

June 13, 2007

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

APN:	139-28-302-013	139-28-302-017	139-28-302-022	139-28-302-023
	139-28-302-018	139-28-302-019	139-28-302-024	139-28-302-025
	139-28-302-020	139-28-302-026	139-28-302-021	139-28-302-033

Re: a. SDR - Site Development Review (Major Modification)
 b. Waiver of Required Landscape Buffer along Bonanza
 c. ROC -- Review of Conditions

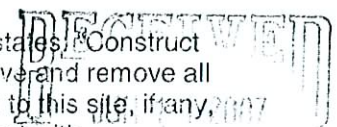
To Whom It May Concern:

We respectfully submit this request for the aforementioned applications for a combined rental / retail facility for Ahern and Ace Hardware. This development is located on the north side of Bonanza between Sunny Place and Clarkway Ave. Ahern has teamed up with Ace Hardware to provide a location for customers to rent equipment and to purchase other hardware items. We already have approval for a Site Development Review and the associated Special Use Permits, but the owner has decided to reconfigure the site. Therefore, we are asking for a major modification to the previously approved site development review.

This project consists of 30,000 sf of retail, 30,000 sf of Office Space, 40,000 sf of covered storage area and 60,000 sf of repair shops strictly for repair of Ahern rental equipment. There is a height limit in place of 12' max for equipment being stored and repaired. There are 586 parking spaces required and 595 parking spaces provided. All parking is provided on grade and on site. The exterior materials include vertical and horizontal metal panels and aluminum storefront with tinted, insulated glazing. All structures will be fully sprinkled and accessible by the fire department. Fire department access gates have been provided on the north side of the site off of Washington and access is also available from Bonanza. As a separate package, we will request a reversionary map to combine all of the parcels into one new parcel. The single driveway along Bonanza is new.

We are requesting the following applications:

- a. SDR (Major Modification) – We are requesting a site development review for the parcels listed above. All setbacks are conforming to title 19 requirements. All of the equipment parking and outdoor storage areas will be paved. We are providing landscaping as required which includes the landscape fingers with two trees every 6 spaces, 8' landscape buffers with 24" box trees at 20'-0" o.c. where the property abuts to the neighboring properties, 15' landscape buffer along Washington with 24" box trees at 20'-0" o.c. We are asking for a waiver of the landscape buffer along Bonanza to provide 10'-0' where 15'-0" is required. We have provided for an 8' high masonry wall along the perimeter of the west, north and east sides of the site. We request a waiver for the wall on the east and west and interior south side to be plain gray masonry. We will provide the decorative masonry wall along the north portion of the site which abuts Washington. The fence along the south side of the site abutting Bonanza is existing. Handicap parking and access aisles are shown per code.
- b. ROC – We would like to revise condition #6 as stated in ZON-13837 which states, "Construct all incomplete half-street improvements on Bonanza Road and Clarkway Drive and remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current city standards concurrent with



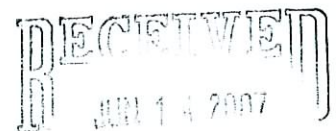
development of this site". We would like to remove the required half street improvements required for Clarkway Drive.

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 this new Ace hardware / Ahern Rentals to this area.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture



ROC-22207 SDR-22206
REVISED 07/12/07 PC