

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

APTUS Architecture

1300 South 4th Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.899.1200
 F 702.899.1213
 info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
 ARCHITECT

ENGINEER

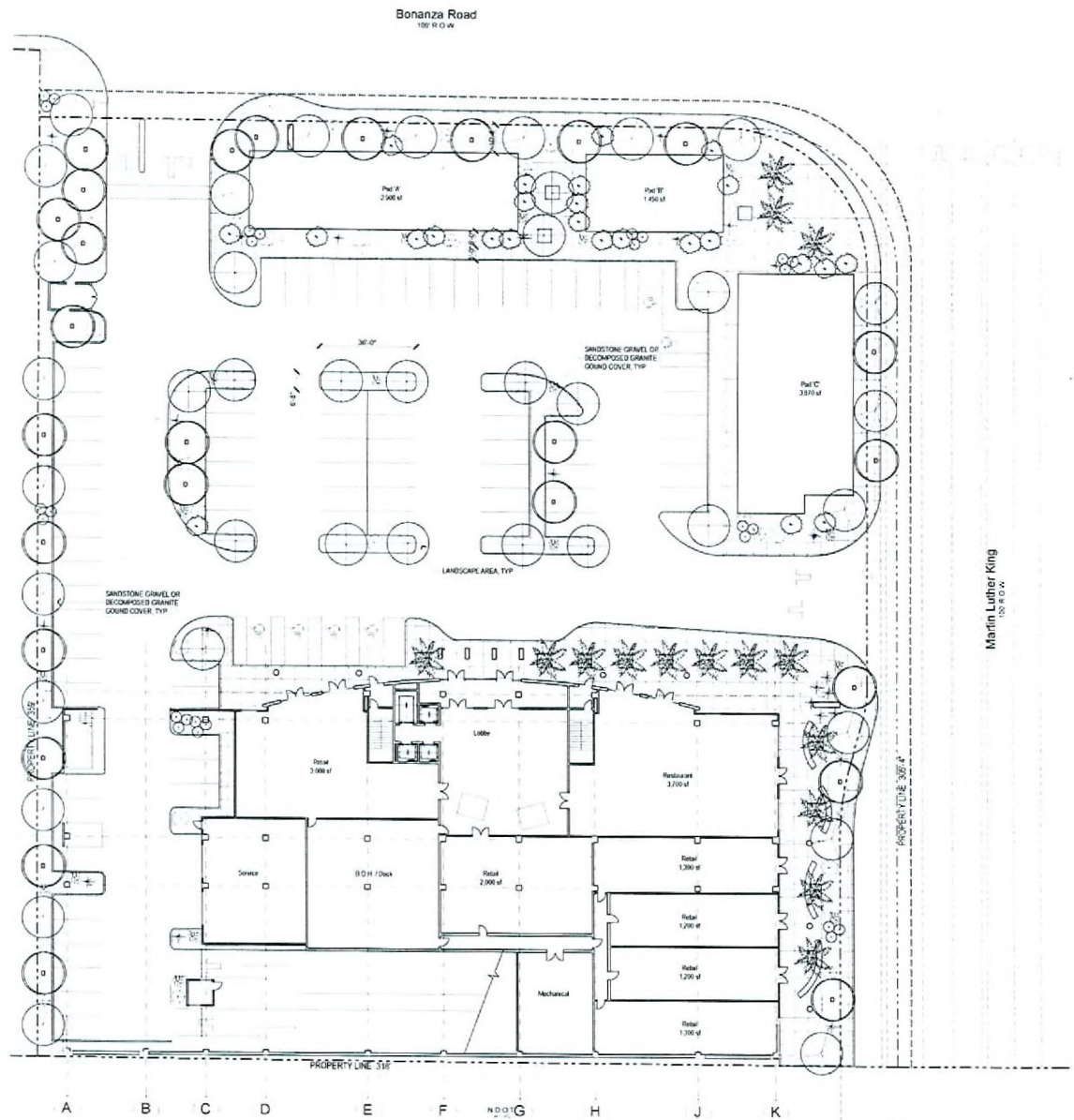
NOTES

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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

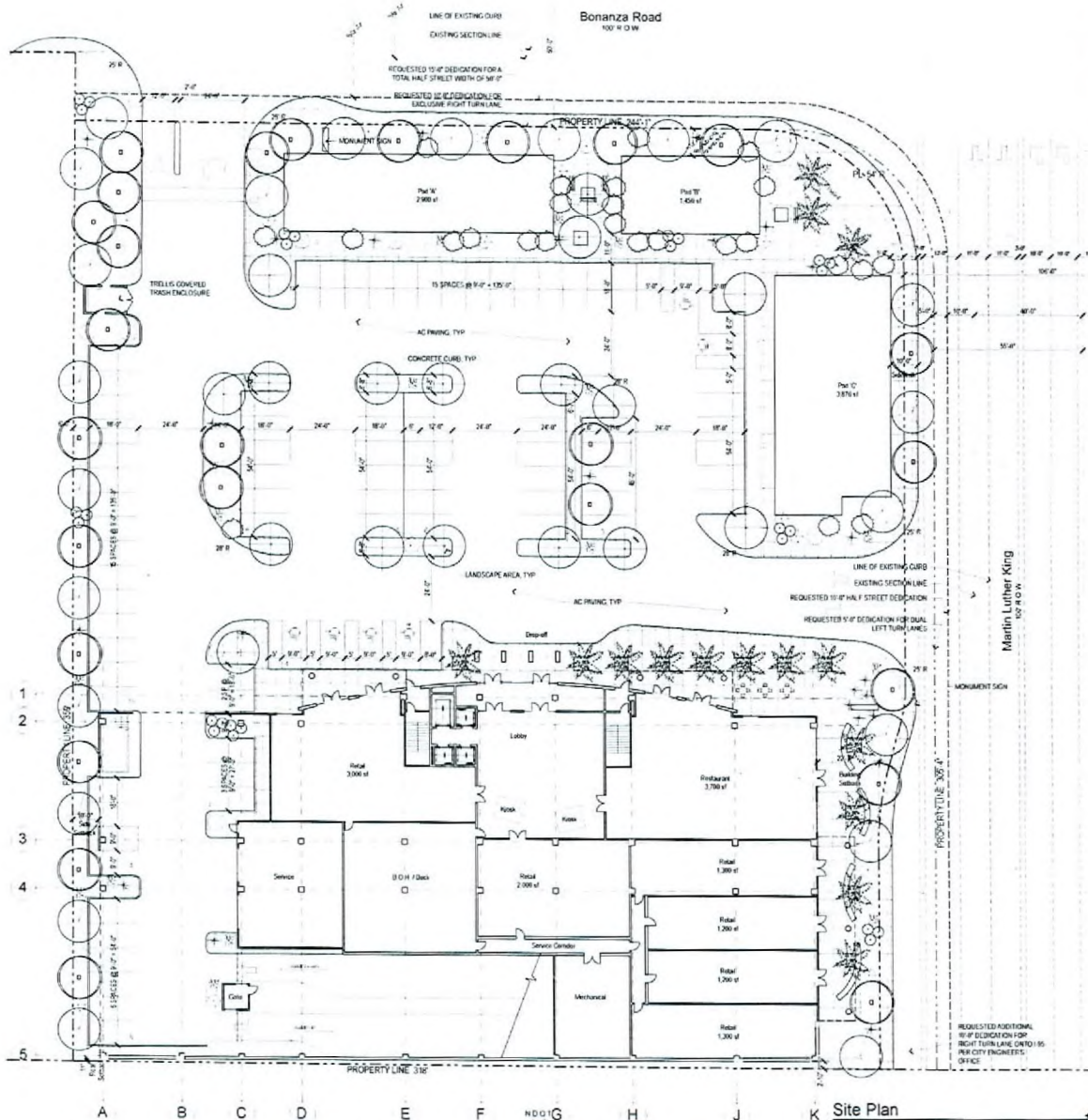


Landscape Plan
 1" = 20'

RECEIVED

NOV 14 2006

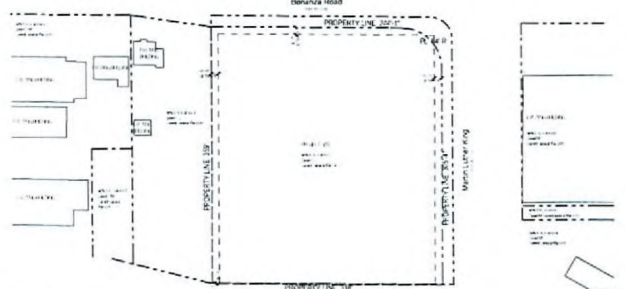
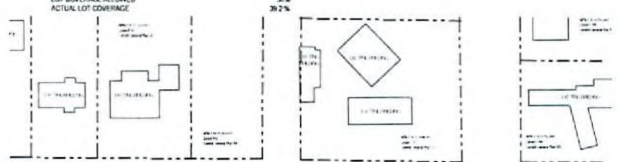
ZON-13896 VAR-13900 SUP-13902
SUP-13903 SDR-13904 11-15-06 CC



Site Zoning & Data

| SITE DATA | |
|--|---------------------------------|
| PARCEL NUMBER | 09-26-001-023 |
| JURISDICTION | CITY OF LAS VEGAS - 8906 |
| EXISTING GENERAL PLAN | CC |
| EXISTING ZONING | R-1E |
| PROPOSED ZONING | C-2 |
| SITE AREA | 113,548 SQ FT 2.61 NET ACRES |
| SETBACKS - (BUILDING) (VARIANCE REQUESTED) | |
| FRONT | REQ'D 20' / PROVIDED 20' |
| INTERIOR SIDE | REQ'D 10' / PROVIDED 10' |
| REAR | REQ'D 10' / PROVIDED 10' |
| SETBACKS - (PARKING) (VARIANCE REQUESTED) | |
| FRONT | REQ'D 10' / PROVIDED 10' |
| INTERIOR SIDE | REQ'D 10' / PROVIDED 10' |
| REAR | REQ'D 10' / PROVIDED 10' |
| MAX HEIGHT & STORES | |
| ACTUAL HEIGHT & STORES | 24'-0" & 20 STORES |
| LOT COVERAGE ALLOWED | 5% |
| ACTUAL LOT COVERAGE | 39.2% |

| BUILDING AREA | |
|------------------------------|--------------------|
| IND X | 2,900 sf |
| IND C | 1,654 sf |
| OFFICE | 3,036 sf |
| RETAIL | 160,000 sf |
| CHILD CARE | 10,000 sf |
| RESTAURANT | 4,500 sf |
| TOTAL | 172,000 sf |
| PARKING CALCULATIONS | |
| TOTAL PARKING REQUIRED | 19,516 SPACES |
| CHILD CARE | 100 CHILDREN = 100 |
| OFFICE | 100,000 SF = 1,300 |
| RETAIL | 160,000 SF = 1,175 |
| RESTAURANT (EATING AREA) | 1,600 SF = 20 |
| RESTAURANT (REMAINING) | 2,900 SF = 14 |
| PARKING REQUIRED | 654 |
| HANDICAPPED PARKING REQUIRED | 14 (2 MIN SPACES) |
| STANDARD PARKING PROVIDED | 564 |
| HANDICAPPED PARKING PROVIDED | 15 |
| COMPACT SPACES PROVIDED | 13 (12.5%) |
| TOTAL PARKING PROVIDED | 596 |



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| NO. | DESCRIPTION | DATE |
|-----|------------------------|----------|
| 2 | City of Las Vegas | 9.18.06 |
| 1 | SUPDR Submittal (Rev.) | |
| 1 | City of Las Vegas | 05.25.06 |
| | SupDR Submittal | |

ISSUED

TITLE
SITE PLAN AND ZONING INFO

DRAWING NO:
ASI00
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SUP-13903 SDR-13904 11-15-06 CC