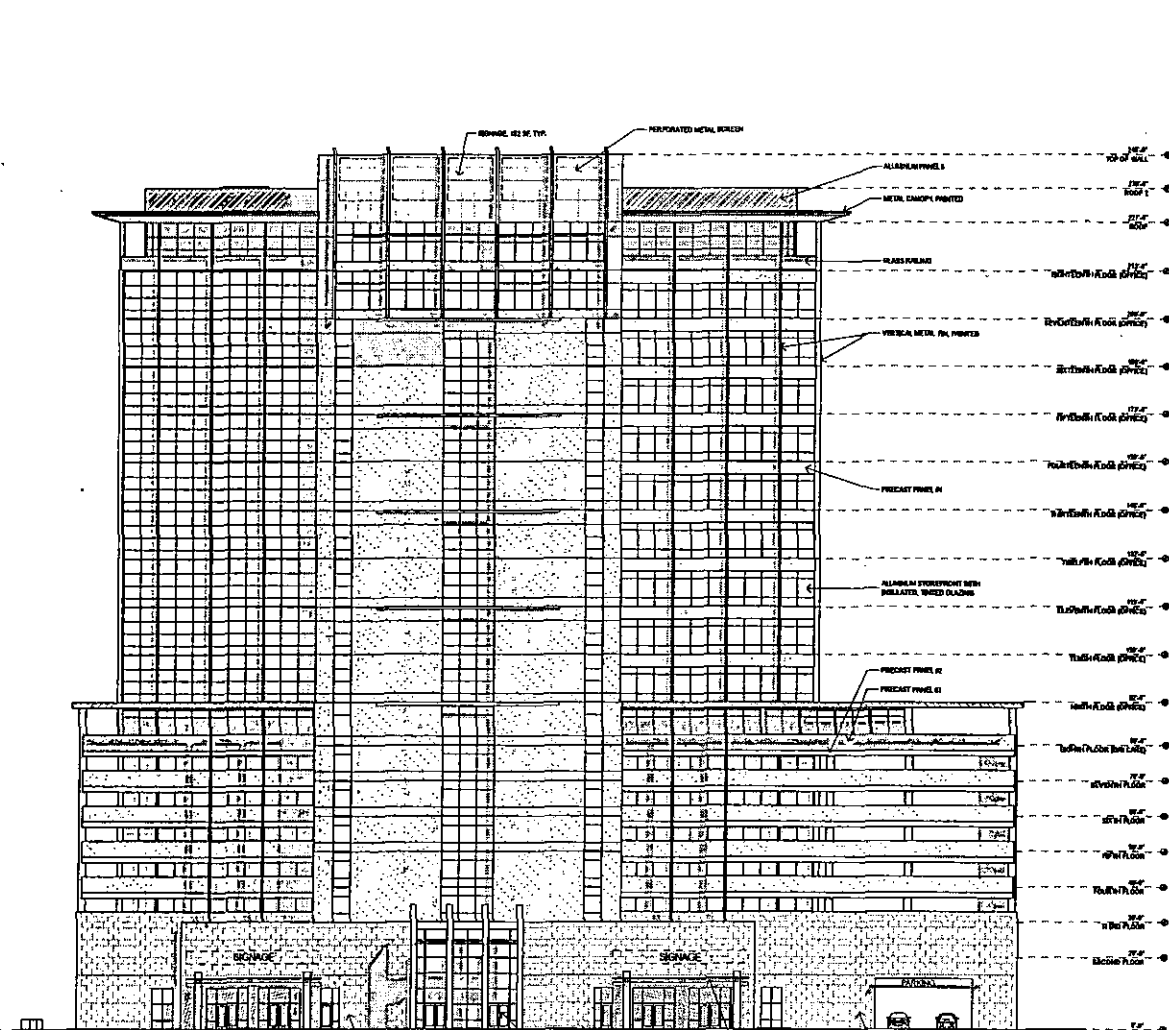
TITLE
 ROOF PLAN

DRAWING NO.
A110
 Aherm Corporate Center

RECEIVED
 JAN 13 2011
 City of Las Vegas **EOT-40710**



Ahern Corporate Center



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

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

APTUS Architecture

1300 South Las Vegas
Suite 200
Las Vegas, Nevada 89104
P 702.877.1300
F 702.877.1313
info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
ARCH 01 SET

EXCERPT

NOTES

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NO.	DESCRIPTION	DATE
1	City of Las Vegas BUP 2006 Submittal (Plan)	08.11.06
2	City of Las Vegas BUP 2006 Submittal (Plan)	09.18.06
3	City of Las Vegas BUP 2006 Submittal (Plan)	09.28.06
4	City of Las Vegas BUP 2006 Submittal (Plan)	09.28.06
5	City of Las Vegas BUP 2006 Submittal (Plan)	09.28.06

ISSUED

TITLE
BUILDING
ELEVATIONS

DRAWING NO.

A200

Ahern Corporate Center

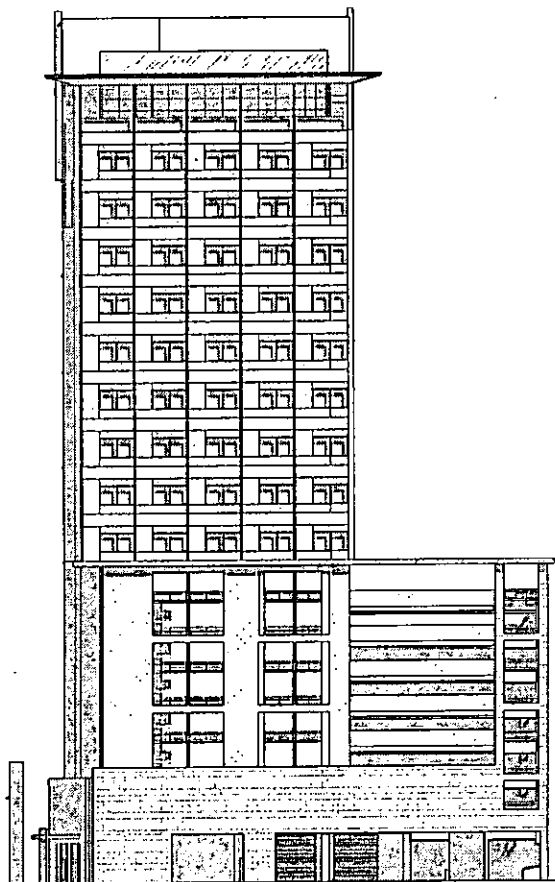
EOT-40710

JAN 13 2011

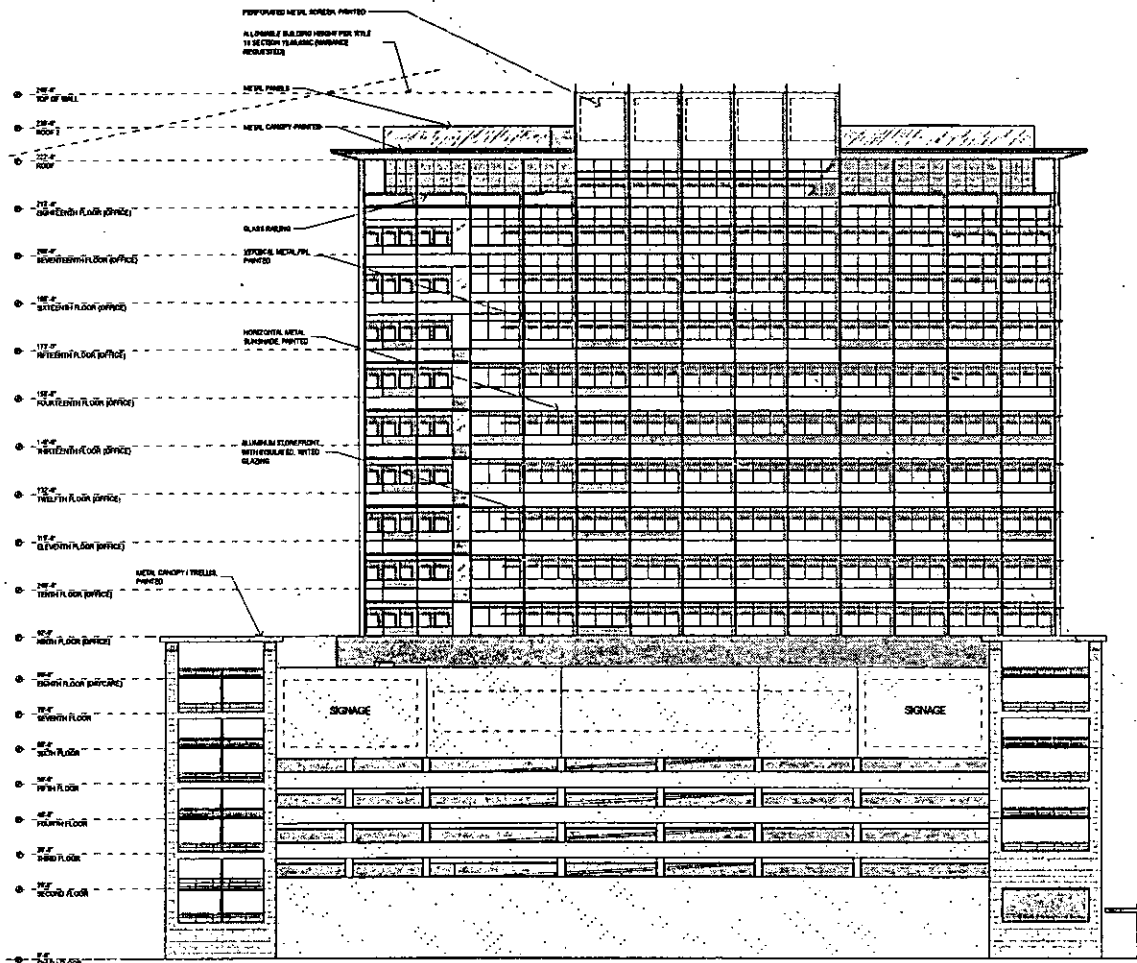
City of Las Vegas

RECEIVED

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



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



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 702.387.1200
F 702.387.1210

APTUS PROJECT NO. 06.011
ARCHITECT

ENGINEER

NO. 11

CONTRACT NO. 06.011

NO.	DESCRIPTION	DATE
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ISSUED

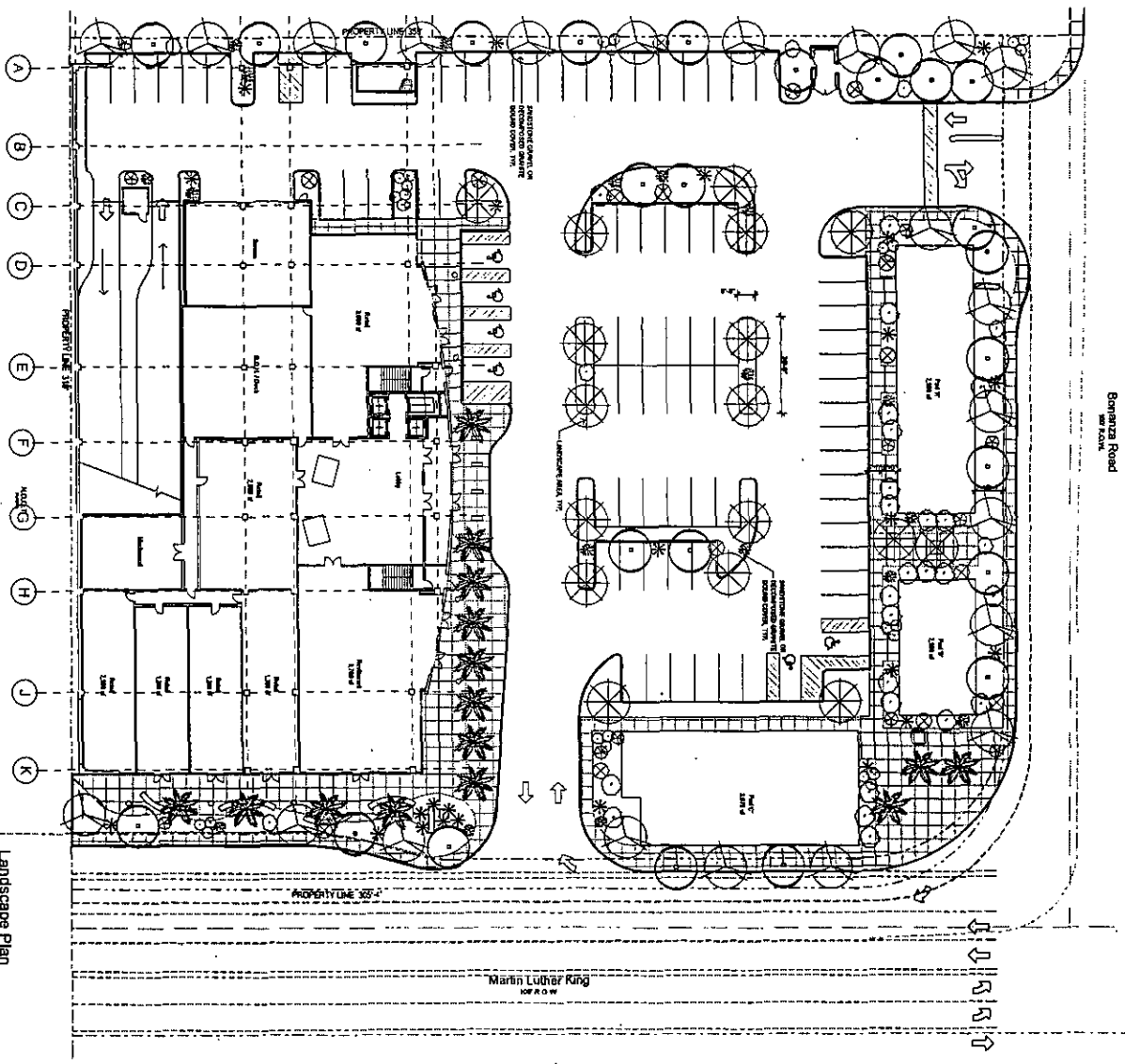
TITLE
BUILDING
ELEVATIONS

DRAWING NO.
A201
Ahern Corporate Center

RECEIVED

JAN 13 2011

City of Las Vegas **EOT-40710**



Landscape Plan



Landscape Schedule				
SYMBOL	DESCRIPTION	QUANTITY	UNIT	NOTES
1	GRASS	100	SQ. YD.	
2	GRASS	100	SQ. YD.	
3	GRASS	100	SQ. YD.	
4	GRASS	100	SQ. YD.	
5	GRASS	100	SQ. YD.	
6	GRASS	100	SQ. YD.	
7	GRASS	100	SQ. YD.	
8	GRASS	100	SQ. YD.	
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17	GRASS	100	SQ. YD.	
18	GRASS	100	SQ. YD.	
19	GRASS	100	SQ. YD.	
20	GRASS	100	SQ. YD.	

LANDSCAPE SCHEDULE
 SYMBOL DESCRIPTION QUANTITY UNIT
 1 GRASS 100 SQ. YD.
 2 GRASS 100 SQ. YD.
 3 GRASS 100 SQ. YD.
 4 GRASS 100 SQ. YD.
 5 GRASS 100 SQ. YD.
 6 GRASS 100 SQ. YD.
 7 GRASS 100 SQ. YD.
 8 GRASS 100 SQ. YD.
 9 GRASS 100 SQ. YD.
 10 GRASS 100 SQ. YD.
 11 GRASS 100 SQ. YD.
 12 GRASS 100 SQ. YD.
 13 GRASS 100 SQ. YD.
 14 GRASS 100 SQ. YD.
 15 GRASS 100 SQ. YD.
 16 GRASS 100 SQ. YD.
 17 GRASS 100 SQ. YD.
 18 GRASS 100 SQ. YD.
 19 GRASS 100 SQ. YD.
 20 GRASS 100 SQ. YD.

APRUS Architecture

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

1000 South Las Vegas
 Suite 100
 Las Vegas, Nevada 89106
 702.735.1111
 info@apr.us
 APRUS PROJECT NO. 06-011

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

RECEIVED

JAN 13 2011

City of Las Vegas
FOI-40710

L100

Ahern Corporate Center



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

March 3, 2011

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

RE: EOT-40710 - 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-18250) TO ALLOW A PROPOSED BUILDING TO BE FIVE FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 2.61 acres at 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-18250) shall expire 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-18250) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in black ink, appearing to read "Beverly K. Bridges".

Beverly K. Bridges, MMC, City Clerk

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

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-40710 - EXTENSION OF TIME - VARIANCE
CITY COUNCIL MEETING OF MARCH 2, 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

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 be 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

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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-40710 - EXTENSION OF TIME - VARIANCE - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC - Request for an Extension of Time of a previously approved Variance (VAR-18250) TO ALLOW A PROPOSED BUILDING TO BE FIVE FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 2.61 acres at 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 # 40710 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 14:39	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-40710 - EXTENSION OF TIME - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC - Request for an Extension of Time of a previously approved Variance (VAR-18250) TO ALLOW A PROPOSED BUILDING TO BE FIVE FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 2.61 acres at 525 North Martin L. King Boulevard (APN 139-28-401-033), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 13896
Project # 40710 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

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

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

Valid From To
Comments No Comments

<u>Primary</u>	N	<u>Capacity</u>	APPL	<u>Contact ID</u>	AC1553953	☐	<u>Foreign</u>
<u>Effective</u>		<u>Expire</u>					
<u>Name</u>	AHERN RENTALS						
<u>Day Phone</u>	(702)858-2025 x	<u>Eve Phone</u>		<u>Organization</u>			
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>			
<u>Fax</u>	(702)636-1345	<u>Mobile</u>		<u>Profession</u>			
<u>E-Mail</u>							
<u>Address</u>	1611 W. BONANZA LAS VEGAS, NV 89106						
<u>Seasonal Addr</u>							

Valid From To
Comments bruce bilyeu

<u>Primary</u>	Y	<u>Capacity</u>	OTHER	<u>Contact ID</u>	AC1220962	☐	<u>Foreign</u>
<u>Effective</u>		<u>Expire</u>					
<u>Name</u>	APTUS ARCHITECTURE						
<u>Day Phone</u>	(702)839-1200 x	<u>Eve Phone</u>		<u>Organization</u>			
<u>Pager</u>		<u>PIN #</u>		<u>Position</u>			
<u>Fax</u>	(702)839-1213	<u>Mobile</u>		<u>Profession</u>			
<u>E-Mail</u>							
<u>Address</u>	1200 SOUTH 4TH STREET, SUITE 206 LAS VEGAS, NV 89104						
<u>Seasonal Addr</u>							

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
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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 # 18250

Staff Recommendation

Entitlement Exercised?

Meeting Information

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

Template Type, A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					
PAYMNT	CO NAME WHO PICKED UP CONTACT#	890381	01/13/2011 15:07		0.00
	BRUCE BILYEU; AHERN RENTALS; MC CC; 702-858-2025;				



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VAR 18250 (EOT 33093)
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

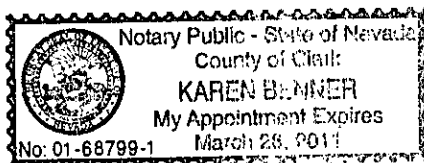
Print Name Don E. Ahern

Subscribed and sworn before me

This 10th day of January, 20 11
Karen Benner

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-40710</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>

*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.

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40710** 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): _____

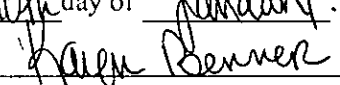
APN: _____

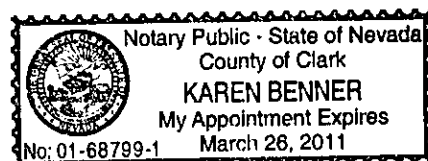
Signature of Property Owner: 

Print Name: Don F. Ahern

Subscribed and sworn before me

This 10th day of January, 20 11


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)
	SUP-13903 (EOT-33092)
Planning	SDR-13904 (EOT-33096)
	VAR-18250 (EOT-33093)
Interiors	
Landscape	

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.

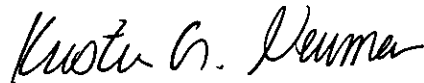
This development is a high rise office tower located on the southwest corner of Bonanza and martin Luther King Drive.

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-40710

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



065491

January 12, 2007

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

RE: VAR-18250 - VARIANCE

Dear Mr. Bilyeu:

Your Request for a Variance TO ALLOW A PROPOSED BUILDING TO BE FIVE FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly), was considered by the Planning Commission on January 11, 2007.

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

1. Conformance to the conditions for Rezoning (ZON-13896), Special Use Permit (SUP-13902), Special Use Permit (SUP-13903), Variance (VAR-13900), and Site Development Plan Review (SDR-13904), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

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

Sincerely,

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

JK:dm

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

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro Tem
Larry Brown
Lawrence Weekly
Steve Wallisan
Jois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



07101-001-07-05

RECEIVED

JAN 13 2011

City of Las Vegas

EOT-40710

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
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 (d)

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 book 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
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:

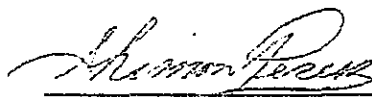
THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D. & M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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;

THENCE SOUTH 0026' WEST 374 FEET;
THENCE SOUTH 89036' 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

10/12/03

Date



Hannah Peress

10/12/03

Date

STATE OF NEVADA)

ss.

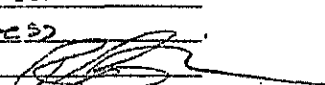
COUNTY OF Clark)

This instrument was acknowledged before me on

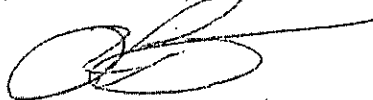
October 13, 2003 by

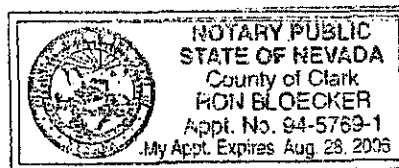
Shimon Peress and

Hannah Peress


Notary Public

(My commission expires: _____)





286
Affix R.P.T.T. \$475.00

Escrow Number: 99-11-8229-036-AG

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

On this 13th day of January, 1999
appeared before me, a Notary Public,

Isabella E. Mahoney

personally known or proven to me to be the

Escrow No. 99118229-036-AG

When recorded, mail to:

D.F.A. LLC

4241 South Arville

Las Vegas, NV 89117

Mr. Howard Brown

591531.121181

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 DEB 2
OFFICIAL RECORDS

BOOK: 560331 INST: 04124

FEE: 8.00 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.