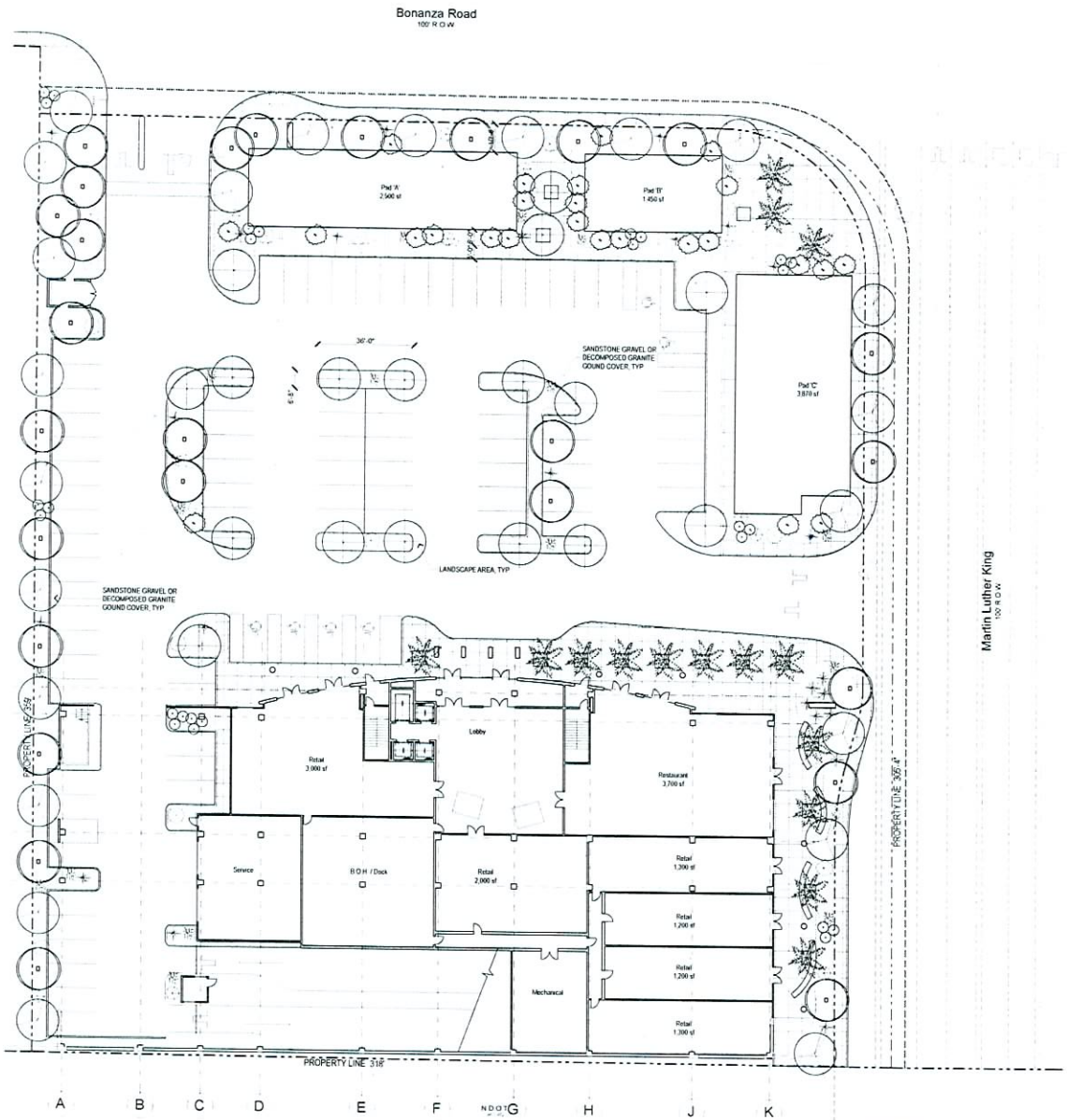


Landscape Plan

1" = 20'

Landscape Schedule

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	GUADALUPE FAN PALM	brahea edulis	24" Box	15
	MONDEL PINE	pinus eldarica	24" Box	36
	HERITAGE LIVE OAK	quercus virginiana	24" Box	20
	CHILEAN MESQUITE	prosopc chilensis	24" Box	21
	BAJA RED FAIRY DUSTER	calliandra californica	10 gal	11
	DESERT CASSIA	cassia nemophila	10 gal	85
	MOUNTAIN MARIGOLD	tagetes lemmonii	1 gal	340
	GREEN BUSH DAISY	euryopus pectinatus viridis	5 gal	85
	TRAILING LANTANA	lantana montevidensis	5 gal	85
	RED BIRD OF PARADISE	caesalpinia pulcherrima	5 gal	85

LANDSCAPE BUFFERS (WAIVER REQUESTED)

	REQ'D	PROVIDED
FRONT	15'-0"	10'-0"
INTERIOR SIDE	8'-0"	6'-0"
SIDE STREET	15'	10'-0"
REAR	8'-0"	0'-0"

Ahern Corporate Center

Site Development Review

SW Corner of Bonanza and Martin L. King

Las Vegas, Nevada 89106

APTUS Architecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

APTUS PROJECT NO 06.011

ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2006 © BY APTUS ARCHITECTURE

NO	DESCRIPTION	DATE
2	City of Las Vegas SUP/SDR Submittal (Rev.)	9.18.06
1	City of Las Vegas SUP/SDR Submittal	05.25.06

ISSUED

TITLE

PLANTING PLAN

DRAWING NO

L100

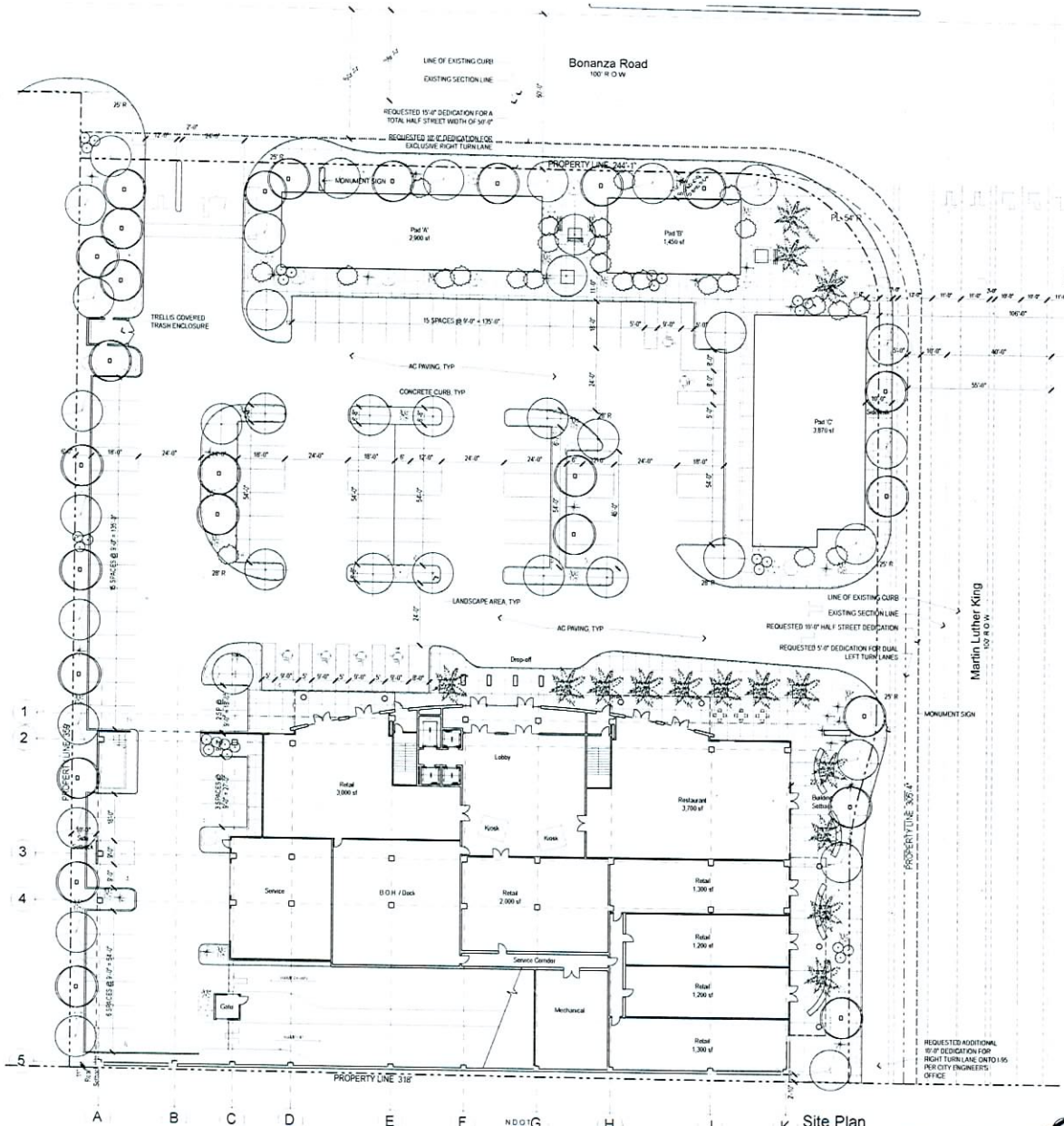
Ahern Corporate Center

RECEIVED

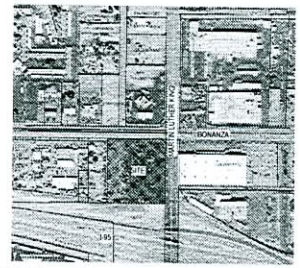
NOV 14 2006

ZON-13896 VAR-13900 SUP-13902

SUP-13903 SDR-13904 11-15-06 CC



Site Plan



Location Map

Vicinity Map

Site Zoning & Data

SITE DATA

PARCEL NUMBER	139-28-401-033
JURISDICTION	CITY OF LAS VEGAS - 89106
EXISTING GENERAL PLAN	GC
EXISTING ZONING	R-E
PROPOSED ZONING	C-2
SITE AREA	113,549 NSF 2.61 NET ACRES

SETBACKS - (BUILDING) (VARIANCE REQUESTED)

	REQ'D	PROVIDED
FRONT	20'-0"	10'-0"
INTERIOR SIDE	10'-0"	10'-0"
SIDE STREET	15'-0"	10'-0", 33'-6"
REAR	20'-0"	0'-11"

SETBACKS - (PARKING) (VARIANCE REQUESTED)

	REQ'D	PROVIDED
FRONT	15'-0"	51'-6"
INTERIOR SIDE	0'-0"	N/A
SIDE STREET	15'-0"	64'-0"
REAR	0'-0"	N/A

MAX HEIGHT & STORIES	NONE
ACUTAL HEIGHT & STORIES	274'-0" & 20 STORIES
LOT COVERAGE ALLOWED	50%
ACTUAL LOT COVERAGE	39.2%

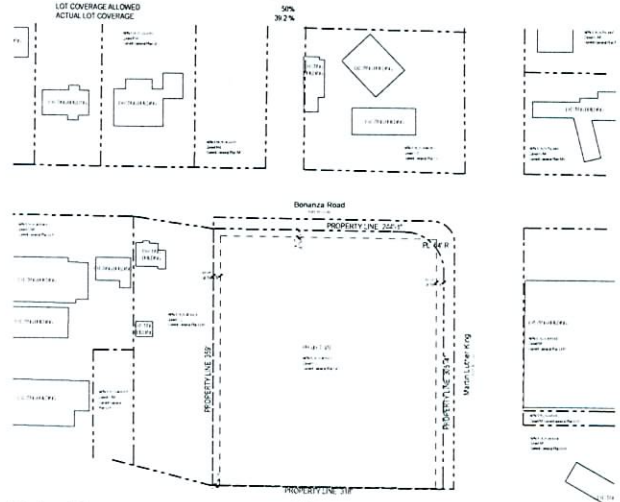
BUILDING AREA

PAD 'A'	2,900 sf
PAD 'B'	1,450 sf
PAD 'C'	3,870 sf
OFFICE	150,000 sf
RETAIL	10,000 sf
CHILD CARE	4,500 sf
RESTAURANT	3,700 sf
TOTAL	176,420 sf

PARKING CALCULATIONS

TOTAL PARKING REQUIRED

CHILD CARE	9 STAFF + 1/10 CHILDREN = 15
OFFICE	150,000 @ 1:300 = 500
RETAIL	18,220 @ 1:175 = 105
RESTAURANT (EATING AREA)	1,000@ 1:50 = 20
RESTAURANT (REMAINING)	2,700 @ 1:200 = 14
PARKING REQUIRED	654
HANDICAPPED PARKING REQUIRED	14 (2 VAN SPACES)
STANDARD PARKING PROVIDED	564
HANDICAPPED PARKING PROVIDED	15
COMPACT SPACES PROVIDED	83 (12.6%)
TOTAL PARKING PROVIDED	656



Zoning Map

Ahern Corporate Center

Site Development Review

SW Corner of Bonanza and Martin L. King

Las Vegas, Nevada 89106

APTUS Architecture

1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

APTUS PROJECT NO 06.011

ARCHITECT

ENGINEER

NOTES

COPYRIGHT 2006 © BY APTUS ARCHITECTURE

NO	DESCRIPTION	DATE
2	City of Las Vegas SUP/SDR Submittal (Rev.)	9.18.06
1	City of Las Vegas SUP/SDR Submittal	05.25.06

ISSUED

TITLE
SITE PLAN AND ZONING INFO

DRAWING NO
AS100

Ahern Corporate Center

RECEIVED

NOV 14 2006

ZON-13896 VAR-13900 SUP-13902

SUP-13903 SDR-13904 11-15-06 CC