

June 13, 2006

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

APN:	139-28-302-013	139-28-302-022
	139-28-302-017	139-28-302-023
	139-28-302-018	139-28-302-024
	139-28-302-019	139-28-302-025
	139-28-302-020	139-28-302-026
	139-28-302-021	139-28-302-033

Re:

- a. RZ – Rezone from R-E and R-3 to C-2
- b. SDR - Site Development Review
- c. VAR - Variance for Residential Adjacency and Side Setback
- d. SUP - Rental Store with outside storage to exceed 5%
- e. SUP – Rental / Delivery Truck and Trailer
- f. SUP – Auto Repair Garage (Major)

To Whom It May Concern:

We respectfully submit this request for the aforementioned applications for a combined rental / retail facility for Ahern and Ace Hardware. This development is located on the north side of Bonanza between Sunny Place and Clarkway Ave. Ahern has teamed up with Ace Hardware to provide a location for customers to rent equipment and to purchase other hardware items.

This project consists of 25,200 sf of retail in the Ace Hardware, 99,000 sf of covered storage area and 21,600 sf of repair shops to repair any damaged rental equipment. There are 313 parking spaces required and 315 parking spaces provided. All parking is provided on grade and on site. The exterior materials include vertical and horizontal metal panels, concrete masonry units and aluminum storefront with tinted, insulated glazing. The mechanical equipment is screened from view by the parapets. All structures will be fully sprinkled and accessible by the fire department. Fire department access gates have been provided on the north side of the site off of Washington and access is also available from Bonanza. As a separate package, we will request a reversionary map to combine all of the parcels into one new parcel. All driveways shown along Bonanza are existing and will remain.

We are requesting the following applications:

- a. RZ - We are requesting the property be re-zoned from R-E and R-3 to C-2 to allow rental with outside storage. This will conform to the current general plan for the parcels and is a better use of the property along Bonanza.
- b. SDR – We are requesting a site development review for the parcels listed above. All setbacks are conforming to title 19 requirements except for the setback on the interior side where the building is on the property line. All of the equipment parking and outdoor storage areas will be paved. We are providing all landscaping as required which includes the landscape fingers with two trees every 6 spaces, 8' landscape buffers with 24" box trees at 20'-0" o.c. where the property abuts to the neighboring properties, 15' landscape buffer along Bonanza and Washington with 24" box trees at 20'-0" o.c. and the 6' foundation landscape strip along the retail entrance. The only place where we are asking for a waiver of the landscape standards is along the south eastern portion of the site where the building has a zero foot side setback. We have provided for an 8' high masonry wall along the perimeter of the west, north and east sides of the site. We request a waiver for the wall on the east and west and interior south side to be plain gray masonry. We will provide the decorative cmu wall along the north portion of the site which abuts Washington. The fence along the south side

VAR-14320
09/07/06 PC

of the site abutting Bonanza is existing. Handicap parking and access aisles are shown per code.

- c. VAR – We are requesting a variance for the side setback on the east side of the site and for the residential adjacency setback. We request that we be allowed to place the Ace Hardware building and the Repair Shops at the property line in lieu of providing the required 10'-0" side setback. If provided, this 10'-0" setback would create an undesirable area between this property and the apartment to the east that would collect trash and be a have for the homeless. We are also requesting a variance of the residential adjacency setback as shown on the west elevation on sheet A202. Due to and irregular shaped site and other site constraints, we are a few feet short of provided the required setback.
- d. SUP - Rental Store with outside storage to exceed 5%. This site will provide outdoor storage and equipment parking for all equipment as listed on pages 44-114 and 117-122 of the attached Ahern Rentals "*December 2005 – November 2006 Contractor Equipment Rental Catalog*". All of this equipment is seen by the industry as general rental. All heavy equipment and high reach equipment is specifically excluded from this site and will be housed on Ahern's other properties on the south side of Bonanza.
- e. SUP – Rental / Delivery Truck and Trailer. This site will provide outdoor storage and equipment parking for all equipment as listed on pages 44-114 and 117-122 of the attached Ahern Rentals "*December 2005 – November 2006 Contractor Equipment Rental Catalog*". All of this equipment is seen by the industry as general rental. All heavy equipment and high reach equipment is specifically excluded from this site and will be housed on Ahern's other properties on the south side of Bonanza. We also request a waiver to park more than five trucks on site.
- f. SUP – Auto Repair Garage (Major). These repair shops will provide maintenance and repair for all equipment stored and rented from the site. This site will provide outdoor storage and equipment parking for all equipment as listed on pages 44-114 and 117-122 of the attached Ahern Rentals "*December 2005 – November 2006 Contractor Equipment Rental Catalog*". All of this equipment is seen by the industry as general rental. All heavy equipment and high reach equipment is specifically excluded from this site and will be housed on Ahern's other properties on the south side of Bonanza.

In our opinion, these waiver requests will not negatively impact the design of the proposed project. 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 this site. We hope that you will join us in our attempt to bring this new Ace hardware / Ahern Rentals to this area.

Respectfully Submitted,



Kristen G. Neuman for Bruce E. Bilyeu
APTUS Architecture

VAR-14320
09/07/06 PC

JUN 13 2006