

September 17, 2007

Water Street, LLC
Luis Gutierrez
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Las Vegas, Nevada 89128
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City of Las Vegas
Planning and Development

RE: PECOS AND BONANZA PLAZA
APN # 140-31-121-007

This letter is in Justification for a Site Development Plan Review for a new proposed 4350sf Retail Building.

This request to include a Waiver for Parking lot landscape requirements.

The square footage for the proposed new Drive-thru area to be at 1900sf.
The square footage for the proposed new Retail area to be at 2450sf.

The proposed parcel has a Cross Parking Agreement with adjoining parcels in the Pecos / Bonanza PLAZA.


With a total existing parking spaces of 106, plus 24 for the new proposed building, for a total of 130 parking stalls.

Parking analysis as detailed on Print A1.0 identifies only the need for 125 total required parking stalls (included is proposed building parking spaces).

A total of 5 parking spaces are Extra for future use.

To the East, West, and South of the property we are justifying a landscape Waiver, as it is a part of the Pecos / Bonanza PLAZA landscaping, and existing landscape is to remain.

Sincerely,



Luis Gutierrez
Water Street, LLC

**SDR-24023
REVISED
10/11/07 PC**