



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-13903 APN: 139-28-401-033

Name of Property Owner: DFA LLC

Name of Applicant: DON AHERN

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 X 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/Authorized Agent: X Don F Ahern

Print Name: Don F Ahern

Subscribed and sworn before me

This 25th day of May, 2006

Karen Bonner

Notary Public in and for said County and State

**CITY OF LAS VEGAS
PLANNING COMMISSION RECOMMENDATIONS / COMMENTS**

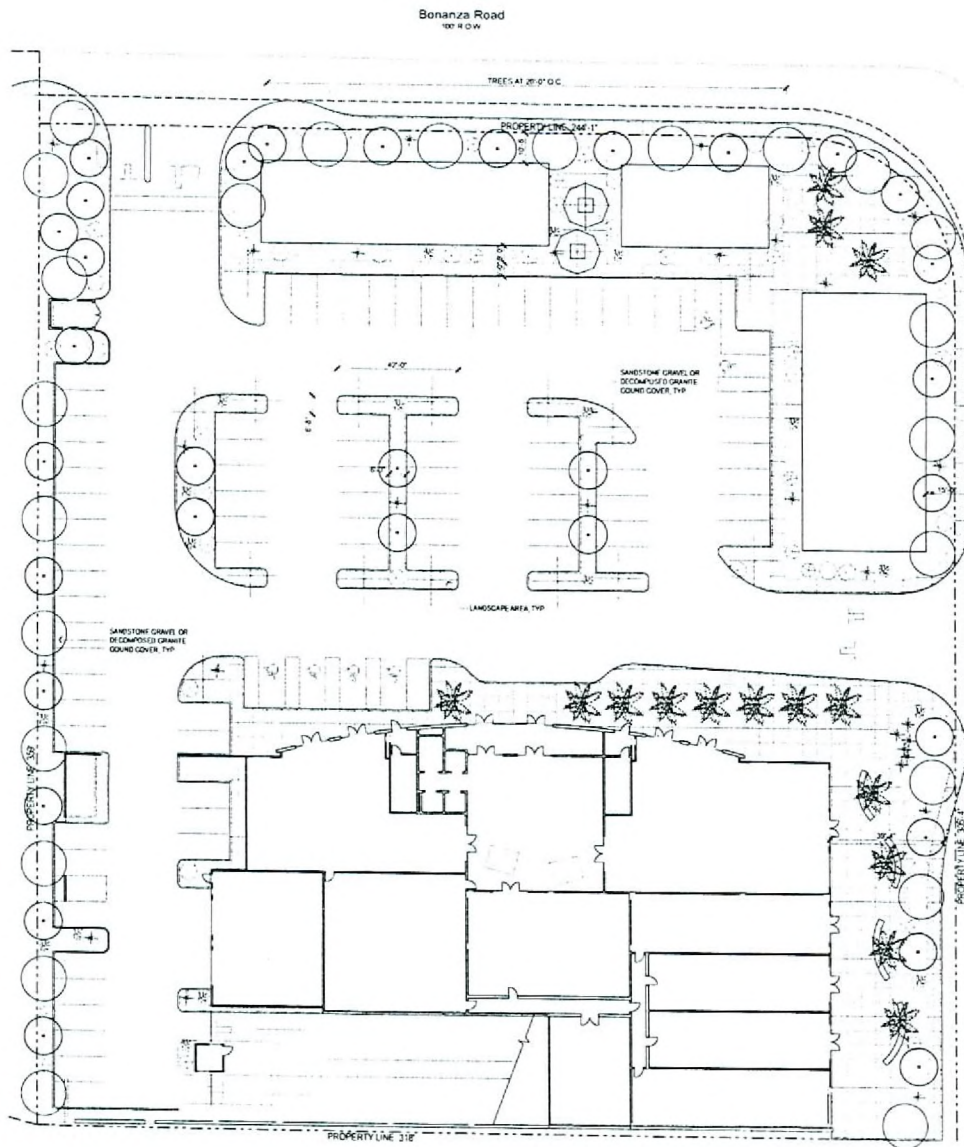
FROM: CLARK COUNTY DEPARTMENT OF AVIATION
APPLICATION NUMBERS: SUP-13903
PROJECT: DFA, LLC – 274 Foot Building
LOCATION: SWC of Bonanza Rd. and Martin L. King Blvd.
MEETING DATE: July 13, 2006
COMMENTS:

Federal Aviation Regulations (Title 14, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway, or for any structure greater than 200 feet in height. Such notification allows the FAA to determine what impact, if any, the proposed development will have upon navigable airspace, and allows the FAA to determine whether the development requires obstruction marking or lighting.

Clark County Code (Title 20, Subsection 13), pursuant to Chapter 497 of the Nevada Revised Statutes, requires that when the applicant is required to file FAA Form 7460-1, a Permit from the Clark County Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) must also be obtained prior to construction. Per 20.13.040 of Clark County Code, an aviation easement will also be required.

The proposed development will exceed the 100:1 notice requirement. **Therefore, applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and, depending upon the FAA's determination, obtain either a Permit from the Clark County Director of Aviation or a Variance from the AHABA prior to construction.**

Name:  Date: 7/10/06
Title: Airport Program Admin.



Landscape Schedule

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
☼	QUAILPINE FAN PALM	Yucca elata	24" Dia	15
○	MONDIE PINE	Pinus monile	24" Dia	26
○	HERNICE LIVE OAK	Quercus virginiana	24" Dia	26
○	CHILTEAN MESQUITE	Prosopis juliflora	24" Dia	21
○	SEALED HAWK DUSTER	Lobelia latifolia	10 gal	8
○	DESERT CASSIA	Cassia nemoralis	10 gal	80
○	MOUNTAIN MARIGOLD	Tagetes tenuifolia	5 gal	240
○	GREEN BUSH BABY	Conyza pedunculata erecta	5 gal	85
○	TRAINING LANTANA	Lantana montevidensis	5 gal	85
○	RED BIRD OF PARADISE	Conoclinium parviflorum	5 gal	85

LANDSCAPE BUFFERS (NUMBER REQUESTED)

TYPE	REQD	PROV'D
FRONT	10'	10'
INTERIOR SIDE	8'	8'
SIDE STREET	10'	10'
ROAD	8'	8'

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

APTUS Architecture
1200 South Main Street
Suite 204
Las Vegas, Nevada 89104
P 702.739.1200
F 702.739.1213
info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
ARCHITECT

RECEIVED
SEP 19 2006

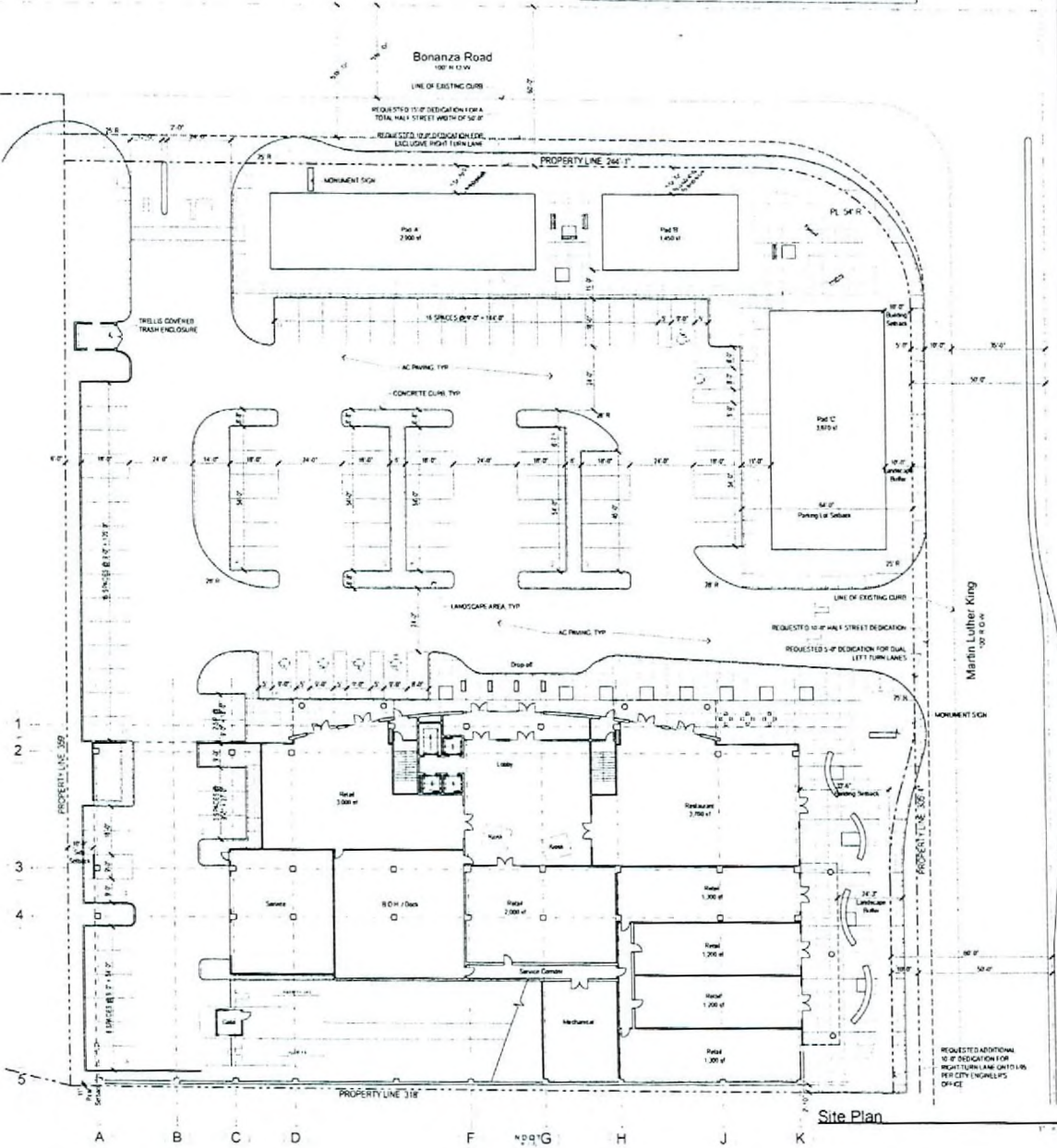
ZON-13896 VAR-13900
SUP-13902 SUP-13903
SDR-13904
REVISED 10/05/06 PC

THESE

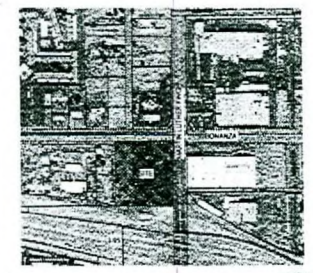
NOTES

CONTRACT 006.011 APTUS ARCHITECTURE

City of Las Vegas 9/18/06
SUPER Submittal 05/25/06
City of Las Vegas 05/25/06
SUPER Submittal
NO. DESCRIPTION UNIT
ISSUED
TITLE
PLANTING PLAN
DRAWING NO.
LI00
Ahern Corporate Center



Site Plan



Location Map



Vicinity Map

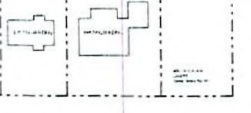
Site Zoning & Data

SITE DATA		BUILDING AREA	
PARCEL NUMBER	179.26.401.003	IND A	2,300 sf
JURISDICTION	CITY OF LAS VEGAS - 9106	IND B	1,400 sf
EXISTING USE/NEAR PLAN	CC	IND C	1,800 sf
EXISTING ZONING	RE	DRIVE	100,000 sf
PROPOSED ZONING	C-2	RESTAURANT	90,000 sf
		RESTAURANT	4,000 sf
		TOTAL	2,700 sf
SITE AREA	113,543 SQ FT 2.61 NET ACRES		

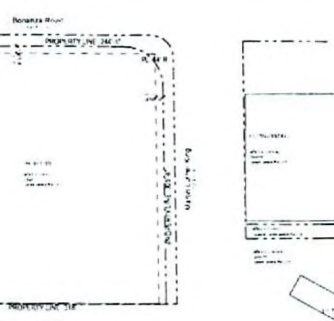
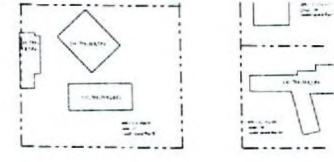
PARKING CALCULATIONS	
TOTAL PARKING REQUIRED	854
CHD CARE	10
OFFICE	100
RETAIL	18,200 @ 175 = 3,175
RESTAURANT (EATING AREA)	10,000 @ 100 = 10,000
RESTAURANT (SEATING)	2,700 @ 1,000 = 2,700
TOTAL PARKING PROVIDED	854
STANDARDS PARKING PROVIDED	564
HANDICAPPED PARKING PROVIDED	75
COMING COUNCILS PROVIDED	517 @ 1%
TOTAL PARKING PROVIDED	636

STREETS - BUILDING (VARIANCE REQUESTED)		STREETS - PARKING (VARIANCE REQUESTED)	
FRONT	10' 0"	FRONT	15' 0"
INTERIOR SIDE	10' 0"	INTERIOR SIDE	15' 0"
REAR	10' 0"	REAR	15' 0"

MAX HEIGHT & STORES		ACTUAL HEIGHT & STORES	
MAX HEIGHT	35' 0"	ACTUAL HEIGHT	24' 0" & 28' STORES
MAX STORES	3	ACTUAL STORES	3



Zoning Map



Ahern Corporate Center
 Site Development Review
 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 702.876.2200
 F 702.876.2211
 www.aptusarch.com

APTUS PROJECT NO: 06.011
 ARCHITECT

ENGINEER

NOTES

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3 City of Las Vegas 11/08/06
 SUPERVISOR (Rev.)
 1 City of Las Vegas 05/25/06
 SUPERVISOR
 MD DIRECTOR/PE/PC/M CAET

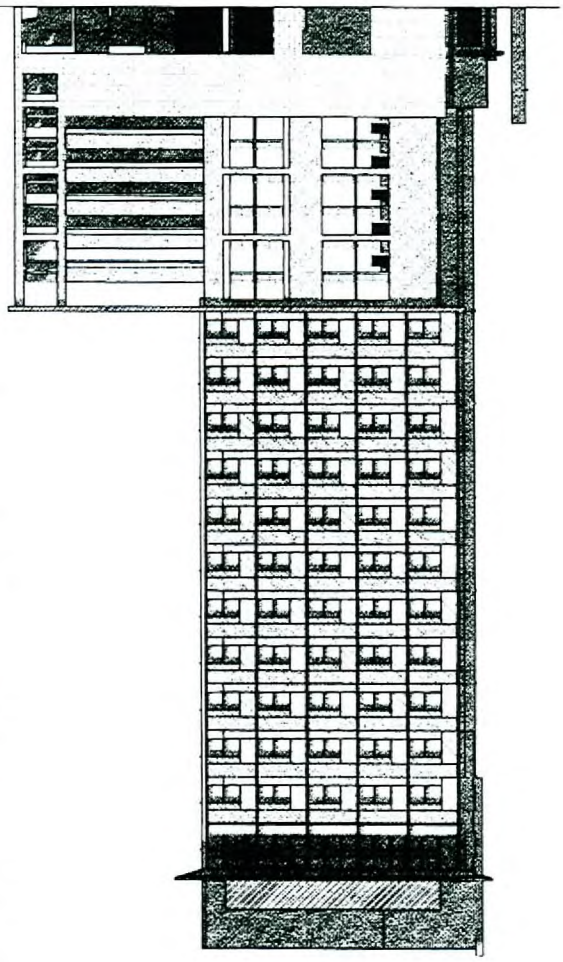
ISSUED

TITLE
 SITE PLAN AND ZONING INFO

ASi100
 AHERN CORPORATE CENTER

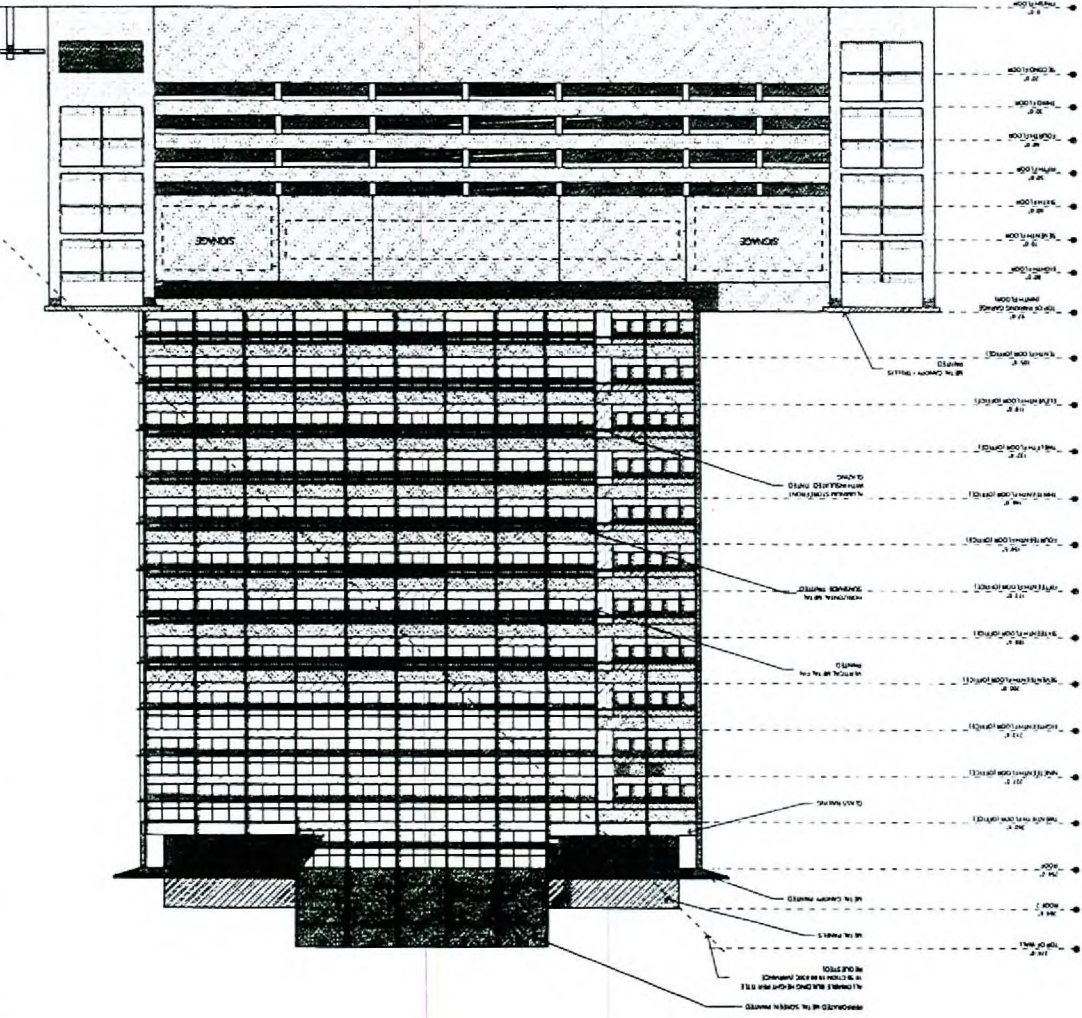
SEP 19 2006
 ZON-13896
 SUP-13902
 SDR-13904
 REVISED
 VAR-13908
 SUP-13903
 10/05/06 PC

WEST ELEVATION



MAY 30 2006

SOUTH ELEVATION



MAY 30 2006

ZON-13896 SUP-13902 VAR-13900
SDR-13904 SUP-13903 10/05/06 PC

A200

ISSUED
BUILDING
ELEVATIONS

NO. DATE
1 05/11/06

CONSTRUCTION

NOTES

OWNER

ARCHITECT

PROJECT NO. 06011

APTUS Architecture

Ahern Corporate Center
1000 Las Vegas Blvd. S.
SW Corner of Bonanza and Martin L King
Las Vegas, NV 89106

