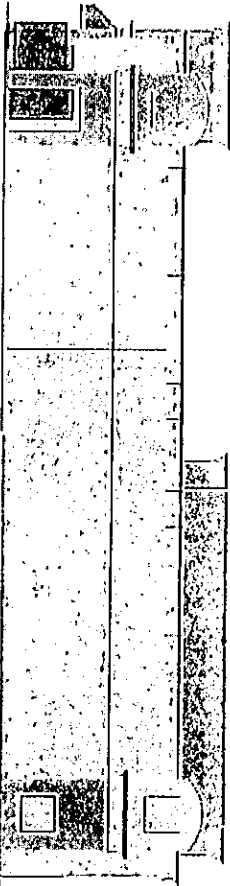


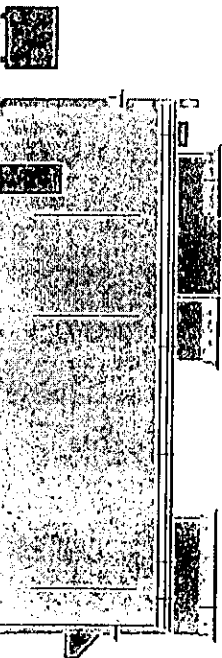
Pecos Bonanza Plaza - Front Elevation - North Side - Scale: 1/8" = 1'-0"



Pecos Bonanza Plaza - Side Elevation - West Side



Pecos Bonanza Plaza - Rear Elevation - South Side - Scale: 1/8" = 1'-0"



Pecos Bonanza Plaza - Side Elevation - East Side



Cordell Construction, Inc.
10729 Hunter Mountain Avenue
Las Vegas, NV 89129
Cordell L. Cordell, President - CL: 702-480-8221
NV LLC # 0062877 - B2 - Bldg Lic. # 11,000,000

BUILDING ELEVATIONS

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



EOT-41383

APR 04 2011

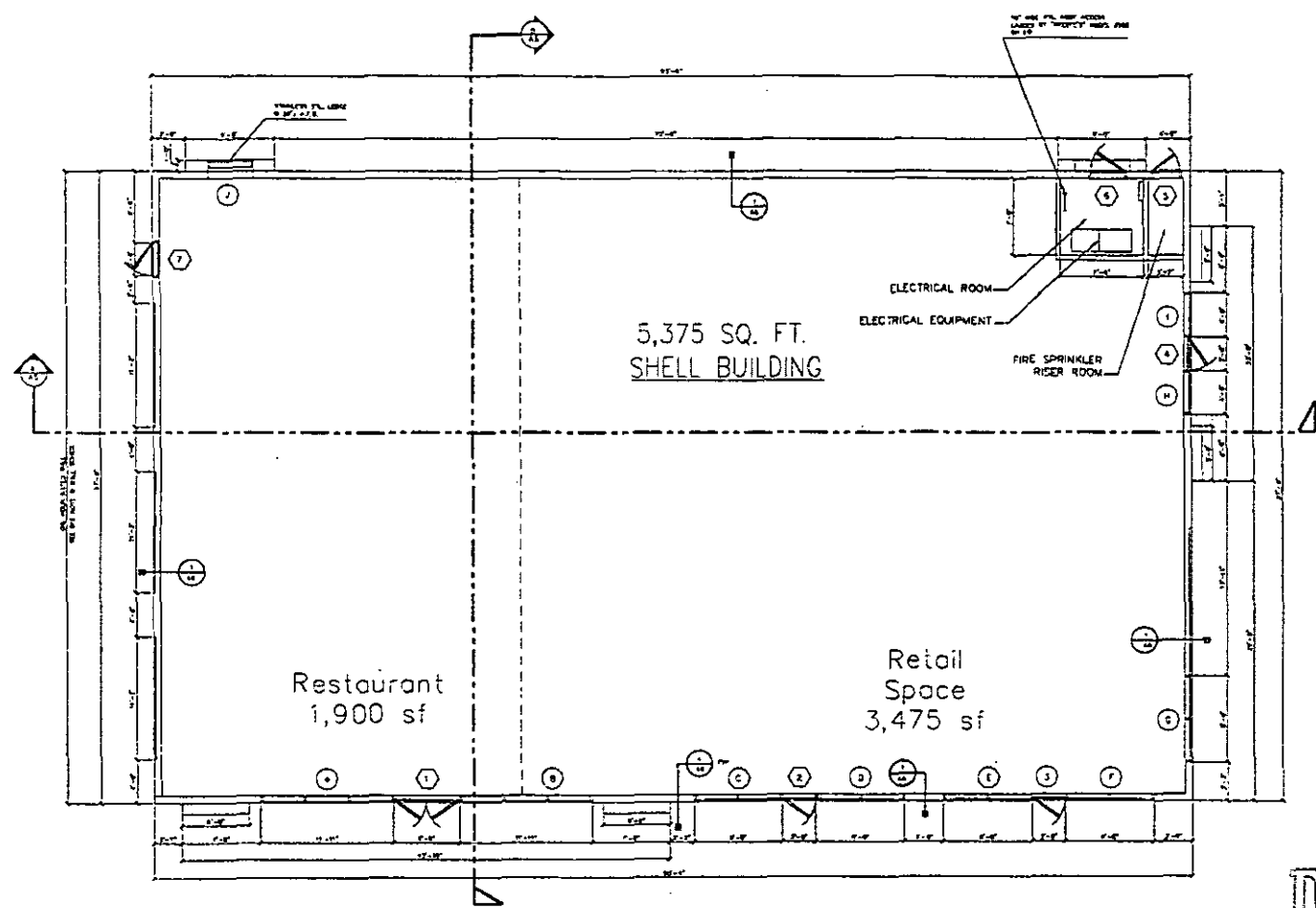
WINDOW SCHEDULE									
NO.	TYPE	SIZE	LOCATION	REMARKS	NO.	TYPE	SIZE	LOCATION	REMARKS
1	W-1	4'0" x 6'0"	WALL 1	WALL 1	1	D-1	4'0" x 6'0"	WALL 1	WALL 1
2	W-2	4'0" x 6'0"	WALL 2	WALL 2	2	D-2	4'0" x 6'0"	WALL 2	WALL 2
3	W-3	4'0" x 6'0"	WALL 3	WALL 3	3	D-3	4'0" x 6'0"	WALL 3	WALL 3
4	W-4	4'0" x 6'0"	WALL 4	WALL 4	4	D-4	4'0" x 6'0"	WALL 4	WALL 4
5	W-5	4'0" x 6'0"	WALL 5	WALL 5	5	D-5	4'0" x 6'0"	WALL 5	WALL 5
6	W-6	4'0" x 6'0"	WALL 6	WALL 6	6	D-6	4'0" x 6'0"	WALL 6	WALL 6
7	W-7	4'0" x 6'0"	WALL 7	WALL 7	7	D-7	4'0" x 6'0"	WALL 7	WALL 7
8	W-8	4'0" x 6'0"	WALL 8	WALL 8	8	D-8	4'0" x 6'0"	WALL 8	WALL 8
9	W-9	4'0" x 6'0"	WALL 9	WALL 9	9	D-9	4'0" x 6'0"	WALL 9	WALL 9
10	W-10	4'0" x 6'0"	WALL 10	WALL 10	10	D-10	4'0" x 6'0"	WALL 10	WALL 10

DOOR SCHEDULE									
NO.	TYPE	SIZE	LOCATION	REMARKS	NO.	TYPE	SIZE	LOCATION	REMARKS
1	D-1	4'0" x 6'0"	WALL 1	WALL 1	1	D-1	4'0" x 6'0"	WALL 1	WALL 1
2	D-2	4'0" x 6'0"	WALL 2	WALL 2	2	D-2	4'0" x 6'0"	WALL 2	WALL 2
3	D-3	4'0" x 6'0"	WALL 3	WALL 3	3	D-3	4'0" x 6'0"	WALL 3	WALL 3
4	D-4	4'0" x 6'0"	WALL 4	WALL 4	4	D-4	4'0" x 6'0"	WALL 4	WALL 4
5	D-5	4'0" x 6'0"	WALL 5	WALL 5	5	D-5	4'0" x 6'0"	WALL 5	WALL 5
6	D-6	4'0" x 6'0"	WALL 6	WALL 6	6	D-6	4'0" x 6'0"	WALL 6	WALL 6
7	D-7	4'0" x 6'0"	WALL 7	WALL 7	7	D-7	4'0" x 6'0"	WALL 7	WALL 7
8	D-8	4'0" x 6'0"	WALL 8	WALL 8	8	D-8	4'0" x 6'0"	WALL 8	WALL 8
9	D-9	4'0" x 6'0"	WALL 9	WALL 9	9	D-9	4'0" x 6'0"	WALL 9	WALL 9
10	D-10	4'0" x 6'0"	WALL 10	WALL 10	10	D-10	4'0" x 6'0"	WALL 10	WALL 10

CENTRAL NOTES
 1. PROVIDE ILLUMINATED EXIT SIGNAGE AS PER I.B.C. 1008 AND 1011 FOR ALL ENTRANCES & EXIT DOORS.
 2. PROVIDE ACCESSIBLE DOOR HANDICAPS AS PER I.B.C. 1001.7.
 3. PROVIDE ACCESSIBLE DOOR HANDICAPS ON EXTERIOR ENTRANCE DOORS AS PER I.B.C. 1001.7.
 4. DOORS AND DOOR HANDICAPS TO CONFORM TO I.B.C. 1001.7. ALL EXTERIOR ENTRANCE AND EXIT DOORS.
 5. PROVIDE PANIC HARDWARE RELEASE AS PER I.B.C. 1001.7.1 & 1001.7.1.1 ON ALL EXTERIOR ENTRANCE/EXIT DOORS.
 6. PROVIDE PLANK/PLATE ON LOWER HARDWARE FOR HANDICAPPED 34" WIDE AND 48" HIGH ABOVE FLOOR.
 7. ALL DOORS TO BE OPENED BY PUSHING TO CONFORM TO I.B.C. 1001.7.1.5 AND 1001.7.1.6.



WALL SCHEDULE									
NO.	TYPE	SIZE	LOCATION	REMARKS	NO.	TYPE	SIZE	LOCATION	REMARKS
1	W-1	4'0" x 6'0"	WALL 1	WALL 1	1	W-1	4'0" x 6'0"	WALL 1	WALL 1
2	W-2	4'0" x 6'0"	WALL 2	WALL 2	2	W-2	4'0" x 6'0"	WALL 2	WALL 2
3	W-3	4'0" x 6'0"	WALL 3	WALL 3	3	W-3	4'0" x 6'0"	WALL 3	WALL 3
4	W-4	4'0" x 6'0"	WALL 4	WALL 4	4	W-4	4'0" x 6'0"	WALL 4	WALL 4
5	W-5	4'0" x 6'0"	WALL 5	WALL 5	5	W-5	4'0" x 6'0"	WALL 5	WALL 5
6	W-6	4'0" x 6'0"	WALL 6	WALL 6	6	W-6	4'0" x 6'0"	WALL 6	WALL 6
7	W-7	4'0" x 6'0"	WALL 7	WALL 7	7	W-7	4'0" x 6'0"	WALL 7	WALL 7
8	W-8	4'0" x 6'0"	WALL 8	WALL 8	8	W-8	4'0" x 6'0"	WALL 8	WALL 8
9	W-9	4'0" x 6'0"	WALL 9	WALL 9	9	W-9	4'0" x 6'0"	WALL 9	WALL 9
10	W-10	4'0" x 6'0"	WALL 10	WALL 10	10	W-10	4'0" x 6'0"	WALL 10	WALL 10



A FLOOR PLAN

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Cordell Construction, Inc.
 10779 Haines Avenue
 Las Vegas, NV 89123
 Cordell Construction, Inc.
 NV LIC #00000000



PECCOS / BONANZA PLAZA
 3395 East Bonanza Road - Las Vegas, NV 89110 - Attn: Luis Gonzalez - CL: 498-5305

DATE	12/26/2008
LATEST REVISION	
SHEET NUMBER	A-2

RECEIVED
 APR 04 2011

EOT-41383

Sealed



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 19, 2011

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

RE: EOT-41383 – EXTENSION OF TIME
CITY COUNCIL MEETING OF MAY 18, 2011

Dear Mr. Gutierrez:

The City Council at a regular meeting held May 18, 2011, APPROVED the request for an Extension of Time of a previously approved Site Development Plan Review (SDR-32837) FOR A 5,375 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH AND RETAIL BUILDING on 2.59 acres at 3595 East Bonanza 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 May 19, 2011. This approval is subject to:

Planning

1. This Site Development Plan Review (SDR-32837) shall expire on April 1, 2013 unless another extension of time is approved by the City Council.
2. Conformance to the conditions of approval of the Site Development Plan Review (SDR-32837) and all other site related actions as required by the Department of Planning and Department of Public Works.

Sincerely,

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

May 6, 2011

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

**RE: EOT-41383 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF MAY 18, 2011**

Dear Mr. Gutierrez:

Please be advised the City Council at its regular meeting on **May 18, 2011** as referred to above, will consider your request. This meeting will be held at 1:00 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 **Thursday, May 12, 2011** 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,

A handwritten signature in black ink, appearing to read "Flinn Fagg".

Flinn Fagg, AICP
Acting Director
Department of Planning

FF:clb

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 702.386.9108
www.lasvegasnevada.gov

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

EOT-41383 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: LUIS GUTIERREZ - OWNER: WATER SHEET CENTER, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-32837) FOR A 5,375 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH AND RETAIL BUILDING on 2.59 acres at 3595 East Bonanza Road (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

CITY COUNCIL: **MAY 18, 2011**

CASE PLANNER: **DEBBIE SULLIVAN**



PUBLIC HEARING

Comments Due: **APRIL 15, 2011**

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), 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:

Report Date 04/05/2011 12:06 PM

Submitted By

Page 1

A/P # 41383 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	04/04/2011 16:42	982998	Temp COD		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

EOT-41383 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - APPLICANT: LUIS GUTIERREZ - OWNER: WATER SHEET CENTER, LLC - Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-32837) FOR A 5,375 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH AND RETAIL BUILDING on 2.59 acres at 3595 East Bonanza Road (APN 140-31-121-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P # 32837
Project # 41383 Project/Phase Name PECOS/BONANZA PLAZA Phase #
Size/Area 2.59 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
Mailing Address 7500 W LAKE MEAD BLVD #9-232 Organization % L GUTIERREZ
City LAS VEGAS State/Province NV
ZIP/PC 89128-0297 Country ☐ Foreign
Day Phone (702)498-5305 x Evening Phone
Fax (702)988-0150 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3595 E BONANZA RD
LAS VEGAS, 89110-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

14031121007

Report Date 04/05/2011 12:06 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 (702)498-5305 x Eve Phone Organization % L GUTIERREZ
Pager PIN # Position
Fax (702)988-0150 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
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Project # AP 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 04/05/2011 12:06 PM

Submitted By

Page 3

EXTENSION OF TIME

Y Will this go to the City Council?

Hearing Type

Y Will this go DIRECTLY to City Council?

Public, Non-Public or Admin? NON-PUBLIC

Parent Application Type SDR

Parent Project # 32837

Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by	Modified Date	YES Votes	NO Votes	ABSTENTIONS
05/18/2011	CC	SCHEDULED		0	0	0
JMARSHALL	04/04/2011					

Template Type	A/P #	A/P Type	Status	Stage
No children exist for this project				

Employee Employee ID	Last	First	MI	Comments
984478	SULLIVAN	DEBORAH	J	Planning x6895

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT#	970040	04/04/2011 16:46		0.00
LUIS GUTIERREZ, WATT ELECTRIC CK 1183, 702.498.5305					



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Luis Gutierrez
Project Address (Location) 3595 E. Bonanza Rd
Project Name Pecos / Bonanza Plaza Proposed Use _____
Assessor's Parcel #(s) 140-31-121-007 Ward # _____
General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
Commercial Square Footage 5375 Floor Area Ratio _____
Gross Acres _____ Lots/Units _____ Density _____
Additional Information _____

PROPERTY OWNER Water Sheet Central Contact Luis Gutierrez
Address 7500 W. Lake Mead #9-232 Phone: 998-5305 Fax: 988-050
City Las Vegas NV State NV Zip 89128
E-mail Address luis@waterelectric.com

APPLICANT Luis Gutierrez Contact _____
Address - SAME - Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

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

Property Owner Signature* [Signature]

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

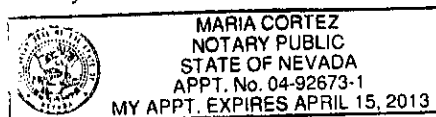
Print Name Luis Gutierrez

Subscribed and sworn before me

This 4 day of April, 20 11

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>EOT-41383</u>
Meeting Date:	<u>5-18-11</u>
Total Fee:	<u>100.00</u>
Date Received:	<u>* 4-4-11</u>
Received By:	<u>[Signature]</u>

RECEIVED
* 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.
APR 04 2011
F:\dept\Application Packet\Application Form.pdf

WATT UNLIMITED, LLC

General Building Contractor
NV Lic.#073473 B-2

- * Commercial/Residential
- * New construction/Retrofit
- * Design/Build

April 4, 2011

City of Las Vegas
333 N. Rancho
Las Vegas, NV

RE: Pecos & Bonanza Plaza
3595 E. Bonanza Rd
Las Vegas, NV 89101
APN 140-31-121-007

CASE # 32837

This letter is in request for an extension of time to provide building permits for the above project due to delays pertaining to final Building Department Approvals.

Thank You,



Luis Gutierrez
Owner/Manager
WATT UNLIMITED, LLC
7500 W. Lake Mead Blvd. # 9-232
Las Vegas, Nevada 89128
Direct: (702) 498-5305
Office: (702) 869-4099
E-fax: (702) 988-0150
E-mail: 4985305@gmail.com

RECEIVED
APR 04 2011
EOT-41383



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

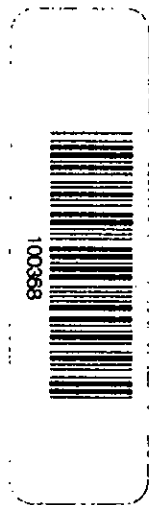
LOIS TARKANIAN

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.

EOT-41383

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.

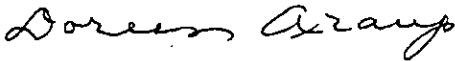
Public Works

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

EOT-41383

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	

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

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:

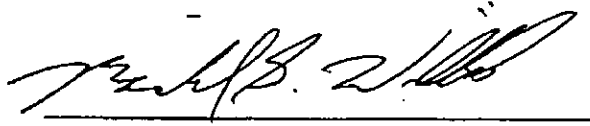
See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

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

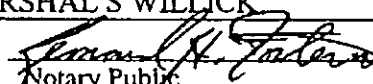


MARSHAL S WILLICK

RECEIVED
APR 04 2011

State of Nevada }
County of Clark } ss.

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

Signature: 
Notary Public

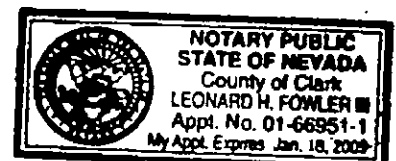


EXHIBIT A

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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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 140-31-121-007
b) _____
c) _____
d) _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No. _____
Book _____ Page _____
Date of Recording: _____
Notes: _____

2. Type of Property

- a) ☒ Vacant Land b) ☐ Single Family Residence
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apartment Bldg. f) ☐ Commercial/Industrial
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (\$435,000.00)
Transfer Tax Value \$435,000.00
Real Property Transfer Tax Due: \$2,218.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____

MARSHAL S WILLICK

Capacity: _____

Grantor

Signature: _____

LUIS ANTHONY GUTIERREZ FOR WATER
STREET LLC

Capacity: _____

Grantee

SELLER (GRANTOR) INFORMATION

Print Name: MARSHAL S WILLICK

Address: 3591 E. Bonanza +200

City/State/Zip Las Vegas NV 89110

BUYER (GRANTEE) INFORMATION

Print Name: LUIS ANTHONY GUTIERREZ

Address: 7500 W. Lake Mead #9-232

City/State/Zip Las Vegas NV 89128

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: National Title Co

Escrow No 274158-DJ

Address: 7251 West Lake Mead Blvd, Ste 350

City Las Vegas

State: NV

Zip 89128

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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
CC: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: April 12, 2011
Re: **EOT-41383** Luis Gutierrez 3595 E. Bonanza Rd.
Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-32837)

COMMENTS:

We have no comment on the Request for an Extension of Time of a previously approved Site Development Plan Review (SDR-32837) which allowed a 5,375 square-foot restaurant with drive through and retail building at 3595 East Bonanza Road.