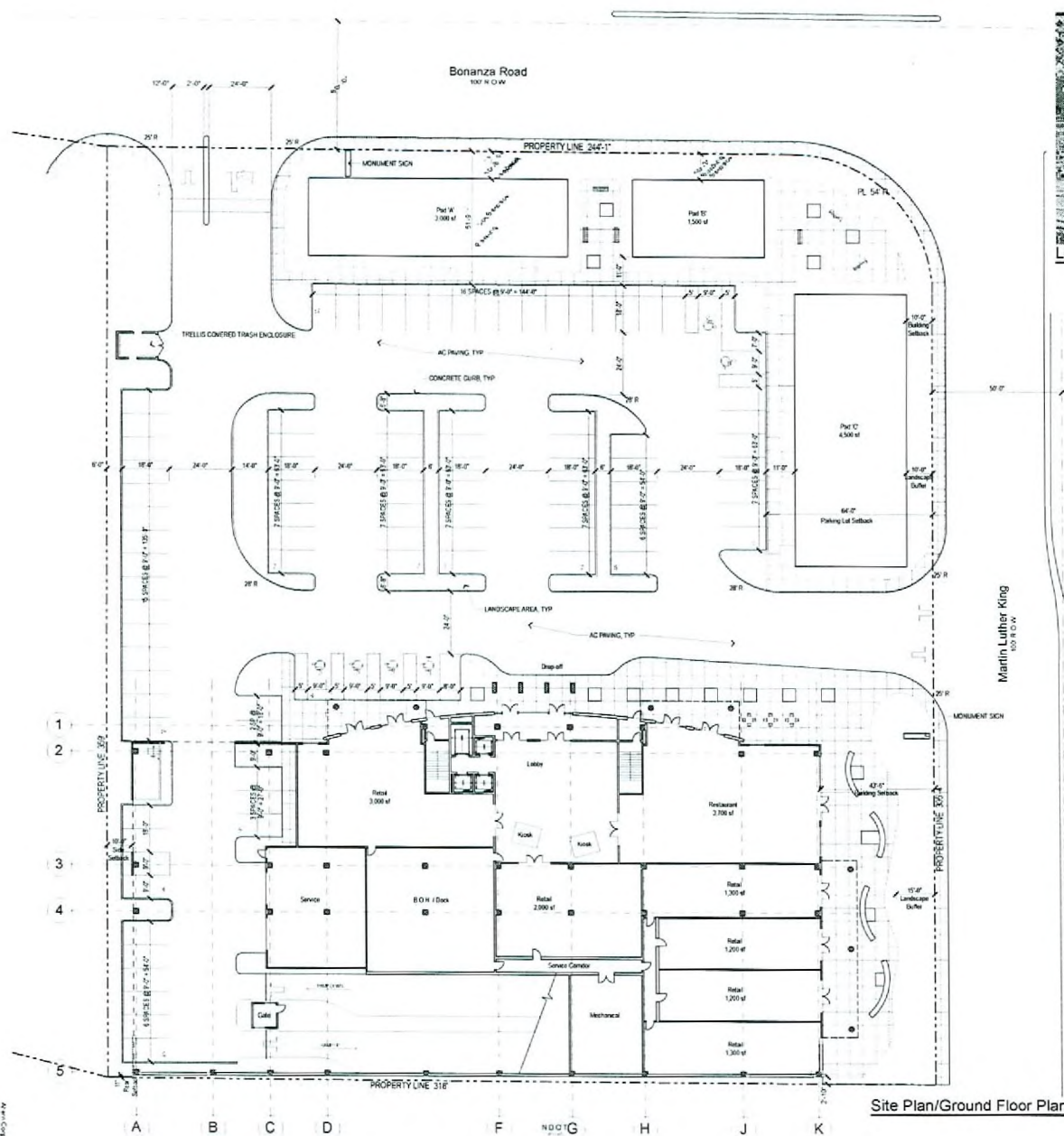
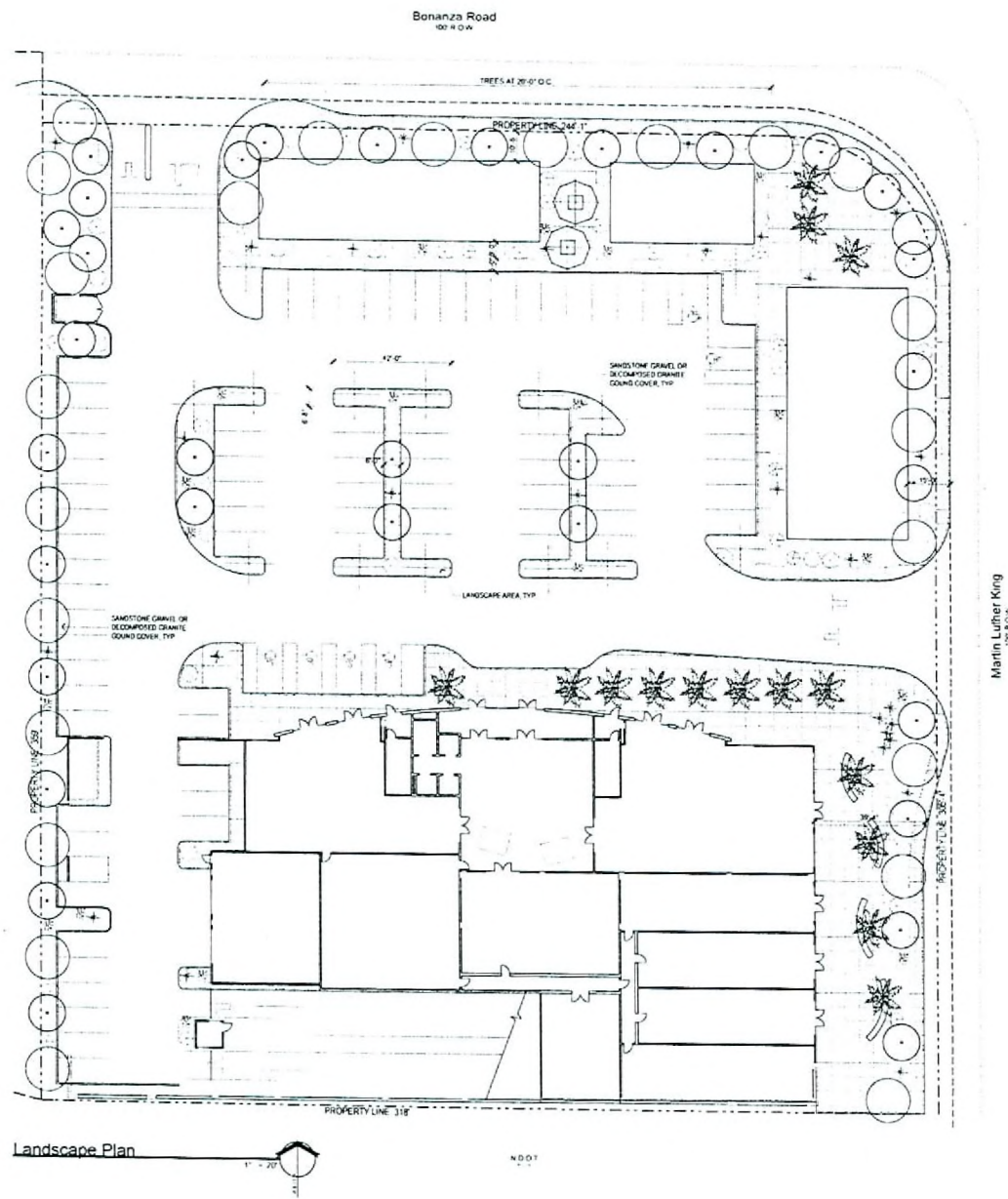






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Landscape Schedule				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
★	QUARTZITE FAN PALM	FOXTAIL PALM	24" DIA	15
○	MONSIEUR PINE	QUARTZITE PALM	24" DIA	36
○	HERITAGE LIVE OAK	QUARTZITE PALM	24" DIA	25
○	CHILEAN MESQUITE	QUARTZITE PALM	24" DIA	21
○	SHARON FARMY DUSTER	QUARTZITE PALM	10" DIA	8
○	DESERT CASSIA	QUARTZITE PALM	10" DIA	85
○	MOUNTAIN HAWKWOOD	QUARTZITE PALM	10" DIA	240
○	OREGON BUSH DUNE	QUARTZITE PALM	10" DIA	85
○	TRAIL HEDYSA	QUARTZITE PALM	10" DIA	85
○	RED BIRD OF PARADISE	QUARTZITE PALM	10" DIA	85

LANDSCAPE SURFING (MAINTENANCE REQUIRED)		
FRONT	INTERIOR SIDE	REAR
PROVIDED	PROVIDED	PROVIDED
10' @ 10' C.	10' @ 10' C.	10' @ 10' C.
10' @ 10' C.	10' @ 10' C.	10' @ 10' C.

Ahern Corporate Center
Site Development Review
SW Corner of Bonanza and Martin L. King
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APTUS PROJECT NO. 06.011
ARCHITECT

DESIGNER

NOTES

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2 City of Las Vegas 9/18/06

SUPPLEMENTAL 10/5/06

1 City of Las Vegas 05/25/06

SUPPLEMENTAL 10/5/06

NO. 10/5/06 10/5/06 DATE

ISSUED

TITLE
PLANTING PLAN

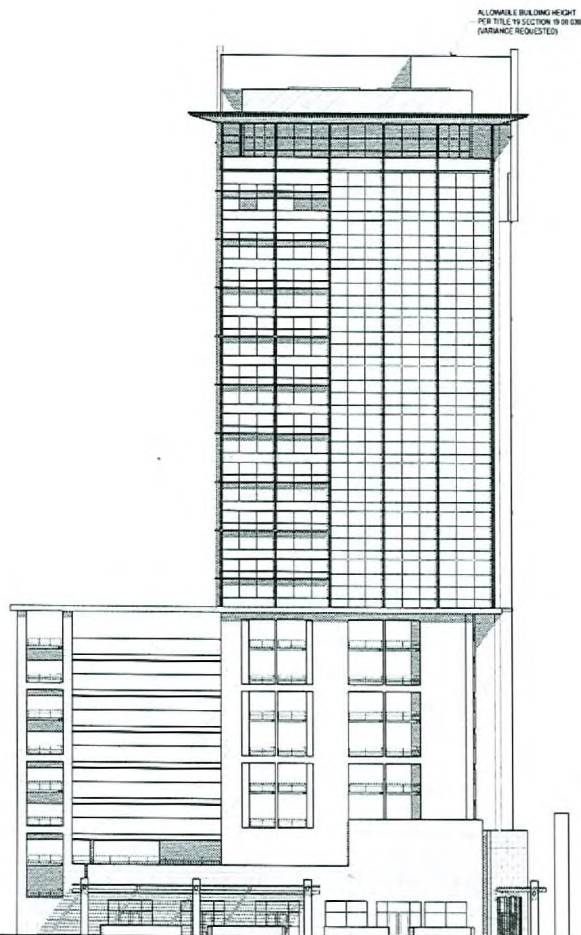
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L100

Ahern Corporate Center

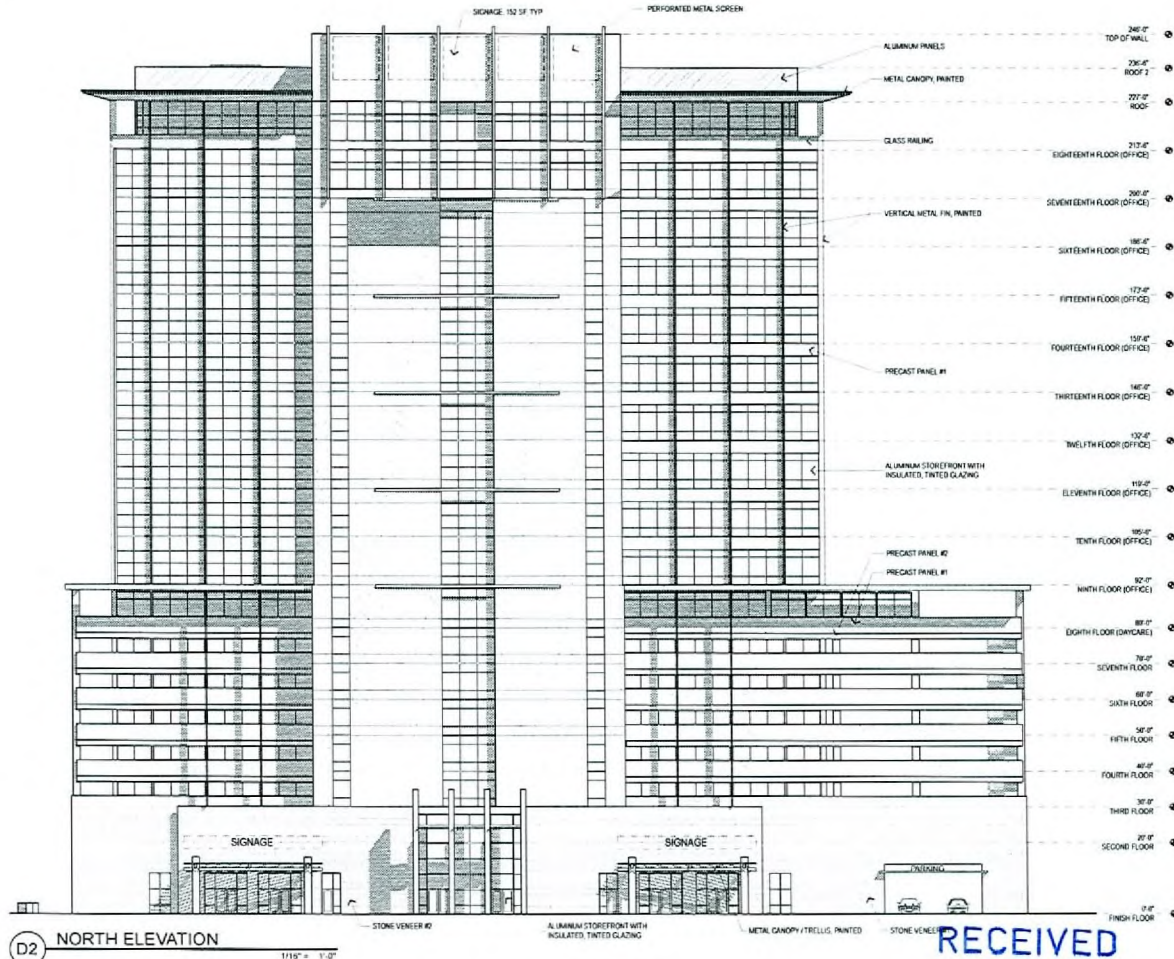
ZON-13896 VAR-13900
SUP-13902 SUP-13903
SDR-13904
REVISED 10/05/06 PC

RECEIVED
SEP 19 2006



D1 EAST ELEVATION

1/16" = 1'-0"



D2 NORTH ELEVATION

1/16" = 1'-0"

SDR-13904
11-01-06 CC
REVISED 10-13-06

OCT 13 2006

Ahern Corporate Center
Site Development Plan
SW Corner of Bonanza and Martin L. King
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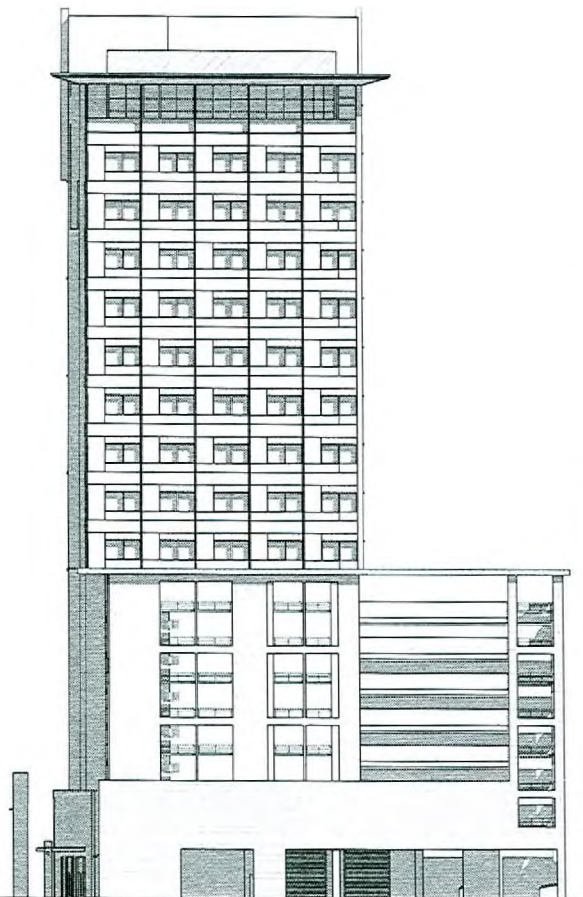
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	SUPPOSED Submittal (Rev.)	
2	City of Las Vegas	09.18.06
	SUPPOSED Submittal (Rev.)	
1	City of Las Vegas	05.23.06
	SUPPOSED Submittal	
NO	DISCONTINUED	DATE

ISSUED

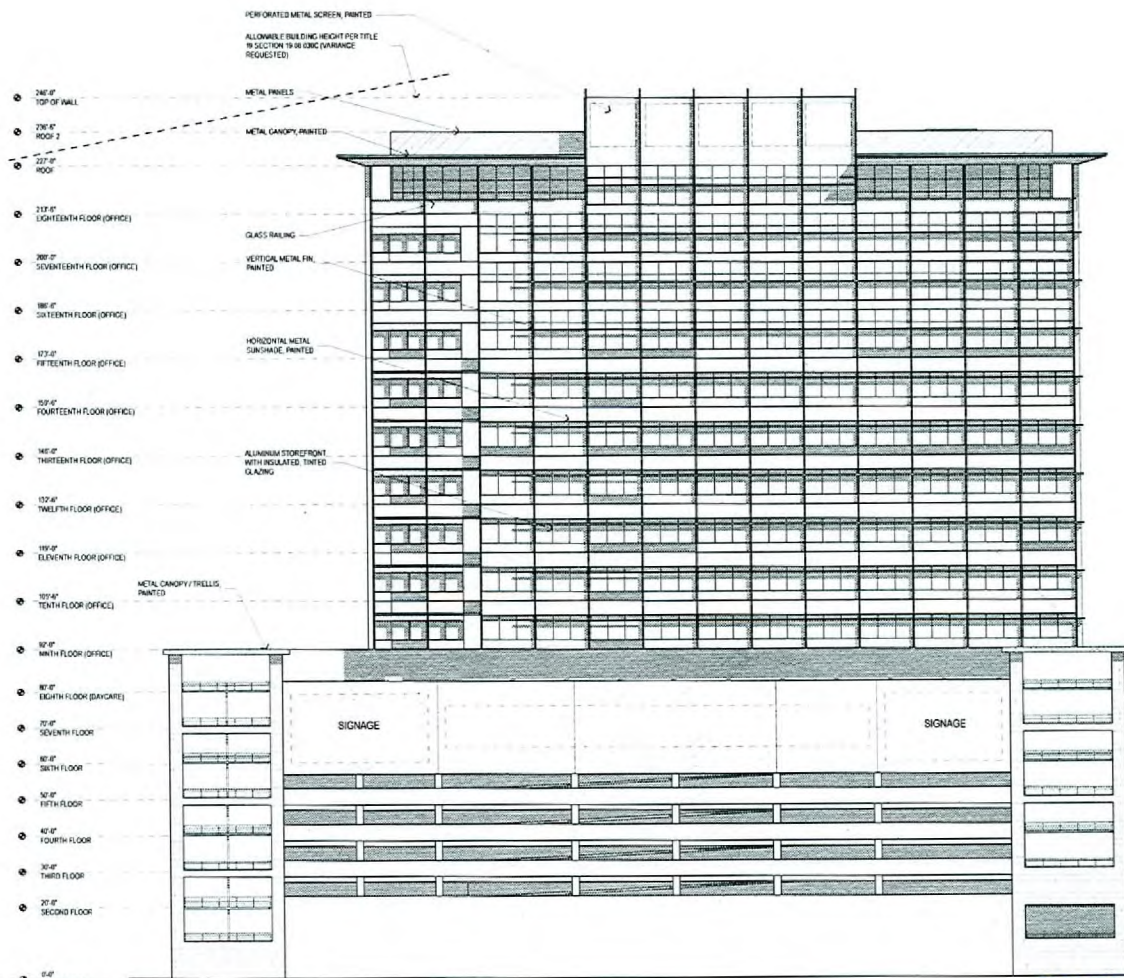
TITLE
BUILDING
ELEVATIONS

DRAWING NO.
A200
Ahern Corporate Center



D1 WEST ELEVATION

1/16" = 1'-0"



D2 SOUTH ELEVATION

1/16" = 1'-0"

SDR-13904
11-01-06 CC
REVISED 10-13-06

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A201

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Aherm Corporate Center
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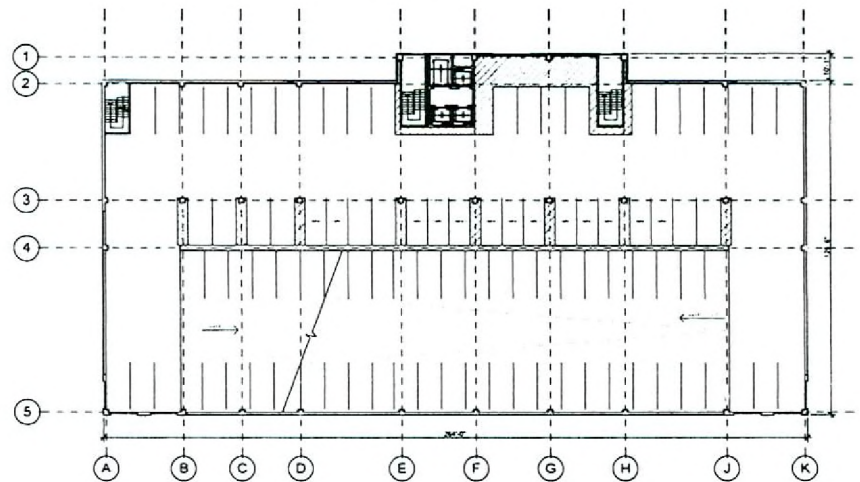
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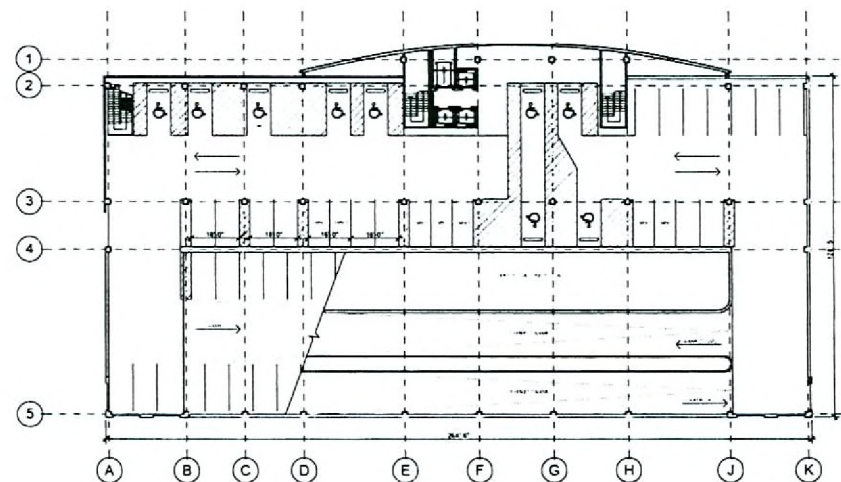
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2	SUPSDR Submittal (Rev.)	09.18.06
1	City of Las Vegas	05.25.06
NO	DESCRIPTION	DATE

ISSUED

TITLE
BUILDING
ELEVATIONS



3rd - 7th Level Plan



Second Level Plan

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

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City of Las Vegas 05/20/06

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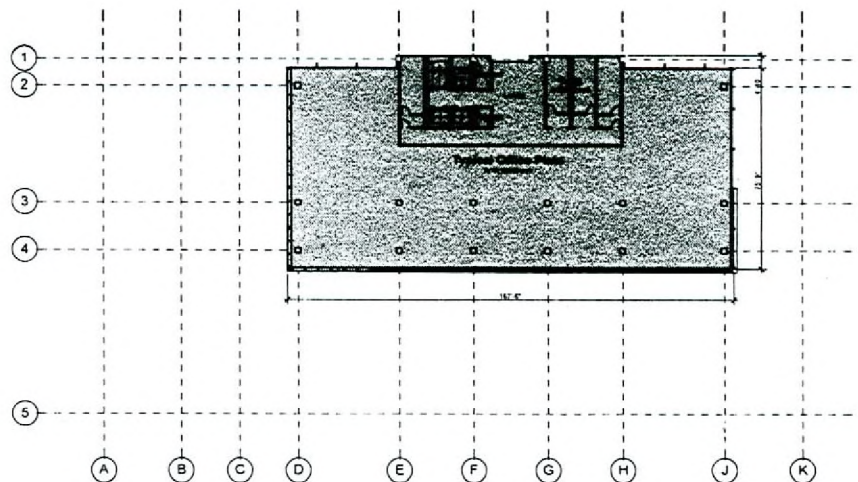
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TITLE
 SECOND THRU
 SEVENTH
 FLOOR PLANS

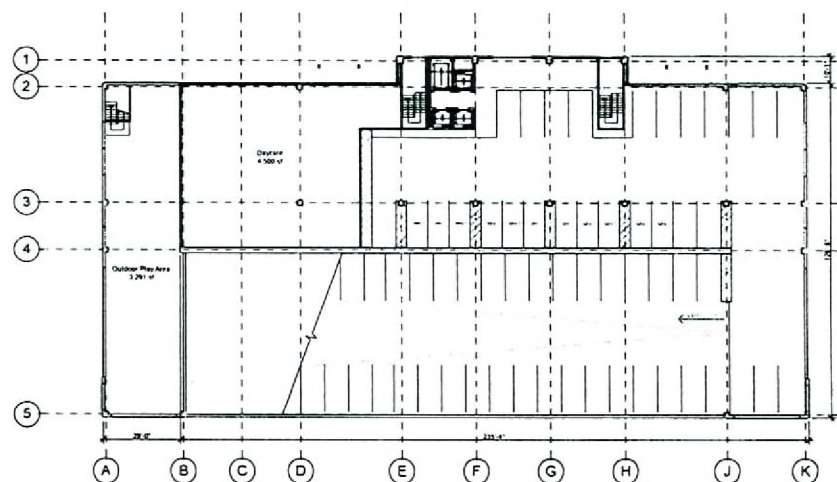
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9th - 17th Office Plan



Eighth Floor

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VAR-13900
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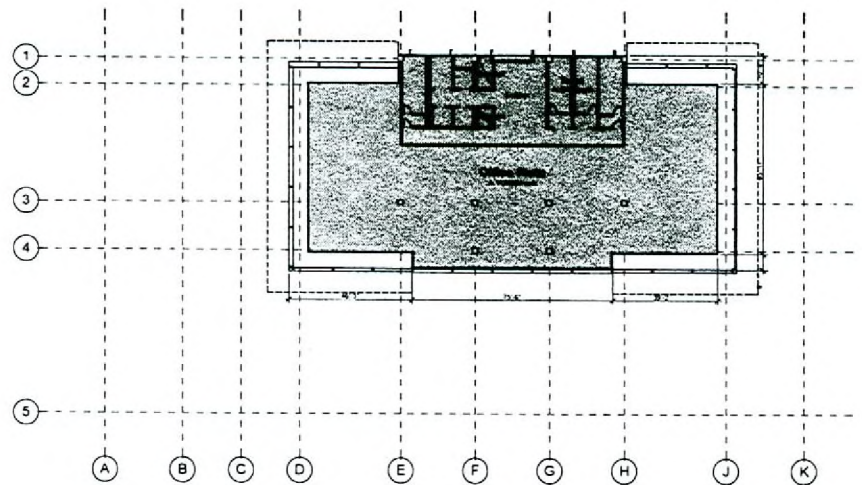
EIGHTH THRU

17TH FLOOR

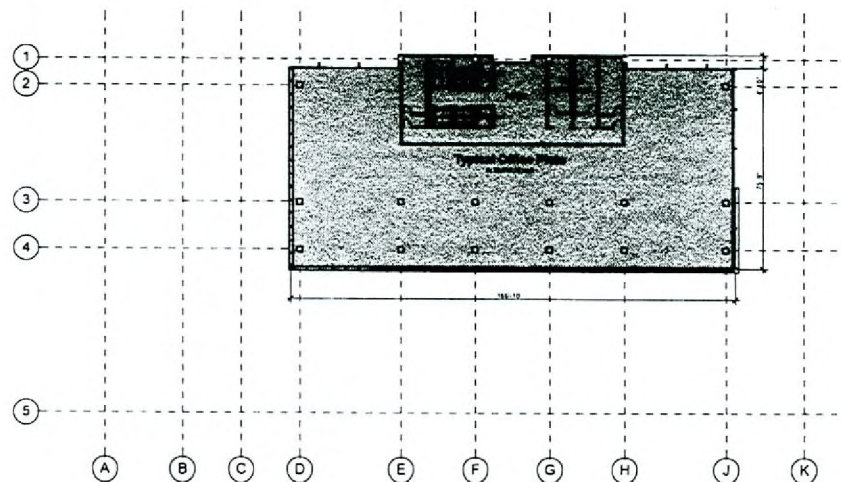
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A101

Ahern Corporate Center



20th Office Plan



18th & 19th Office Plan

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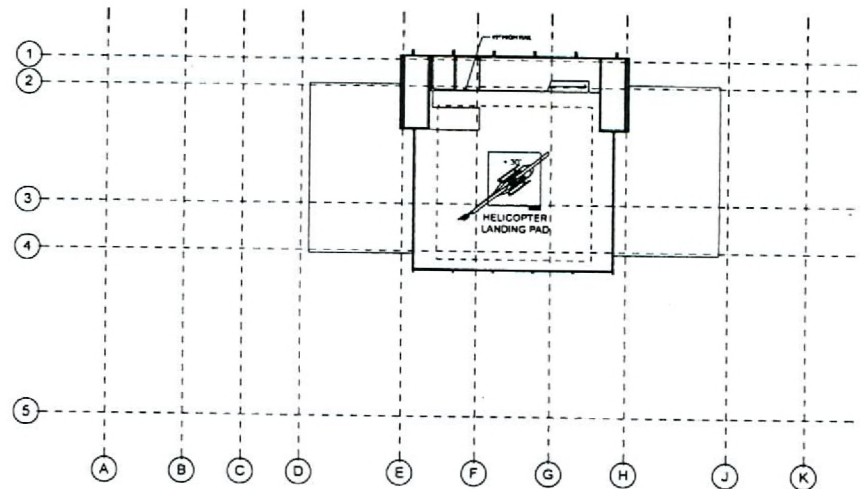
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20TH FLOOR

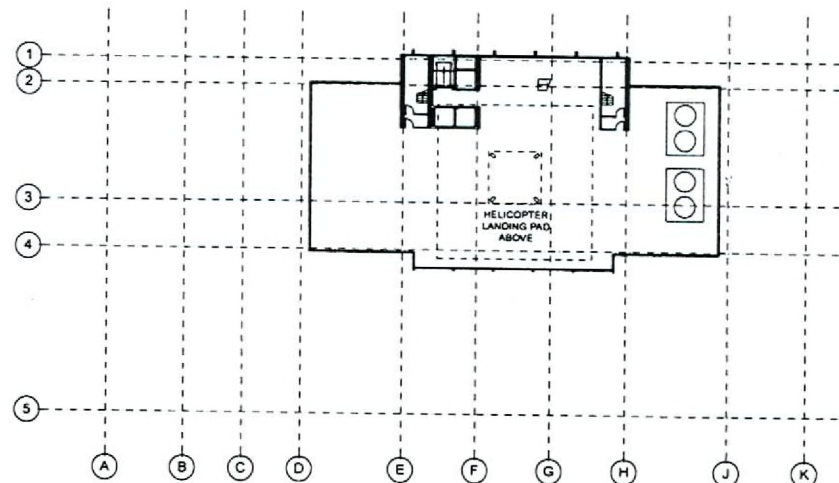
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A102

Ahern Corporate Center



Roof 2



Roof Plan



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SDR-13904

VAR-13900
SUP-13903
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NO. DESIGN / PT. / CH. DATE

ISSUED

TITLE

ROOF PLAN

Drawing NO.

A110

Ahern Corporate Center

SDR 13904				
Don Ahern				
SWC Bonanza & Martin L. King				
Proposed 177.2 thousand square foot office complex.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DAY CARE CENTER [1000 SF]	4.5	79.26	357
AM Peak Hour			12.79	58
PM Peak Hour			13.18	59
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	19	42.94	816
AM Peak Hour			1.03	20
PM Peak Hour			3.75	71
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	150	11.01	1,652
AM Peak Hour			1.55	233
PM Peak Hour			1.49	224
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	3.7	127.15	470
AM Peak Hour			11.52	43
PM Peak Hour			10.92	40
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	177.2		3,294
AM Peak Hour				352
PM Peak Hour				394
(heaviest 60 minutes)				

Existing traffic on all nearby streets:				
Bonaza Road				
Average Daily Traffic (ADT)	32,530			
PM Peak Hour <i>(heaviest 60 minutes)</i>	2602			
Martin L. King Boulevard				
Average Daily Traffic (ADT)	41,798			
PM Peak Hour <i>(heaviest 60 minutes)</i>	3344			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bonanza Road	34300			
Martin L. King	34300			
This project will add approximately 3,294 trips per day on Bonanza and Martin L. King.				
This will increase expected volumes by about 10 percent on Bonanza and about 8 percent on Martin L. King. Bonanza is at about 95 percent of capacity and Martin L. King is over capacity.				
Based on Peak Hour use, this development will add roughly 394 additional cars into the area; which works out to about thirteen every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-13896, VAR-13900, SUP-13902, SUP-13903, & SDR-13904 - APPLICANT: DON AHERN - OWNER:
DFA, LLC
SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L. KING BOULEVARD
OCTOBER 5, 2006 PLANNING COMMISSION

09/28/06



ZON-13896, VAR-13900, SUP-13902, SUP-13903, & SDR-13904 - APPLICANT: DON AHERN - OWNER:
DFA, LLC
SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L. KING BOULEVARD
OCTOBER 5, 2006 PLANNING COMMISSION

09/28/06