



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

January 21, 2016

Mr. Luis Gutierrez
Water Street Center, LLC
7500 West Lake Mead Boulevard, Suite #9-232
Las Vegas, Nevada 89128

**RE: RQR-62001 - REQUIRED REVIEW – PUBLIC HEARING
CITY COUNCIL MEETING OF JANUARY 20, 2016**

Dear Mr. Gutierrez:

The City Council at a regular meeting held on January 20, 2016 **APPROVED** a request for a Required Review of an approved Special Use Permit (SUP-55487) FOR A PACKAGE LIQUOR OFF-SALE USE WITHIN AN 1,882 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 3595 East Bonanza Road, Suite #140 (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

This approval is subject to the following conditions:

Planning

1. Conformance to the conditions of Special Use Permit (SUP-55487).
2. This Special Use Permit (SUP-55487) shall be reviewed one year from the date of issuance of a business license to sell packaged liquor. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in the revocation of the Special Use Permit.
3. Payment of the required fees totaling \$1030.00 (\$300.00 application fee, \$750.00 notification fee) within 10 days of City Council action.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 21, 2016.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas A. Perrigo".

Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Rafid Hamika
3712 East Owens Avenue, Suite #101
North Las Vegas, Nevada 89030

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

January 7, 2016

Mr. Luis Gutierrez
Water Street Center, LLC
7500 West Lake Mead Boulevard, Suite #9-232
Las Vegas, Nevada 89128

**RE: RQR-62001 - REQUIRED REVIEW – PUBLIC HEARING
CITY COUNCIL MEETING OF JANUARY 20, 2016**

Dear Mr. Gutierrez:

Please be advised the City Council at its regular meeting on *January 20, 2016* as referred to above, will consider your request. This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on *Thursday, January 14, 2016* at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

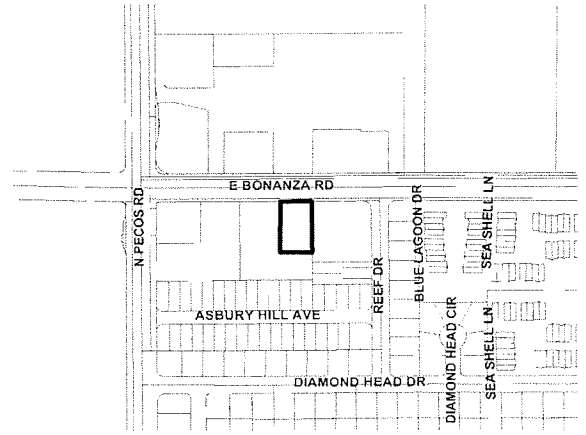
TAP:clb

cc: Mr. Rafid Hamika
3712 East Owens Avenue, Suite #101
North Las Vegas, Nevada 89030

Application Information

RQR-62001 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: MR. N & S BONANZA, LLC - OWNER: WATER STREET, LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-55487) FOR A PACKAGE LIQUOR OFF-SALE USE WITHIN AN 1,882 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 3595 East Bonanza Road, Suite #140 (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

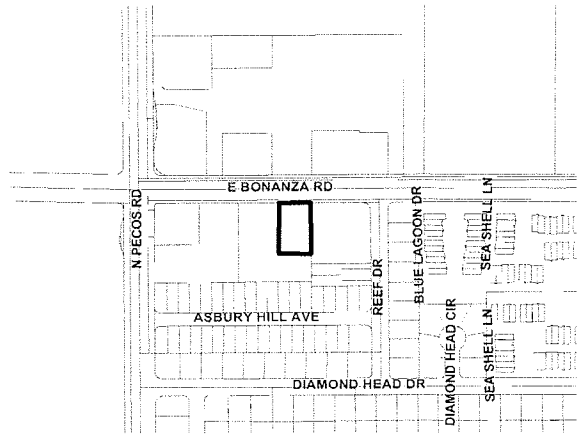
Meeting: City Council
Date: *January 20, 2016*
Time: 1:00 P.M.
Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

Any and all interested persons may appear and be heard at said meeting, or may, prior thereto, file written objections thereto or approvals thereof with the City Clerk, 1st Floor, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, 89101. For further information, please call (702) 229-6311 (TTY 7-1-1).

Application Information

RQR-62001 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: MR. N & S BONANZA, LLC - OWNER: WATER STREET, LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-55487) FOR A PACKAGE LIQUOR OFF-SALE USE WITHIN AN 1,882 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 3595 East Bonanza Road, Suite #140 (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

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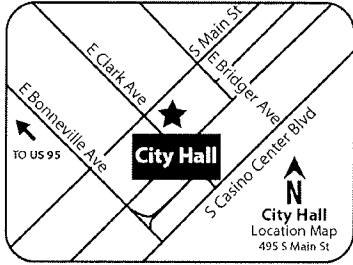
Meeting: City Council
Date: *January 20, 2016*
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Location: City Council Chambers
495 South Main Street, 2nd Floor
Las Vegas, Nevada

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City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

PRSRT STD
U.S. Postage
PAID
Las Vegas, NV
Permit No. 1630

Return Service Requested Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Office Of The City Clerk at the address listed above or fax this side of this card to (702) 382-4803. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

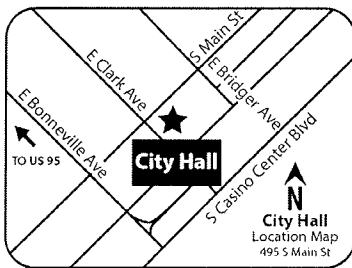
RQR-62001

City Council Meeting of *January 20, 2016*

City of Las Vegas
Office Of The City Clerk
495 South Main Street, 2nd Floor
Las Vegas, Nevada 89101

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☐

I SUPPORT
this Request

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Please use available blank space on card for your comments.

RQR-62001

City Council Meeting of *January 20, 2016*

Development Notification

CC Meeting: January 20, 2016

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Department of Planning:

RQR-62001

Arthur McCants Resident Council

Atrium Gardens HOA

Benton HOA

Bonanza Gardens Apartments

Bonanza Village MHP

Bonanza Villas East HOA

Cabana Park Apartments

Cameo Park Sandhill NA

Cedar Park HOA

Cedar Village Apartments

Charleston Village Homes HOA

Citrus Apartments

Crossroads HOA

Crossroads III HOA

Desert Pine Townhomes

El Adobe MHP

Emerald Gardens HOA

Encantada Apartments

Ernie Cragin Terrace

Greentree Apartments

Juan Garcia Gardens Apartments

Maribella Apartments

McKnight Senior Village

Millenium Estates

Monsignor C.T. Shallow Senior Apartments

Oasis Island Apartments

Oasis Landing Apartments

Otto Merida Desert Villas Resident Council

Park Bonanza East Townhouse Owners Association

Park Vista Apartments

Parkwood NA

Pecos Park Coach Club

Ronnow Neighborhood Watch

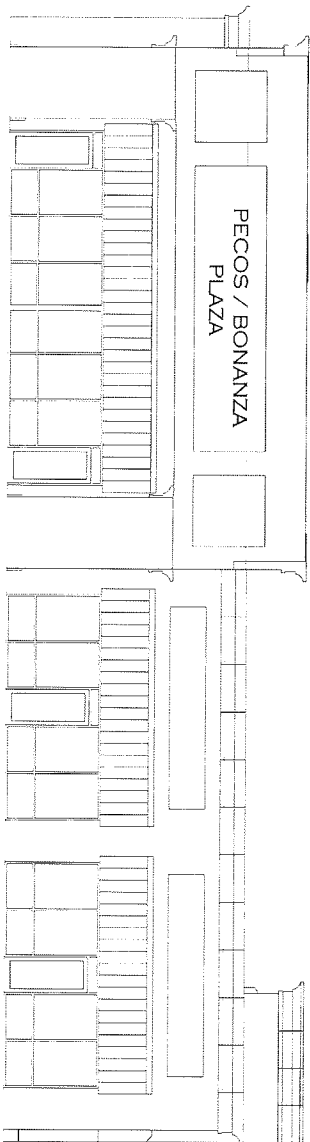
Rulon Earl Resident Council
Stewart Place NA
Stewart Villas Apartments
Sunrise Senior Village Apartments
Three Crowns MHP
Vegas Star Assn.
Vera Johnson Manor B Resident Council
Washington & Sandhill HOA
Washington Square NA

5,375 S.F. BUSINESS SHELL BLDG.

3595 EAST BONANZA ROAD

LAS VEGAS, NV 89110

PECOS / BONANZA PLAZA



DRAWING INDEX

CITY OF LAS VEGAS - ACCEPTED BUILDING CODES

2006 INTERNATIONAL BUILDING CODE

2006 UNIFORM MECHANICAL CODE

2006 UNIFORM PLUMBING CODE

2006 UNIFORM ELECTRICAL CODE

2006 NATIONAL ELECTRICAL CODE

2009 ICC/ANSI A117

2009 CLARK COUNTY FIRE CODE

ARCHITECTURAL PLANS

A0.1 COVER SHEET

A0.2 SITE PLAN

A1.1 FLOOR PLAN

A2.1 BUILDING ELEVATIONS

A2.2 WALL SECTIONS

A2.3 ROOF NOTES & DETAILS

A4.1 GENERAL DETAILS

LANDSCAPE PLANS

L-1.1 LANDSCAPE PLAN

L-1.2 IRRIGATION PLAN

MEP PLANS

M-1.1 MECHANICAL PLANS - GENERAL NOTES

M-1.2 ELECTRICAL PLANS - GENERAL NOTES

M-1.3 SMALL LINE DIAGRAM SCHEDULES

M-1.4 PLUMBING PLANS - GENERAL NOTES

STRUCTURAL PLANS

S-1 STRUCTURAL SPECIFICATIONS

S-2 FOUNDATION PLAN

S-3 ROOF FRAMING PLAN

S-4 ROOF STRUCTURAL PLAN

S-5 DETAILS

VICINITY MAP

PROJECT LOCATION

3595 EAST BONANZA ROAD

PECOS

BONANZA

ASBURY HILL

REEF

DIAMOND HEAD

NORTH

↑

SYMBOLS

FOUNDATION - CONCRETE

FOUNDATION - BRICK

FOUNDATION - CMU

FOUNDATION - CMU

FOUNDATION - CMU

FOUNDATION - CMU

FOUNDATION - CMU

FOUNDATION - CMU

FOUNDATION - CMU

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FOUNDATION - CMU

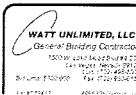
FOUNDATION - CMU

PROJECT NAME

1 STORY COMMERCIAL BUILDING (GREY SHELL ONLY)

PECOS / BONANZA PLAZA

3595 E. BONANZA RD., LAS VEGAS, NV 89110
PARC# 140-31-121-002 - LOT - C-1 ZONING (C-1)



DATE	DESCRIPTION
10/1/2009	ISSUED FOR PERMIT
10/1/2009	ISSUED FOR PERMIT
10/1/2009	ISSUED FOR PERMIT
10/1/2009	ISSUED FOR PERMIT

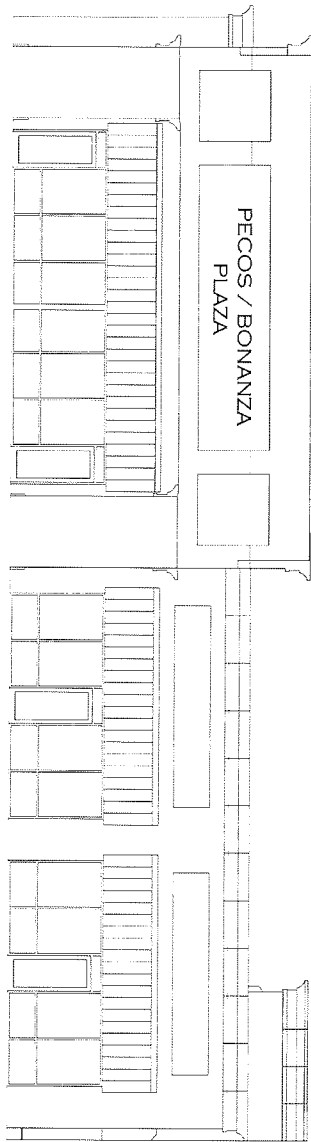
A-0.1

5,375 S.F. BUSINESS SHELL BLDG.

3595 EAST BONANZA ROAD

LAS VEGAS, NV 89110

PECOS / BONANZA PLAZA



DRAWING INDEX

CITY OF LAS VEGAS - ADOPTED BUILDING CODES	
2006 INTERNATIONAL BUILDING CODE	
2006 UNIFORM MECHANICAL CODE	
2006 UNIFORM PLUMBING CODE	
2006 INTERNATIONAL ENERGY CONSERVATION CODE	
2003 INTERNATIONAL FIRE CODE	
2003 ICC/ANSI A11.7	
2005 CLARK COUNTY FIRE CODE	
ARCHITECTURAL PLANS	
A0.1 COVER SHEET	
A0.2 FLOOR PLAN	
A0.3 BUILDING ELEVATIONS	
A0.4 WALL SECTIONS	
A0.5 ROOF NOTES & DETAILS	
A0.6 GENERAL DETAILS	
LANDSCAPE PLANS	
L0.1 LANDSCAPE PLAN	
L0.2 IRRIGATION PLAN	
M&P PLANS	
M0.1 MECHANICAL PLANS - GENERAL NOTES	
M0.2 ELECTRICAL PLANS - GENERAL NOTES	
M0.3 SINGLE LINE DIAGRAM SCHEDULES	
M0.4 PLUMBING PLANS - GENERAL NOTES	
STRUCTURAL PLANS	
S0.1 STRUCTURAL SPECIFICATIONS	
S0.2 FOUNDATION PLAN	
S0.3 ROOF FRAMING PLAN	
S0.4 SEVERAL PLAN	
S0.5 DETAILS	

PROJECT DATA

IECC ANALYSIS

ABBREVIATIONS

VICINITY MAP

SYMBOLS



PROJECT NAME
1 STORY COMMERCIAL BUILDING (GREY SHELL ONLY)

PECOS / BONANZA PLAZA

3595 E. BONANZA RD., LAS VEGAS, NV 89110
PARCIPAR 140-11-151-007 - LOT 1 - P-1 ZONING (CIVIL)

WATT UNLIMITED, LLC
General Building Contractor
1000 W. Lake Mead Blvd., Suite 100
Las Vegas, NV 89110
Tel: 702.734.1100 Fax: 702.734.1101

CONTRACTOR
WATT UNLIMITED, LLC
1000 W. Lake Mead Blvd., Suite 100
Las Vegas, NV 89110
Tel: 702.734.1100 Fax: 702.734.1101

RQR-62001
01/20/16 CC

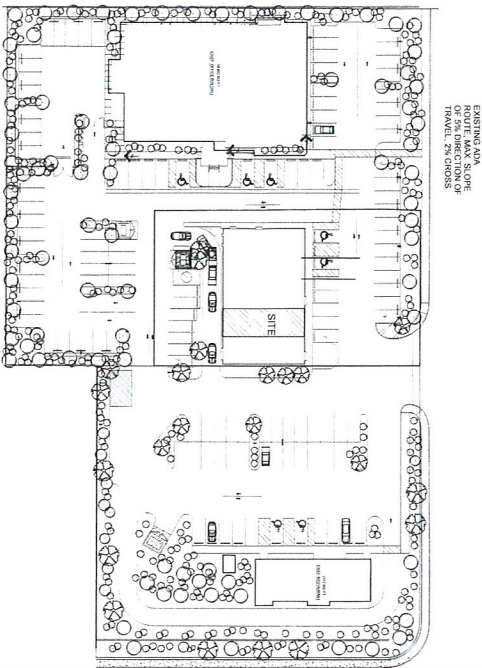
A-0.1

Five Star Market & Liquor

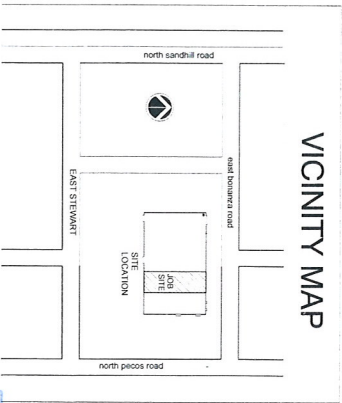
Pecos / Bonanza Plaza, Suite 140

3595 East Bonanza Road,

Las Vegas, Nevada 89110



SITE PLAN



VICINITY MAP

RECEIVED

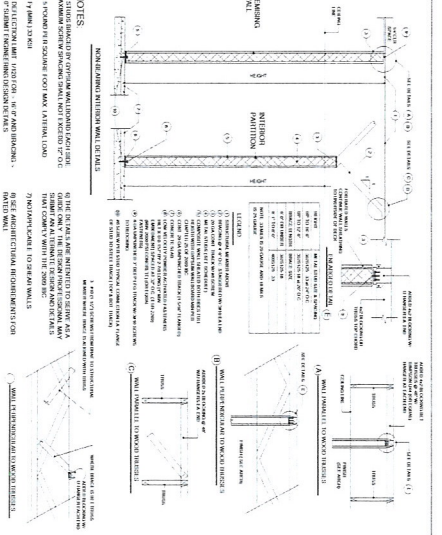
DEC 07 2005

Dept of Planning
City of Las Vegas

2009 IBC CODE ANALYSIS

This following code analysis information is to be used on all commercial plans submitted to the Building & Safety Department. This information you are providing will help the plan check processing time and accuracy.	
Analysis limits:	2007 IBC, 2009 IBC, 2009 UPC
Code Year / Type (Building, Planning, Mechanical, Electrical, Fire)	CITY ORDINANCE
2) Occupancy Classification:	ASSET FAL
3) Type of Building / Use:	TYPE 1
4) Fire Sprinklers:	YES
5) Fire Alarm:	YES
6) Height:	42'-0"
7) Stories:	1
8) Area:	10000
9) Occupant Load:	15 PEOPLE (SEE CALCULATION)
10) Number of Exits:	1
11) Required Fire Protection / Extinguisher:	4-4 FIRE RATED
12) Non-separated or separated areas with required calculation:	area above
13) Non-separated or separated areas with required calculation:	area above
14) Special Inspection(s) Required:	Special Inspection(s) NON Required
15) E.C.C. Compliance Reports:	(Copy of actual report) SEE ELEC DWG
Chapter 17	IBC 2009 I.E.C.C.

NON-BEARING STEEL STUD WALL PARTITION DETAIL - TO WOOD (2009 IBC)



DRAWING INDEX

A1	COVER SHEET
A2	FLOOR AND REFLECTED CEILING PLAN
M1	HVAC PLAN, SCHEDULES, SYMBOLS AND NOTES
E1	ELECTRICAL PLAN SCHEDULES, SYMBOLS AND NOTES
E2	ELECTRICAL PLAN
EC1	2009 IBC ENERGY COMPLIANCE REPORT

SYMBOLS

	EXHAUST FAN
	CEILING DIFFUSER
	2X4 FLUORESCENT LAMP
	EMERGENCY LIGHT
	EXIT LIGHT
	DOWNLIGHT
	NEW DEMISING WALL
	NEW WALL PARTITION
	WALL LIGHT

RQR-62001

FIG 140-31-121-007



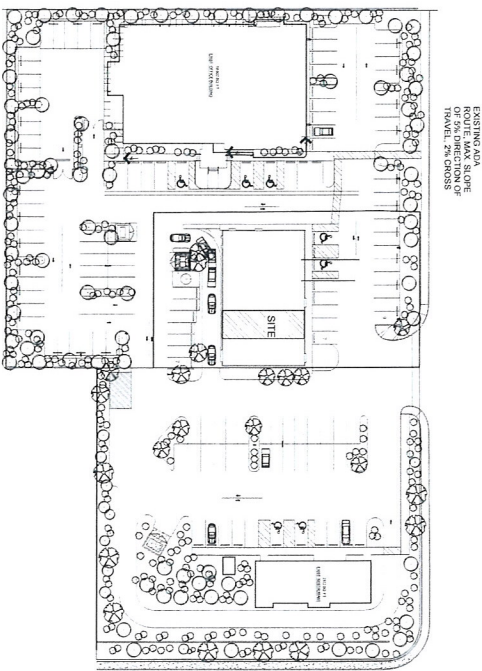
7500 W LANE MEAD BLVD
SUITE # 9312
LAS VEGAS, NV 89123
TEL: (702) 498-5305
FAX: (702) 498-4935
LIC # BE-73473

Five Star Market & Liquor
Pecos / Bonanza Plaza, Suite 140
3595 East Bonanza Road,
Las Vegas, Nevada 89110

A1

Five Star Market & Liquor

Pecos / Bonanza Plaza, Suite 140
3595 East Bonanza Road,
Las Vegas, Nevada 89110



SITE PLAN

VICINITY MAP

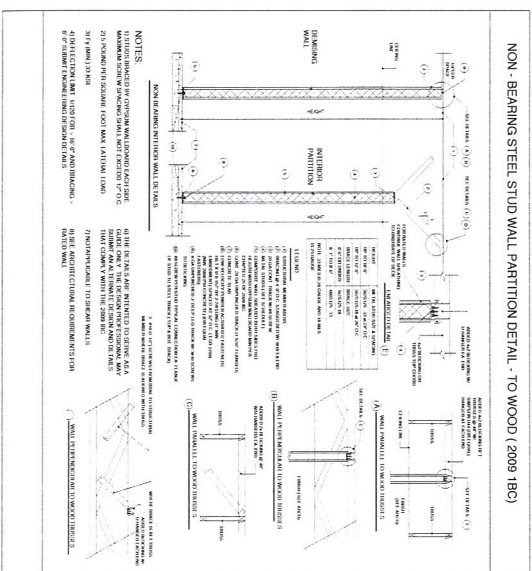
RECEIVED

DEC 07 2015

Dept of Planning
City of Las Vegas

2009 IBC CODE ANALYSIS

Only use these tags: <code>[b></code>, <code><i></i></code>, <code><u></u></code>, <code></code>, <code>sup</code>, <code>sub</code>, <code>math></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, <code>code></code>, 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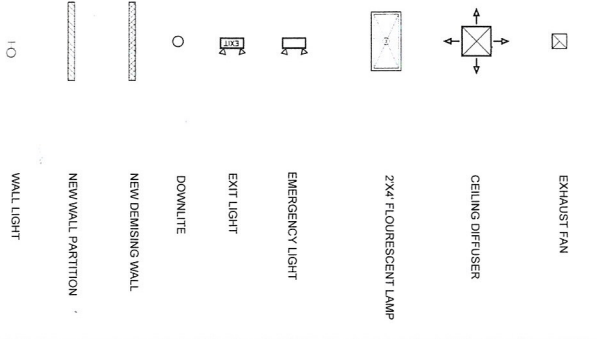


NON-BEARING STEEL STUD WALL PARTITION DETAIL - TO WOOD (2009 IBC)

DRAWING INDEX

- A1 COVER SHEET
- A2 FLOOR AND REFLECTED CEILING PLAN
- M1 HVAC PLAN, SCHEDULES, SYMBOLS AND NOTES
- E1 ELECTRICAL PLAN, SCHEDULES, SYMBOLS AND NOTES
- E2 ELECTRICAL PLAN
- EC1 2009 IECC ENERGY COMPLIANCE REPORT

SYMBOLS



Five Star Market & Liquor
Pecos / Bonanza Plaza, Suite 140
3595 East Bonanza Road,
Las Vegas, Nevada 89110

WATT UNLIMITED
CONSULTANT
7500 W. LAKE MEAD BLVD
SUITE #3-322
LAS VEGAS, NV 89132
TEL (702) 496-5365
FAX (702) 499-0936
LIC. # 12-12473

A1

RQR-62001

PNB 140-31-121-007



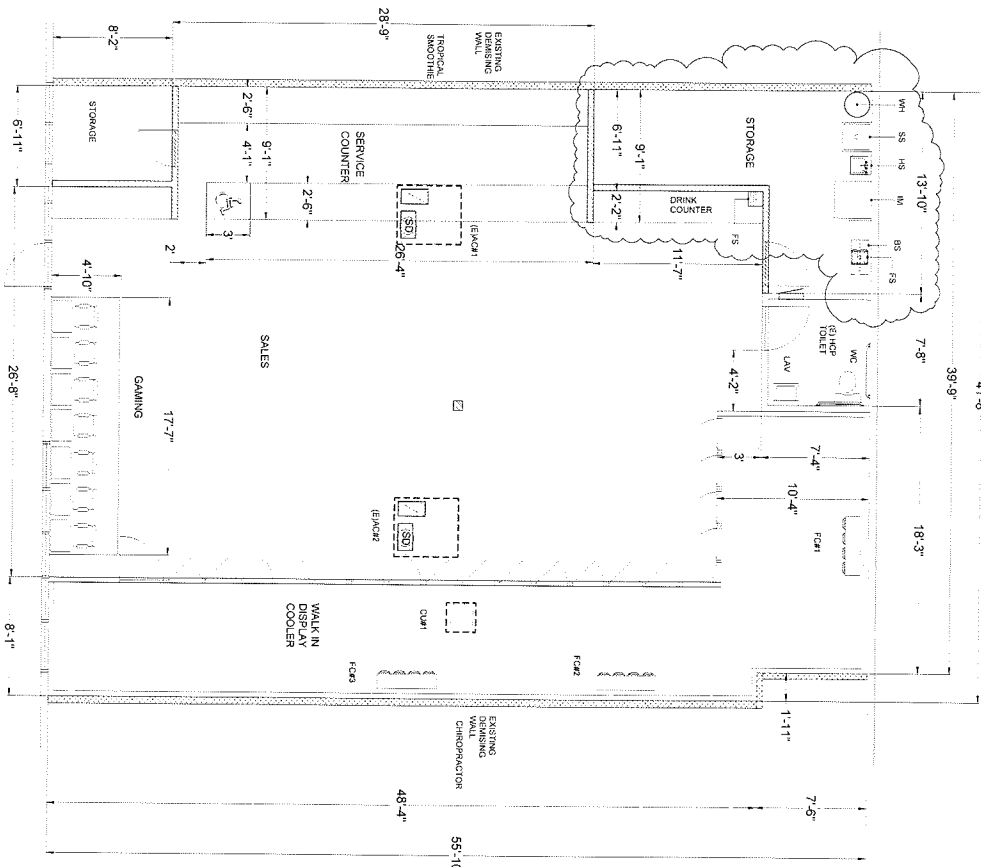
WATT UNLIMITED
GENERAL CONTRACTOR
7500 LAKE MEAD BLVD
SUITE # 9322
Las Vegas, NV 89114
Tel: (702) 498-5305
Fax: (702) 838-0936
LIC # B3-34173

Five Star Market & Liquor
Pecos / Bonanza Plaza, Suite 140
3595 East Bonanza Road,
Las Vegas, Nevada 89110

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DESIGN BY	
HL	HL
CHECKED BY	
HL	HL
DATE	
10/24/15	10/24/15
SCALE	
AS SHOWN	AS SHOWN

A2



FLOOR PLAN



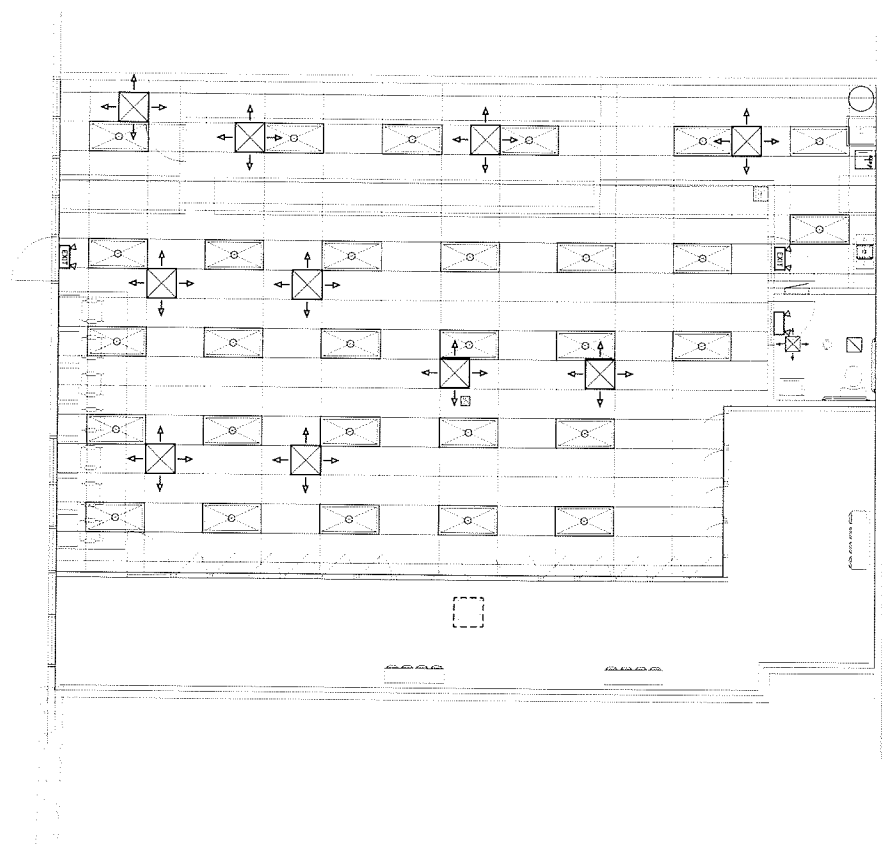
1/4" = 1'-0"

AREA & OCCUPANT LOAD CALCULATION			
ROOM NAME	AREA	SIPERSON	NO OF PEOPLE
SALES	1117	30 SIPERSON	38
CASHIER	261	300 SIPERSON	1.0
COOLER	568	300 SIPERSON	2.0
STORAGE	240	300 SIPERSON	0
TOILET	80	100 SIPERSON	0
GAMING	77	11 SIPERSON	7.0
TOTAL	2312		49



REFLECTED CEILING PLAN

1/4" = 1'-0"



INTERIOR FINISH SCHEDULE

ROOM NAME	FLOOR	WALL	CLG. MATL	CLG. HT.
SALES	TILES	58 TYPE X GYP BD DRY WALL	2x4 ACOUSTICAL TILE CEILING	11'-0"
RESTROOMS	CERAMIC TILES	GYP BD DRY WALL WASHABLE LT COLOR ENAMEL PAINT (SMOOTH)	GYP BD CEILING WHITE COLOR SEMI GLOSS OIL BASE PAINT	9'-0"
STORAGE	TILES	58 TYPE X GYP BD DRY WALL	2x4 ACOUSTICAL TILE CEILING	11'-0"
SERVICE COUNTER	TILES	58 TYPE X GYP BD DRY WALL	2x4 ACOUSTICAL TILE CEILING	13'-6"

CODE ANALYSIS

ALL WORK SHALL BE IN ACCORDANCE WITH 2012 IBC, UMC, UPC & NFPA 2009 EICC 2017 NEC ALL LATEST RULES, REGULATION AND ORDINANCES OF THE CITY OF LAS VEGAS AND SOUTHERN STATE OF NEVADA AMENDMENT.

RQR-62001

PN# 140-31-121-007



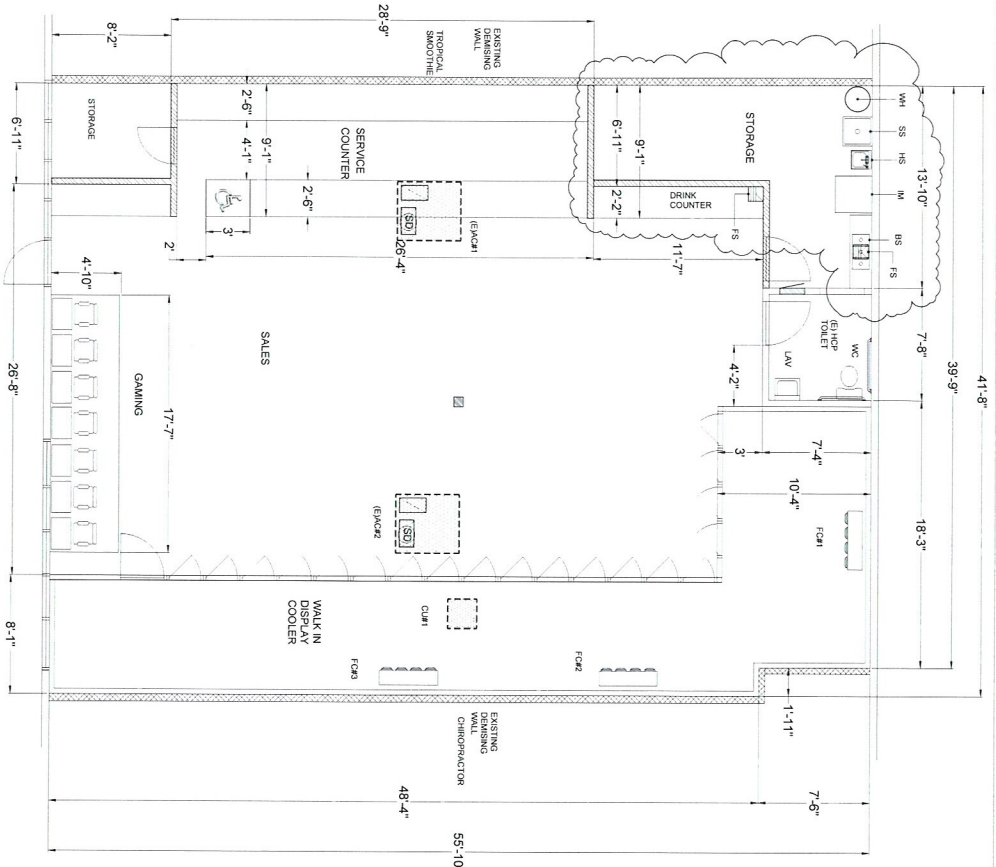
WATT UNLIMITED
GENERAL CONTRACTOR
7500 LAKE MEAD BLVD
SUITE # 9-232
LAS VEGAS, NV 89113
Tel: (702) 498-5305
Fax: (702) 839-0836
LIC. # B2-13413

Five Star Market & Liquor
Pecos / Bonanza Plaza, Suite 140
3595 East Bonanza Road,
Las Vegas, Nevada 89110

REVISIONS
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6.
SCALE

DRAWN BY	HL
DESIGNED BY	HL
CHECKED BY	LG
DATE	10-26-15
STATUS	100%
SCALE	AS SHOWN

A2



FLOOR PLAN

1/4" = 1'-0"



ROOM NAME	AREA	SIPERSON	NO. OF PEOPLE
SALES	1117	30 SIPERSON	38
CASHIER	261	300 SIPERSON	10
COOLER	568	300 SIPERSON	20
STORAGE	240	300 SIPERSON	10
TOILET	59	100 SIPERSON	0
GAMING	77	11 SIPERSON	70
TOTAL	2312		49

AREA & OCCUPANT LOAD CALCULATION

1/4" = 1'-0"



REFLECTED CEILING PLAN

1/4" = 1'-0"



INTERIOR FINISH SCHEDULE

ROOM NAME	FLOOR	WALL	CLG. MAT'L	CLG. HT.
SALES	TILES	5/8" TYPE X GYP BD DRY WALL	2x4 ACOUSTICAL TILE CEILING	11'-0"
RESTROOMS	CERAMIC TILES	GYP BD DRY WALL WASHABLE LT COLOR ENAMEL PAINT (SMOOTH)	GYP BD CEILING WHITE COLOR SEMI GLOSS OIL BASE PAINT	9'-0"
STORAGE	TILES	5/8" TYPE X GYP BD DRY WALL	2x4 ACOUSTICAL TILE CEILING	11'-0"
SERVICE COUNTER	TILES	5/8" TYPE X GYP BD DRY WALL	2x4 ACOUSTICAL TILE CEILING	13'-6"

RQR-62001

PN# 140-31-121-007

CODE ANALYSIS
ALL WORK SHALL BE IN ACCORDANCE WITH 2012 IBC, UMC, UPC & NRS. 2009 IBC, 2012 NEC, ALL LATEST RULES, REGULATION AND ORDINANCES OF THE CITY OF LAS VEGAS AND SOUTHERN STATE OF NEVADA AMENDMENT.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



*Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax*

ROR-62001 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: MR. N & S BONANZA, LLC - OWNER: WATER STREET, LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-55487) FOR A PACKAGE LIQUOR OFF-SALE USE WITHIN AN 1,882 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 3595 East Bonanza Road, Suite #140 (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

CITY COUNCIL: **JANUARY 20, 2016**

CASE PLANNER: **ANDY REED** ☒ **CONSENT**

Comments Due: **DECEMBER 16, 2015**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to: **Carman Burney** (cburney@lasvegasnevada.gov) and **Andy Reed** (areed@lasvegasnevada.gov). If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

City of Las Vegas495 S Main St
Las Vegas, NV 89101REQUIRED REVIEWReport Date 12/07/2015 05:09 PMSubmitted By

Page 1

A/P # 62001 Type RQR Issued Date Issued ByParcel 14031121007Location 3595 E BONANZA ROADOwner WATER STREET L L CPhoneAddress 7500 W LAKE MEAD BLVD #9-232
LAS VEGAS NV 89128Country ☐ ForeignApplicant's Full Name MR. N & S BONANZA, LLCDay Phone (619)559-4444 xFaxAddress 3595 E. BONANZA RD
LAS VEGAS NEVADA
89110Fees

PROCESSING FEE	300.00
NOTIFICATION & ADVERTISING FEE	750.00
<u>Total Paid</u>	1050.00

<u>Declared Value</u>	0.00	<u>Type of Work</u>	
<u>Calculated Value</u>	0.00	<u>Square Footage</u>	0.00
<u>Actual Value</u>	0.00		

Comments

RQR-62001 - REQUIRED REVIEW - PUBLIC HEARING - APPLICANT: MR. N & S BONANZA, LLC - OWNER: WATER STREET, LLC - For possible action on a Required Review of an approved Special Use Permit (SUP-55487) FOR A PACKAGE LIQUOR OFF-SALE USE WITHIN AN 1,882 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 3595 East Bonanza Road, Suite #140 (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: FIVE STAR MARKET & LIQUOR
 Project Address (Location) 3595 E. Bonanza Rd LV NV 89110
 Project Name FIVE STAR MARKET Proposed Use _____
 Assessor's Parcel #(s) 140-31-121-007 Ward # _____
 General Plan: existing SC proposed _____ Zoning: existing C-1 proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.44 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Water Street Center, LLC Contact Luis Gutierrez
 Address 7500 W. Lake Mead Bl. #9-232 Phone: 702 498-5305 Fax: 702 988-0150
 City Las Vegas State NV Zip 89128
 E-mail Address 4985305@gmail.com

APPLICANT RAFID HAMIKHA Contact 702-340-5116
 Address 3712 E. OWENS #101 Phone: 702 340 5116 Fax: _____
 City NORTH LAS VEGAS State NV Zip 89030
 E-mail Address EPMNV@YAHOO.COM

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

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

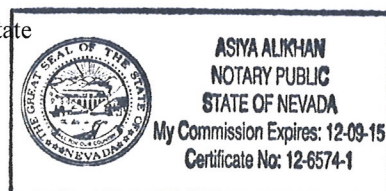
Print Name Luis Gutierrez

Subscribed and sworn before me

This 27th day of November, 20 15

[Signature]

Notary Public in and for said County and State



Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # RQR-62001
 Meeting Date: 01/20/16
 Total Fee: 1050.00
 Date Received: 120715
 Received By: [Signature]

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

f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-62001** APN: 140-31-121-007

Name of Property Owner: Water Street Center, LLC

Name of Applicant: Luis Gutierrez

Name of Representative: RAFID HAMIKA

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: _____

Print Name: Luis Gutierrez

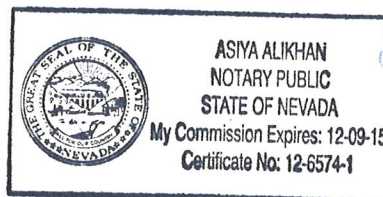
RECEIVED

DEC 07 2015

Subscribed and sworn before me

This 27th day of November, 20 15

Asiya Ali
Notary Public in and for said County and State



Dept of Planning
City of Las Vegas

December 3, 2015

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive - 3rd Floor
Las Vegas, NV 89106

Re: RQR-62001 - Required Review & SUP-55487

Justification Letter

To whom it may concern,

Please accept this letter as justification for the required review of the previously approved Special Use permit (SUP-55487). The project is still under construction but near completion due to the following reasons. Before the start of construction, the Special Use Permit mentioned above was amended and approved (SUP-59305) to enlarge the square footage from 1882 to 2451. The purpose was to increase space in order to carry more grocery, household, and convenience items. However, in order to obtain this extra square footage, a leasehold purchase for the adjoining unit had to be done to acquire the added space and to combine as one. Therefore, both the minor amendment of the Special Use Permit and the leasehold purchase created an increase in the timeline of completion.

Thank You,



Rafid Hamika

RECEIVED

City of Las Vegas
Department of Planning
12/3/2015

RQR-62001

December 3, 2015

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive - 3rd Floor
Las Vegas, NV 89106

Re: RQR-62001 - Required Review & SUP-55487

Justification Letter

To whom it may concern,

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Thank You,



Rafid Hamika

RECEIVED

DEC 07 2015

Dept of Planning
City of Las Vegas

RQR-62001

WATER STREET CENTER, LLC

Business Entity Information

Status:	Active	File Date:	4/17/2007
Type:	Domestic Limited-Liability Company	Entity Number:	E0272902007-7
Qualifying State:	NV	List of Officers Due:	4/30/2016
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20071506354	Business License Exp:	4/30/2016

Additional Information

Central Index Key:	
--------------------	--

Registered Agent Information

Name:	ZOHAR BEN-REY	Address 1:	8670 W SPRING MOUNTAIN RD STE 101
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89117
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Commercial Registered Agent		
Status:	Active		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

— Officers

☐ Include Inactive Officers

Manager - GABRIELA GUTIERREZ

Address 1:	7500 W LAKE MEAD BLVD # 9-232	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	USA
Status:	Active	Email:	

Manager - LUIS A GUTIERREZ

Address 1:	7500 W. LAKE MEAD BLVD #9-232	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89128	Country:	USA

20070731-0000773

Fee: \$15.00 RPTT: \$2,218.50
N/C Fee: \$25.00

07/31/2007 08:59:52
T20070137259

Requestor:
NATIONAL TITLE COMPANY

Debbie Conway DBX
Clark County Recorder Pgs: 3

A.P.N. #	140-31-121-007
Escrow No.	274158-DJ
R.P.P.T.	\$2,218.50
Recording Requested By:	
National Title Co	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
LUIS ANTHONY GUTIERREZ	
7500 W. LAKE MEAD BLVD #9-232	
LAS VEGAS, NV 89128	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MARSHAL S WILLICK, AN UNMARRIED MAN for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **WATER STREET LLC, A NEVADA LIMITED LIABILITY COMPANY**
Center

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

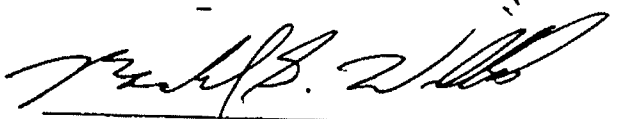
See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 7-16-07



MARSHAL S WILLICK

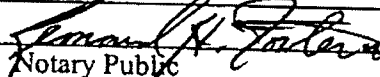
State of Nevada

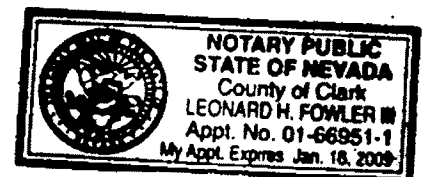
}
} ss.

County of Clark

This instrument was acknowledged before me on July 16, 2007
by: MARSHAL S WILLICK

Signature:


Notary Public



20070731-0000773

Fee: \$15.00 RPTT: \$2,218.50
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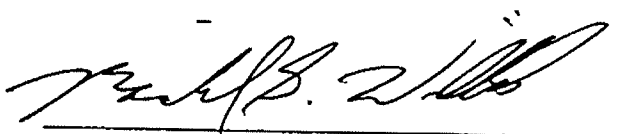
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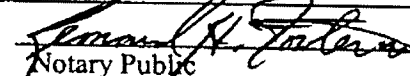
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State of Nevada }
County of Clark } ss.

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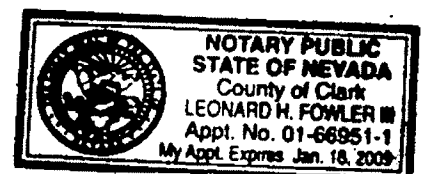


EXHIBIT A

LEGAL DESCRIPTION

That portion of Lot 1 of "Pecos/Bonanza Plaza" as shown by map thereof on file in Book 88, Page 26 of Plats in the Clark County Recorder's Office, Clark County, Nevada, lying within the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 31, Township 20 South, Range 62 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

COMMENCING at the most Northwesterly Corner of said Lot 1, being a point on the Southerly Right-of-Way line of Bonanza Road (100.00 feet wide);

THENCE South $89^{\circ}42'31''$ East along the North line of said Lot 1, a distance of 136.90 feet to the POINT OF BEGINNING;

THENCE continuing South $89^{\circ}42'31''$ East along said North line, 106.00 feet to the Northeast corner of that parcel shown as Lot 1 by map thereof on file in File 149, Page 52 of Surveys in the Clark County Recorder's Office, Clark County, Nevada.

THENCE South $00^{\circ}04'57''$ West along the East line thereof, 182.00 feet to a point on a line 182.00 feet South of and parallel with said North line of Lot 1 of "Pecos/Bonanza Plaza";

THENCE North $89^{\circ}42'31''$ West along said parallel line, 106.00 feet;

THENCE North $00^{\circ}04'57''$ East, 182.00 feet to the POINT OF BEGINNING.

Containing 19,292 square feet, more or less.

Being further described as shown on that certain Record of Survey in file 155 of Surveys, page 80 recorded April 11, 2006 in Book 20060411 Instrument No. 003885, of Official Records, Clark County, Nevada Records.

NOTE: This legal description is provided as a convenience and is not intended for the purpose of subdividing land not in conformance with Nevada Revised Statutes.

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**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

OPERATION SERVICES CENTER
NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

PHONE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

November 23, 2015

Mr. Luis Gutierrez
Water Street, LLC
7500 West Lake Mead Boulevard, Suite #9-232
Las Vegas, Nevada 89128

**RE: RQR-62001 - REQUIRED REVIEW - SPECIAL USE PERMIT
PREVIOUS CASE: SUP-55487
3595 East Bonanza Road, Suite #140 (APN 140-31-121-007)**

Dear Mr. Gutierrez:

Our records indicate the above referenced action will be scheduled for the **January 20, 2016** City Council meeting, at which time the Council may discontinue the use.

Provide two 24" x 36" and two 8½" x 11" site plans, two 24" x 36" and two 8½" x 11" floor plans, and two 24" x 36" and two 8½" x 11" elevation plans depicting the site. The submitted plans must show retail establishment as currently configured with full dimensional information. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than **December 10, 2015** to pay the application fee of \$300.00, notification fee of \$750.00 and submit the required documents.

Failure to submit the above mentioned items will not prevent the item from being placed on the agenda for consideration by the City Council, and payment of fees will be required as a condition of approval, if the Required Review is approved. If the Required Review is denied, the Special Use Permit for this site shall be discontinued, and the use shall be required to cease.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Carman Burney, Agenda Technician
Department of Planning
Long Range Planning Division

cc: Mr. Nibras Admon
N & S Bonanza, LLC
3595 East Bonanza Road
Las Vegas, Nevada 89110

Mr. Dave Eder
Nevada Gaming Applications Cons.
777 East Quartz Avenue
Sandy Valley, Nevada 89019



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CITY MANAGER

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6511
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

CORRECTED LETTER

March 26, 2015

Mr. Luis Gutierrez
Water Street LLC
7500 West Lake Mead Blvd., Ste. 9-232
Las Vegas, Nevada 89128

RE: SUP-55487 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JANUARY 21, 2015

Dear Applicant:

The City Council at a regular meeting held January 21, 2015 APPROVED the request for a **Special Use Permit FOR A PACKAGE LIQUOR OFF-SALE WITHIN A PROPOSED 1,882 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT at 3595 East Bonanza Road, Suite #140 (APN 140-31-121-007), C-1 (Limited Commercial) Zone.** The Notice of Final Action was filed with the Las Vegas City Clerk on January 22, 2015. This approval is subject to:

Added Condition

- A. A required review at a public hearing before the City Council shall be held within one year.
- B. The total square footage of alcohol permitted, including beer and wine, would be 90 square feet.

Planning

- 1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Package Liquor Off-Sale Establishment use.
- 2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
- 3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
- 4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
- 5. Approval of this Special Use Permit does not constitute approval of a liquor license.

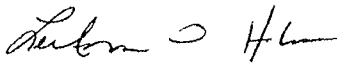
2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

RQR-62001

Mr. Luis Gutierrez
SUP-55487 – Page Two
March 26, 2015

6. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



LuAnn D. Holmes, MMC
Acting City Clerk

cc: Mr. Nibras Admon
Mr. N & S Bonanza LLC
3595 East Bonanza
Las Vegas, Nevada 89110

Mr. Dave Eder
Nevada Gaming Application Cons.
777 East Quartz Avenue
Sandy Valley, Nevada 89109

RQR-62001



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) _____

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) _____ Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

APPLICANT _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

REPRESENTATIVE _____ Contact _____

Address _____ Phone: _____ Fax: _____

City _____ State _____ Zip _____

E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # _____

Meeting Date: _____

Total Fee: _____

Date Received:* _____

Received By: _____

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-62001** APN: _____

Name of Property Owner: _____

Name of Applicant: _____

Name of Representative: _____

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: _____

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State