

Site Plan



Location Map



Vicinity Map

Site Zoning & Data

SITE DATA		BUILDING AREA	
PARCEL NUMBER	138-28-401-423	PAD A	3,000 sq ft
JURISDICTION	CITY OF LAS VEGAS - 89108	PAD B	1,500 sq ft
EXISTING GENERAL PLAN	CC	PAD C	4,500 sq ft
EXISTING ZONING	R-E	OFFICE	100,000 sq ft
PROPOSED ZONING	C-2	RETAIL	10,000 sq ft
SITE AREA	113,548 NSF 3.81 NET ACRES	CHILD CARE	4,500 sq ft
		RESTAURANT	3,700 sq ft
TRACKS - (BUILDING) (ADVANCE REQUESTED)		PARKING CALCULATIONS	
FRONT	REQ'D 18'-0" PROVIDED 20'-0"	TOTAL PARKING REQUIRED	111 STAFF + 110 CHILDREN + 110 OFFICE
INTERIOR SIDE	REQ'D 12'-0" PROVIDED 12'-0"	RETAIL	100,000 @ 1,200 = 83,333
SIDE STREET	REQ'D 15'-0" PROVIDED 5'-0", 22'-0"	RESTAURANT (EATING AREA)	1,000 @ 1.00 = 1,000
REAR	REQ'D 20'-0" PROVIDED 0'-0"	RESTAURANT (PREPARED)	2,700 @ 1,200 = 14
TRACKS - (PARKING) (ADVANCE REQUESTED)		PARKING REQUIRED	666
FRONT	REQ'D 18'-0" PROVIDED 20'-0"	HANDICAPPED PARKING REQUIRED	14 (2 VAN SPACES)
INTERIOR SIDE	REQ'D 12'-0" PROVIDED 12'-0"	STANDARD PARKING PROVIDED	588
SIDE STREET	REQ'D 15'-0" PROVIDED 5'-0", 22'-0"	HANDICAPPED PARKING PROVIDED	13
REAR	REQ'D 20'-0" PROVIDED 0'-0"	COMPACT SPACES PROVIDED	87 (5%)
		TOTAL PARKING PROVIDED	684
MAX HEIGHT & STORES	NONE		
ACTUAL HEIGHT & STORES	246'-0" & 18 STORES		
LOT COVERAGE ALLOWED	100%		
ACTUAL LOT COVERAGE	32.7%		

Zoning Map

SDR-26639  
REVISED  
02/28/08 PC



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

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APTUS PROJECT NO. 06.011

ARCHITECT

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NOTES

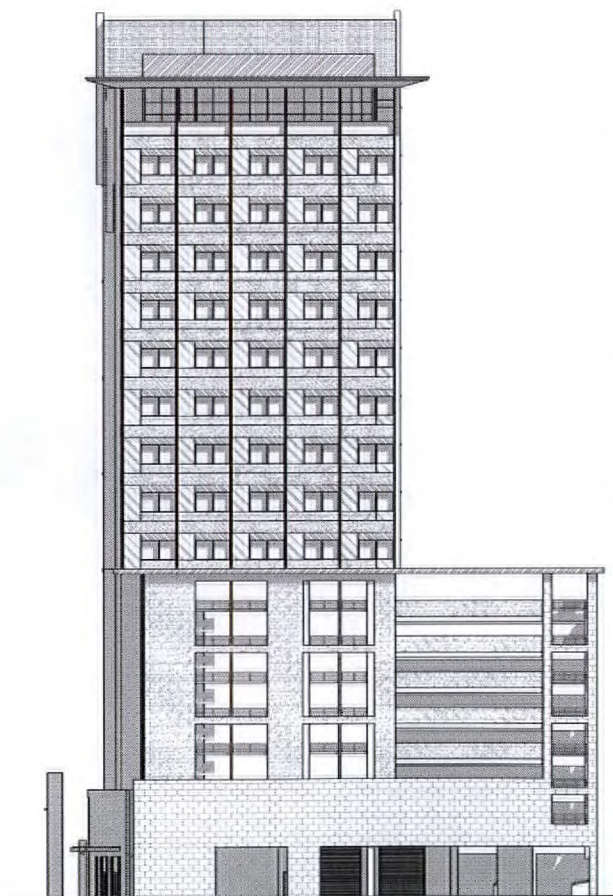
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NO.	DESCRIPTION	DATE
1	City of Las Vegas SUR VAR Submittal (Rev)	02/04/08
1	City of Las Vegas SUR VAR Submittal	1.15.08

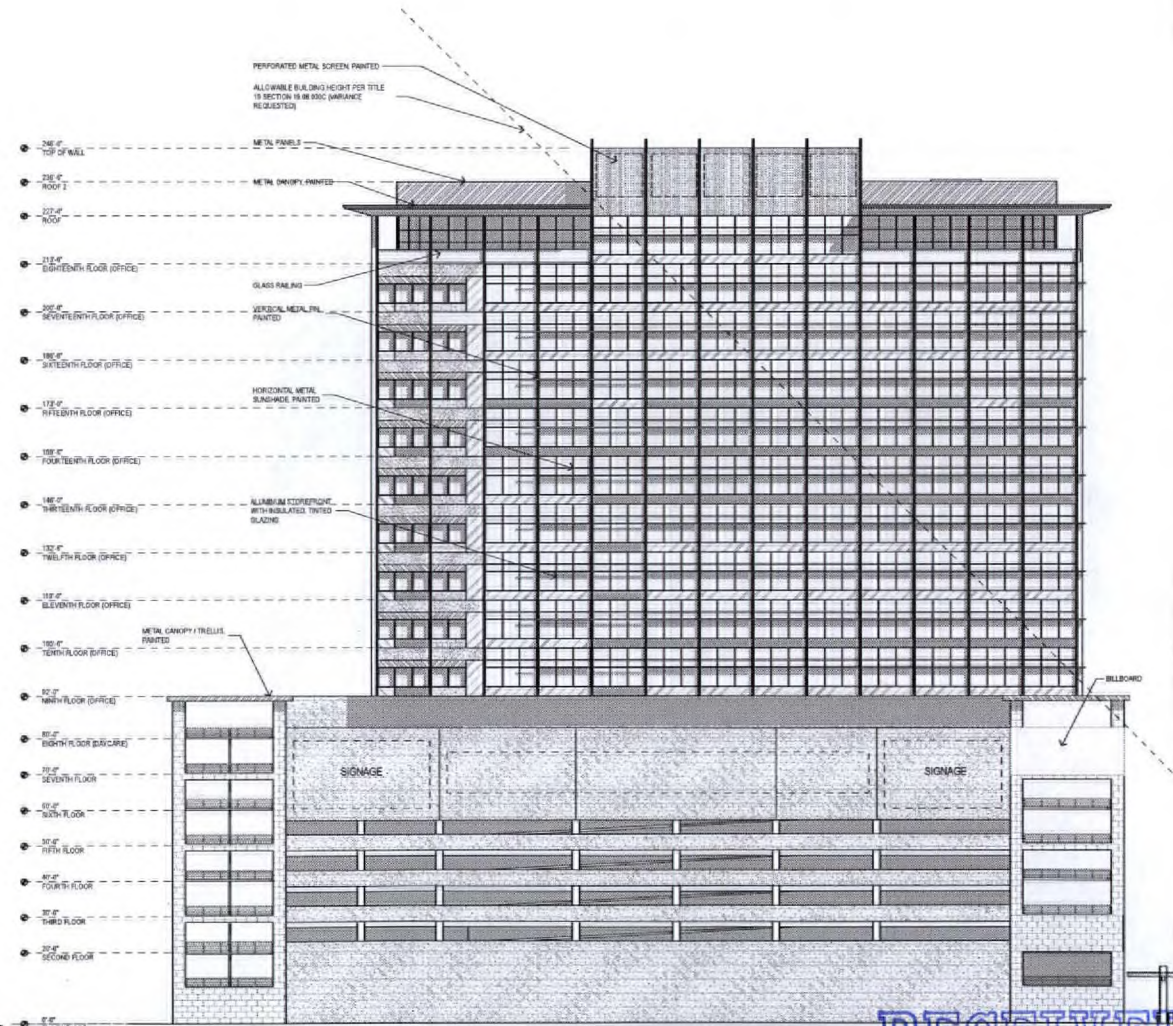
ISSUED

TITLE  
SITE PLAN AND  
ZONING INFO

DRAWING NO.  
**AS100**  
Ahern Corporate Center



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



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

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NOTES

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City of Las Vegas  
SUB VAB Submittal  
NO. DESCRIPTION DATE

ISSUED

TITLE  
BUILDING  
ELEVATIONS

DRAWING NO.

A201  
Ahern Corporate Center

SDR-26639  
REVISED  
02/28/08 PC

RECEIVED  
FEB 05 2008

**Ahern Corporate Center**  
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APTUS PROJECT NO: 06.011

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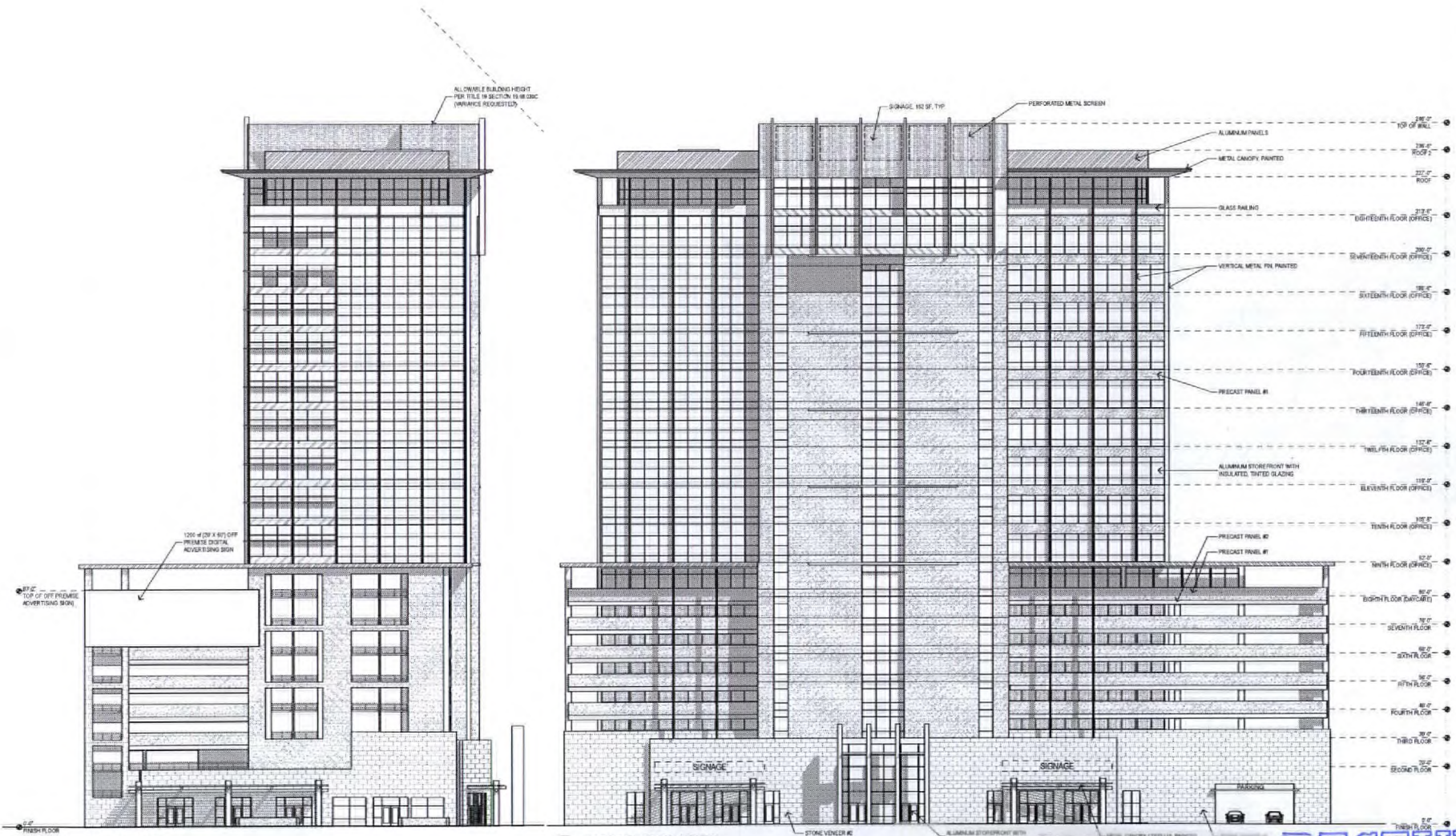
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NO.	DESCRIPTION	DATE
1	City of Las Vegas SUE VAR Submittal (Rev.)	02.04.08
1	City of Las Vegas SUE VAR Submittal	1.15.08

ISSUED

TITLE  
**BUILDING ELEVATIONS**

DRAWING NO



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

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

**SDR-26639**  
**REVISED**  
**02/28/08 PC**

**RECEIVED**  
**A200**  
**FEB 05 2008**