

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-40710** APN: 139-28-401-033

Name of Property Owner: DFA, LLC

Name of Applicant: Ahern Rentals

Name of Representative: APTUS

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: *Don F. Ahern*

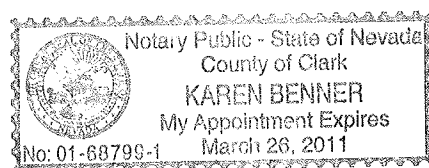
Print Name: Don F. Ahern

Subscribed and sworn before me

This 10th day of January, 2011
Karen Benner

Notary Public in and for said County and State

Revised 11-14-06



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: VAR 18250 (EOT 33093)
Project Address (Location) 525 North Martin Luther King
Project Name Ahern Corporate Center Proposed Use Office/Retail
Assessor's Parcel #(s) 139-28-401-033 Ward # 5- Barlow
General Plan: existing _____ proposed _____ Zoning: existing C-2 proposed n/a
Commercial Square Footage 177,200 Floor Area Ratio _____
Gross Acres 2.61 Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER DFA, LLC Contact Bruce Bilyeu
Address 1611 W. Bonanza Phone: (702) 858-2025 Fax: (702) 636-1345
City Las Vegas State Nevada Zip 89106
E-mail Address bruce@ahern.com

APPLICANT Ahern Rentals Contact Bruce Bilyeu
Address 1611 W. Bonanza Phone: (702) 858-2025 Fax: (702) 636-1345
City Las Vegas State Nevada Zip 89106
E-mail Address bruce@ahern.com

REPRESENTATIVE APTUS Contact Kristen Neuman
Address 1200 S. 4th Street, Suite 206 Phone: (702) 839-1200 Fax: (702) 839-1213
City Las Vegas State Nevada Zip 89104
E-mail Address kristen@aptusgroup.com

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

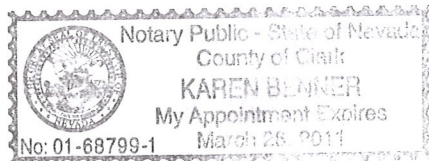
Print Name Don F. Ahern

Subscribed and sworn before me

This 10th day of January, 20 11
Karen Blanner

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-40110</u>
Meeting Date:	<u>3-2-11</u>
Total Fee:	<u>300</u>
Date Received:*	<u>1-13-11</u>
Received By:	<u>FS</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

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Ahern Corporate Center
Site Development Review
SW Corner of Bonanza and Martin L. King
Las Vegas, Nevada 89106

APTUS Architecture
1200 South 4th Street
Las Vegas, Nevada 89104
P 702 891 1131
info@aptusarchitecture.com
APTUS PROJECT NO. 06.011
ARCHITECT

Site Zoning & Data

SITE DATA	13-22-MTC20
PARCEL NUMBER	13-22-MTC20
JURISDICTION	CITY OF LAS VEGAS - RHHS
EXISTING ZONING	CC
PROPOSED ZONING	CC
SITE AREA	113,540
2.11 NET ACRES	

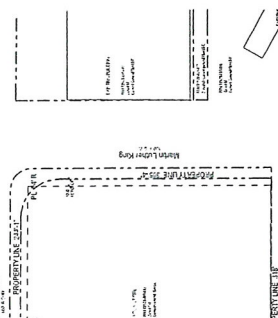
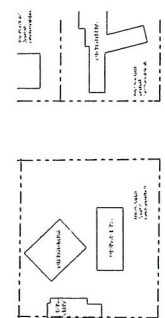
SETBACKS - (BANKING) (MANAGE REQUESTED)	
FRONT	PROPOSED
REAR	PROPOSED
LEFT	PROPOSED
RIGHT	PROPOSED
SETBACKS - (PARKING) (MANAGE REQUESTED)	
FRONT	PROPOSED
REAR	PROPOSED
LEFT	PROPOSED
RIGHT	PROPOSED

BUILDING AREA	
OFFICE	15,000 sf
RETAIL	15,000 sf
RESTAURANT	15,000 sf
TOTAL	45,000 sf

PARKING CALCULATIONS	
TOTAL PARKING REQUIRED	150
PROVIDED	150
DEFICIT	0

NON HEIGHT & STORES
ACTUAL HEIGHT & STORES
ACTUAL LOT COVERAGE
ACTUAL LOT COVERAGE

32' 0" & 28' 0" STORES
32' 0" & 28' 0" STORES



Site Plan

Zoning Map

Location Map

Vicinity Map

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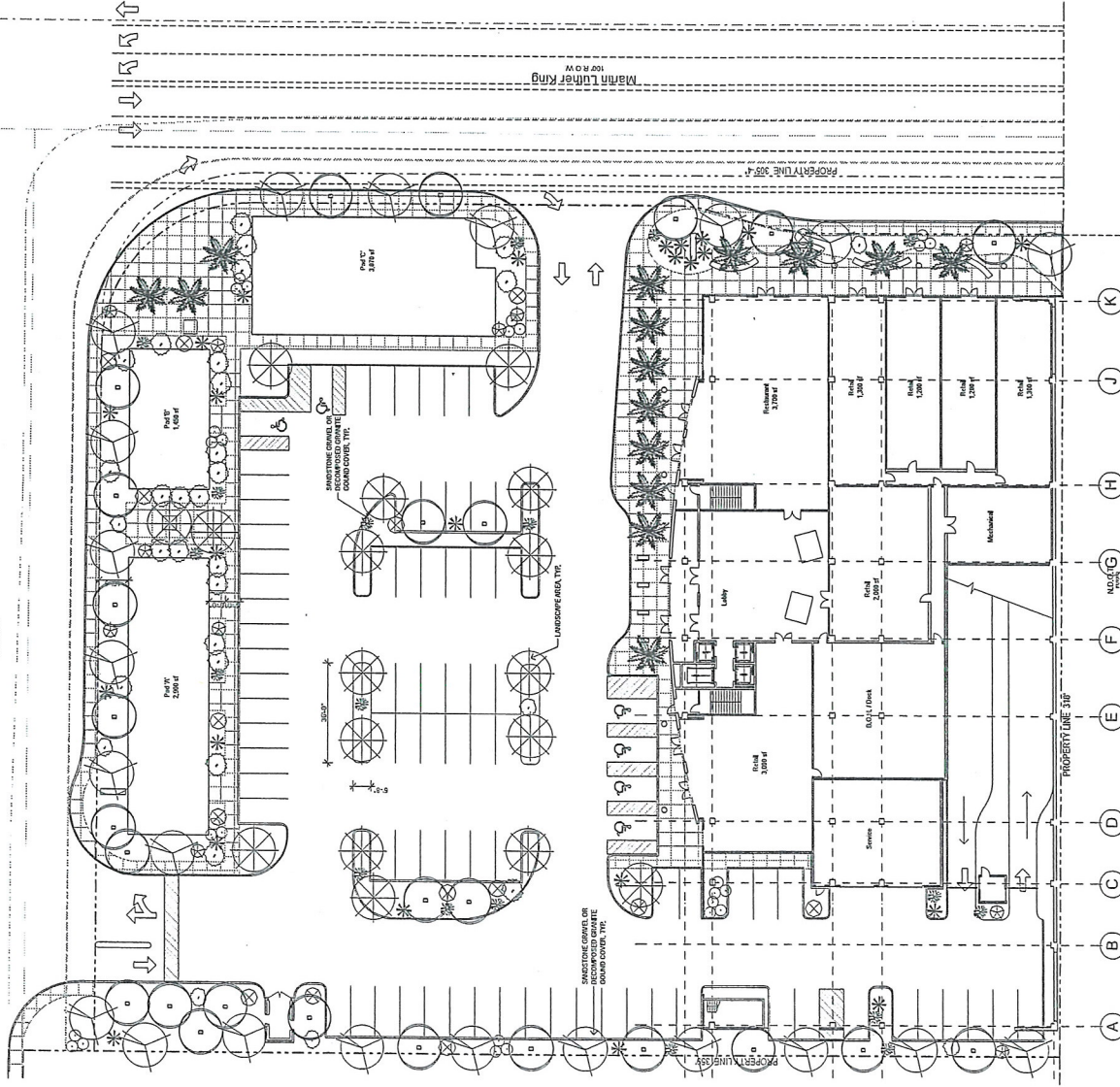
JAN 13 2011 EOT-40710
City of Las Vegas

ASI00

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AS100

Bonanza Road
10' FLOW



Landscape Plan



1" = 20'

Landscape Schedule			
SYMBOL	COMMON NAME	QUANTITY	SIZE
1	QUICKLIFE PALM	15	24" Box
2	MODERNE	20	24" Box
3	HYDRANGEA	20	24" Box
4	ORANGE BLOSSOM	20	24" Box
5	SHRUBBED PINE	20	24" Box
6	DESERT CACTUS	20	24" Box
7	AGAVE	20	24" Box
8	GREEN BERRY	20	24" Box
9	RED BERRY	20	24" Box
10	RED BERRY	20	24" Box

LANDSCAPE MATERIALS (UNLESS REQUESTED)
FRONT
INTERIOR SIDE
REAR
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REAR
FRONT
INTERIOR SIDE
REAR

Ahern Corporate Center
Site Development Review
SW Corner of Bonanza and Martin L. King
Las Vegas, Nevada 89106

APTUS Architecture
1200 South 4th Street
Las Vegas, Nevada 89104
P 702.733.1313
a@aptusarchitecture.com

APTUS PROJECT NO. 06.011
ARCHITECT

ENDNOTES

NOTES

CONTRACT DATA & BY APPLICABLE SECTION	
NO.	DESCRIPTION
1	City of Las Vegas
2	City of Las Vegas
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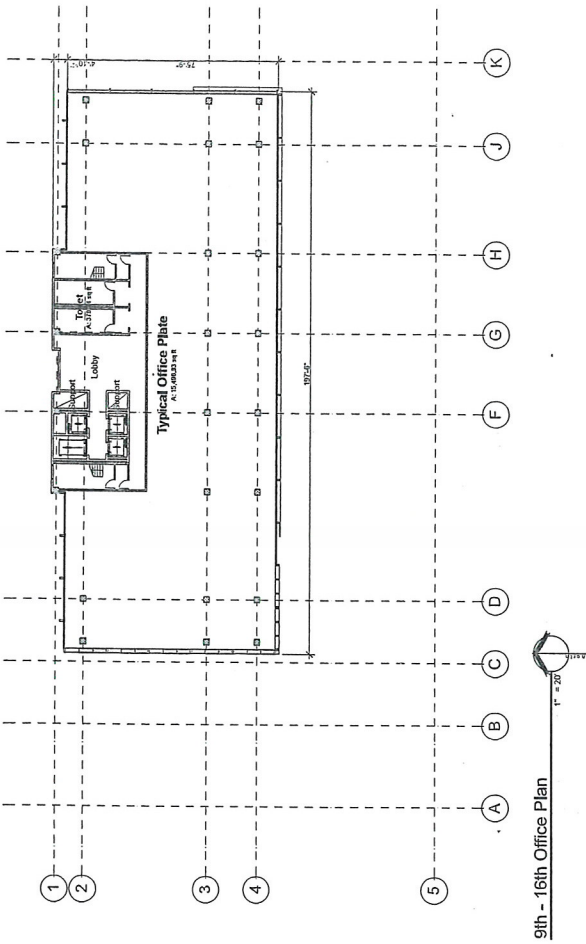
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Ahern Corporate Center

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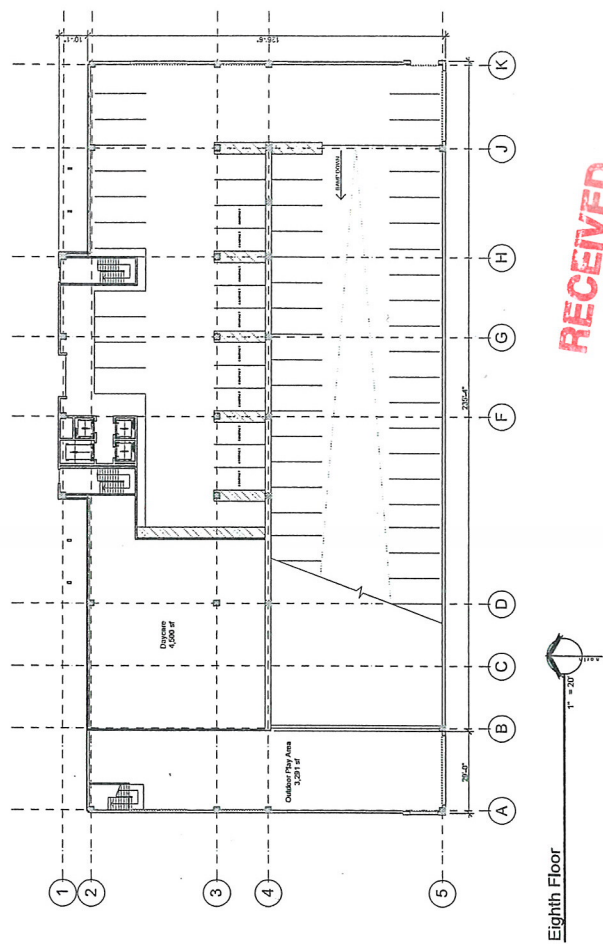
EOT-40710
City of Las Vegas



Ahern Corporate Center
Site Development Plan
SW Corner of Bonanza and Martin L. King
Las Vegas, Nevada 89106

APTUS Architecture
1200 South 4th Street
Las Vegas, Nevada 89104
P 702.399.1212
F 702.399.1213
info@aptusarchitecture.com

APTUS PROJECT NO. 06.011
ARCHITECT



ENGINEER

NOTES

COMPILED 2ND BY APTUS ARCHITECTURE

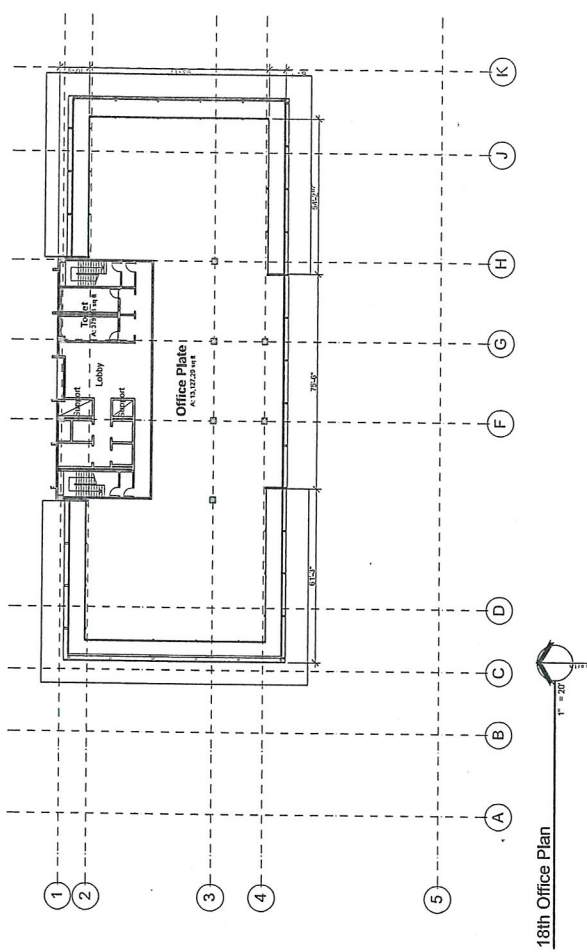
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ISSUED

TITLE
EIGHTH FLOOR
16TH FLOOR

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JAN 13 2011
City of Las Vegas

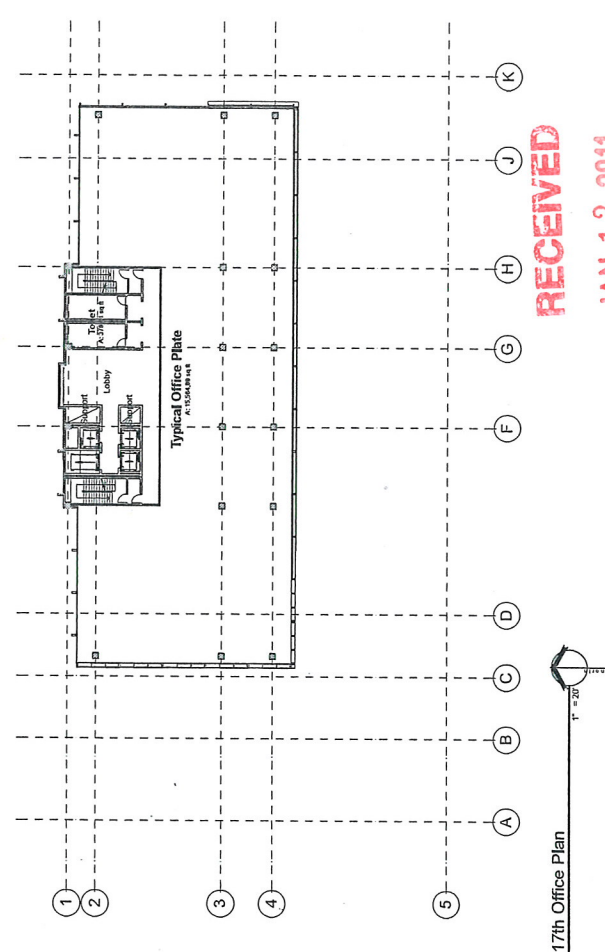
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Ahern Corporate Center
Site Development Plan
SW Corner of Bonanza and Martin L. King
Las Vegas, Nevada 89106

APTUS Architecture
1200 South 4th Street
Suite 200
Las Vegas, NV 89101
P: 702.571.2200
F: 702.571.2201
www.aptusarch.com

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City of Las Vegas

EOT-40710

AI02
Ahern Corporate Center

AP102
Ahern Corporate Center

18TH THRU 20TH FLOOR

ISSUED

NO.	DESCRIPTION	DATE
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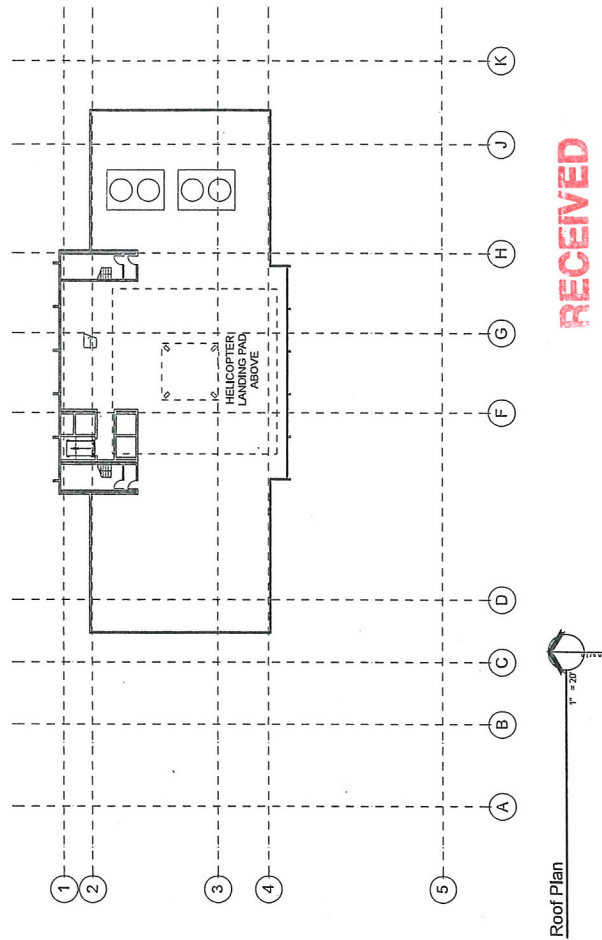
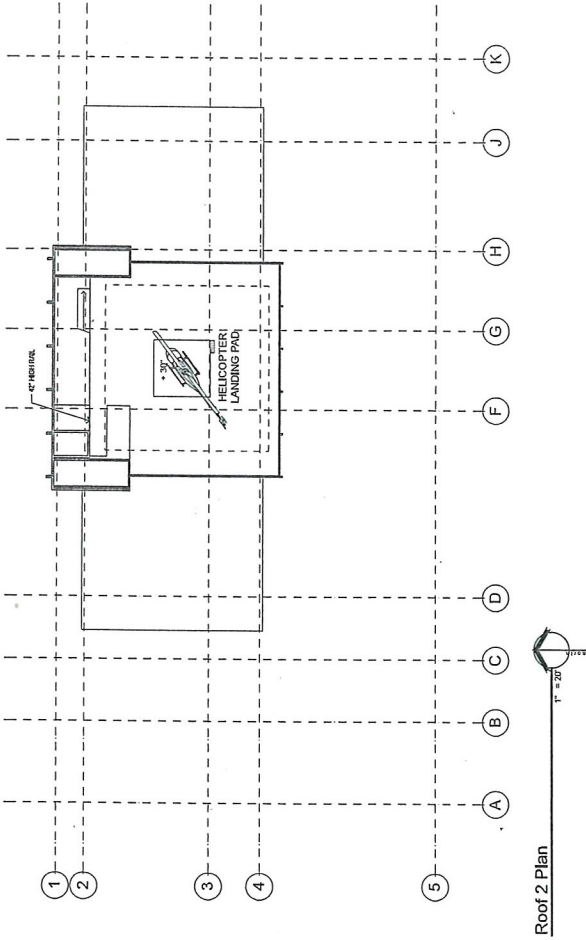
ENGINEER

NOTE

CONFIDENTIAL DRAWING OF APTUS ARCHITECTURE

Ahern Corporate Center
 Site Development Plan
 SW Corner of Bonanza and Martin L. King
 Las Vegas, Nevada 89106

APTUS Architecture
 1000 South 4th Street
 Las Vegas, Nevada 89104
 P 702.379.1110
 info@aptusarchitecture.com
 APTUS PROJECT NO. 06.011
 ARCHITECT



COMPILED FOR CITY OF LAS VEGAS ARCHITECTURE

NO.	DESCRIPTION	DATE
1	City of Las Vegas	06.01.11
2	City of Las Vegas	06.01.11
3	City of Las Vegas	06.01.11
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5	City of Las Vegas	06.01.11

ISSUED

NO.	DESCRIPTION	DATE
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5	City of Las Vegas	06.01.11

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JAN 13 2011

City of Las Vegas

DRAWING NO.
A110
 Ahern Corporate Center

EOT-40710

ENGINEER

NOTES

NO	DESCRIPTION	DATE	ISSUED
1	City of Las Vegas SUP/SOR Subaward (Ror)	05 25 06	
2	City of Las Vegas SUP/SOR Subaward (Ror)	09 18 06	
3	City of Las Vegas SUP/SOR Subaward (Ror)	10 13 06	

TITLE	DATE	BY	CHKD	DATE	BY	CHKD
BUILDING						
ELEVATIONS						

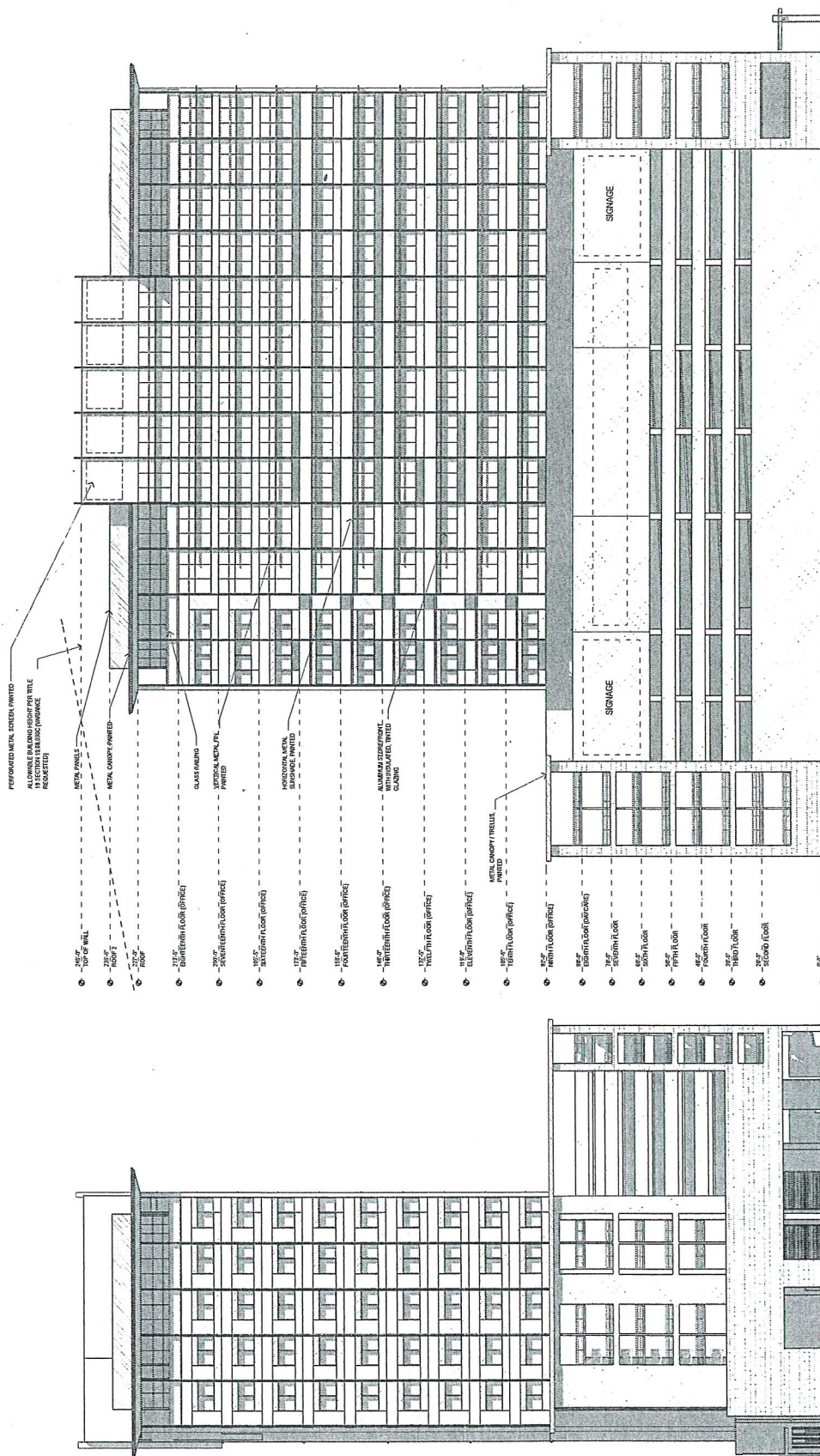
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JAN 13 2011

EOT-40710



28 SOUTH ELEVATION

100

WEST EVALUATION

1