

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

APTUS Architecture

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APTUS PROJECT NO. 06.011
 ARCHITECT

ENGINEER

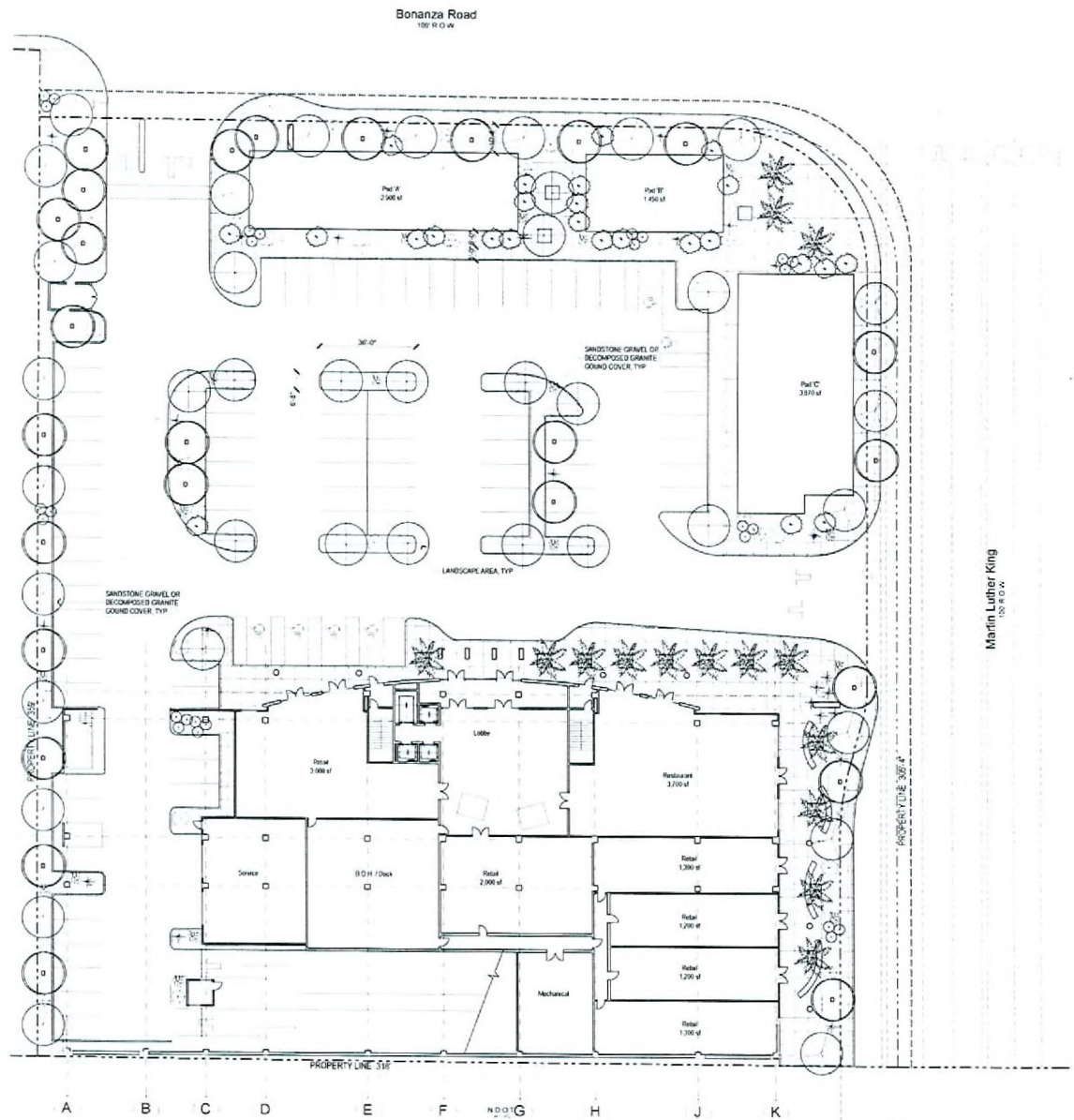
NOTES

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2 City of Las Vegas 9/18/06
 SUPER SUBMITTAL (REV)
 1 City of Las Vegas 05/25/06
 SUPER SUBMITTAL
 NO DESCRIPTION DATE
 ISSUED

TITLE
PLANTING PLAN

DRAWING NO.
LI00
 Ahern Corporate Center



Landscape Schedule

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
☼	QUADRA LIFE FAN PALM	<i>Burkea edulis</i>	24" Dia.	15
○	MONDEL PINE	<i>Pinus edulis</i>	24" Dia.	36
○	HERITAGE LINT OAK	<i>Quercus agrifolia</i>	24" Dia.	20
○	CHILEAN MESQUITE	<i>Prosopis chilensis</i>	24" Dia.	21
⊗	BAJA RED FERNY DUSTER	<i>Sidastris californica</i>	10 gal.	8
⊗	DESERT OXISIA	<i>Croton nemoralis</i>	10 gal.	85
⊗	MOUNTAIN MARIGOLD	<i>Tagetes lemmonii</i>	1 gal.	340
⊗	GREEN BUSH DANDY	<i>Artemisia tridentata</i> var. <i>tridentata</i>	1 gal.	85
⊗	TRAILING LANTANA	<i>Lantana montevidensis</i>	5 gal.	85
⊗	RED BIRD OF PARADISE	<i>Centropus puberulus</i>	1 gal.	85

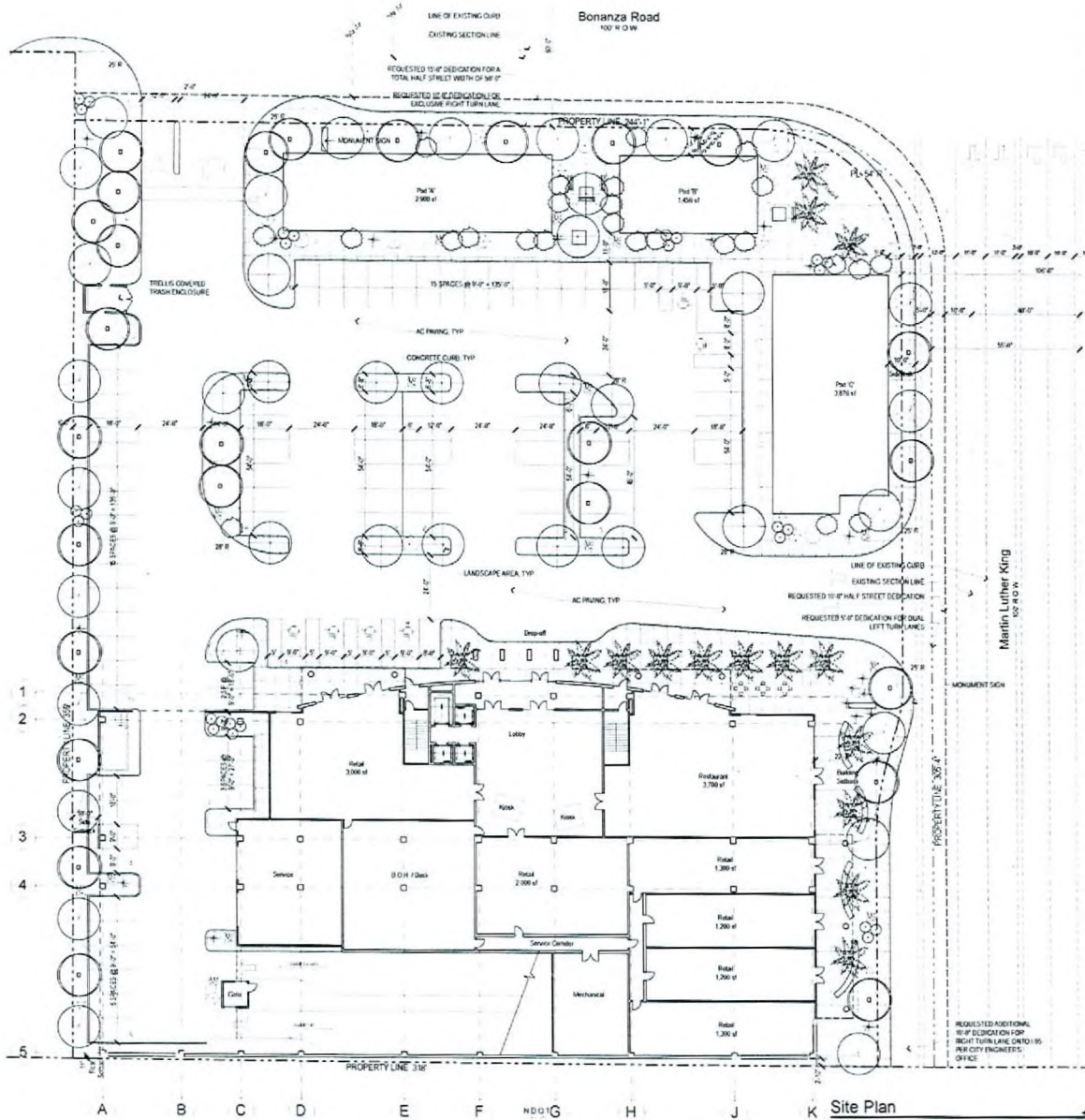
LANDSCAPE BUFFERS (MINNER REQUESTED)

	REQD.	PROVIDED
FRONT	15' 0"	18' 0"
INTERIOR SIDE	8' 0"	8' 0"
SIDE STREET	15' 0"	18' 0"
REAR	8' 0"	8' 0"



ZON-13896 VAR-13900 SUP-13902
SUP-13903 SDR-13904 11-15-06 CC

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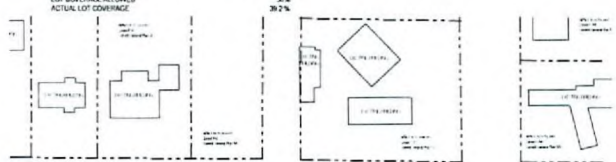
Location Map



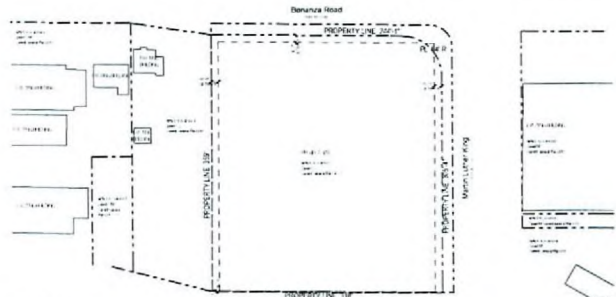
Vicinity Map

Site Zoning & Data

SITE DATA		BUILDING AREA	
PARCEL NUMBER	09-26-001-023	PKD B	2,900 sf
JURISDICTION	CITY OF LAS VEGAS - 8906	PKD C	1,650 sf
EXISTING GENERAL PLAN		CC	3,010 sf
EXISTING ZONING		CC	10,000 sf
PROPOSED ZONING		R-2	4,500 sf
		C-2	3,700 sf
		TOTAL	17,860 sf
SITE AREA		PARKING CALCULATIONS	
113,548 SQ FT 2.61 NET ACRES		TOTAL PARKING REQUIRED	
SETBACKS - (BUILDING) (VARIANCE REQUESTED)		CHILD CARE	19 STAFF + 100 CHILDREN = 119
FRONT	REQ'D 20'-0" PROVIDED 10'-0"	OFFICE	100,000 SF / 1,300 = 77
INTERIOR SIDE	REQ'D 10'-0" PROVIDED 10'-0"	RETAIL	18,200 SF / 115 = 158
REAR	REQ'D 10'-0" PROVIDED 10'-0"	RESTAURANT (EATING AREA)	1,000 SF / 20 = 50
		RESTAURANT (KITCHEN)	2,000 SF / 1,200 = 1.7
SETBACKS - (PARKING) (VARIANCE REQUESTED)		PARKING REQUIRED	654
FRONT	REQ'D 10'-0" PROVIDED 10'-0"	HANDICAPPED PARKING REQUIRED	14 (2 MIN SPACES)
INTERIOR SIDE	REQ'D 10'-0" PROVIDED 10'-0"	STANDARD PARKING PROVIDED	564
REAR	REQ'D 10'-0" PROVIDED 10'-0"	HANDICAPPED PARKING PROVIDED	15
		COMPACT SPACES PROVIDED	13 (12.5%)
		TOTAL PARKING PROVIDED	596
MAX HEIGHT & STORES		NONE	
ACTUAL HEIGHT & STORES		24'-0" & 20 STORES	
LOT COVERAGE ALLOWED		5%	
ACTUAL LOT COVERAGE		39.2%	



Zoning Map



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2 City of Las Vegas 9.18.06
 1 SUPER Submitted (Rev.) City of Las Vegas 05.25.06
 1 SUPER Submitted

NO. DESCRIPTION DATE

ISSUED

TITLE
 SITE PLAN AND ZONING INFO

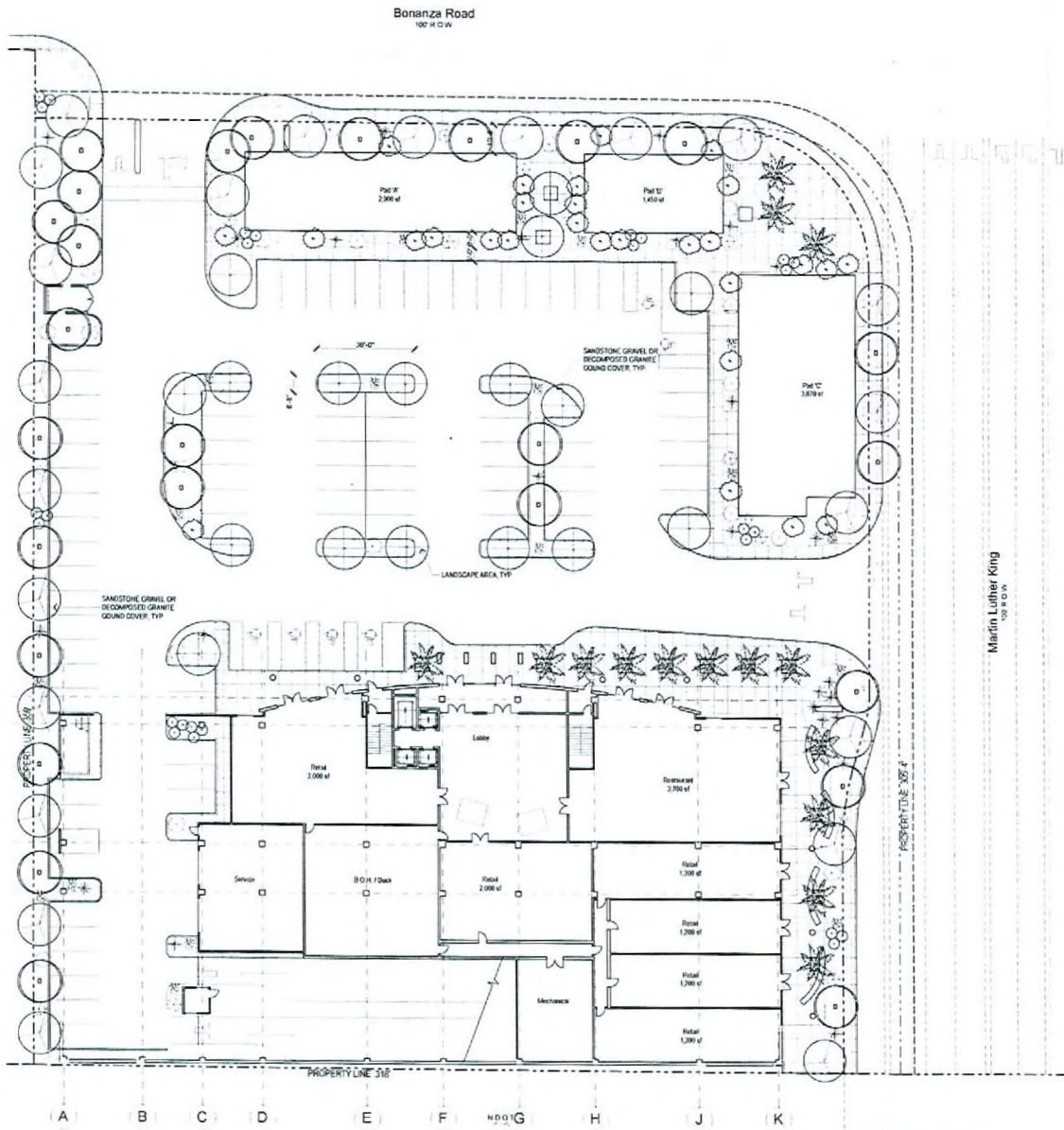
DRAWING NO.
 ASI00

Ahern Corporate Center

ZON-13896 VAR-13900 SUP-13902
 SUP-13903 SDR-13904 11-15-06 CC

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Landscape Schedule

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	GARGALYSK FAN PALM	<i>Washingtonia</i>	24" Dia.	15
	MONEL PINE	<i>Pinus edulis</i>	24" Dia.	36
	HERITAGE LIVE OAK	<i>Quercus virginiana</i>	24" Dia.	28
	CHILEAN MESQUITE	<i>Prosopis chilensis</i>	24" Dia.	21
	BAJA RED FAIRY DUSTER	<i>Calliandra californica</i>	18" gal.	8
	DESERT CASSIA	<i>Cassia nemoralis</i>	18" gal.	25
	MOUNTAIN MARI GOLD	<i>Tagetes lemmonii</i>	1" gal.	348
	GREEN BUSH DASHY	<i>Senecio patricianus</i>	5" gal.	25
	TRAILING LANTANA	<i>Lantana montevidensis</i>	5" gal.	25
	RED BIRD OF PARADISE	<i>Conoclinium puberulum</i>	5" gal.	25

LANDSCAPE BUFFERS (MAINT. REQUESTED)

	REQD.	PROVIDED
FRONT	15'-0"	10'-0"
WITCHOOK SEC.	8'-0"	8'-0"
SIDE STREET	15'	8'-0" STREET TREES INCLUDED
REAR	8'-0"	9'-0"

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PAINTER

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NO.	DESCRIPTION	DATE
3	City of Las Vegas SUB/SDR Submittal (Rev)	11.14.06
2	City of Las Vegas SUB/SDR Submittal (Rev)	9.18.06
1	City of Las Vegas SUB/SDR Submittal	05.25.06

ISSUED

TITLE
PLANTING PLAN

DRAWING NO.
L100
 Ahern Corporate Center

REVISED
 11-15-06

ZON-13896

VAR-13900

SDR-13904

SUP-13903

SUP-13902

11-15-06 CC

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