

May 25, 2006

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

APN: 139-28-401-033

Re:
 Site Development Review

To Whom It May Concern:

We respectfully submit this request for a Site Development Review for a twenty-story office development located on the southwest corner of Bonanza and Martin Luther King Dr. We are also requesting this parcel be rezoned to C-2. The current general plan for the parcel is GC.

The Ahern Corporate Center will combine much needed office and retail space in a twenty-story tower in a redeveloping area of the city. This project consists of 19,000 sf of retail, 150,000 sf of leasable office space, a daycare for the employees working in the building and 3,700 sf of restaurant which includes 1,000 sf of eating area. This project also contains a helipad on the roof. There are 658 parking spaces required and 662 parking spaces provided. The majority of the parking is provided in an eight story 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 and the helipad are screened from view by metal panels. The tallest part of the tower is 274'.

We are requesting a waiver of the required landscaped finger islands for the on grade parking as well as the landscape buffer on the north, south and east sides of the property. The south side abuts NDOT property and the freeway. We are also requesting a variance for the front, side street and rear setbacks. This will push the buildings closer to the street in an attempt to create a more urban environment along Bonanza and Martin Luther King.

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 a much-needed high caliber project into this area.

Respectfully Submitted,

Kristen G. Neuman
 Kristen G. Neuman for RBS

R. Brandon Sprague, AIA

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