

February 5, 2008

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

APN: 139-28-401-033

Re:
Site Development Review and Variance

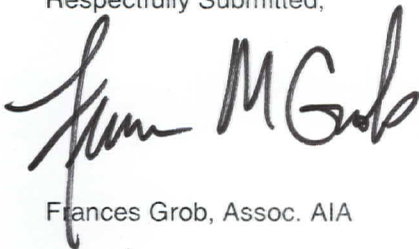
To Whom It May Concern:

We respectfully submit this request for a Site Development Review and a Variance for an off-premise advertising sign located on the new parking structure of the proposed eighteen-story Ahern Corporate Center located on the southwest corner of Bonanza and Martin Luther King Dr. This parcel was recently zoned C-2, application ZON-13896.

The off-premise advertising sign will be 1200 sf (20' x 60') and will be located on the east side of the parking structure. The top of the sign will be 83'-0" above the finish grade. We are requesting a variance of Title 19 section 19.40.100 C to allow a 1200 sf sign where 672sf is the maximum size and to allow the top of the sign to be +/- 58'-0" above the elevated roadway where 30' above the elevated roadway is the maximum. This sign will be digital and will be mounted on side of the parking structure at angle facing southeast.

In our opinion, this request will not negatively impact the design of the proposed project. We have made every attempt to follow City of Las Vegas Title 19 as closely as possible in the design and layout of this site. Please join us in our attempt to bring a much-needed high caliber project into this area.

Respectfully Submitted,



Frances Grob, Assoc. AIA

ROC-26778
02/28/08 PC

February 6, 2008

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

APN: 139-28-401-033

Re: ROC – Review of Conditions

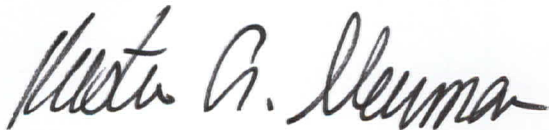
To Whom It May Concern:

We respectfully submit this request for a Review of Conditions in SDR-13904. This development is located on the southwest corner of Bonanza and Martin Luther King Dr.

We would like to revise condition #15 which states: "On-site off-premise advertising (billboard) signs shall be *removed* prior to the issuance of building permits". We propose the revised condition to read "On-site off-premise advertising (billboard) signs shall be *relocated*". We would like to relocate the billboard to the northwest corner of the property. We are asking for this relocation at this time due to the road dedications from the widening of Bonanza.

In our opinion, this waiver request 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 office development to this area.

Respectfully Submitted,



Kristen G. Neuman, AIA
APTUS Architecture

ROC-26778
02/28/08 PC