

Location Map



Vicinity Map

Site Zoning & Data

SITE DATA

PARCEL NUMBER	08-26-401-023
JURISDICTION	CITY OF LAS VEGAS - 86106
EXISTING GENERAL PLAN	GC
EXISTING ZONING	R-1
PROPOSED ZONING	C-2
SITE AREA	103,548 SQ FT 241 NCT ACRES

BUILDINGS AREA

IND R	2,900 sf
IND B	1,450 sf
IND C	2,870 sf
OFFICE	50,000 sf
RETAIL	10,000 sf
CHILD CARE	4,500 sf
RESTAURANT	3,000 sf
TOTAL	117,420 sf

PARKING CALCULATIONS

TOTAL PARKING REQUIRED	CHILD CARE	15
OFFICE	W STAFF + YRS CHILDREN	15
RETAIL	CHILD CARE	15
RESTAURANT (EATING AREA)	RESTAURANT (REMAINING)	15
RESTAURANT (REMAINING)	2,900 @ 1.25 = 3,625	15
TOTAL	2,900 @ 1.25 = 3,625	15
PARKING PROVIDED	15 @ 1.25 MIN SPACES	15
HANDICAPPED PARKING PROVIDED	15 @ 1.25 MIN SPACES	15
STANDARD PARKING PROVIDED	15 @ 1.25 MIN SPACES	15
HANDICAPPED PARKING PROVIDED	15 @ 1.25 MIN SPACES	15
COMPACT SPACES PROVIDED	15 @ 1.25 MIN SPACES	15
TOTAL PARKING PROVIDED	15 @ 1.25 MIN SPACES	15

SETBACKS - (BUILDING) (VARIANCE REQUESTED)

FRONT	REQ'D	PROVIDED
INTERIOR SIDE	10'-0"	10'-0"
REAR	10'-0"	10'-0"

SETBACKS - (PARKING) (VARIANCE REQUESTED)

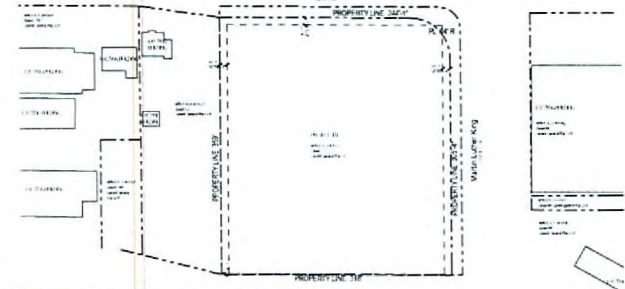
FRONT	REQ'D	PROVIDED
INTERIOR SIDE	10'-0"	10'-0"
REAR	10'-0"	10'-0"

MAX HEIGHT & STORES

ACTUAL HEIGHT & STORES	20'-0" & 20 STORES
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LOT COVERAGE ALLOWED

ACTUAL LOT COVERAGE	50% 39.7%
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Ahern Corporate Center
Site Development Review
SW Corner of Bonanza and Martin L. King
Las Vegas, Nevada 89106

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APTUS PROJECT NO: 06.011

ARCHITECT

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TADIES

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2 City of Las Vegas 11.18.06
SUPERIOR Submittal (Rev.)

1 City of Las Vegas 05.25.06
SUPERIOR Submittal

NO. DESC. REV. DATE

ISSUED

TITLE
SITE PLAN AND ZONING INFO

DRAWING NO.

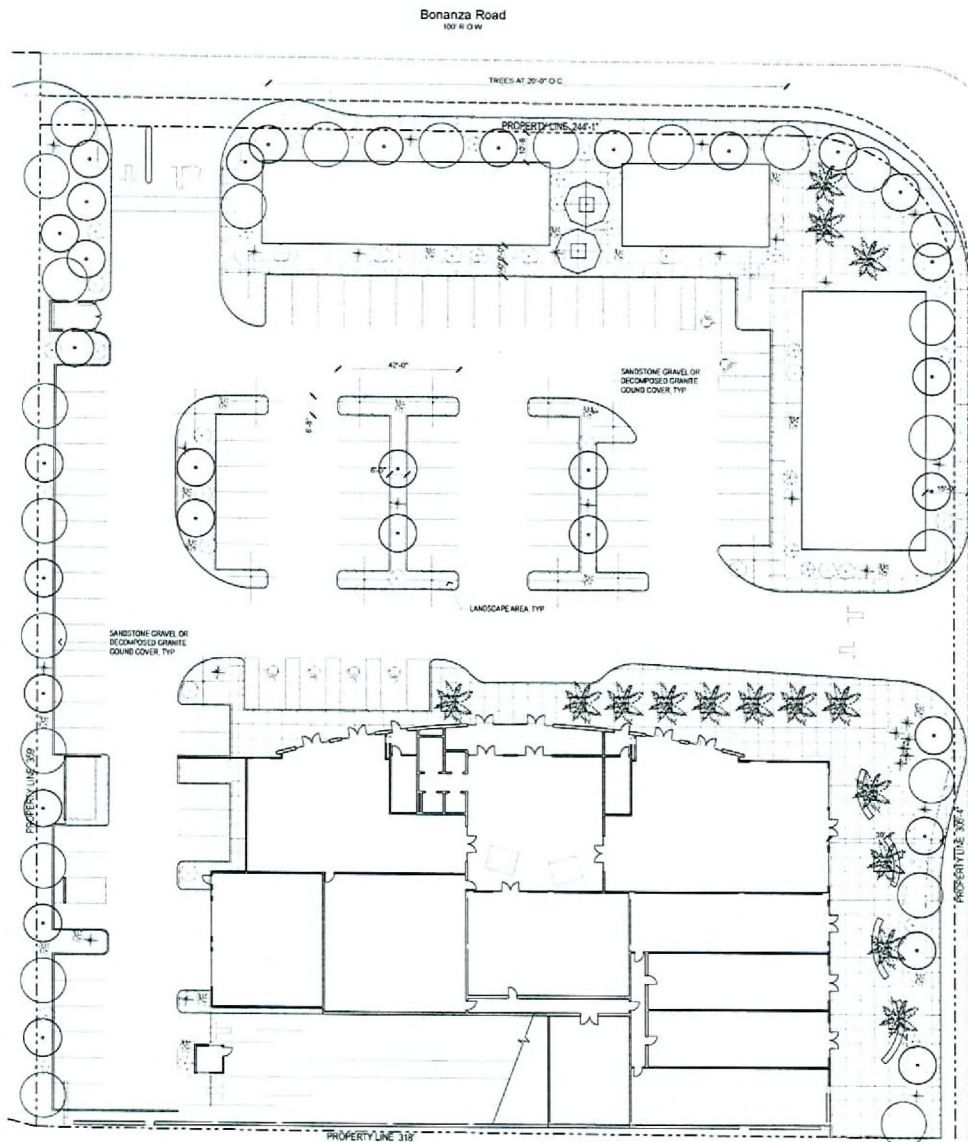
RECEIVED
SEP 19 2006

ZON-13896
SUP-13902

VAR-13900
SUP-13903

SDR-13904

REVISED 10/05/06 PC



Landscape Plan
1" = 20'

Landscape Schedule				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
☼	GUADALUPE TAN PALM	<i>Trachycarpus</i>	24" Dia	15
○	MONDEL PINE	<i>Pinus mondelii</i>	24" Dia	36
○	HERITAGE LIVE OAK	<i>Quercus virginiana</i>	24" Dia	28
○	CHILEAN MESQUITE	<i>Prosopis chilensis</i>	24" Dia	21
○	BLAU RED FERRY DUSTER	<i>Catalpa baccata</i>	10 gal	8
○	DESERT CASSIA	<i>Cassia nemoralis</i>	10 gal	85
○	MOUNTAIN HEMP GILD	<i>Tagetes tenuifolia</i>	1 gal	340
○	GREEN BUSH DANCY	<i>Eurychorda pectinatus viridis</i>	5 gal	85
○	TRAILING LANTANA	<i>Lantana montevidensis</i>	5 gal	85
○	RED BIRD OF PARADISE	<i>Conoclinium parviflorum</i>	5 gal	85

LANDSCAPE BUFFER (ANVEX REQUESTED)

	REQD	PROVIDED
FRONT	10' 0"	10' 0"
INTERIOR SIDE	5' 0"	5' 0"
SIDE STREET	10'	10' 0"
ROAD	5' 0"	5' 0"

Martin Luther King
100 ft. O.W.

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NOTES

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2 City of Las Vegas 9/19/06
SUBSCR Submitted (Rev)
1 City of Las Vegas 05/25/06
SUBSCR Submitted

NO. DESCRIPTION DATE

ISSUED

TITLE
PLANTING PLAN

DRAWING NO.

L100

Ahern Corporate Center

ZON-13896 VAR-13900
SUP-13902 SUP-13903
SDR-13904
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