

GEARING ARCHITECTURE LTD. 3460 Spencer St., Las Vegas, NV 89169 * (702)791-5567 * Fax (702)369-4668



September 18, 2006

City of Las Vegas Planning & Development
731 S. 4th Street
Las Vegas, Nevada 89101

Re: Monterrey Investments, LLC
Amendment #1 to Justification Letter
APN 125-27-232-011

2006 SEP 19 P 2:22

RECEIVED
CITY CLERK

Dear Ladies and Gentlemen:

Please consider this letter an amendment to our Justification letter dated July 13, 2006 (copy attached).

Your staff at the City made several comments as to the size of our building being too big for the size of this lot. We had it at approximately 5,770 S.F. with a 900+S.F. office and the balance restaurant. That left us 5 parking spaces short.

Since that time, our civil engineer surveyed the property and showed a 30'X9' power transformer pad has been installed on the NE corner of the property. The pad is right in the middle of the handicap parking space that I had planned for that area.

Additionally, the Nevada Power design from which I originally designed our site, showed a power line running west from a transformer on the corner, along Azure parallel to the edge of the sidewalk (and property line). It turns out that Nevada Power ran the line approximately 9 feet south of the sidewalk into our property without a power easement. I called Nevada Power and they said they don't need an easement.

These two things have created enough of a hardship encroaching into what should have been buildable area on the site that we went down two more parking spaces for total of minus 7.

Because of all of this, we were forced to shrink the building down to about 5,000 S.F. to maintain the 5 parking spaces we were short originally. I made the office space smaller, leaving a courtyard between the bar and the 361 S.F. office space.

This changed the elevations, floor plan and site plan and that is why I resubmitted all of those last Friday for you to have for the upcoming Commission meeting September 20th.

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SDR-15055
09-20-06 CC
REVISED 09-15-06

SEP 15 2006

Submitted after final agenda

p.2

Date 9/19/06 Item # 120

Gearing Architecture

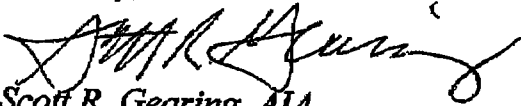
Sep 18 06 05:04p

Monterrey Investments, LLC – Office and Restaurant Building
Amendment to Justification Letter

Page 2

We now only have 59 parking spaces, where 64 are required. Please contact me at the number above should you have any more questions.

Sincerely,



Scott R. Gearing, AIA
Architect

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SDR-15055
09-20-06 CC
REVISED 09-15-06

SEP 15 2006

SITE NOTES:

- 1 NEW BUILDING
- 2 PAINTED PARKING STRIPES AND ADJACENT PARKING AREA
- 3 PROPERTY LINE (TYP.)
- 4 TREASURY ENCLOSURE
- 5 LANDSCAPING
- 6 PAINTED HANDICAP SYMBOL AND SIGN
- 7 4" THICK, 3'-6" WIDE CONCRETE BERM/PAVEMENT
- 8 NEW PAVED ENTRY DRIVE
- 9 SELECTING SWITCH GEAR
- 10 HATCHED AREA INDICATES FIRE TRUCK LANE
- 11 9'-10" LANDING ZONE
- 12 EXISTING LOGGING PATH
- 13 NEVADA POWER TRANSCONFER PAD

OWNERS:
 Monterey Investments, LLC
 8397 W. Flamingo Blvd.
 Suite 202
 Las Vegas, NV 89147
 Phone: (702) 813-1160
 Fax: (702) 813-1486

PROJECT DATA
 JURISDICTION City of Las Vegas
 ZONING SK-TC
 PARCEL NUMBER 225-27-002-011
 PROJECT NAME 0000 B BUILDING
 STRIPED SEATING YES
 SEATING 200 Restaurant
 200 Bar
 70 Vending

PARKING
 811 x 1200 18 Stalls
 Restaurant 2500 x 1000 90 Stalls
 Handicapped 6000 x 1200 11 Stalls
 Total Required 129 Stalls
 Total Provided 89 Stalls

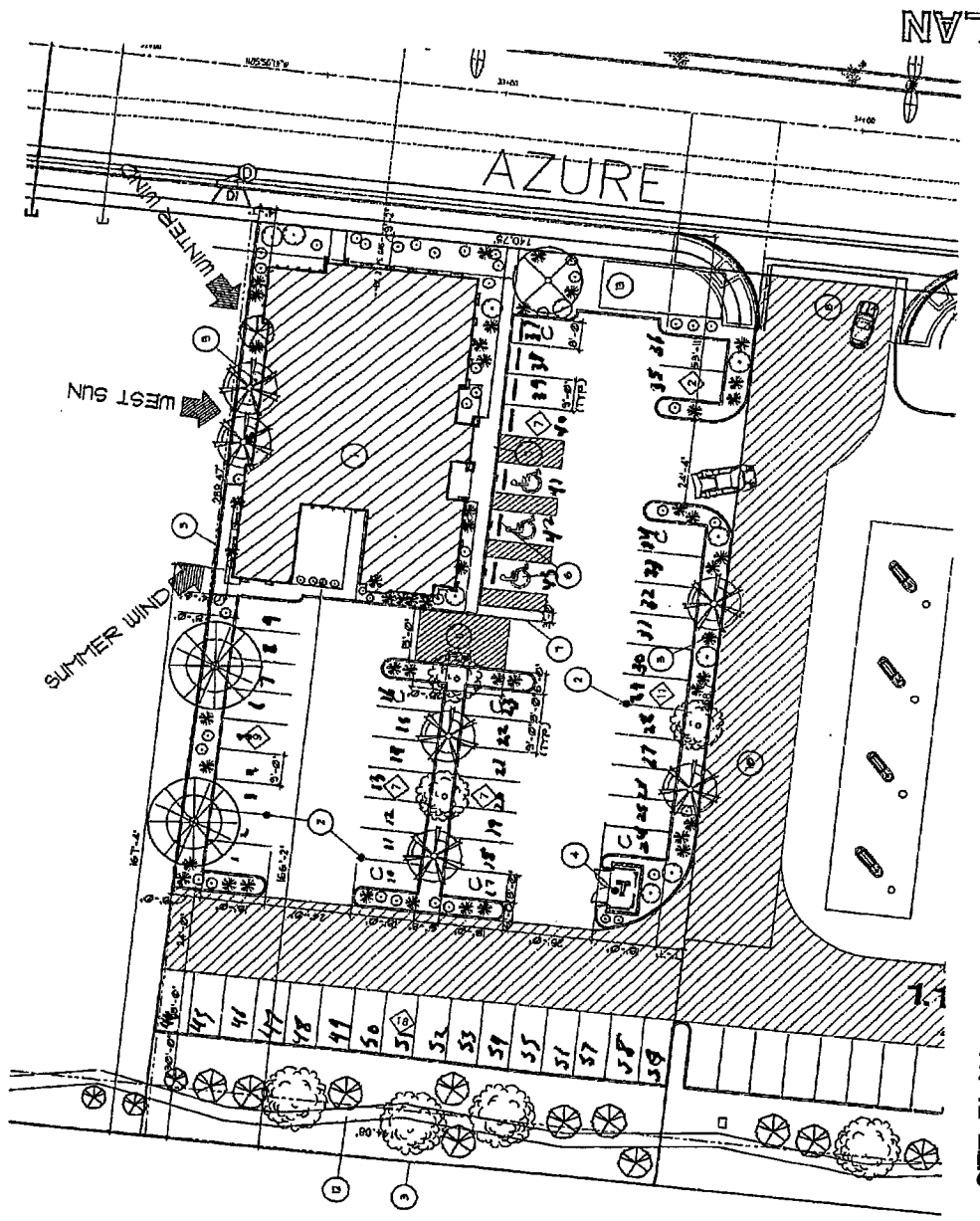
LAND DATA
 LAND AREA 0.88 ACRES
 BUILDING/LAND RATIO 14.3 %



AS-1

PROJECT NO. 09-15-06
 DRAWING NO. 01
 DATE 09/15/06
 CHECKED BY [Signature]
 DATE 09/15/06

SITE PLAN
 SHEET TITLE



SITE PLAN

SITE PLAN
 SCALE: 1/8" = 1'-0"



RECEIVED
 SEP 15 2006

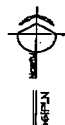
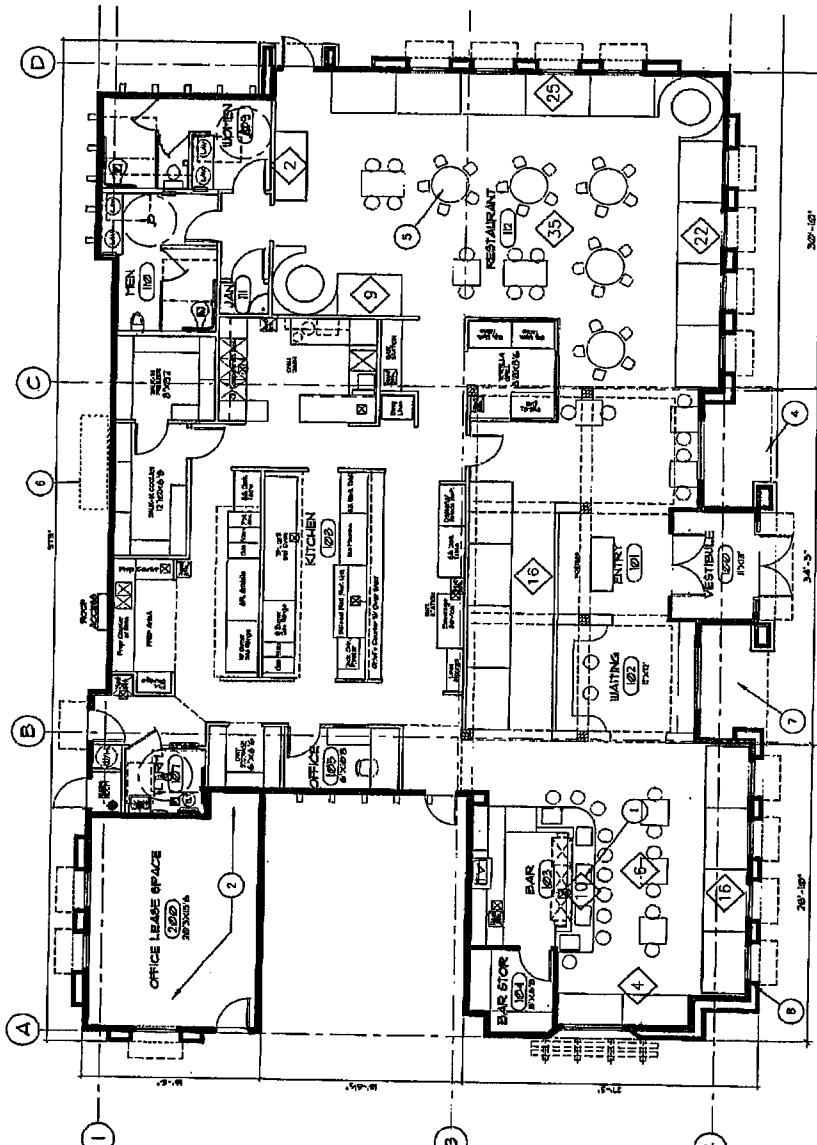
SDR-15055
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SDR-15055
 09-20-06 CC
 REVISED 09-15-06

FLOOR PLAN

FLOOR PLAN
SCALE: 1/8" = 1'-0"



CONSTRUCTION NOTES:

1. EXISTING BUILDING NOT TO BE RELOCATED
2. OFFICE LEASE (RFP #)
3. RESTAURANT ENTRANCE
4. BAR STOR. AND BAR (RFP #)
5. KITCHEN (RFP #)
6. RESTAURANT SEATING (RFP #)
7. EXISTING WINDOW SILLING AREA
8. EXISTING WINDOW SILLING AREA
9. EXISTING WINDOW SILLING AREA

SHEET TITLE
FLOOR PLAN - 4,999 SF.
PROJECT
Monterrey Retail Building
Azure and Tenaya, Las Vegas, Nevada



PROJECT NO. 04-007	DATE: 04-04-06
DESIGNED BY: [Signature]	CHECKED BY: [Signature]
A-1	

Building Data

AREA	AREA
Office	201 SF
Bar/Restaurant	2,248 SF
Kitchen, etc.	2,000 SF
Total	4,449 SF

SEATING	SEATING
100 Restaurant	90 Bar
10 Waiting	10 Waiting

