

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:
Setback and Step-back Variance

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. 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.

We are requesting a variance of the development standards for 10'-0" where 20'-0" is required for the front and rear setbacks. We are also requesting a variance of the development standards for 10'-0" where 15'-0" is required for the corner side setback. This will push the buildings closer to the street in an attempt to create a more urban environment along Bonanza and Martin Luther King. It will also allow us to provide more onsite parking for the retail pad buildings.

In addition, we are requesting a variance of the stepback requirements along Bonanza and Martin Luther King, which are classified as primary arterials with 100 R.O.W. With this project we are trying to revitalize the neighborhood and provide urban infill into the City's Redevelopment Area. We feel that a Variance to this code section would enhance and help the urban growth and development for which the City is striving to achieve.

In our opinion, these variance 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 for RBS

R. Brandon Sprague, AIA

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