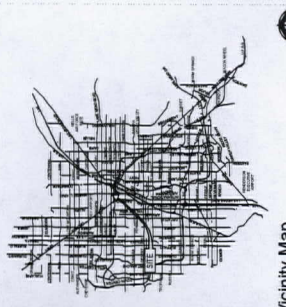


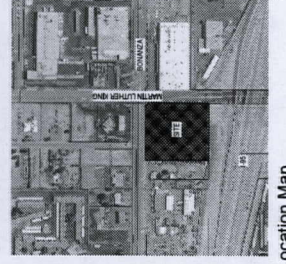
Ahern Corporate Center
 Special Use Permit
 SW Corner of Bonanza and Martin L. King
 Las Vegas, Nevada 89106

APTUS Architecture
 1000 South 4th Street
 Suite 206
 Las Vegas, NV 89104
 P 702.891.1300
 F 702.891.1311
 aptus@aptusarch.com

APTUS PROJECT NO. 06.011
 ARCHITECT



Location Map



Site Zoning & Data

SITE DATA	
PARCEL NUMBER	158-28-881-033
JURISDICTION	CITY OF LAS VEGAS 89104
EXISTING GENERAL PLAN	R-2
EXISTING ZONING	R-2
PROPOSED ZONING	C-2
SITE AREA	113,548 SQ. FT. 1,147 SQUARE FEET

BUILDING AREA	
NO. OF FLOORS	15 STAFF + 110 CHILDREN + 15
NO. OF OFFICE	18,000 SQ. FT. (175 + 165)
NO. OF RESTAURANT	2,700 SQ. FT.
NO. OF CHILD CARE	2,700 SQ. FT.
NO. OF RETAIL	14,123 SQ. FT.
NO. OF RESTAURANT (REMAINING)	691
NO. OF CHILD CARE	589
NO. OF RETAIL	81,171 SQ. FT.
NO. OF OFFICE	696

PARKING CALCULATIONS	
TOTAL PARKING REQUIRED	141 (2 SPA) SPACES
CHILD CARE	589
OFFICE	696
RESTAURANT	691
RETAIL	14,123
STANDARD PARKING PROVIDED	141 (2 SPA) SPACES
HANDICAPPED PARKING PROVIDED	691
COMPACT SPACES PROVIDED	696
TOTAL PARKING PROVIDED	1,478

SETBACKS (BUILDING) (VARIANCE REQUESTED)	
REAR	PROVIDED 15'-0"
REAR SIDE	PROVIDED 15'-0"
REAR STREET	PROVIDED 15'-0"
REAR SIDE STREET	PROVIDED 15'-0"
REAR SIDE	PROVIDED 15'-0"
REAR SIDE STREET	PROVIDED 15'-0"
REAR SIDE	PROVIDED 15'-0"
REAR SIDE STREET	PROVIDED 15'-0"
REAR SIDE	PROVIDED 15'-0"
REAR SIDE STREET	PROVIDED 15'-0"
REAR SIDE	PROVIDED 15'-0"
REAR SIDE STREET	PROVIDED 15'-0"

SETBACKS (PARKING) (VARIANCE REQUESTED)	
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REAR SIDE	PROVIDED 15'-0"
REAR STREET	PROVIDED 15'-0"
REAR SIDE STREET	PROVIDED 15'-0"
REAR SIDE	PROVIDED 15'-0"
REAR SIDE STREET	PROVIDED 15'-0"
REAR SIDE	PROVIDED 15'-0"
REAR SIDE STREET	PROVIDED 15'-0"
REAR SIDE	PROVIDED 15'-0"
REAR SIDE STREET	PROVIDED 15'-0"

MAXIMUM SETBACKS	
ACTUAL HEIGHT & STORES	36'-0" & 18 STORES
ACTUAL LOT COVERAGE	38.2%

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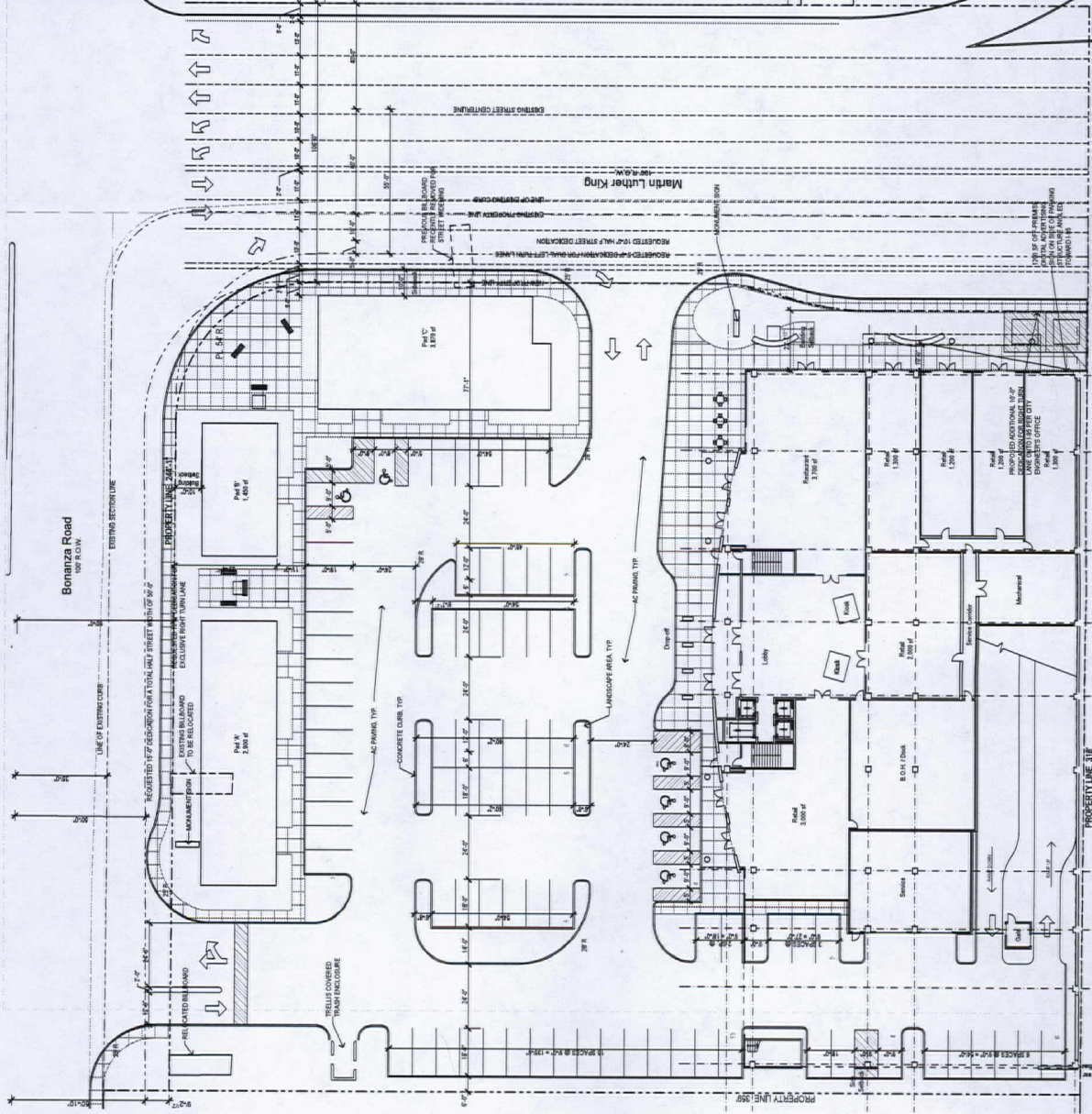
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ACTUAL LOT COVERAGE	38.2%

ACTUAL LOT COVERAGE	
ACTUAL LOT COVERAGE	38.2%



Site Plan

Zoning Map

Vicinity Map

ISSUED	
NO.	DESCRIPTION
1	CITY OF LAS VEGAS
2	CITY OF LAS VEGAS
3	CITY OF LAS VEGAS

TITLE
 SITE PLAN AND
 ZONING INFO

DRAWING NO.
RECEIVED AS100

RECEIVED AS100
 FEB 05 2008

ROC-26778
02/28/08 PC

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D2 NORTH ELEVATION
 1/16" = 1'-0"

D1 EAST ELEVATION
 1/16" = 1'-0"

ROC-26778
02/28/08 PC

RECEIVED
 FEB 05 2008
 Ahern Corporate Center

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NO.	DESCRIPTION	DATE
1	City of Las Vegas SIP VMS Submittal	1.15.08
2	City of Las Vegas SIP VMS Submittal (Rev.)	03.04.08

ISSUED
 BUILDING
 ELEVATIONS

