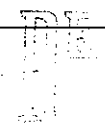


OVERALL SITE PLAN

APTUS Architecture
 1100 South Main Street
 Suite 100
 Las Vegas, Nevada 89104
 702.734.1000
 info@aptus.com

Ahern Rentals
 Site Development Review
 West Bonanza Road
 Las Vegas, Nevada 89106

SDR-22205
REVISED
09/13/07 PC



Original Contract	03-24-07
Contract Change #1	04-15-07
Contract Change #2	07-10-07

OVERALL SITE PLAN
AS100

9/13/07 10:00 AM

Site Zoning & Data

SITE DATA

PARCEL NUMBER	79-24-0-007	
JURISDICTION	CITY OF LAS VEGAS, NV 89103	
PREVAILING ZONING	C-M	
SITE AREA	62,841 SF	0.77 ACRES APPROX
SETBACKS - BUILDING		
FRONT	REG'D 10'-0"	PROHIB'D 5'-0"
REAR SIDE	10'-0"	5'-0"
REAR	20'-0"	5'-0"

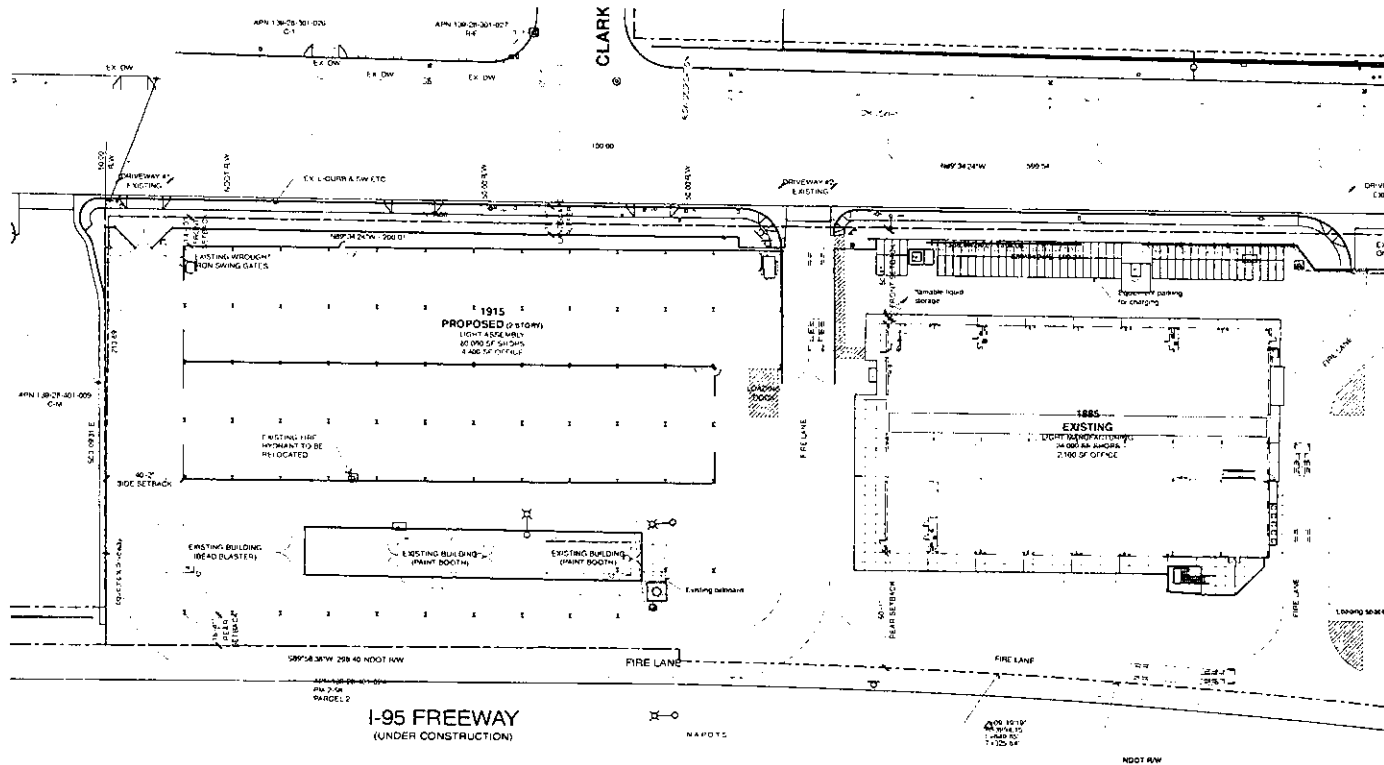
MAX HEIGHT	NA
ACTUAL HEIGHT	24'-7 1/2"
LOT COVERAGE ALLOWED	64%
ACTUAL LOT COVERAGE	24%

BUILDING AREA

BUILDING AREAS		
1915 PROPOSED	40,000 SF	
SHOPS, AUTO REPAIR, LIGHT MANUFACTURING	40,000 SF	
OFFICE, 2ND FLOOR, LIGHT MANUFACTURING	4,488 SF	
LABOR, 1ST FLOOR		
1885 EXISTING	24,000 SF	
SHOPS, LIGHT MANUFACTURING, OFFICE	24,000 SF	
1915 PROPOSED & EXISTING	20,000 SF	
SHOPS, AUTO REPAIR, LABOR, OFFICE	3,000 SF	
1915 PROPOSED	8,100 SF	
SHOPS, LIGHT MANUFACTURING, OFFICE	8,100 SF	
1885 EXISTING	4,400 SF	
OFFICE	4,400 SF	
1915 PROPOSED	4,600 SF	
OFFICE	4,600 SF	
TOTAL SHOPPING	14,000 SF	
TOTAL OFFICE	14,000 SF	
TOTAL SQUARE FOOTAGE	156,000 SF	

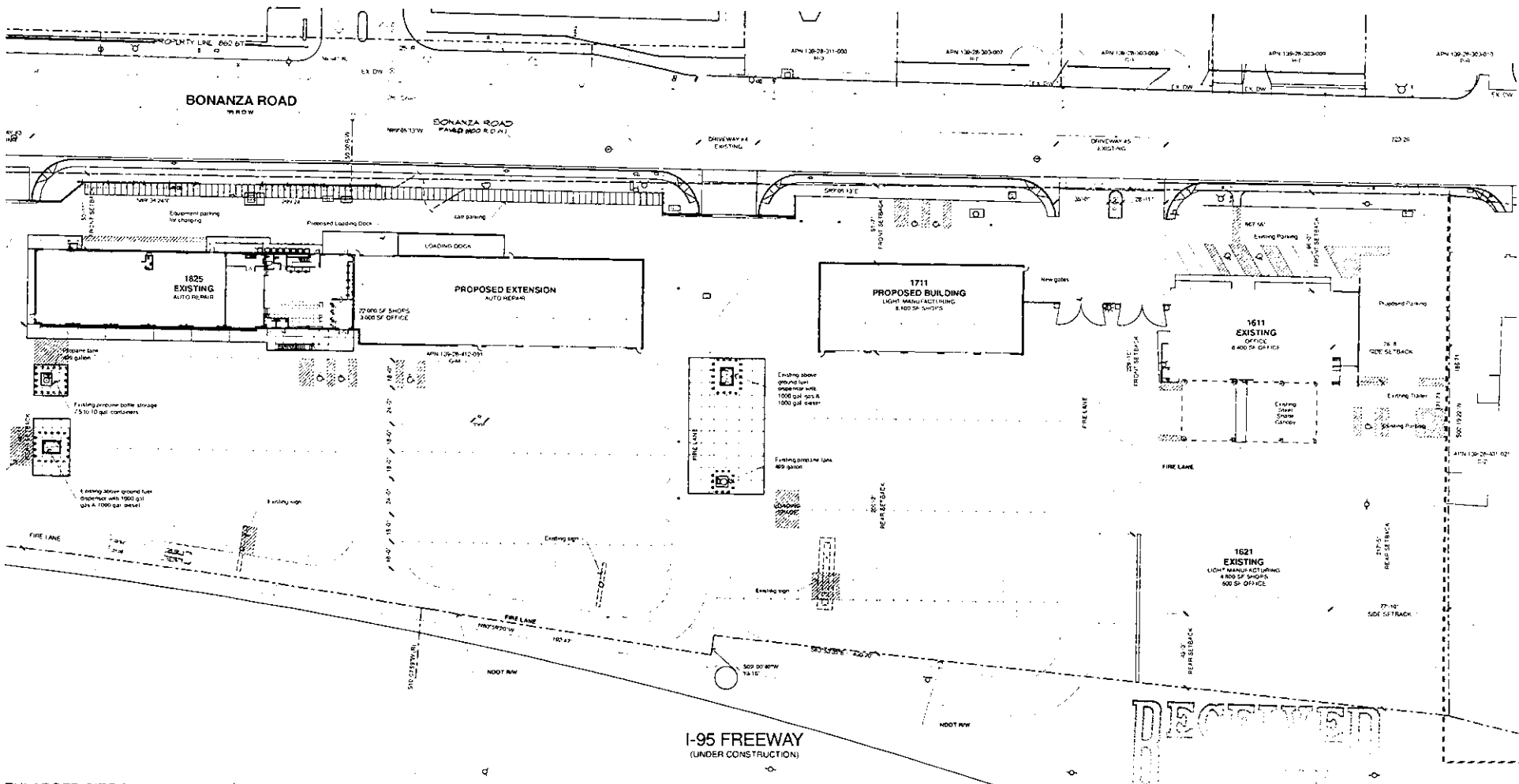
PARKING AREA

BUILDING AREA		
AUTO REPAIR, LABOR	REQUIRE'D PARKING	115
LIGHT MANUFACTURING	5 x 2,000 SF @ 1,200 +	100
LIGHT MANUFACTURING	30,000 SF @ 1,500 +	37
OFFICE	10,000 SF @ 1,100 +	26
TOTAL PARKING REQUIRED	18,500 SF @ 1,100 +	387
STANDARD PARKING SPACES PROVIDED		
HANDICAPPED SPACES PROVIDED IF AN ACCESSIBLE		8
TOTAL PARKING PROVIDED		379
LOADING SPACES & REQUIRE'D 15' WALKWAY		4



RECEIVED
JUL 13 2007

ENLARGED SITE PLAN
 1" = 200'



DECEASED

ENLARGED SITE PLAN

APTUS Architecture
 1200 South 4th Street
 Suite 200
 Las Vegas, Nevada 89104
 P: 702.439.1200
 F: 702.439.1111

Ahern Rentals
 Site Development Review
 West Bonanza Road
 Las Vegas, Nevada 89106

SDR-22205
REVISED
09/13/07 PC

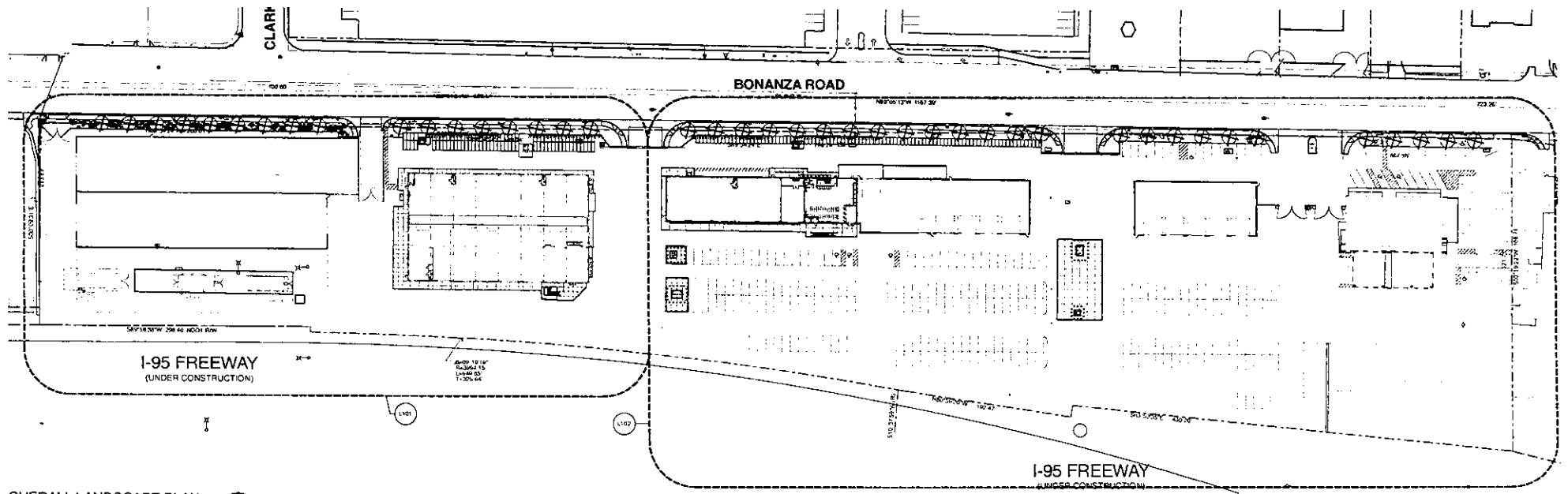
1. Initial SDR Submittal 09/14/07
 2. Final SDR Submittal 09/18/07
 3. Final SDR Submittal 09/18/07

ENLARGED SITE PLAN

ASI 02

Scale: As Shown

LANDSCAPE BUFFERS		
FRONT	15' 0"	PROVIDED
REAR	15' 0"	15' 0" (MINIMUM REQUESTED)
SIDE (FROM SIDE OF STREET)	5' 0"	5' 0" (MINIMUM REQUESTED)
SIDE (STREET)	5' 0"	5' 0" (MINIMUM REQUESTED)



OVERALL LANDSCAPE PLAN
1" = 50'

APTUS Architecture
 1209 South Main Street
 Suite 100
 Las Vegas, Nevada 89104
 P 702.251.1200
 F 702.251.1113

Ahern Rentals
 Site Development Review
 West Bonanza Road
 Las Vegas, Nevada 89106

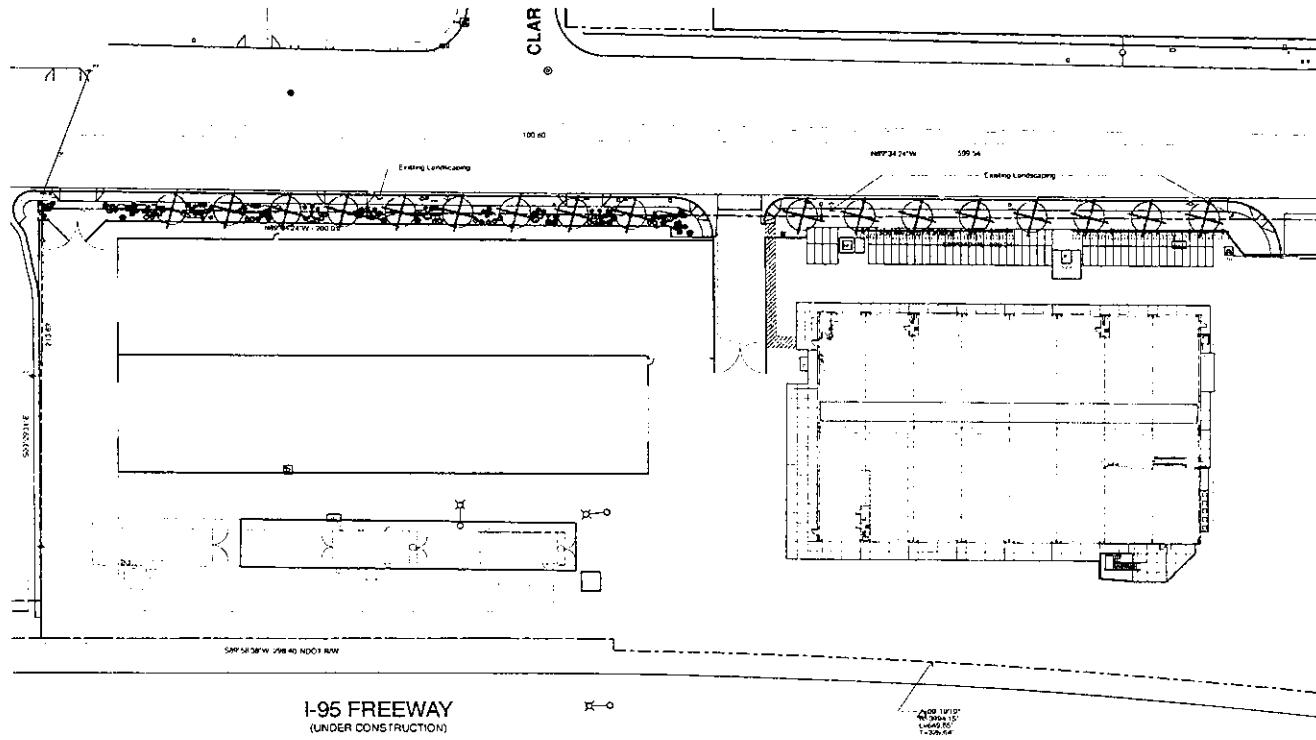
SDR-22205
07/12/07 PC

City of Las Vegas SDR Submittal 05/24/07

OVERALL LANDSCAPE PLAN

L100

06/15/07 Ahern Rentals



ENLARGED LANDSCAPE PLAN
1" = 30'

APTUS Architecture
1505 South Park Street
Suite 208
Las Vegas, Nevada 89104
P 702.939.1200
F 702.939.1213

Ahern Rentals
Site Development Review
West Bonanza Road
Las Vegas, Nevada 89106

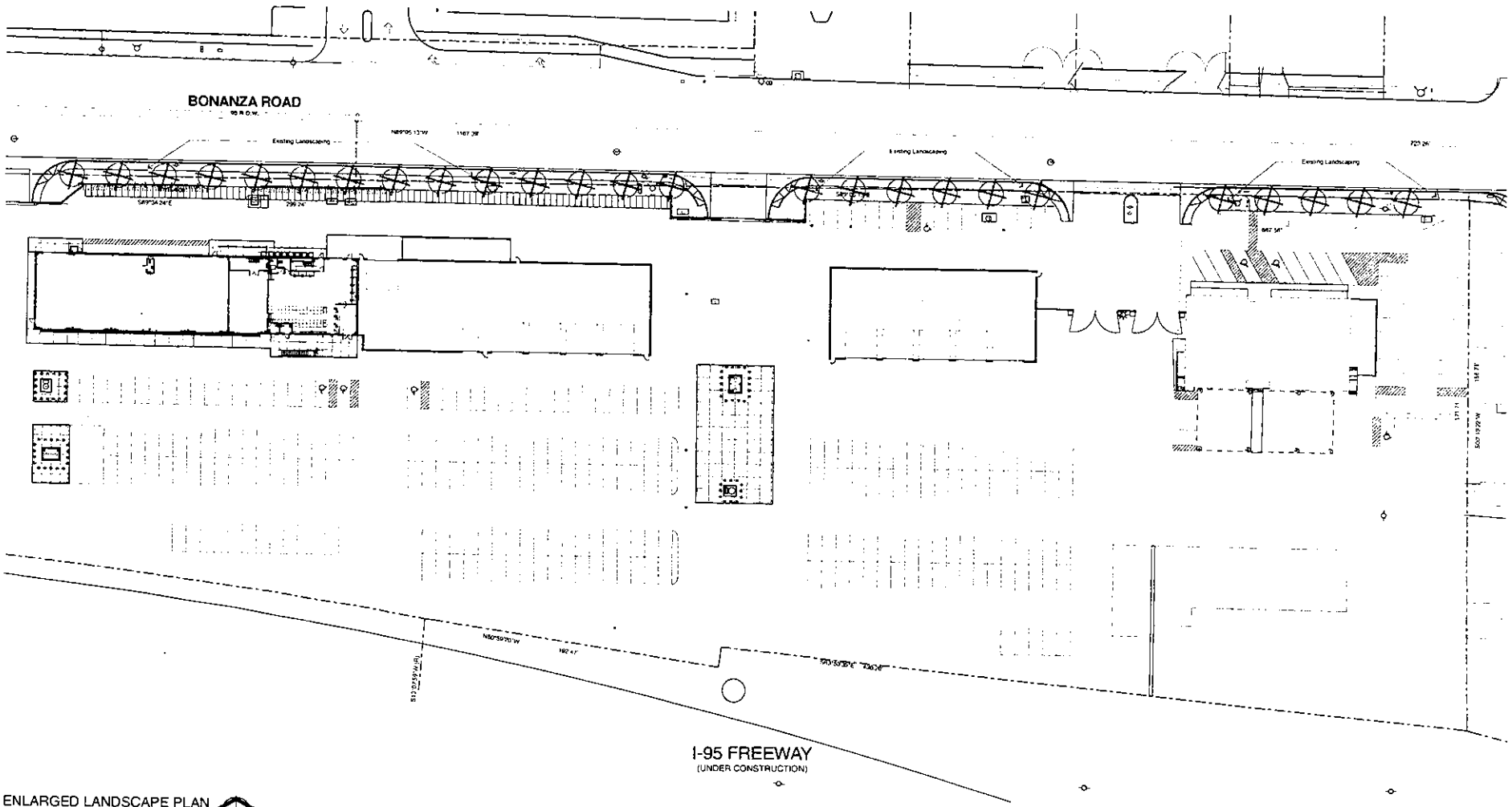
SDR-22205
07/12/07 PC

City of Las Vegas SDR Technical 06/14/07

ENLARGED
LANDSCAPE PLAN

L101

06/13/07 Ahern Rentals



ENLARGED LANDSCAPE PLAN
1" = 30'

APTUS Architecture
 2700 South Main Street
 Suite 400
 Las Vegas, Nevada 89104
 702.735.1200
 F. 702.735.1212

Ahern Rentals
 Site Development Review
 West Bonanza Road
 Las Vegas, Nevada 89106

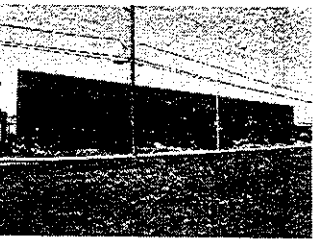
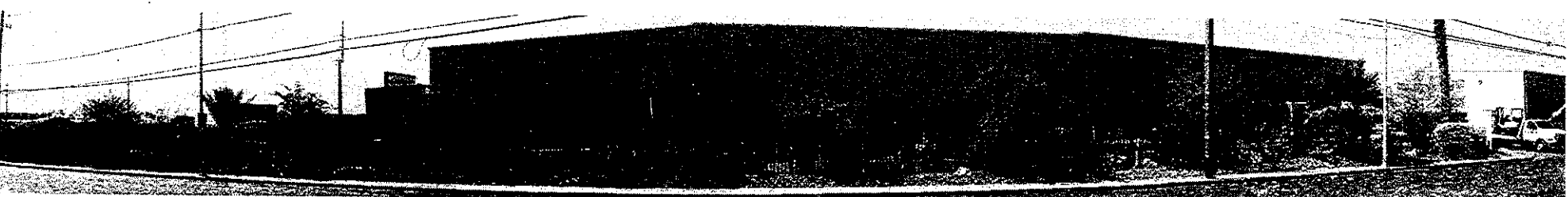
SDR-22205
07/12/07 PC

City of Las Vegas SDR Submittal 05/14/07

ENLARGED
 LANDSCAPE PLAN

L102

06/15/07 Ahern Rentals



APTUS Architecture
1220 South Main Street
Suite 200
Las Vegas, Nevada 89101
P: 702.251.1200
F: 702.251.1213

Ahern Rentals
Site Development Review
West Bonanza Road
Las Vegas, Nevada 89106

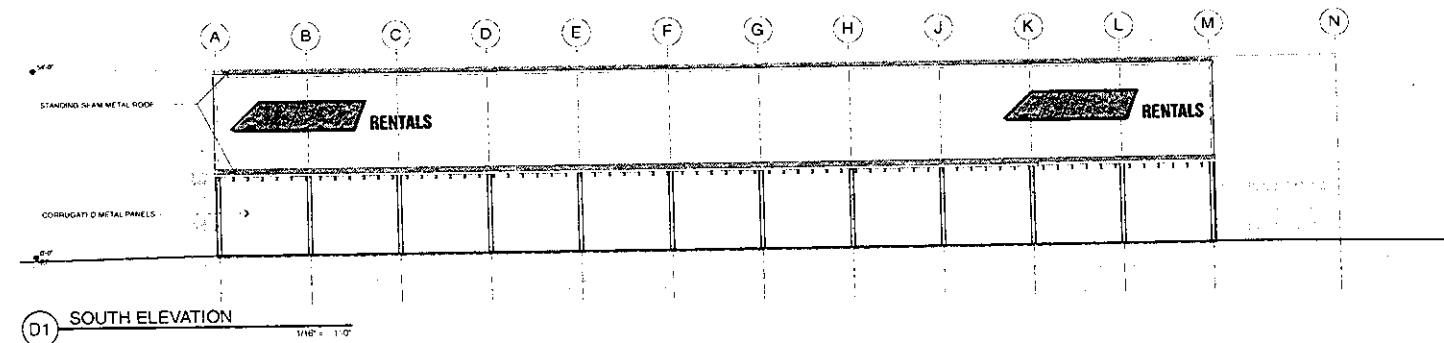
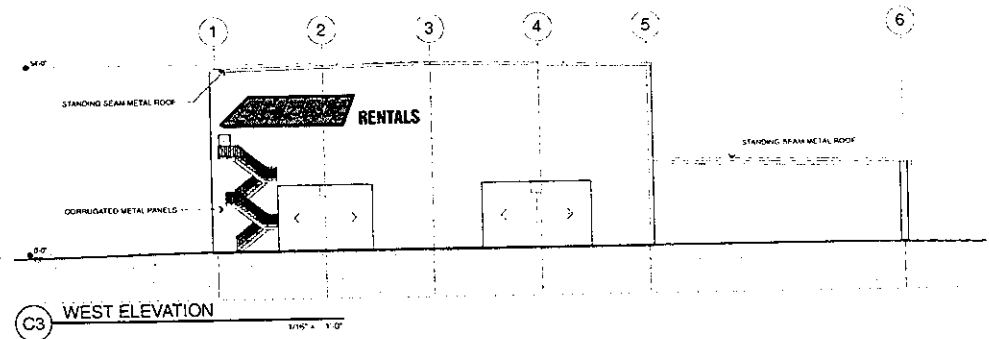
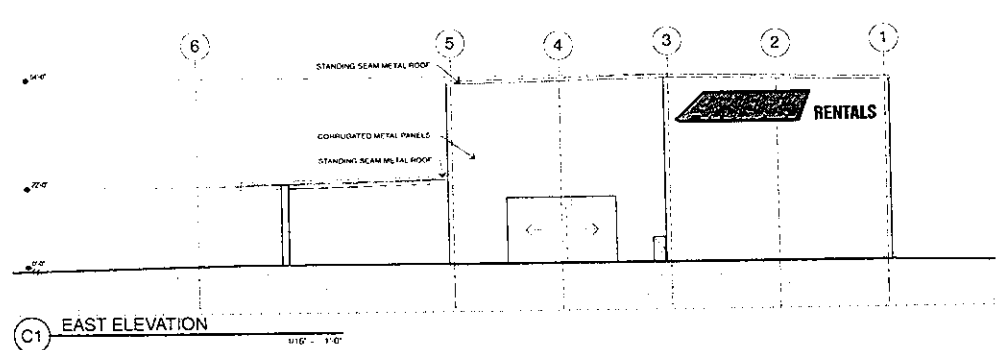
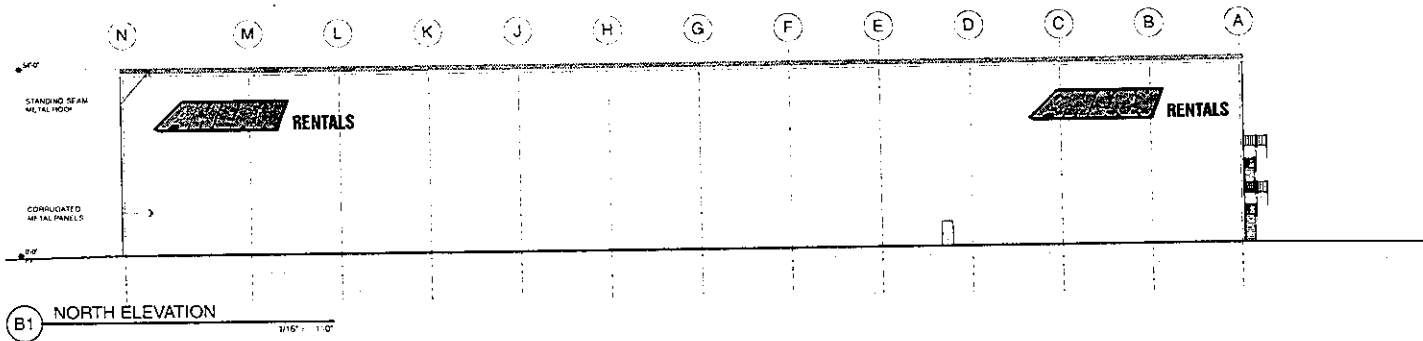
SDR-22205
07/12/07 PC

City of Las Vegas SDR Submittal 02.24.07

EXISTING
LANDSCAPE
PHOTOS

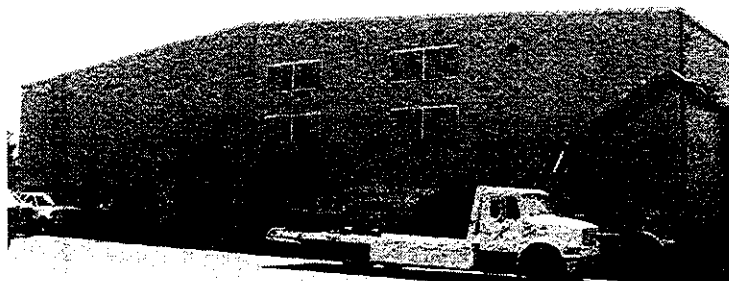
LI03

02.14.07 AMERICA PHOTOS





B1 NORTH ELEVATION NTS



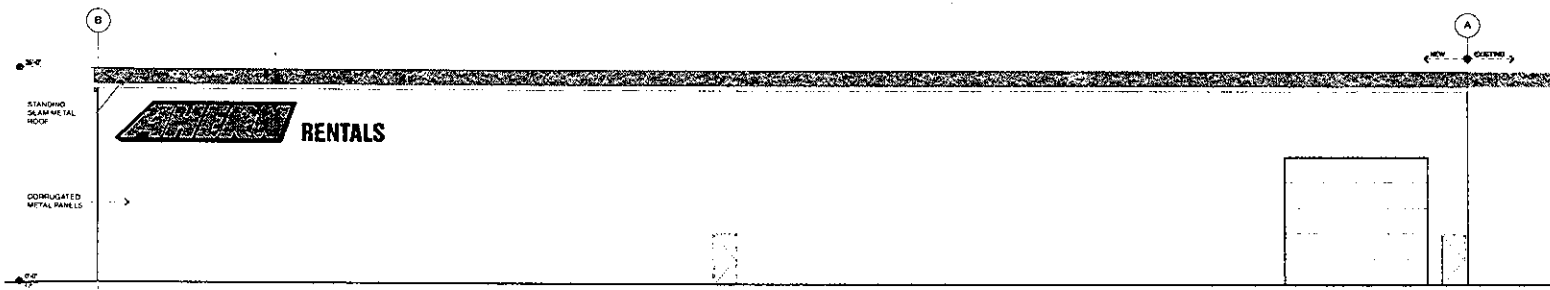
C1 EAST ELEVATION NTS



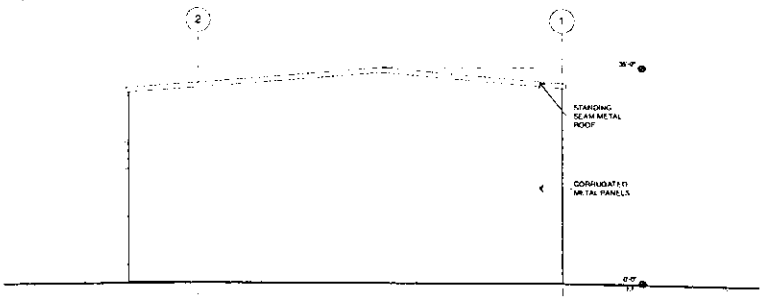
C3 SOUTH ELEVATION NTS



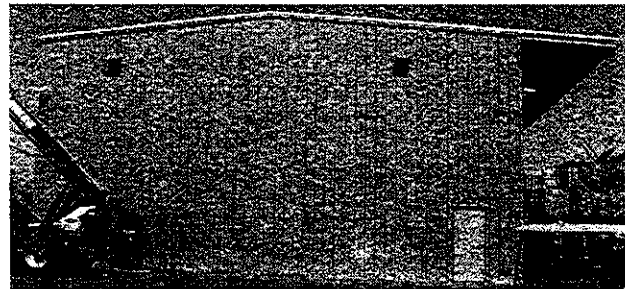
D1 WEST ELEVATION NTS



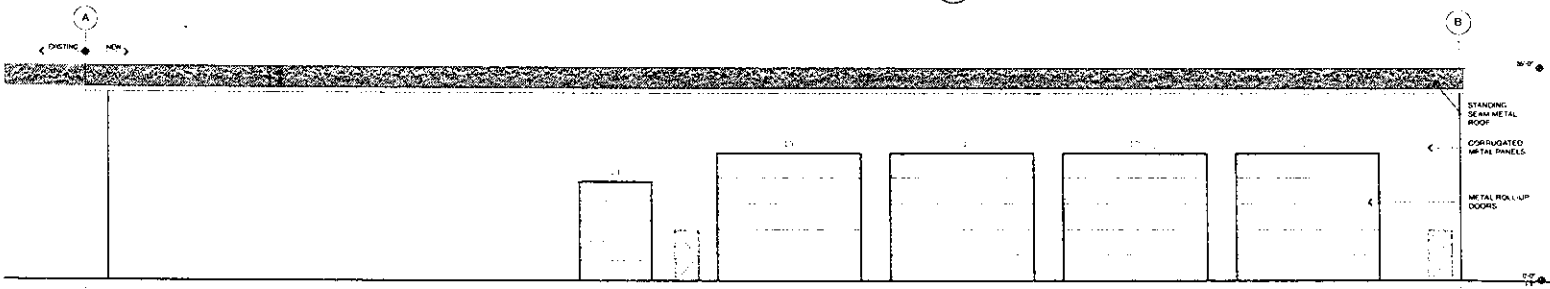
B1 NORTH ELEVATION
1/8" = 1'-0"



C1 EAST ELEVATION
1/8" = 1'-0"



D1 WEST ELEVATION
NTS



D1 SOUTH ELEVATION
1/8" = 1'-0"

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Suite 200
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Ahern Rentals
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West Bonanza Road
Las Vegas, Nevada 89106

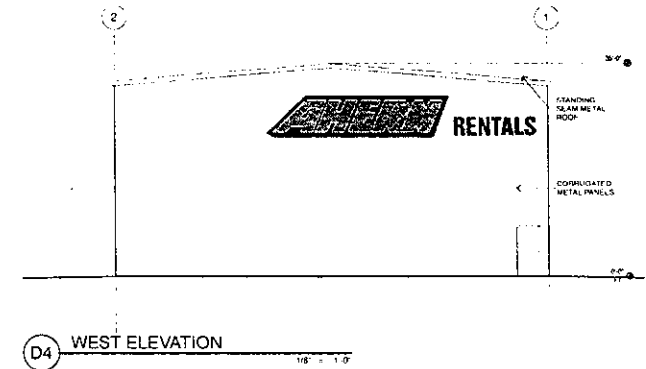
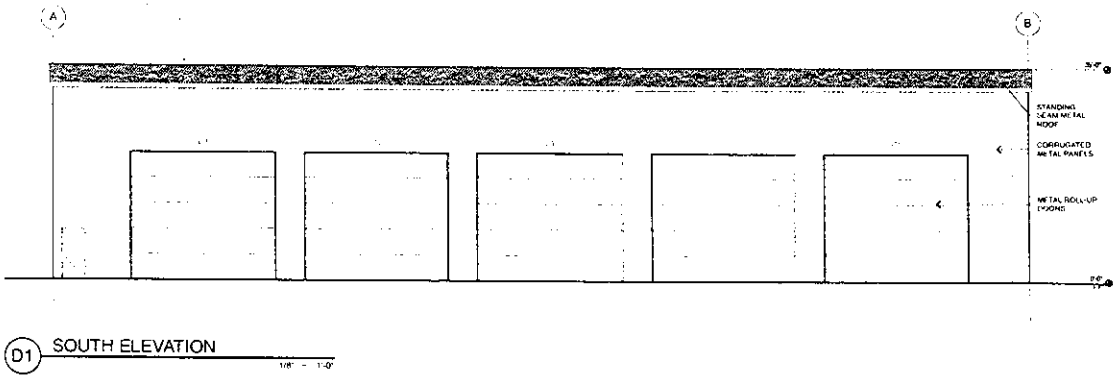
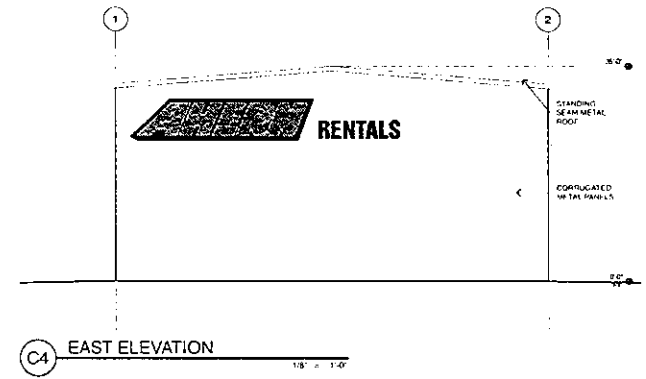
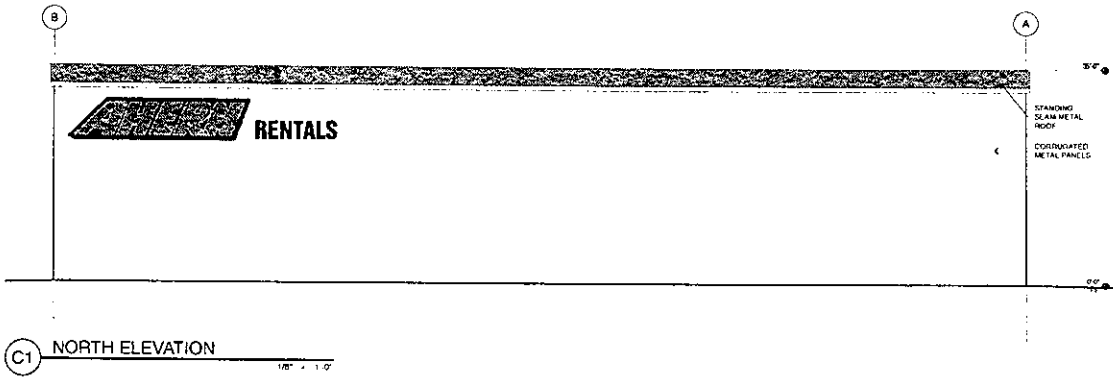
SDR-22205
07/12/07 PC

City of Las Vegas SDR Submission 05/24/07

1825 BUILDING ELEVATIONS

A202

06/15/07 Ahern Rentals



APTUS Architecture
 1380 South Main Street
 Suite 306
 Las Vegas, Nevada 89104
 P: 702.491.1288
 F: 702.829.1213

Ahern Rentals
 Site Development Review
 West Bonanza Road
 Las Vegas, Nevada 89106

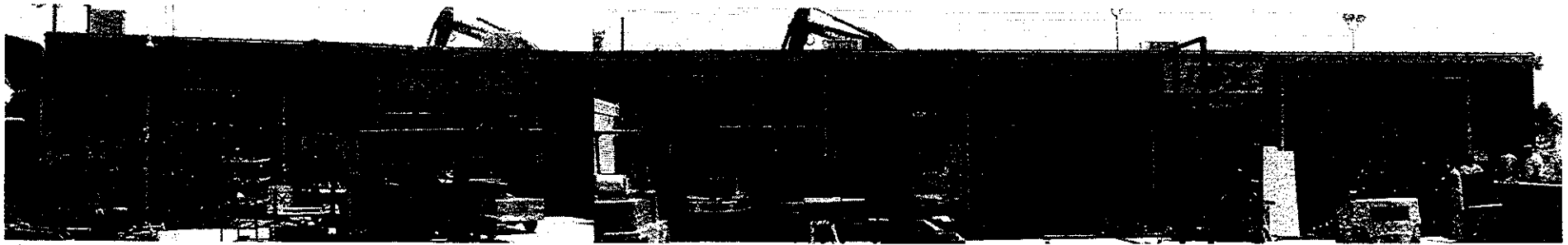
SDR-22205
07/12/07 PC

City of Las Vegas SDR Submittal 01/14/07

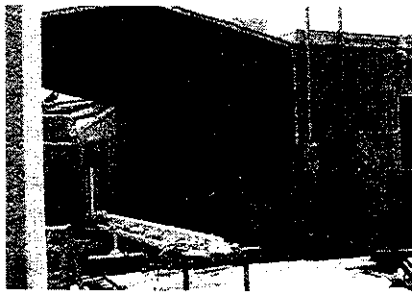
1711 BUILDING
 ELEVATIONS

A203

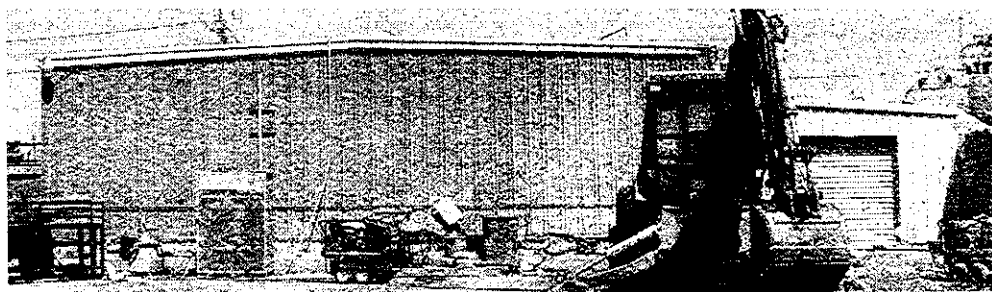
06/16 Ahern-Rentals



B1 NORTH ELEVATION NTS



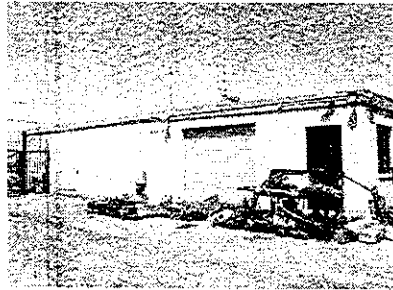
D1 EAST ELEVATION NTS



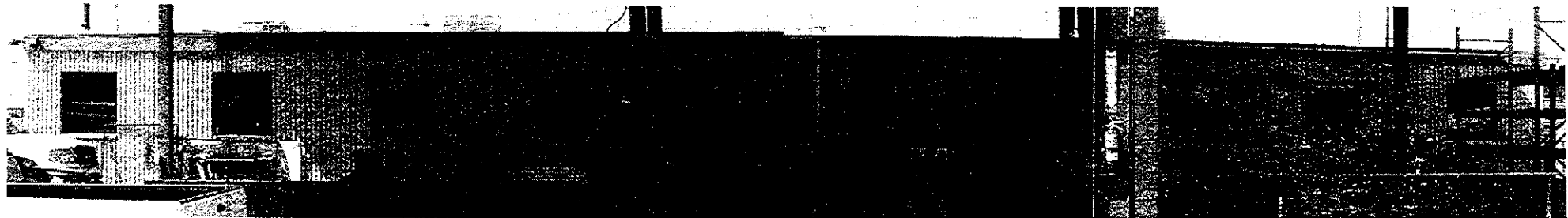
D3 WEST ELEVATION NTS



B1 NORTH ELEVATION NTS



C1 WEST ELEVATION NTS



D1 SOUTH ELEVATION NTS

APTUS Architecture
1200 South High Street
Suite 200
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F: 702.631.1243

Ahern Rentals
Site Development Review
West Bonanza Road
Las Vegas, Nevada 89106

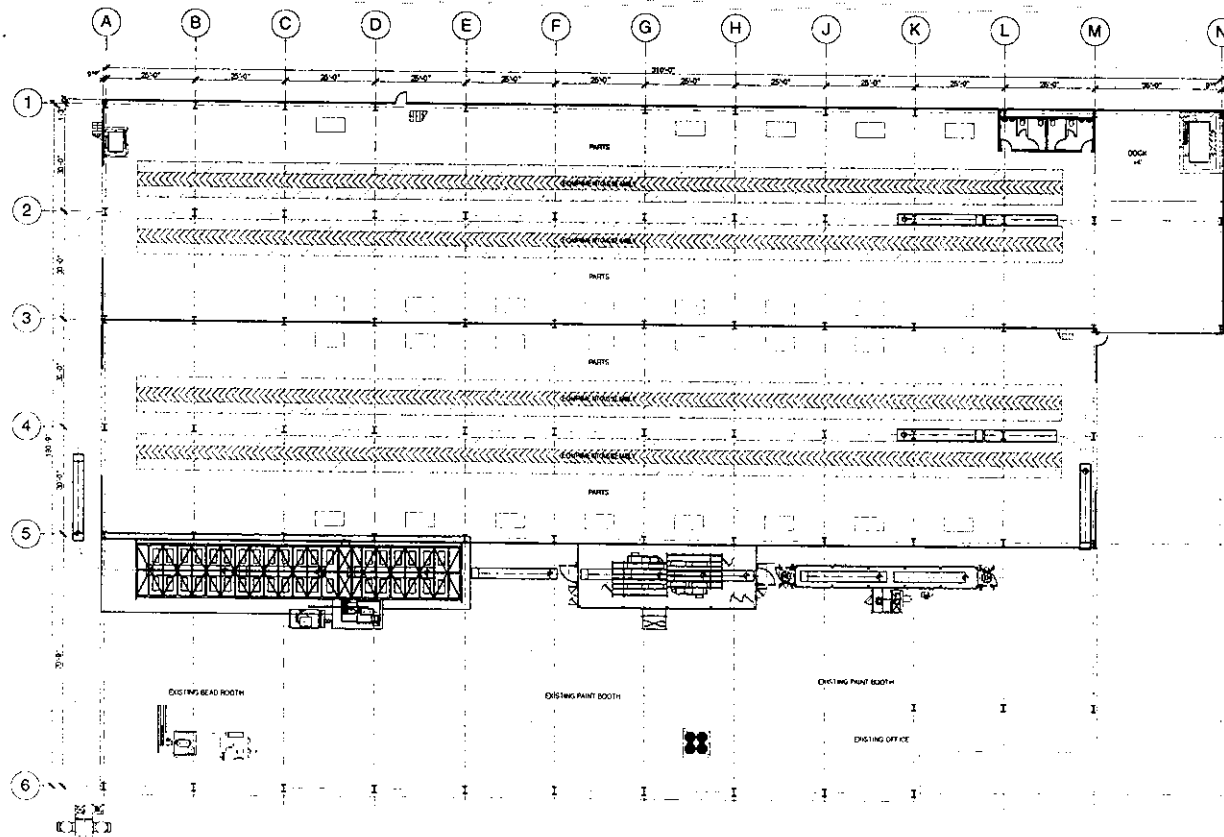
SDR-22205
07/12/07 PC

City of Las Vegas 204 Submittal 06/24/07

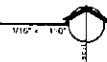
1611 BUILDING
ELEVATIONS

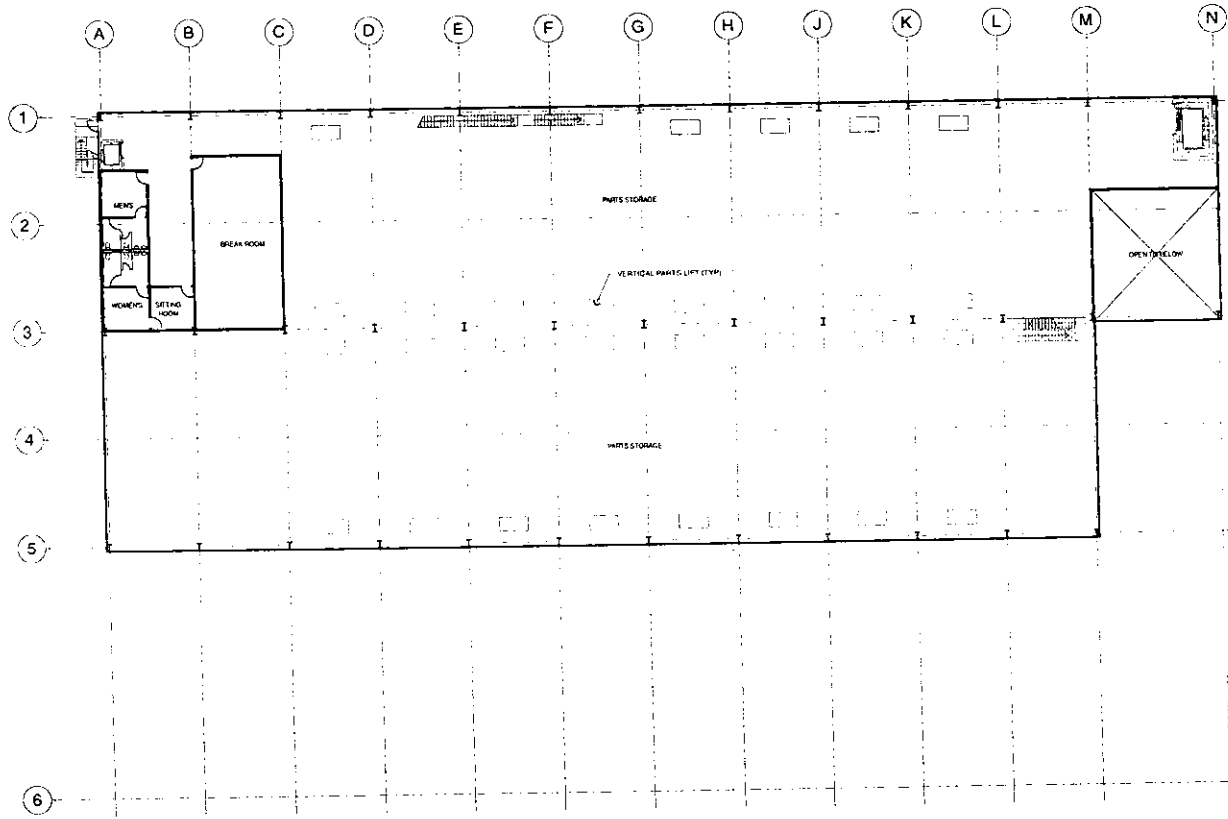
A205

By: [Signature]

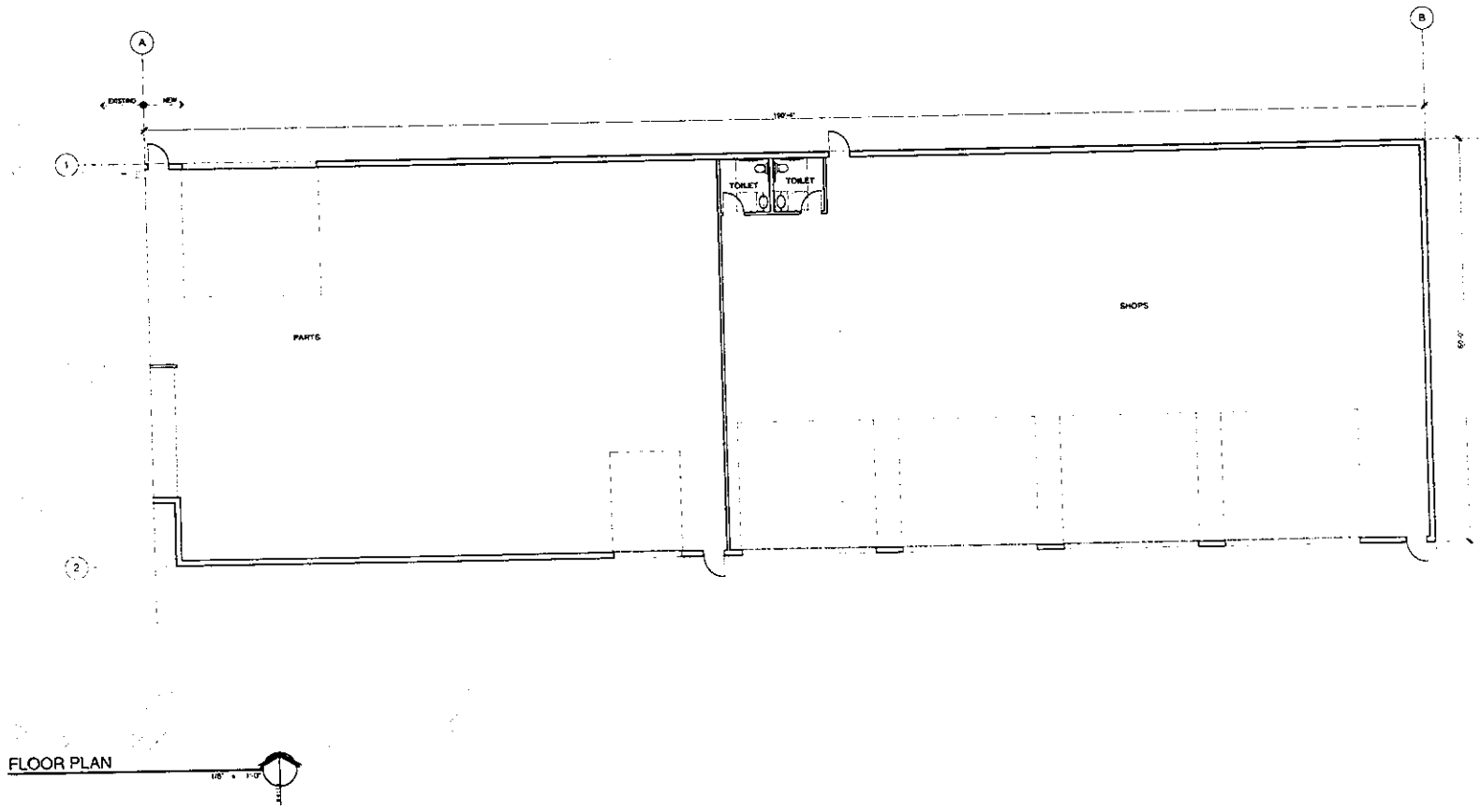


FLOOR PLAN

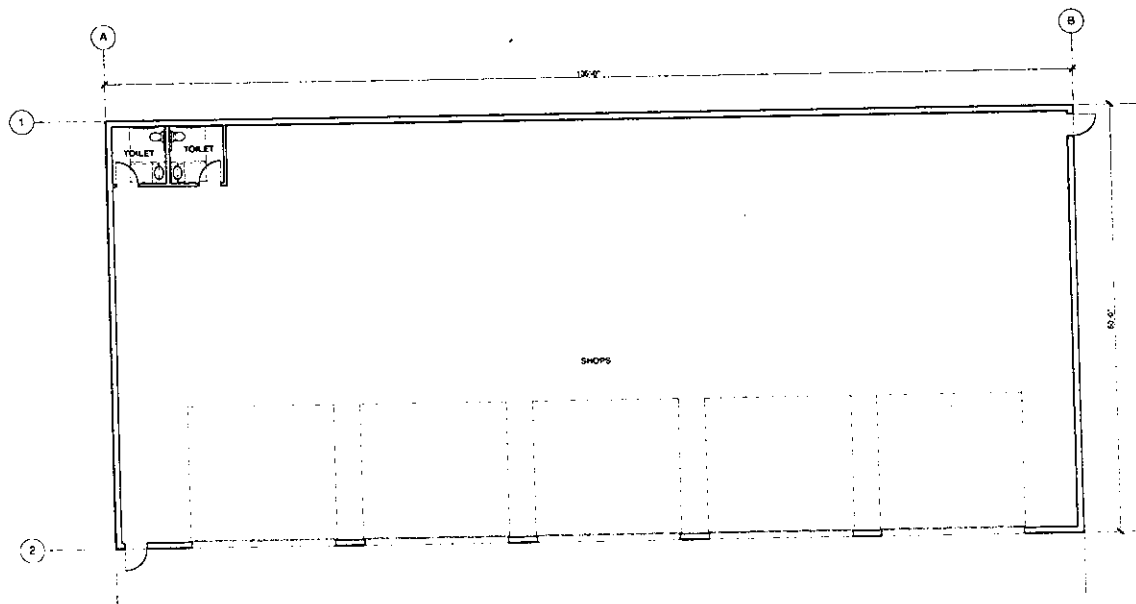




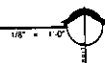
SECOND FLOOR PLAN
 1/16" = 1'-0"

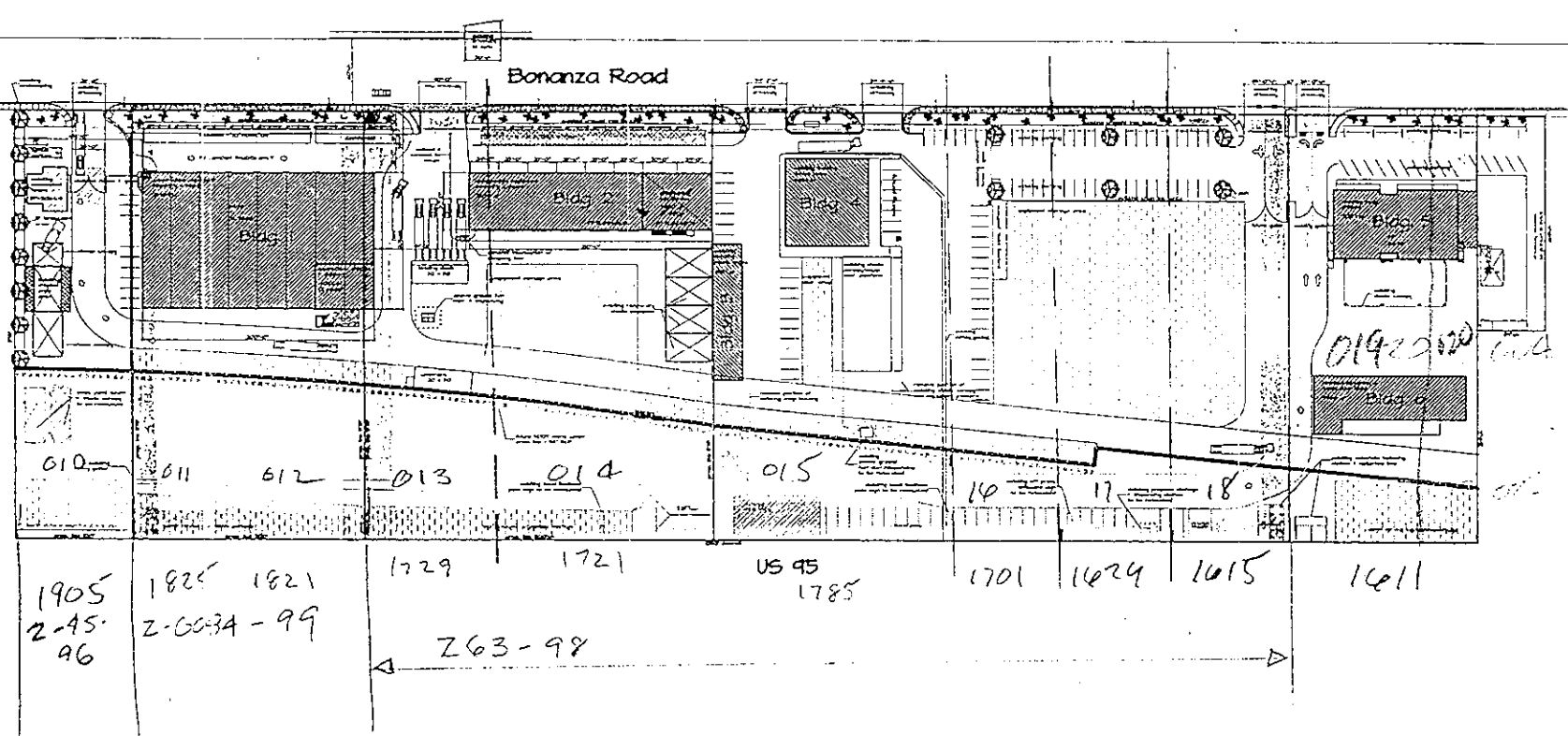


FLOOR PLAN



FLOOR PLAN





1905
2-45
96

1825 1821
Z-60-34-99

1729 1721
Z63-98

US 95
1785

1701 1624 1615

1611

0192200

Ahern Rentals - Las Vegas NV
315 West Sahara Ave. Suite 100
Las Vegas, NV 89102

NO.	DATE	DESCRIPTION
1	07/12/07	PC
2		
3		
4		
5		
6		
7		
8		
9		
10		

AHERN
Rentals/ Planning Study

John Paul Ahern - Architect
6122 West 11 North Lindero Lane - Peoria, Arizona 85303
Tel. 623-512-5128 Fax 623-512-5621

DATE: 08/01/06
DRAWN: PA
CHECKED: PA
PRINTED: WCA/11
REVISED:

10-18, 020, 004

SDR-22205
07/12/07 PC

Site Zoning & Data

SITE DATA

PARCEL NUMBER		139-28-412-001
JURISDICTION		CITY OF LAS VEGAS - 89106
EXISTING ZONING		C-M
SITE AREA		425,581 SF 9.77 GROSS ACRES
SETBACKS - (BUILDING)		
	REQ'D	PROVIDED
FRONT	10'-0"	SEE PLANS
INTERIOR SIDE	10'-0"	SEE PLANS
SIDE STREET	10'-0"	SEE PLANS
REAR	20'-0"	SEE PLANS
MAX HEIGHT		N/A
ACTUAL HEIGHT		54'-0", 35'-0"
LOT COVERAGE ALLOWED		N/A
ACTUAL LOT COVERAGE		24%

BUILDING AREA

BUILDING AREAS:

1915		
SHOPS		40,000 SF
OFFICE		4,400 SF
1885		
SHOPS		24,200 SF
OFFICE		2,100 SF
1825		
SHOPS		22,000 SF
OFFICE		3,000 SF
1711		
SHOPS		8,100 SF
1621		
SHOPS		4,900 SF
OFFICE		600 SF
1611		
OFFICE		<u>3,700 SF</u>
TOTAL SHOPS		99,200 SF
TOTAL OFFICE		13,800 SF
TOTAL SQUARE FOOTAGE		113,000 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	
HEAVY MACHINERY/EQUIP	8,100 SF @ 1:250 =	33
AUTO REPAIR (MAJOR)	5 + 22,000 SF @ 1:200 =	115
LIGHT ASSEMBLY	32,100 SF @ 1:500 =	65
LIGHT MANUFACTURING	37,000 SF @ 1:1,000 =	37

SDR 22205				
Don F. Ahern				
1529 W. Bonanza Rd.				
Proposed 113 thousand square light industrial facility and general office.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [1000 SF]	99.2	6.97	691
AM Peak Hour			0.92	91
PM Peak Hour			0.98	97
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	13.8	11.01	152
AM Peak Hour			1.55	21
PM Peak Hour			1.49	21
<i>(heaviest 60 minutes)</i>				
Net Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [1000 SF]	113		843
AM Peak Hour				113
PM Peak Hour				118
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Bonanza Rd.				
Average Daily Traffic (ADT)	18,298			
PM Peak Hour	1,464			
<i>(heaviest 60 minutes)</i>				
Martin L. King Blvd.				
Average Daily Traffic (ADT)	39,982			
PM Peak Hour	3,199			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bonanza Rd.	32585			

Martin L. King Blvd.	32585			
<p>This project will add approximately 843 trips per day on Bonanza Rd. and Martin L. King Blvd. This will increase the existing volumes by about 5 percent on Bonanza and about 2 percent on Martin L. King. Bonanza is at about 56 percent capacity and Martin L. King is currently over capacity.</p>				
<p>Based on Peak Hour use, this development will add roughly 118 additional cars into the area; which works out to about 2 every minute.</p>				
<p>Note that this report assumes all traffic from this development uses all named streets.</p>				