

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BAA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekkii, Survey (FM, PM, & A's only)
Date: January 22, 2009
Re: **SDR-32837 - REVISED** Water Street Center, LLC 3595 E. Bonanza Rd.
Request for a Site Development Plan Review for an addition to an approved retail building, C-1

REVISED COMMENTS: -- These comments supersede all previous memos/comments:

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
2. Comply with the requirements of Las Vegas Municipal Code Chapter 4.32 Traffic Signal Impact Fee prior to the issuance of permits for this site.
3. No new buildings, permanent structures, or landscaping taller than 30 inches shall be constructed or placed within the existing 20-foot public sewer easement located along the north side of this site.
4. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
5. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-80-77, the Pecos/Bonanza Plaza commercial subdivision and all other applicable site-related actions.

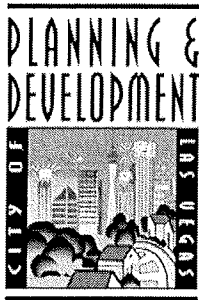
Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: January 12, 2009
Re: **SDR-32837** Water Street Center, LLC 3595 E. Bonanza Rd.
Request for a Site Development Plan Review for an addition to an approved retail building, C-1

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
2. Comply with the requirements of Las Vegas Municipal Code Chapter 4.32 Traffic Signal Impact Fee prior to the issuance of permits for this site.
3. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
4. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-80-77, the Pecos/Bonanza Plaza commercial subdivision and all other applicable site-related actions.



☒ Meeting

☐ Conversation Record

☐ Telephone

Page _____ of _____
Date December 15, 2008
Time 10:00 AM

Project Name

PECOS & BENAVIA

Conversation between CLV P&D Representative(s): DAVE CORNOYER, PLANNER I
and,

Name	Company/Department	Phone	FAX
Water Street, LLC			
OZIE MURKIN	FIRE		
ROGER BAILEY	PUBLIC WORKS		
TERRY SMITH	BUILDING & SAFETY		

☐ see Meeting Attendance Sheet

Comments: ** Complete Submittal Packets **MUST** be received by Planning staff no later than 2:00 PM of the Submittal

Deadline Date, no exceptions. Please see the attached "Submittal Appointments Scheduling Process - 2008" for useful info.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A - NO PLANS APPLY TO THIS SITE

0 0 0

FIRE: SPRINKLER BLDG B & S: 1 HR SEPERATION WALL BETWEEN FIRE & ELECTRICAL & REST
OF THE BLDG; REVISE PLAN TO SHOW ADA PARKING W/
PW: SAME CONDITIONS APPLY 8' & 5' ACCESS AISLES; DOOR CANNOT RESTRICT ACCESSIBLE
Parking: Restaurant (with Drive-Through): Parking 1/100 SF ; General Retail Store: Parking 1/175
ROUTE BY MORE THAN 1/2

Plans need to indicate square-footages associated with each use in order to provide accurate parking calculations

If parking to the east, west & south is utilized, provide a cross access/parking agreement with submittal

REVISE JUSTIFICATION LETTER TO REQUEST: AN EXCEPTION TO ALLOW LESS THAN 15' BUFFER BETWEEN
BUILDING & PARKING LOT

FLATWALLS NOT ACCEPTABLE; REVISE; MOVE LOADING ZONE

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following: In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

April 3, 2009

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

RE: SDR-32837 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 1, 2009

Dear Mr. Gutierrez:

The City Council at a regular meeting held April 1, 2009 APPROVED the request for a Site Development Plan Review FOR A 5,375 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND RETAIL BUILDING on 2.59 acres generally located on the south side of Bonanza Road, approximately 450 feet east of Pecos Road (APN 140-31-121-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on April 2, 2009. This approval is subject to:

Planning & Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-9421) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/30/08, except as amended by conditions herein.
4. An Exception from Title 19.10.010(J)(11)(e) is hereby approved, to allow a four-foot sidewalk adjacency to the north side of the commercial building and a three-foot sidewalk adjacency to the west side of the commercial building where a five-foot sidewalk, landscape planter, or combination of both is required.
5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. The site plan shall be revised to indicate all locations and dimensions of sidewalks, utility pads, and hardscape areas.

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: The landscape plan shall be revised to clearly indicate all hardscape areas and landscape planters, including the hardscape provided for the proposed utility pad at the rear of the building. Provide a minimum of four, five-gallon shrub for each required tree.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

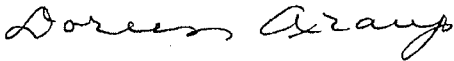
Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

Mr. Luis Gutierrez
SDR-32837 - Page Three
April 3, 2009

15. Comply with the requirements of Las Vegas Municipal Code Chapter 4.32 Traffic Signal Impact Fee prior to the issuance of permits for this site.
16. No new buildings, permanent structures, or landscaping taller than 30 inches shall be constructed or placed within the existing 20-foot public sewer easement located along the north side of this site.
17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-80-77, the Pecos/Bonanza Plaza commercial subdivision and all other applicable site-related actions.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

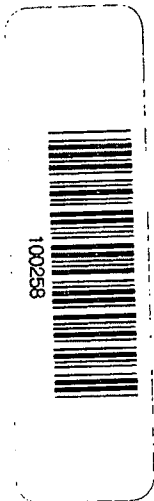
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

March 19, 2009

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

RE: SDR-32837 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 18, 2009

Dear Mr. Gutierrez:

The City Council at a regular meeting held March 18, 2009 HELD IN ABEYANCE the request for a Site Development Plan Review FOR A 5,375 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND RETAIL BUILDING on 2.59 acres generally located on the south side of Bonanza Road, approximately 450 feet east of Pecos Road (APN 140-31-121-007), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning and Development discussion portion of the April 1, 2009 City Council Meeting. It is recommended that you or your representative be in attendance at this meeting. If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

Action Letter



Separator Sheet



February 13, 2009

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

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

RE: SDR-32837 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Gutierrez:

Your request for a Site Development Plan Review FOR A 5,375 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH AND RETAIL BUILDING on 2.59 acres generally located on the south side of Bonanza Road, approximately 450 feet east of Pecos Road (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on February 12, 2009.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-9421) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/30/08, except as amended by conditions herein.
4. An Exception from Title 19.10.010(J)(11)(e) is hereby approved, to allow a four-foot sidewalk adjacency to the north side of the commercial building and a three-foot sidewalk adjacency to the west side of the commercial building where a five-foot sidewalk, landscape planter, or combination of both is required.
5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. The site plan shall be revised to indicate all locations and dimensions of sidewalks, utility pads, and hardscape areas.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

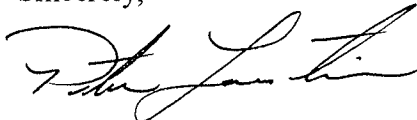
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: The landscape plan shall be revised to clearly indicate all hardscape areas and landscape planters, including the hardscape provided for the proposed utility pad at the rear of the building. Provide a minimum of four, five-gallon shrub for each required tree.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
15. Comply with the requirements of Las Vegas Municipal Code Chapter 4.32 Traffic Signal Impact Fee prior to the issuance of permits for this site.
16. No new buildings, permanent structures, or landscaping taller than 30 inches shall be constructed or placed within the existing 20-foot public sewer easement located along the north side of this site.
17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-80-77, the Pecos/Bonanza Plaza commercial subdivision and all other applicable site-related actions.

This item will be considered by the City Council on **March 18, 2009** at 1:00 P.M. in the City Council Chambers of City hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl



January 30, 2009

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

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN

(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

RE: SDR-32837 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Gutierrez:

Please be advised the City Planning Commission at its regular meeting on **February 12, 2009** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, 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 **Friday, February 6, 2009** 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 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lowenstein".

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-32837 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
WATER STREET CENTER, LLC - Request for a Major Modification to an approved Site Development Plan Review FOR A 1,000 SQUARE-FOOT ADDITION TO AN APPROVED 5,375 SQUARE-FOOT RETAIL BUILDING on .44 acres at 3595 East Bonanza Road (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

PLANNING COMMISSION: FEBRUARY 12, 2009 CITY COUNCIL: MARCH 18, 2009

CASE PLANNER: PETER LOWENSTEIN



PUBLIC HEARING

Comments Due: JANUARY 15, 2008

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 Nora Lares (nlares@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:



**LAS VEGAS VALLEY
WATER DISTRICT**

1001 South Valley View Boulevard
Las Vegas, NV 89153
(702) 870-2011 • lvwd.com

January 14, 2009

City of Las Vegas
Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

Attention: Peter Lowenstein, Planning Supervisor

SUBJECT: CITY OF LAS VEGAS ZONING APPLICATION REVIEW

The Las Vegas Valley Water District (District) Design and Production Divisions have reviewed the attached zoning applications and have determined that the proposed projects will have no conflict with the District's existing telemetry antenna locations.

If you have any questions or require any additional information, please feel free to contact me at (702) 822-8574.

Sincerely,

Doa J. Meade, P.E.
Senior Civil Engineer
Engineering Design Division

DJM:TLL:jljg
Attachments

cc: w/attchs
James B. Ross, Electronics Supervisor, M/S 1080

RECEIVED
09 JAN 15 PM 1:54
PLANNING AND
DEVELOPMENT

LVVWD BOARD OF DIRECTORS

Chip Maxfield, President • Rory Reid, Vice President • Susan Brager • Tom Collins • Chris Giunchigliani • Lawrence Weekly • Bruce Woodbury
Patricia Mulroy, General Manager

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

**SDR-32837
02/12/09 PC**

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC. ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
12/31/2008

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

SDR-32837 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER:
WATER STREET CENTER, LLC - Request for a Major Modification to an approved Site Development Plan Review FOR A 1,000 SQUARE-FOOT ADDITION TO AN APPROVED 5,375 SQUARE-FOOT RETAIL BUILDING on .44 acres at 3595 East Bonanza Road (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

PLANNING COMMISSION: FEBRUARY 12, 2009 CITY COUNCIL: MARCH 18, 2009

CASE PLANNER: PETER LOWENSTEIN



PUBLIC HEARING

Comments Due: JANUARY 15, 2008

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 Nora Lares (nlares@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Law Enforcement Issue

Hansen Sheet



Separator Sheet

Report Date 12/30/2008 05:39 PM

Submitted By

Page 1

A/P #	32837	Type	SDR	Issued Date	Issued By
-------	-------	------	-----	-------------	-----------

Parcel 14031121007

Location

Owner WATER STREET L L C

Phone

Address 7500 W LAKE MEAD BLVD #9-232
LAS VEGAS NV 89128-0297

Country ☐ Foreign

Applicant's Full Name WATER STREET L L C

Day Phone **Fax**

Pager

Address 7500 W LAKE MEAD BLVD #9-232
LAS VEGAS NV
89128-0297

Fees

NOTIFICATION & ADVERTISING FEE	500.00
PROCESSING FEE	500.00
RECORDING OF NOTICE OF ZONING ACTION	30.00
Total Paid	1030.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	0.44 ACRE
Actual Value	0.00		

Comments

SDR-32837 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LUIS GUTIERREZ - Request for a Major Modification to an approved Site Development Plan Review FOR A 1,000 SQUAR-FOOT EXPANSION TO AN EXISTING 5,375 SQUARE-FOOT BUILDING on .44 acres at 3595 EAST BONANZA ROAD (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

Report Date 12/30/2008 05:39 PM

Submitted By

Page 1

A/P # 32837 **Type** SDR **Issued Date** **Issued By**

Parcel 14031121007

Location

Owner WATER STREET L L C

Phone

Address 7500 W LAKE MEAD BLVD #9-232

LAS VEGAS NV 89128-0297

Country ☐ Foreign

Applicant's Full Name WATER STREET L L C

Day Phone **Fax**

Pager

Address 7500 W LAKE MEAD BLVD #9-232

LAS VEGAS NV

89128-0297

Fees

NOTIFICATION & ADVERTISING FEE	500.00
PROCESSING FEE	500.00
RECORDING OF NOTICE OF ZONING ACTION	30.00
Total Paid	1030.00

Declared Value	0.00	Type of Work	
Calculated Value	0.00	Square Footage	0.44 ACRE
Actual Value	0.00		

Comments

SDR-32837 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LUIS GUTIERREZ - Request for a Major Modification to an approved Site Development Plan Review FOR A 1,000 SQUAR-FOOT EXPANSION TO AN EXISTING 5,375 SQUARE-FOOT BUILDING on .44 acres at 3595 EAST BONANZA ROAD (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**SDR Application****Report Date** 12/30/2008 05:40 PM**Submitted By**

Page 1

A/P # 32837 **SITE DEVELOPMENT PLAN REVIEW****Application Information****Stages**

	Date / Time	By		Date / Time	By
Processed	12/30/2008 16:29	984662	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

SDR-32837 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LUIS GUTIERREZ - Request for a Major Modification to an approved Site Development Plan Review FOR A 1,000 SQUAR-FOOT EXPANSION TO AN EXISTING 5,375 SQUARE-FOOT BUILDING on .44 acres at 3595 EAST BONANZA ROAD (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

Parent A/P #

Project # 32837	Project/Phase Name FOR A 1,000 SQUAR-FOOT EXPANSI	Phase #
Size/Area 0.44 ACRE	Size Description	Subdivision Code
Proposed Start	Proposed Stop	% Completed 0.00
% Complete Formula		

Property/Site Information**Parcel** 14031121007**Location****Owner/Tenant**

Contact ID AC1430225	Name WATER STREET L L C	Organization % L GUTIERREZ
Mailing Address 7500 W LAKE MEAD BLVD #9-232		State/Province NV
City LAS VEGAS		Country
ZIP/PC 89128-0297		☐ Foreign
Day Phone		Evening Phone
Fax		Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses3595 E BONANZA RD
LAS VEGAS, 89110-**Linked Parcels**

No Parcels are linked to this Application

A/P Linked Parcels

14031121007

Applicants/Contacts

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 12/30/2008 05:40 PM

Submitted By

Page 2

Applicants/Contacts

Primary Y Capacity OWNER Contact ID AC1430225 ☐ Foreign
Effective Expire
Name WATER STREET L L C
Day Phone Eve Phone Organization % L GUTIERREZ
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 7500 W LAKE MEAD BLVD #9-232
LAS VEGAS, NV 89128-0297
Seasonal Addr
Valid From To
Comments
No Comments

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$500.00)	Paid
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Successful
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Successful
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees

Status

Paid Date

Amount

NOTIFICATION & ADVERTISING FEE	P	12/30/2008 16:31	500.00
PROCESSING FEE	P	12/30/2008 16:31	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	12/30/2008 16:31	30.00
Total Unpaid	0.00	Total Paid	1030.00

Review Activities

Act #	Act Type	Status	Waived	Issued	Started	Completed
Comp By	Comments					

There are no Review Activities for this Report

Activity Review Details

Detail AGENDA TECH ITEMS (SDR) Modified By NLARES Modified Date/Time 12/30/2008 16:50
Comments
No Comments

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

SDR Application

Report Date 12/30/2008 05:40 PM

Submitted By

Page 3

AGENDA TECH ITEMS

Before Planning Commission Items

DRT Process Completed 01/13/2009

Plans Routed for Review 01/02/2009

Sent to Review Journal (if applicable) 01/27/2009

Public Hearing Notice Sent (if applicable) 01/30/2009

After Planning Commission Items

Action Letter Completed 02/13/2009

Notice of Final Action form completed 02/13/2009

Appeal Memo Completed

Detail SUBMITTAL CHECKLIST (SDR)

Modified By JALABADO

Modified Date/Time 12/30/2008 16:29

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist

Y Application/Petition Form

Y Deed and Legal Description

Y Justification Letter

Y Color and Material Board

N DINA (Not Always Required)

Y Statement of Financial Interest

Y Site Plans (19 Folded Blue Lines, 1 Rolled Color)

Y Landscape Plan

Y Building Elevations (2 Folded, 1 Rolled Color)

Y Floor Plan (1 Folded, 1 Rolled)

Y Laser Print Site Plan

Y Laser Print Floor Plan

Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions
Condition
Supervisor Required

Approval
Required

Approved By
Comments

Approved Date

Applied By

Applied Date

Assigned

Z-LEGAL
N

984662

12/30/2008 16:29

Project # A/P Type Status Stage Relation

No children exist for this project

Planning Condition Description Effective Expire Comments

There is no planning condition for this project.

Report Date 12/30/2008 05:40 PM

Submitted By

Page 4

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
N Parent Project link required? Annotated minutes recieved
Y Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type
Public, Non-Public, AdminPUBLC If yes, when does It need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
02/12/2009	PC	SCHEDULED			
JALABADO	12/30/2008		0	0	0

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# Watt Electric ck 2854 / 869-4099 / Louis Gutierrez	983657	12/30/2008 16:31		0.00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Retail Shell Building
 Project Address (Location) 3595 E. Bonanza Rd Las Vegas, NV
 Project Name Pecos and Bonanza Plaza Proposed Use _____
 Assessor's Parcel #(s) 140-31-121-007 Ward # _____
 General Plan: existing SC proposed _____ Zoning: existing C1 proposed _____
 Commercial Square Footage 5,375 Floor Area Ratio _____
 Gross Acres 0.44 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Lois Gutierrez Contact Lois Gutierrez, LLC
 Address 7500 W. Lake Mead #9-232 Phone: (702) 498-5305 Fax: 988-0150
 City Las Vegas State NV Zip 89128

APPLICANT _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

Property Owner Signature*

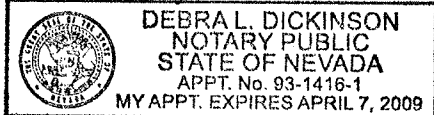
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Lois Gutierrez

Subscribed and sworn before me

This 30th day of December, 20 08
[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>SDR 32837</u>
Meeting Date:	<u>2.12.09</u>
Total Fee:	<u>\$1,030.00</u>
Date Received:	<u>12.30.08</u>
Received By:	<u>[Signature]</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.

Justification Letter



Separator Sheet

WATER STREET, LLC
Luis Anthony Gutierrez, Developer
7500 W. Lake Mead Blvd. – Suite 9-232 - Las Vegas, NV 89128
PH: 702-498-5305 – FX: 702-988-0150

Tuesday, December 30, 2008

Peter Lowenstein, Planning Supervisor
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101



RE: Pecos and Bonanza Plaza
3595 East Bonanza Road
Las Vegas, NV 89110
APN: 140-31-121-007

Dear Peter:

This justification letter is regarding SDR-24023. We have revised our plans to make the new building more appealing to the neighboring businesses and residents adjacent to this property. Some of the changes are as follows:

- We are showing a 5 foot wide sidewalk at the front of the building with one architectural pop out that reduces the width by 1 foot for a distance of only 7 lineal feet.
- We revised exterior elevations to add more architectural detail,
- Added an entry at the west side and parapet wall to block the view of our rooftop HVAC equipment,
- Re-oriented the drive-thru lane to the back of the property,
- Enclosed the electrical switchgear and fire sprinkler riser into small mechanical rooms at the back of the property,
- Relocated the loading zone to the back of the property,
- Added landscaping and trees to the side and back of the site,
- Added more ornate decorative trim at columns and top of walls.
- Added approx. 1,000 sf to the building – increased frontal visibility.

We request an administrative "Site Development Plan Review" of the improvements to the plans for this new building. Our new building is now 5,375 sf on the same .44 acre parcel. Our designated parking area includes 23 spaces where only 23 spaces are required. Please approve these new plans so we can get started with the construction.

Best Regards,

A handwritten signature in black ink, appearing to read "Luis Gutierrez".

Luis Anthony Gutierrez, Owner / Developer

SDR-32837
02/12/09 PC

WATER STREET, LLC

Luis Anthony Gutierrez, Developer

7500 W. Lake Mead Blvd. – Suite 9-232 - Las Vegas, NV 89128

PH: 702-498-5305 – FX: 702-988-0150

Tuesday, December 30, 2008

Peter Lowenstein, Planning Supervisor

City of Las Vegas

Planning and Development Department

731 South Fourth Street

Las Vegas, NV 89101

RE: Pecos and Bonanza Plaza
3595 East Bonanza Road
Las Vegas, NV 89110
APN: 140-31-121-007

Dear Peter:

This justification letter is regarding SDR-24023. We have revised our plans to make the new building more appealing to the neighboring businesses and residents adjacent to this property. Some of the changes are as follows:

- We are showing a 5 foot wide sidewalk at the front of the building with one architectural pop out that reduces the width by 1 foot for a distance of only 7 lineal feet.
- We revised exterior elevations to add more architectural detail,
- Added an entry at the west side and parapet wall to block the view of our rooftop HVAC equipment,
- Re-oriented the drive-thru lane to the back of the property,
- Enclosed the electrical switchgear and fire sprinkler riser into small mechanical rooms at the back of the property,
- Relocated the loading zone to the back of the property,
- Added landscaping and trees to the side and back of the site,
- Added more ornate decorative trim at columns and top of walls.
- Added approx. 1,000 sf to the building – increased frontal visibility.

We request an administrative “Site Development Plan Review” of the improvements to the plans for this new building. Our new building is now 5,375 sf on the same .44 acre parcel. Our designated parking area includes 23 spaces where only 23 spaces are required. Please approve these new plans so we can get started with the construction.

Best Regards,



Luis Anthony Gutierrez, Owner / Developer

SDR-32837
02/12/09 PC



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-32837** APN: 140-31-121-007
Name of Property Owner: Luis Gutierrez % Walter Street, LLC
Name of Applicant: Luis Gutierrez
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: 140-31-121-007

Signature of Property Owner: _____

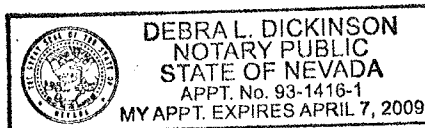
Print Name: Luis Gutierrez

Subscribed and sworn before me

This 30th day of December, 2008

[Signature]

Notary Public in and for said County and State



Finish Schedule - General Notes

- ① Vertical Wall Surfaces - Cement Based Stucco - Rough Italian Finish
- ② Recessed Wall Surfaces - Cement Based Stucco - Smooth Finish
- ③ Vertical Wall Surfaces - Stone Veneer - Cultured Stone - Pattern TBD
- ④ Trim at Cornice - Foam Shape Coated w/ Cement Based Stucco - Rough Italian Finish
- ⑤ Trim at Base - GFRC - Smooth Sand Finish
- ⑥ Paint Color: Dunn-Edwards - DE6220 - "Porous Stone" - Off-White
- ⑦ Paint Color: Dunn-Edwards - DE6215 - "Wooden Peg" - Medium Beige

REVISIONS	

Cordell Construction, Inc.
10729 Hunter Mountain Avenue
Las Vegas, NV 89129
Cordell Construction, Inc. President - CL: 702-490-4021
NV LIC # 0062897 - B2 - Bid Limit: \$1,000,000



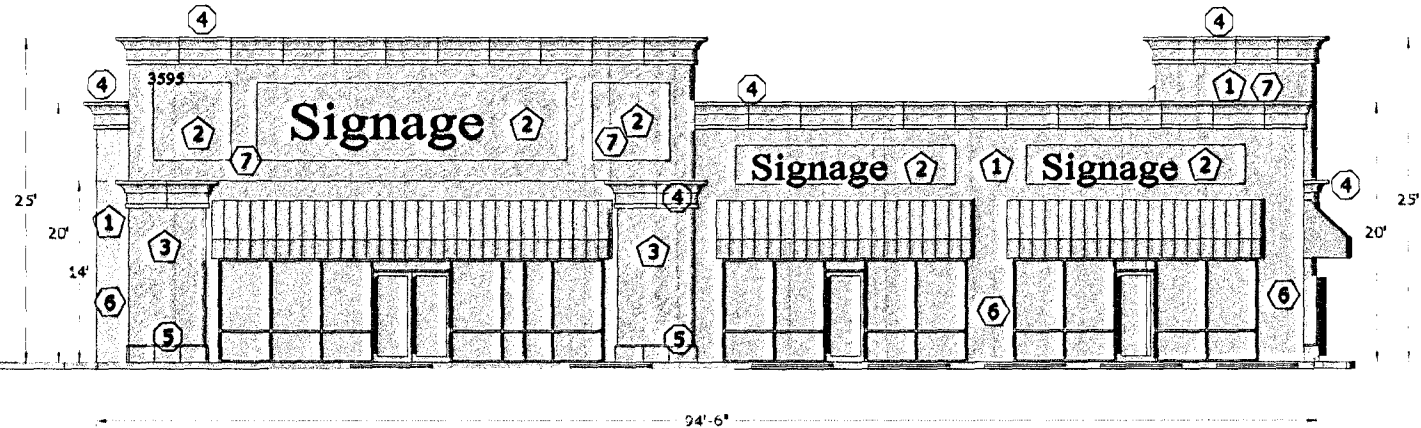
BUILDING ELEVATIONS

PROJECT:
PECOS / BONANZA PLAZA
3595 East Bonanza Road - Las Vegas, NV 89110 - Attn: Luis Gutierrez - CL: 498-5305

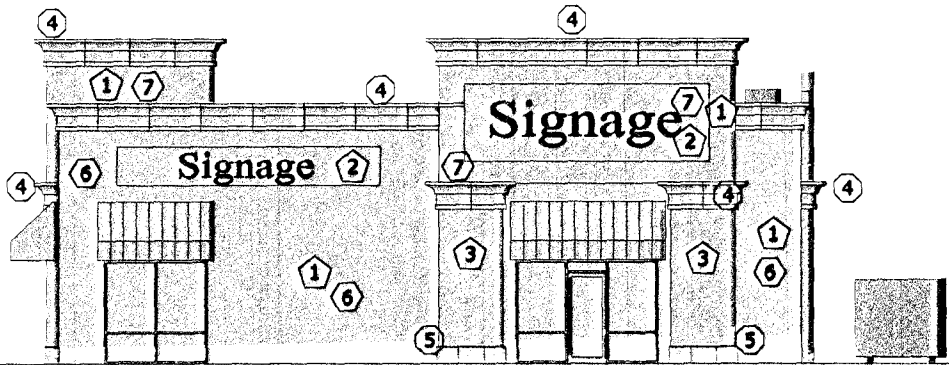
DATE:
12/26/2008

LATEST REVISION:

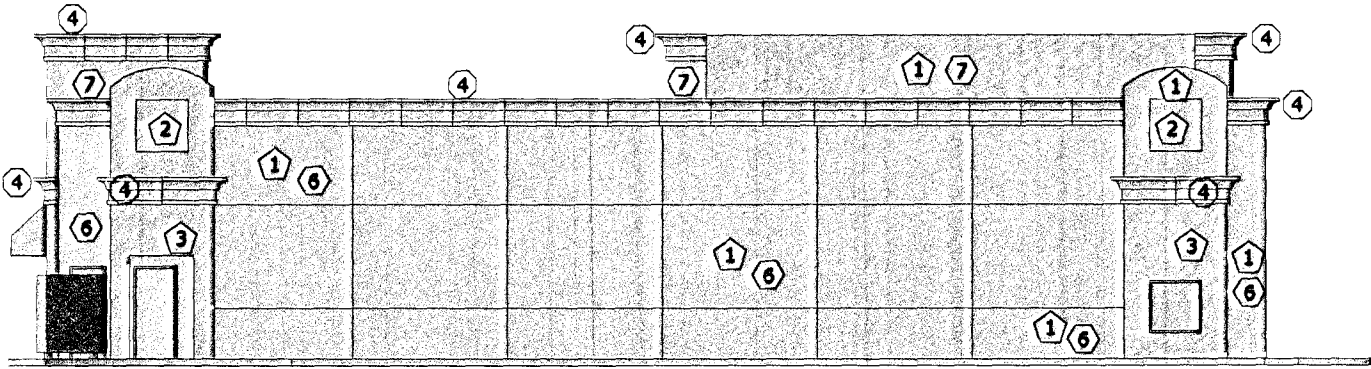
SHEET NUMBER:
A-4



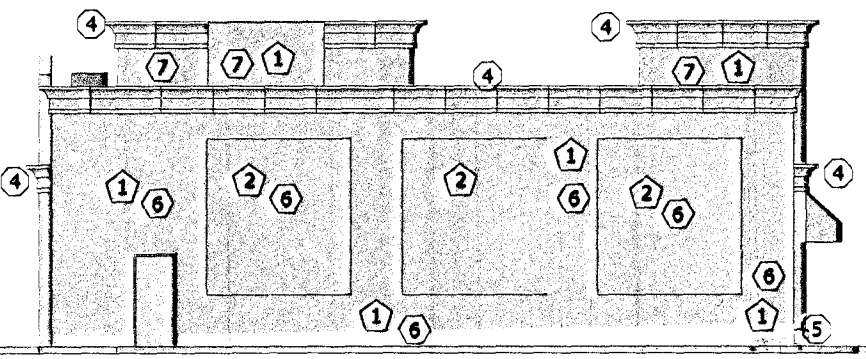
Pecos Bonanza Plaza - Front Elevation - North Side - Scale: $\frac{3}{16}'' = 1'-0''$



Pecos Bonanza Plaza - Side Elevation - West Side



Pecos Bonanza Plaza - Rear Elevation - South Side - Scale: $\frac{3}{16}'' = 1'-0''$



Pecos Bonanza Plaza - Side Elevation - East Side

SDR-32837
02/12/09 PC

APPROVED
CITY COUNCIL DATE: 4-1-09
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS
BY: [Signature]
DATE: 7-12-09

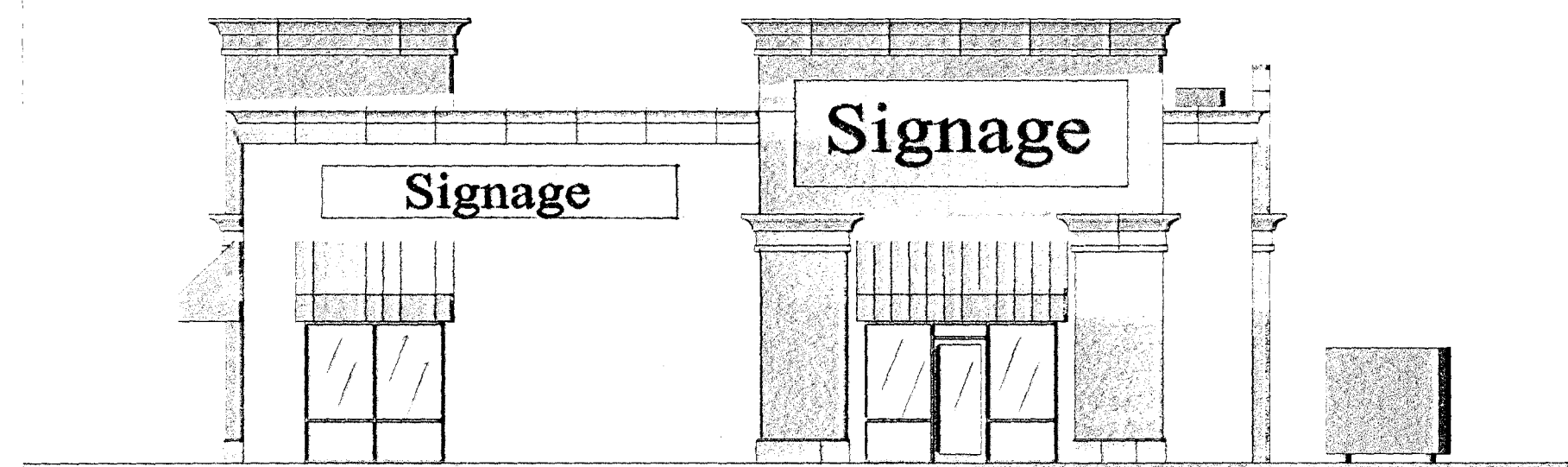
REVISIONS	

Cordell Construction, Inc.
10729 Hunter Mountain Avenue
Las Vegas, NV 89129
Cordell Landreville, President - CL: 702-480-8221
NV LIC # 0062897 - B2 - Bid Limit: \$1,000,000

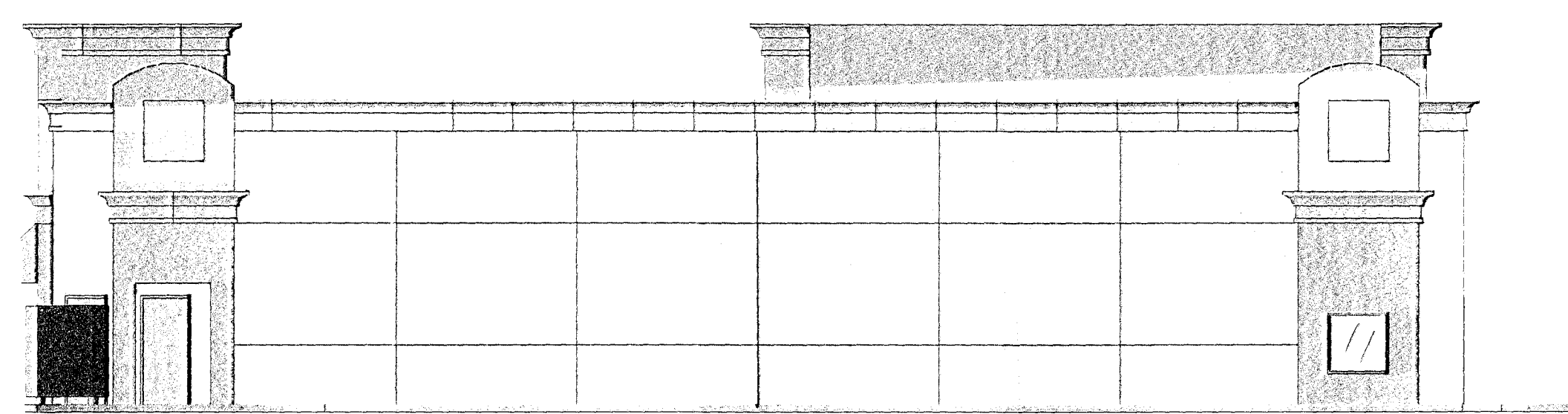
CORDELL CONSTRUCTION
EST. 2004
NVLIC # 0062897



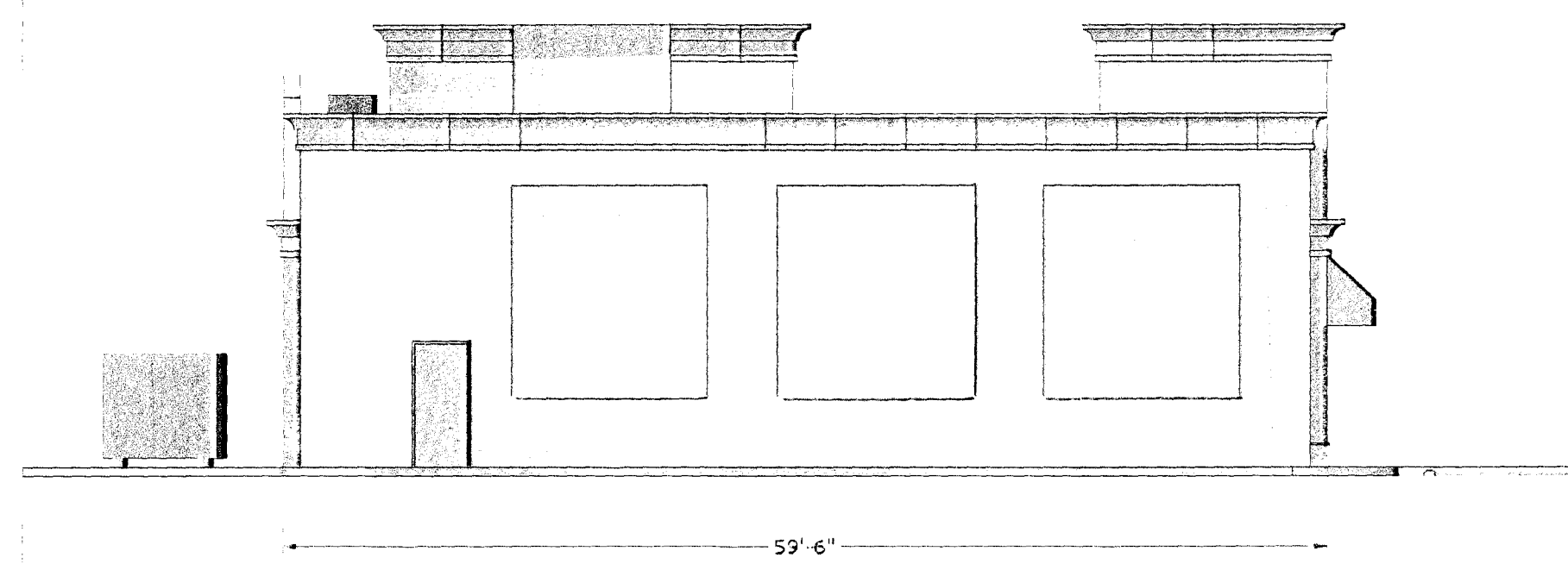
Pecos Bonanza Plaza - Front Elevation - North Side - Scale: $\frac{3}{16}" = 1'-0"$



Pecos Bonanza Plaza - Side Elevation - West Side



Pecos Bonanza Plaza - Rear Elevation - South Side - Scale: $\frac{3}{16}" = 1'-0"$

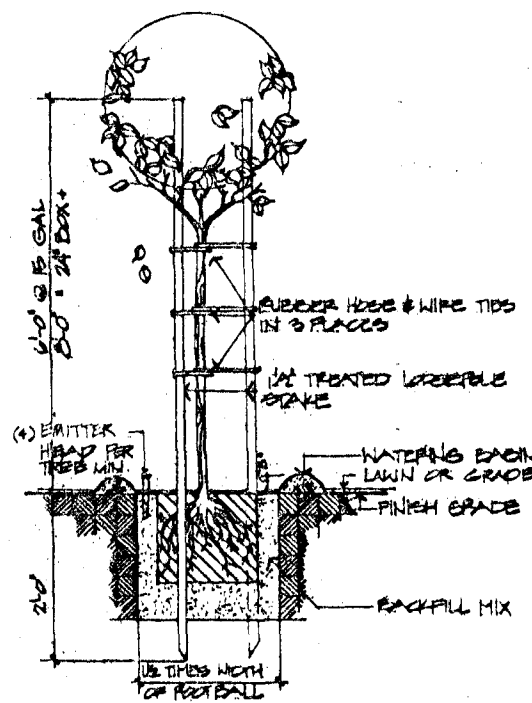


Pecos Bonanza Plaza - Side Elevation - East Side

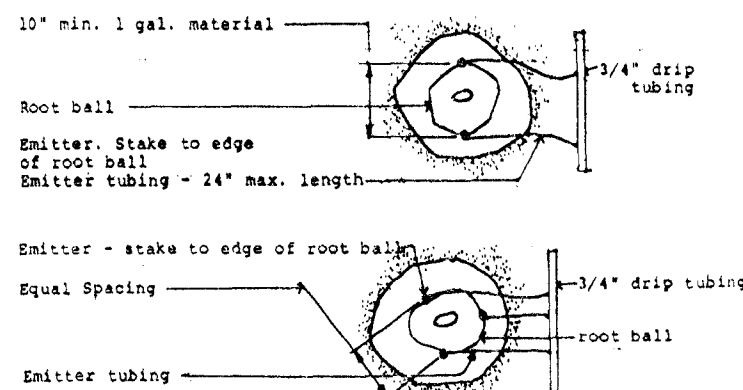
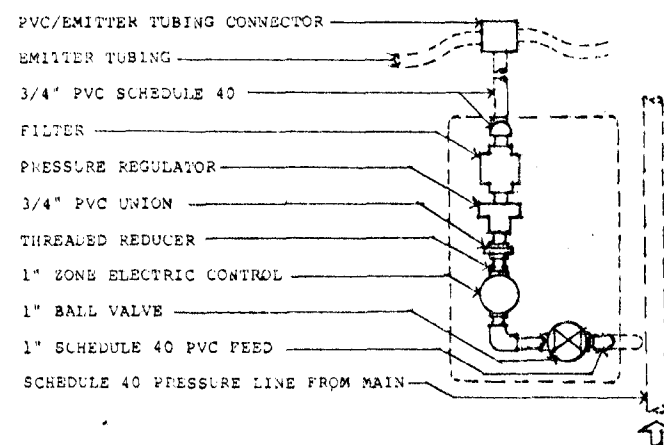
SDR-32837

PROJECT: BUILDING ELEVATIONS
PROJECT: PECOS / BONANZA PLAZA
3595 East Bonanza Road - Las Vegas, NV 89110 - Attn: Luis Gutierrez - CL: 498-5305

DATE: 12/26/2008
LATEST REVISION:
SHEET NUMBER:
A-4

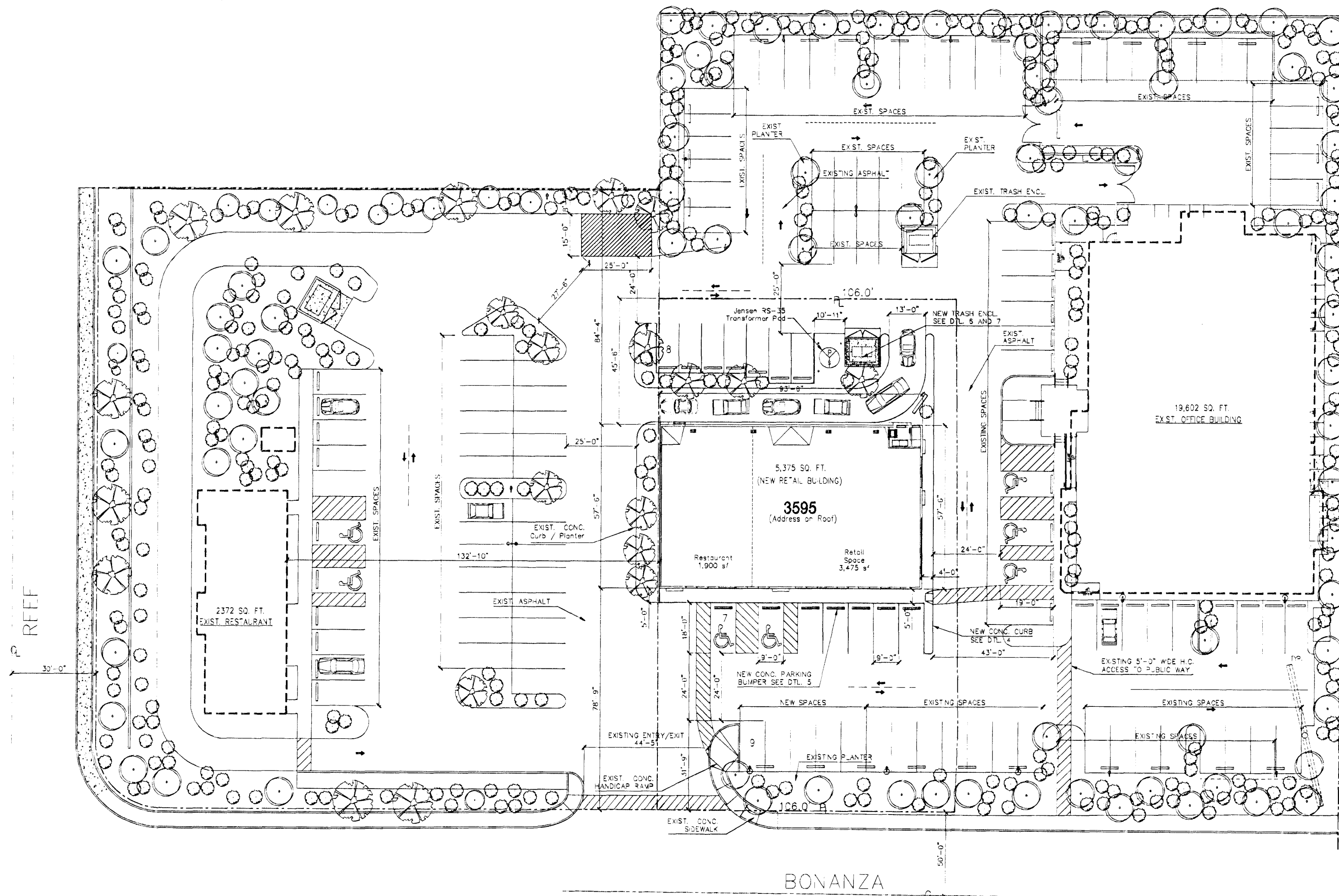


Tree Staking - L-5
NO SCALE



Landscape Tree Legend	
	24" box trees - Mendel Pine
	24" box trees - African Sumac
	5 gal. shrub - Dwarf Mock Orange

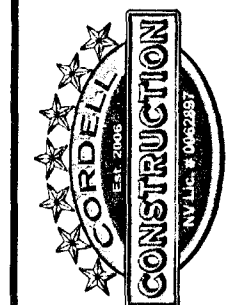
APPROVED:
CITY COUNCIL DATE: 4-1-09
PLANNING COMMISSION DATE: 2-12-09
BY:
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS



SDR-32837
02/12/09 PC

REVISIONS

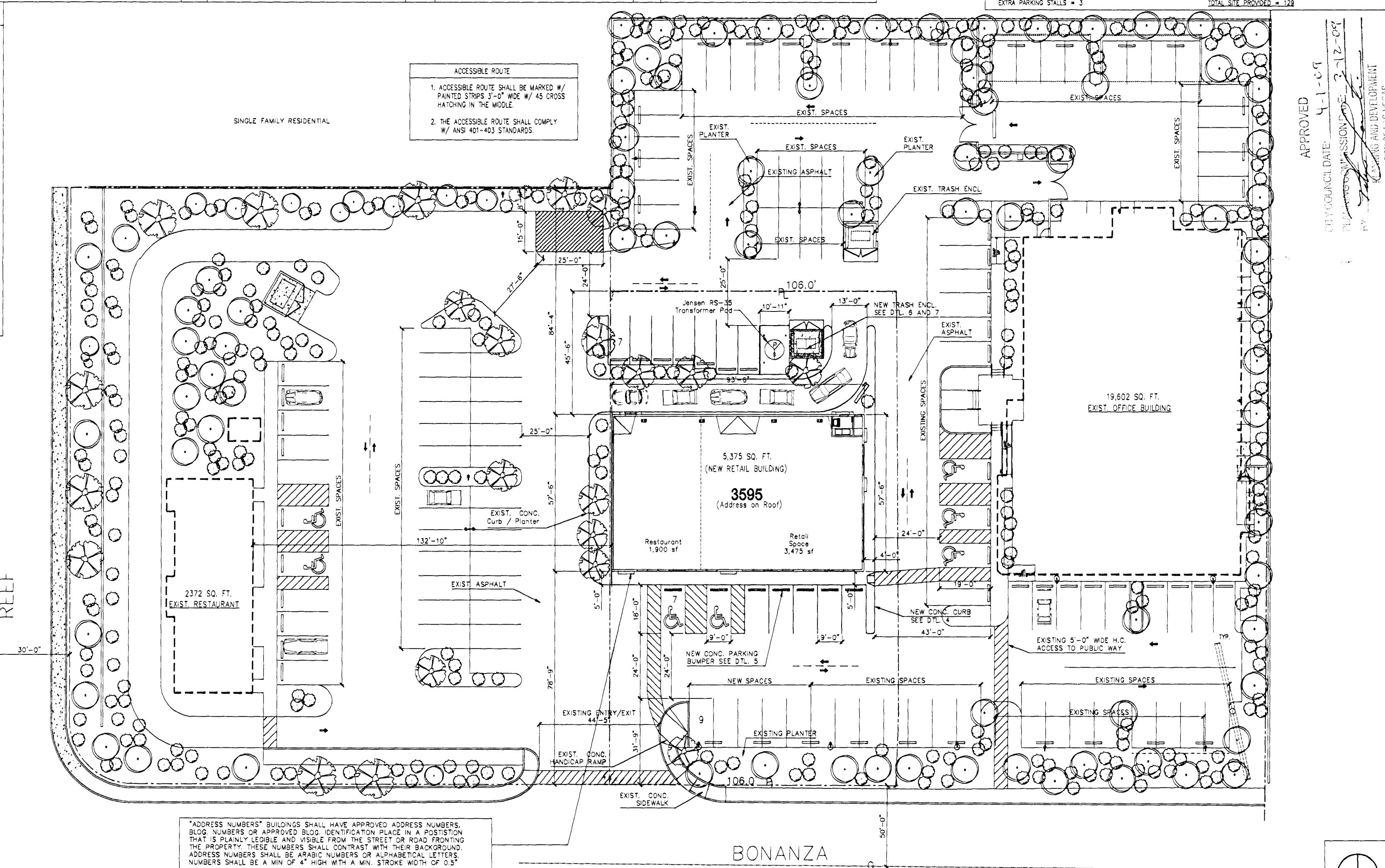
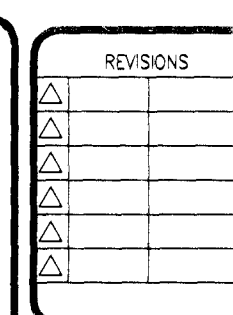
Cordell Construction, Inc.
10729 Himmer Mountain Avenue
Las Vegas, NV 89129
Cordell Landrevelle, President - CL: 702-480-8221
NV LIC # 0062897 - B2 - Bid Limit: \$1,000,000



LANDSCAPE PLAN
PROJECT: PECOS / BONANZA PLAZA
3595 East Bonanza Road - Las Vegas, NV 89110 - Attn: Luis Gutierrez - CL: 498-5305

DATE: 12/26/2008
LATEST REVISION:
SHEET NUMBER:

L-1



SITE PLAN

Cordell Construction, Inc.
10729 Hunter Mountain Avenue
Las Vegas, NV 89129
Cordell Landreuve, President - CL: 702-480-8221
NV LIC # 0062897 - B2 - Bid Limit: \$1,000,000

CORDELL
EST. 2006
CONSTRUCTION
N.V.L.C. # 0062897

SUBJECT: SITE PLAN
PROJECT: PEPCOS / BONANZA PLAZA
3995 East Bonanza Road - Las Vegas NV 89110 - Attn: Luis Gutierrez - CT: 498-5305

DATE:
12/26/2008

LATEST REVISION

SHEET NUMBER:

A-1

DOOR SCHEDULE

Q	WTH	HGT	DR	TYPE	FRAME	REMARKS	LOCK	NOTES
1	8'-0"	7'-0"	DL	STORE FRONT	A.W./BLACK	SAFETY GLZ. RED	ENTRY	1.2.3.4.5.6.7
2	8'-0"	7'-0"	DL	STORE FRONT	A.W./BLACK	SAFETY GLZ. RED	ENTRY	1.2.3.4.5.6.7
3	8'-0"	7'-0"	DL	STORE FRONT	A.W./BLACK	SAFETY GLZ. RED	ENTRY	1.2.3.4.5.6.7
4	8'-0"	7'-0"	DL	STORE FRONT	A.W./BLACK	SAFETY GLZ. RED	ENTRY	1.2.3.4.5.6.7
5	8'-0"	7'-0"	H.C.	M/D.	M/D./BLACK	N/A	STOREROOM	1.2.3.4.5.6.7
6	8'-0"	7'-0"	H.C.	M/D.	M/D./BLACK	N/A	STOREROOM	1.2.3.4.5.6.7
7	8'-0"	7'-0"	H.C.	M/D.	M/D./BLACK	N/A	ENTRY	1.2.3.4.5.6.7

1 PROVIDE ILLUMINATED EXIT SIGNAGE AS PER B.C. 1006 AND 1011.20 ALL ENTRANCE & EXIT DOORS

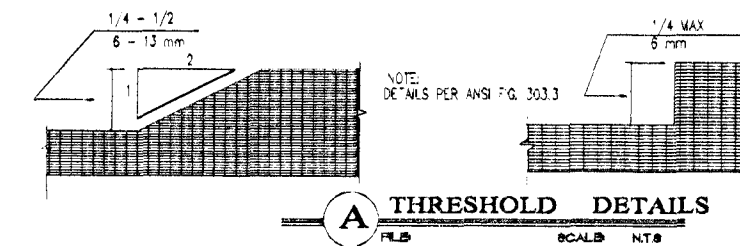
OK

GENERAL NOTES

#1- THE CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION OF WINDOW SYSTEMS

#2- THE WINDOWS AND GLZD. DOORS SHALL CONFORM TO I.B.C. SECTION 1714.5.1 STANDARDS

1 PROVIDE ILLUMINATED EXIT SIGNAGE AS PER B.C. 1006 AND 1011.20 ALL ENTRANCE & EXIT DOORS
2
3 PROVIDE ACCESSIBLE ROUTE THRESHOLDS AS PER B.C. 1008.16
4 PROVIDE ACCESSIBLE ROUTE SIGNAGE @ EXTERIOR ENTRANCE DOORS AS PER B.C. 1011.1
5 DOORS AND DOORWAYS TO CONFORM TO ANS. 424, ALL EXT. ENTRANCE AND EXIT DOORS
6 PROVIDE PANIC HARDWARE RELEASE AS PER B.C. 1008.18.1, @ ALL EXTERIOR ENTRANCE/EXIT DOORS
7 PROVIDE PUSH-PULL OR LEVER HARDWARE PER ANS. 424.2.6 STANDARDS, 34" MIN AND 48" MAX. ABV. FLOOR
8 A. DOORWAYS/FLOOR SURFACES TO CONFORM TO ANS. 404.2.3.5 AND 404.2.9



APPROVED _____
CITY COUNCIL DATE: 4-1-09
PLANNING COMMISSION DATE: 2-12-09
BY: _____
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

[illegible]