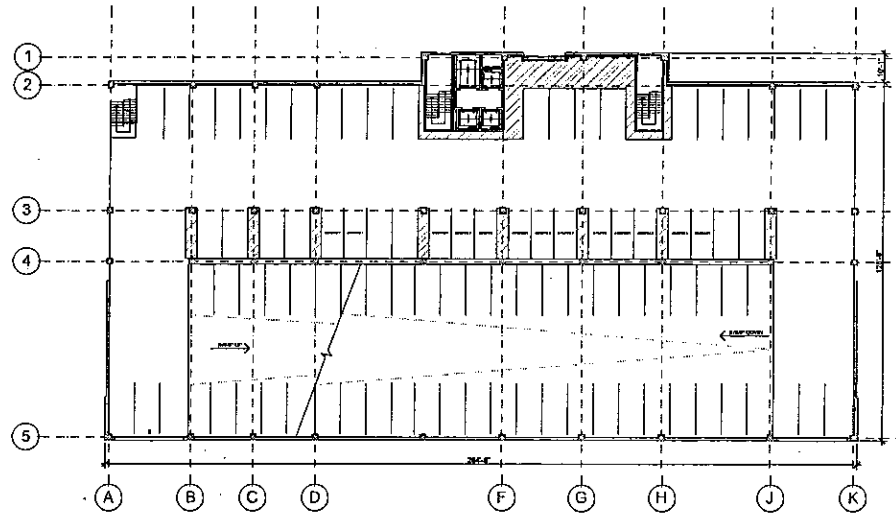
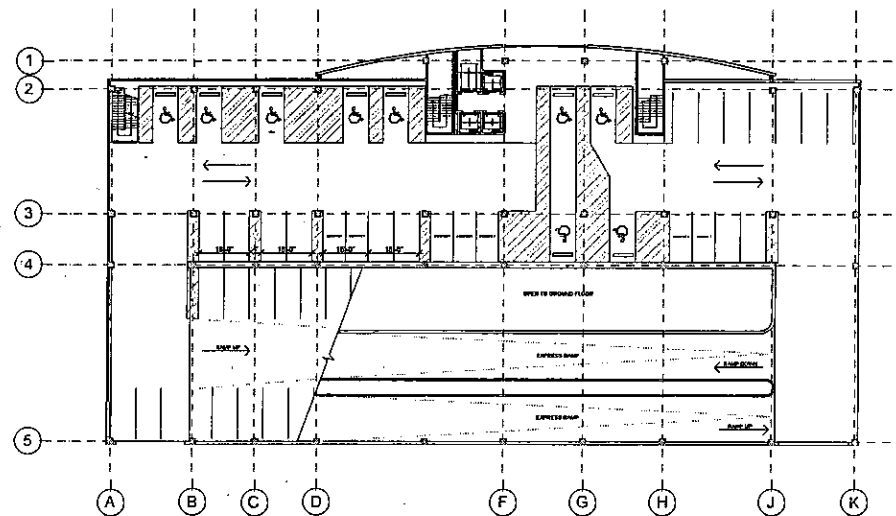




3rd - 7th Level Plan



Second Level Plan



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

APTUS Architecture

1200 South 4th Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.679.1200
 F 702.679.1210
 info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
 ARCHITECT

DESIGNED

NOTES

COPYRIGHT 2005 © BY APTUS ARCHITECTURE

NO.	DESCRIPTION	DATE
3	City of Las Vegas SUD SDN Submittal (Rev.)	08.13.06
2	City of Las Vegas SUD SDN Submittal (Rev.)	08.18.06
1	City of Las Vegas SUD SDN Submittal	05.23.06

ISSUED

TITLE
 SECOND THRU
 SEVENTH FLOOR
 PLANS

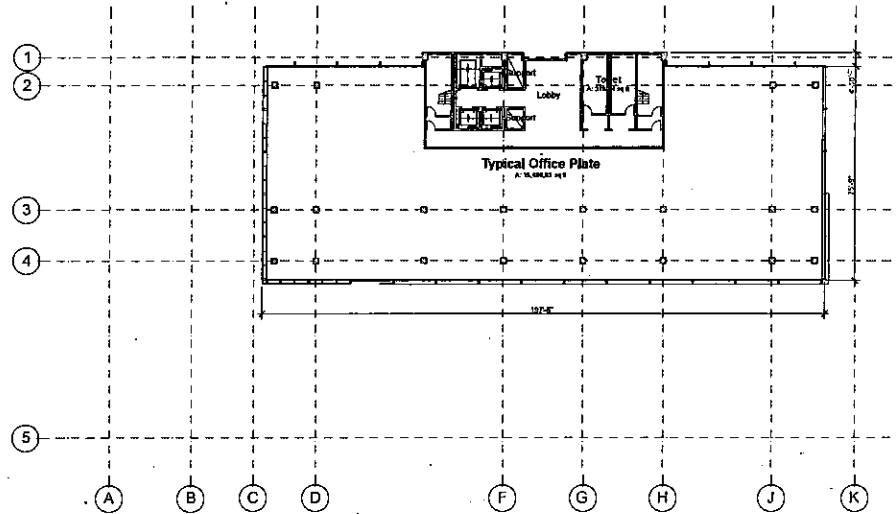
DRAWING NO.
A100
 Ahern Corporate Center

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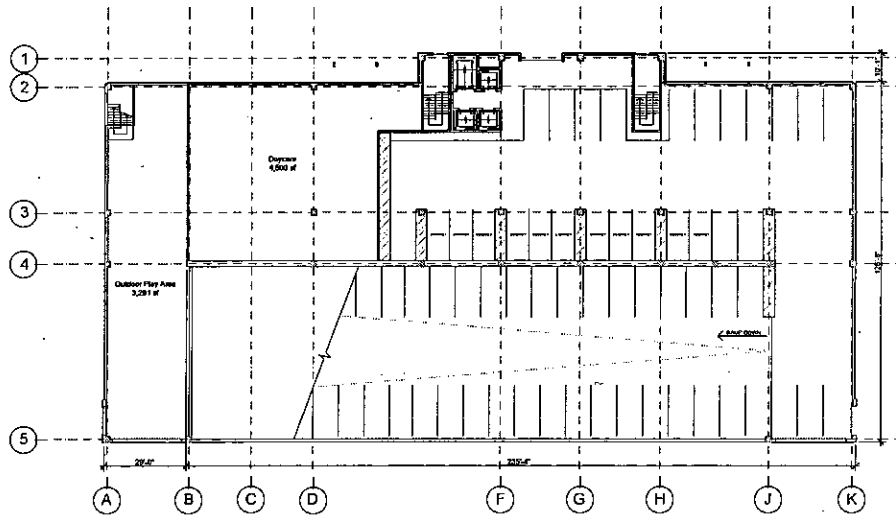
JAN 13 2011

City of Las Vegas

EOT-40711



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 702.737.1200
F 702.737.1201
info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
ARCHITECT

ENGINEER

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1	City of Las Vegas	10.03.06
2	SUB. SUB. Submitted (Rev)	
3	City of Las Vegas	09.18.06
4	SUB. SUB. Submitted (Rev)	
5	City of Las Vegas	08.22.06
6	SUB. SUB. Submitted	

NO. DESCRIPTION DATE

ISSUED

TITLE
EIGHTH THRU
16TH FLOOR

DRAWING NO.
A101
Ahern Corporate Center

RECEIVED

JAN 13 2011

EOT-40711

City of Las Vegas

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

APTUS Architecture

1700 South Main Street
Suite 200
Las Vegas, Nevada 89104
P 702.597.1100
F 702.597.1111
info@aptus-architect.com

APTUS PROJECT NO. 06.011
ARCHITECT

ENGINEER

NOTES

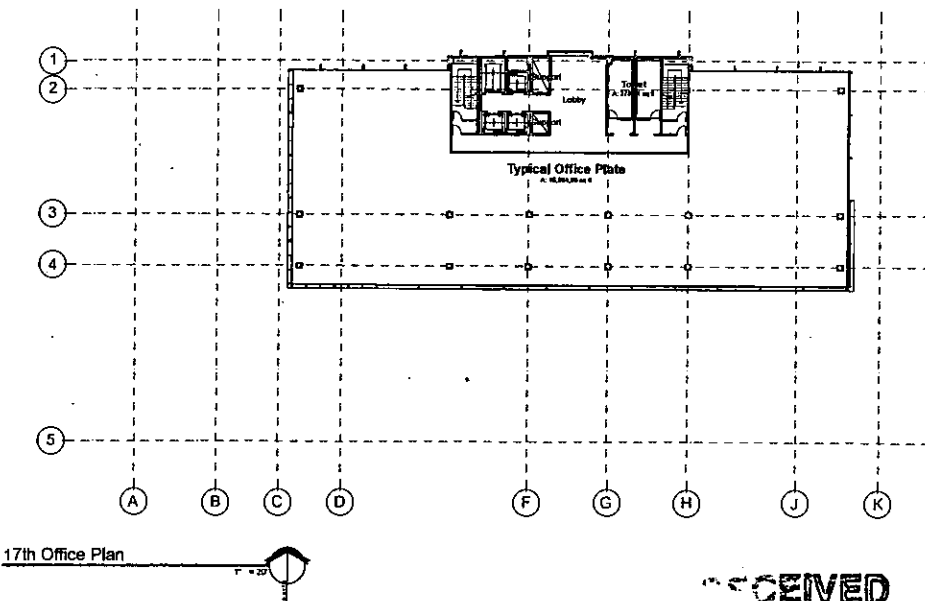
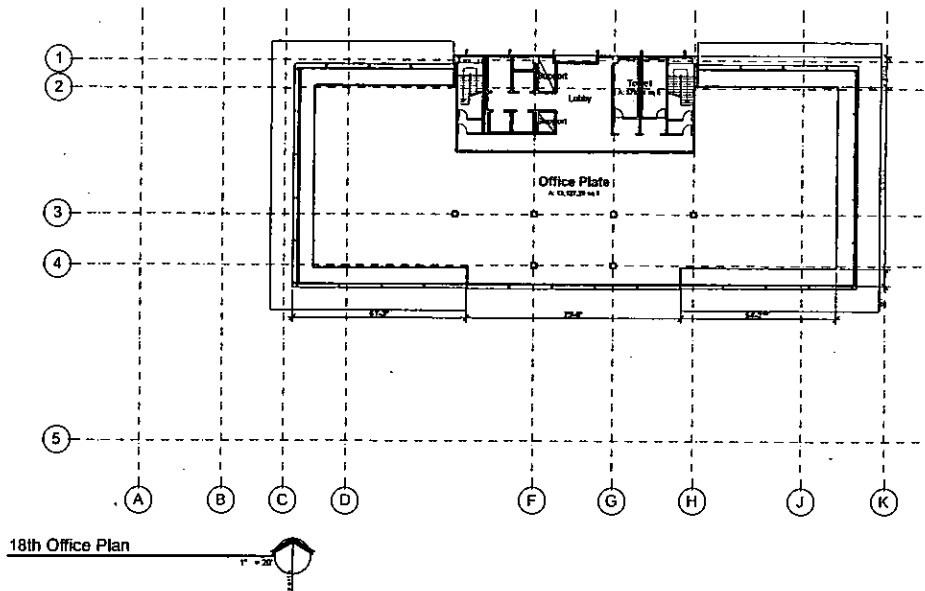
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NO.	DESCRIPTION	DATE
1	City of Las Vegas SUB SDP Submitted (Plan)	10.12.06
2	City of Las Vegas SUB SDP Submitted (Plan)	09.26.06
3	City of Las Vegas SUB SDP Submitted (Plan)	06.25.06
4	City of Las Vegas SUB SDP Submitted	

ISSUED

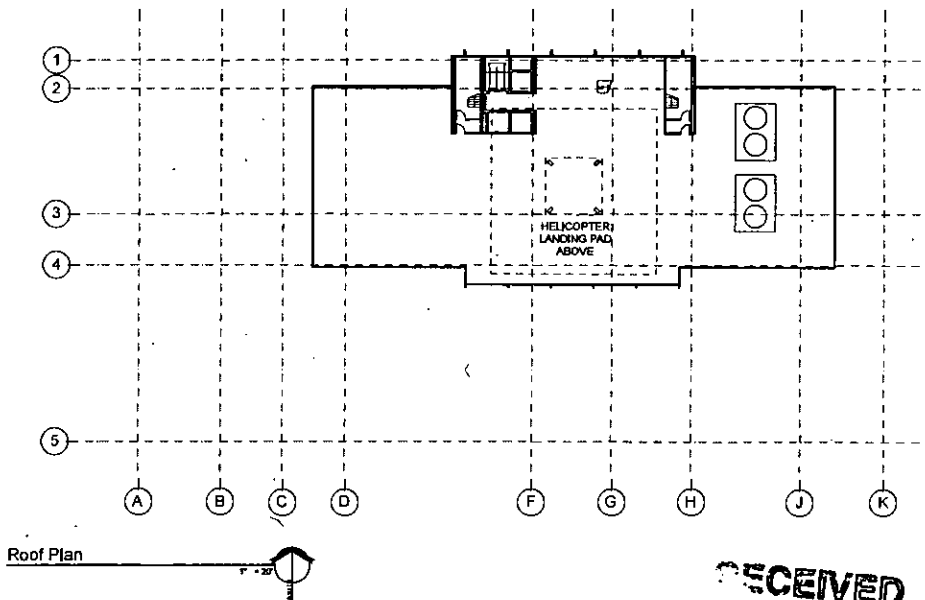
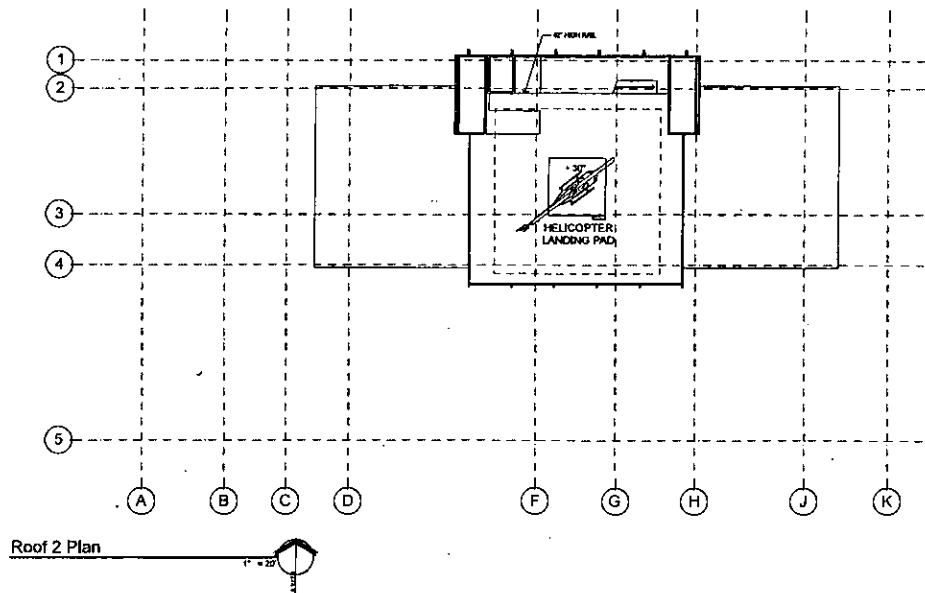
TITLE
18TH THRU 20TH
FLOOR

DRAWING NO.
A102
Ahern Corporate Center



RECEIVED

EOT-40711 JAN 13 2011
City of Las Vegas



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

APTUSIA Architecture

1700 South 14th Street
 Suite 200
 Las Vegas, Nevada 89104
 P: 702.399.1200
 F: 702.399.1212
 info@aptusiarchitecture.com

APTUS PROJECT NO. 06.011
 ARCHITECT

REVISIONS

NOTES

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NO.	DESCRIPTION	DATE
2	City of Las Vegas	08.11.06
1	SUBSCRIBED (Plan)	08.11.06
1	City of Las Vegas	09.19.06
1	SUBSCRIBED (Plan)	09.19.06
1	City of Las Vegas	05.15.06
1	SUBSCRIBED (Plan)	05.15.06

ISSUED

TITLE
 ROOF PLAN

GRAPHIC NO.
A110
 Ahern Corporate Center

RECEIVED
 JAN 13 2011
EOT-40711
 City of Las Vegas

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.879.1200
F 702.879.1212
info@hormones4women.com

ABSTRACT

64500

NOTES

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3	City of Las Vegas	18.13.00
	RUF. SON Submitted (flow)	
2	City of Las Vegas	07.18.00
	RUF. SON Submitted (flow)	
1	City of Las Vegas	05.21.00
	RUF. SON Submitted	
NO	DESCRIPTION	DAYS

ISSUED

TITLE
BUILDING
ELEVATIONS

DEADLINE: 10/15/2011

A200



JAN 13 2011

EOT-40711 City of Las Vegas

D1

WEST ELEVATION

3/16" = 1'-0"

D2

SOUTH ELEVATION

1/16" = 1'-0"

PERFORATED METAL SCREEN, PAINTED
ALL DIMENSIONS IN PARENTS HEIGHT FOR WILE
IS SECTION IN BUILDING SURROUND
REQUESTED

METAL PANELS

METAL CANOPY, PAINTED

GLASS RAILING

VERTICAL METAL, PAINTED

HORIZONTAL METAL, PAINTED

GLASS & STEEL, PAINTED
WITH SOLAR FILM, TINTED
GLASS

METAL CANOPY/TRELLIS,
PAINTED

SIGNAGE

RECEIVED

JAN 13 2011

City of Las Vegas

EOT-40711

Ahern Corporate Center
Site Development Plan

SW Corner of Bonanza and Martin L. King
Las Vegas, Nevada 89106

APTUS Architecture

1300 South Main Street
Suite 200
Las Vegas, Nevada 89101
702.521.1700
702.521.1711
www.aptusarchitecture.com

APTUS PROJECT NO. 06.011

ARCHITECT

ENGINEER

NOTES

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NO.	DESCRIPTION	DATE
1	City of Las Vegas - 10.13.06	
2	SUP. ICH. Submittal (plan) - 10.13.06	
3	City of Las Vegas - 09.18.06	
4	SUP. ICH. Submittal (plan) - 09.18.06	
5	City of Las Vegas - 08.25.06	
6	SUP. ICH. Submittal - 08.25.06	
7	City of Las Vegas - 08.25.06	
8	SUP. ICH. Submittal - 08.25.06	

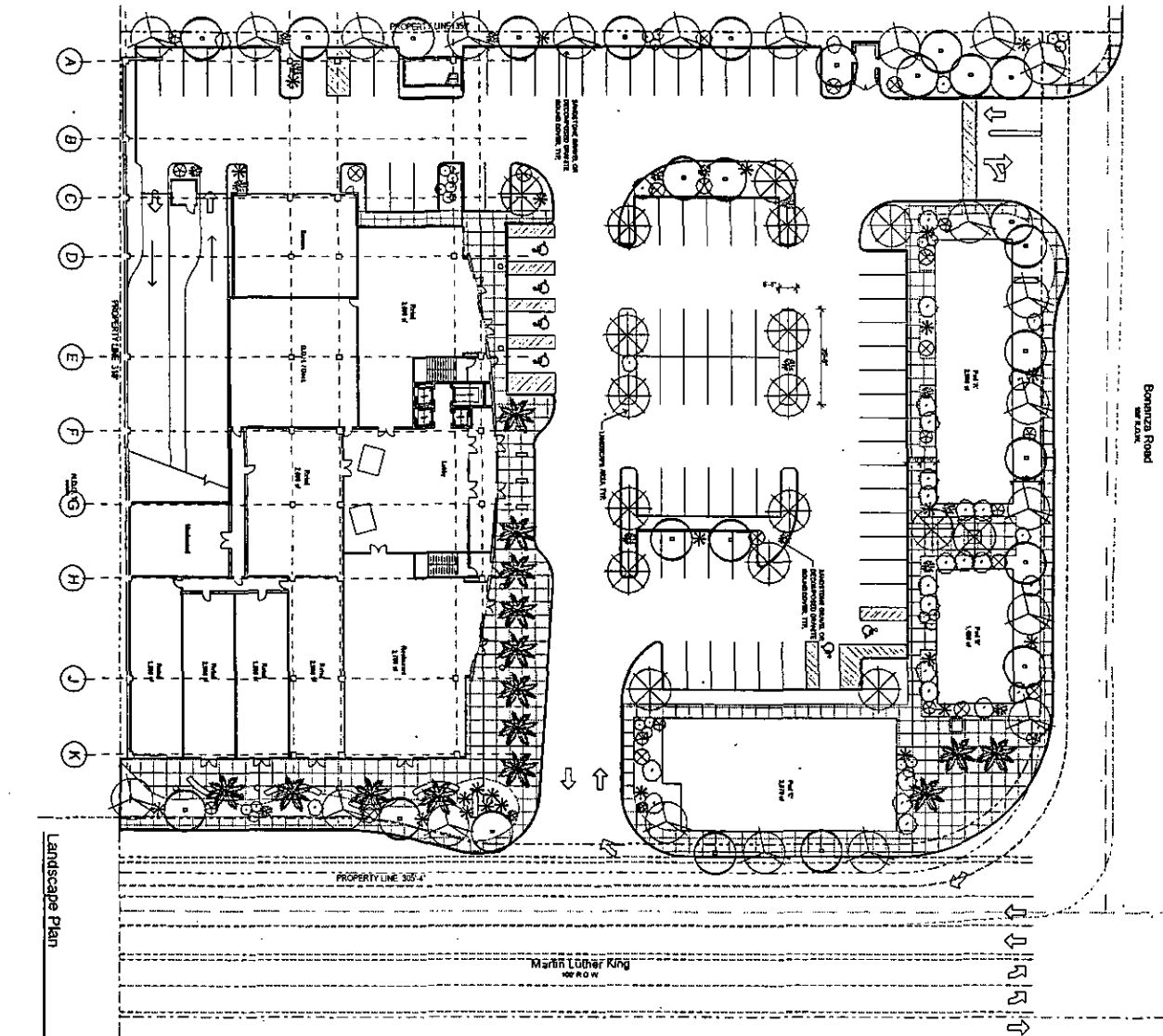
ISSUED

TITLE
BUILDING
ELEVATIONS

DRAWING NO.

A201

Ahern Corporate Center



Landscape Plan



EOT-40711

RECEIVED

JAN 13 2011

City of Las Vegas

Landscape Schedule			
SYMBOL	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE PAVEMENT	17,000	SQ. YD.
2	ASPHALT PAVEMENT	17,000	SQ. YD.
3	GRASS	17,000	SQ. YD.
4	GRASS	17,000	SQ. YD.
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Ahern Corporate Center
Site Development Review
SW Corner of Bonanza and Martin L. King
Las Vegas, Nevada 89106

APUS Architecture
1000 South Main Street
Suite 100
Las Vegas, NV 89101
702.733.1111
www.apusarch.com
PROJECT NO. 06.011

NOTES

1. SEE EOT-40711 FOR LANDSCAPE PLAN.

2. SEE EOT-40711 FOR LANDSCAPE PLAN.

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99. SEE EOT-40711 FOR LANDSCAPE PLAN.

100. SEE EOT-40711 FOR LANDSCAPE PLAN.

DATE: 01/13/2011
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
TITLE: PLANTING PLAN
PROJECT NO: 06.011



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-40711 – 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 Site Development Plan Review (SDR-13904) FOR A COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE FOOT, A 1,500 SQUARE FOOT, AND A 4,500 SQUARE FOOT RETAIL PAD; A 20 STORY BUILDING CONSISTING OF 3,700 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE, 150,000 SQUARE FEET OF OFFICE SPACE, AND A 4,500 SQUARE FOOT CHILD CARE FACILITY; AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS 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 Site Development Plan Review (SDR-13904) 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 Site Development Plan Review (SDR-13904) 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, reading "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 702.388.9108
www.lasvegasnevada.gov



February 17, 2011

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

**RE: EOT-40711 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
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 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

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

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-40711 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-13904) FOR A COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE FOOT, A 1,500 SQUARE FOOT, AND A 4,500 SQUARE FOOT RETAIL PAD; A 20 STORY BUILDING CONSISTING OF 3,700 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE, 150,000 SQUARE FEET OF OFFICE SPACE, AND A 4,500 SQUARE FOOT CHILD CARE FACILITY; AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS 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:

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application

Report Date 01/18/2011 08:06 AM

Submitted By

Page 1

A/P # 40711 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/13/2011 14:42	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

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

Description of Work

EOT-40711 - EXTENSION OF TIME - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-13904) FOR A COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE FOOT, A 1,500 SQUARE FOOT, AND A 4,500 SQUARE FOOT RETAIL PAD; A 20 STORY BUILDING CONSISTING OF 3,700 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE, 150,000 SQUARE FEET OF OFFICE SPACE, AND A 4,500 SQUARE FOOT CHILD CARE FACILITY; AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.61 acres at 525 North Martin Luther King Boulevard (APN 139-28-401-033), C-2 (General Commercial) Zone, Ward 5 (Barlow).

Parent A/P # 13896
Project # 40711 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 08:06 AM

Submitted By

Page 2

NP Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

NP 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 08:06 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?

Y Will this go DIRECTLY to City Council?

Hearing Type

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SDR

Parent Project # 13904

Staff Recommendation

Entitlement Exercised?

Meeting Information

<u>Meeting Grid</u> <u>Meeting Date</u> <u>Comments</u> <u>Added By</u>	<u>Meeting Type</u> <u>Add Date</u>	<u>Meeting Status</u> <u>Modified by</u>	<u>YES Votes</u>	<u>NO Votes</u>	<u>ABSTENTIONS</u>
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
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: SDR 13904 (EOT 33096)
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.

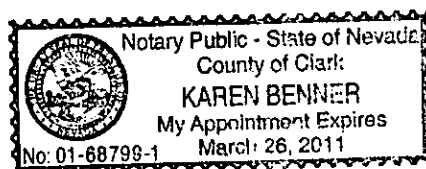
Print Name Don F. Ahern

Subscribed and sworn before me

This 10th day of January, 20 11
Karen Benner

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>EOT- 40711</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-40711** 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
Karen Benner

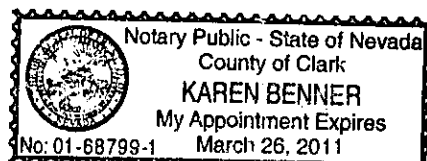
Notary Public in and for said County and State

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JAN 13 2011

City of Las Vegas

Revised 11-14-06



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

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)
Interiors	VAR-18250 (EOT-33093)
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



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: SDR-13904 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 17, 2007
RELATED TO ZON-13896, VAR-13900, SUP-13902 AND SUP-13903

Dear Mr. Bilyeu:

The City Council at a regular meeting held January 17, 2007 APPROVED the request for a Site Development Plan Review FOR A COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE FOOT, A 1,500 SQUARE FOOT, AND A 4,500 SQUARE FOOT RETAIL PAD; A 20-STORY BUILDING CONSISTING OF 3,700 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE, 150,000 SQUARE FEET OF OFFICE SPACE, AND A 4,500 SQUARE FOOT CHILD CARE FACILITY; AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS 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:

Added Conditions

- A. A variance shall be obtained prior to issuance of building permits for vertical construction to allow a five foot setback where 10 feet is required adjacent to Pad C.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13896), Variance (VAR-13900) 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 building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, date stamped 11/14/06, and building elevations, date stamped 05/30/06, except as amended by conditions herein.

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

EOT-40711 City of Las Vegas

RECEIVED
JAN 13 2011

4. A Waiver from Title 19.12.040 is hereby approved, to allow a zero-foot landscape buffer on the south property line and a five-foot minimum buffer width along the other property lines where 15 feet is the minimum required.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
12. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

Mr. Bruce Bilyeu
SDR-13904 – Page Three
February 21, 2007

14. There shall be no off-premise signage on the portion of the building adjacent to U.S. 95 (south elevation) without proper approval from the City of Las Vegas.
15. On-site off-premise advertising (billboard) signs shall be removed prior to the issuance of building permits.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
17. Deleted at City Council.

Public Works

18. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. All driveways accessing Bonanza Road shall also receive approval from the Nevada Department of Transportation.
19. 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.
20. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
22. Site development to comply with all applicable conditions of approval for ZON-13896 and all other applicable site-related actions.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

EOT-40711

Mr. Bruce Bilyeu
SDR-13904 – Page Four
February 21, 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

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.

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 (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: EX003

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

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

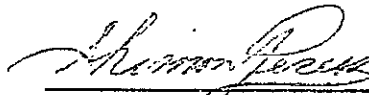
THENCE NORTH 0°43' EAST 374 FEET ALONG SAID NORTH AND SOUTH CENTERLINE OF SAID SECTION 28 TO THE SOUTH BOUNDARY LINE OF CLARK AVENUE, CITY OF LAS VEGAS, NEVADA;

THENCE NORTH 89°36' WEST 222 FEET ALONG THE SAID SOUTH BOUNDARY LINE OF CLARK AVENUE;

THENCE SOUTH 0°26' WEST 374 FEET;
THENCE SOUTH 89°36' EAST 222 FEET TO THE PLACE OF BEGINNING.

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

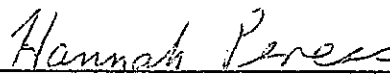
NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT CERTAIN DOCUMENT RECORDED JULY 8, 1992 IN BOOK 920708, AS INSTRUMENT NO. 00882.



Shimon Peress

10/12/03

Date



Hannah Peress

10/12/03

Date

STATE OF NEVADA)

:ss.

COUNTY OF Clark)

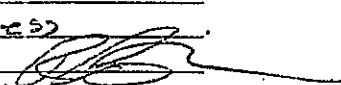
This instrument was acknowledged before me on

October 13, 2003

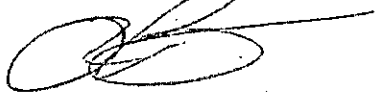
by

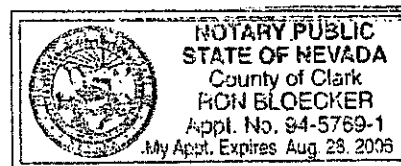
Shimon Peress and

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

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 REC 2
OFFICIAL RECORDS

BOOK: 590331 INST: 04104

FEE: 8.20 BFTT: 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.