



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-32837** APN: 140-31-121-007
Name of Property Owner: Luis Gutierrez % Water 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: _____

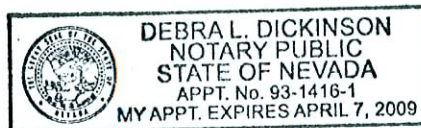
Print Name: Luis Gutierrez

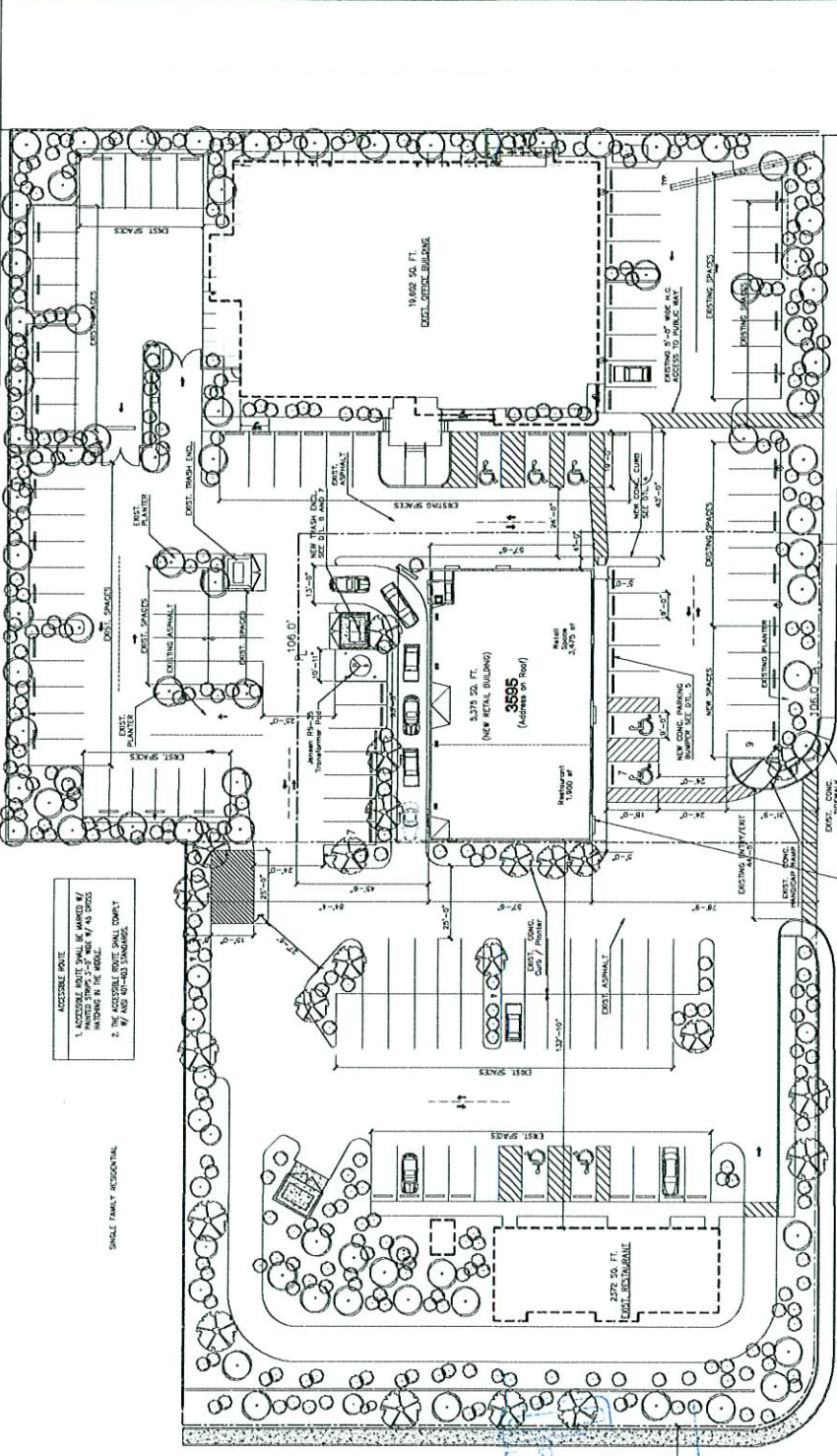
Subscribed and sworn before me

This 30th day of December, 2008

[Signature]

Notary Public in and for said County and State



[illegible]

ADDRESS NUMBERS BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BLOCK NUMBERS OR APPROVED BLDG. IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MIN. OF 6" HIGH WITH A MIN. STROKE WIDTH OF .3".

[illegible]

REC'D
DEC 30 2008
REEL

RECEIVED
DEC 30 2008

WINDOW SCHEDULE

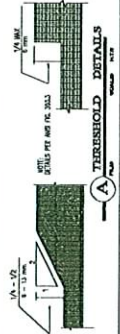
NO.	SYMBOL	TYPE	FINISH	GLASS	OPERATION	NOTES
1	1	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
2	2	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
3	3	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
4	4	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
5	5	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
6	6	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
7	7	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
8	8	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
9	9	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
10	10	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
11	11	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
12	12	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
13	13	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
14	14	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
15	15	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
16	16	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
17	17	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
18	18	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
19	19	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
20	20	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY

GENERAL NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES.
2. THE WINDOW AND GLASS TYPES SHALL CONFORM TO THE FOLLOWING STANDARDS:
A. THE WINDOW SHALL CONFORM TO THE FOLLOWING STANDARDS:
B. THE GLASS SHALL CONFORM TO THE FOLLOWING STANDARDS:

DOOR SCHEDULE

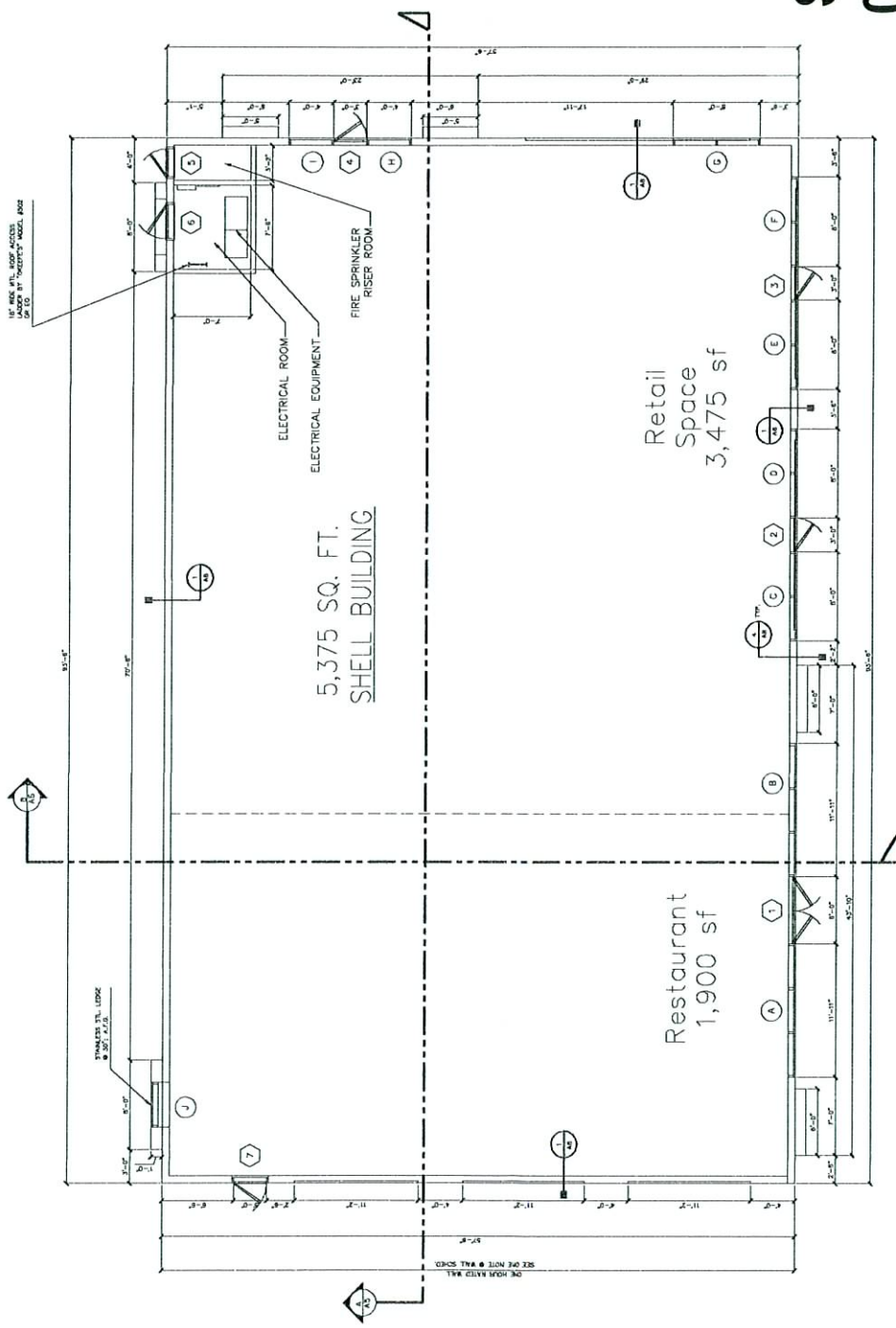
NO.	SYMBOL	TYPE	FINISH	GLASS	OPERATION	NOTES
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2	2	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
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4	4	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
5	5	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
6	6	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
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9	9	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
10	10	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
11	11	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
12	12	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
13	13	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
14	14	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
15	15	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
16	16	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
17	17	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
18	18	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
19	19	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
20	20	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY

1. PROVIDE ILLUMINATED EXIT SIGNS AS PER IBC 1006 AND 1011.206 ALL ENTRANCE & EXIT DOORS.
2. PROVIDE ACCESSIBLE DOOR THRESHOLDS AS PER IBC 1001.1.
3. PROVIDE ACCESSIBLE DOOR THRESHOLDS AS PER IBC 1001.1.
4. PROVIDE ACCESSIBLE DOOR THRESHOLDS AS PER IBC 1001.1.
5. PROVIDE ACCESSIBLE DOOR THRESHOLDS AS PER IBC 1001.1.
6. PROVIDE ACCESSIBLE DOOR THRESHOLDS AS PER IBC 1001.1.
7. PROVIDE ACCESSIBLE DOOR THRESHOLDS AS PER IBC 1001.1.



WALL SCHEDULE

NO.	SYMBOL	TYPE	FINISH	GLASS	OPERATION	NOTES
1	1	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
2	2	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
3	3	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
4	4	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
5	5	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
6	6	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY
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20	20	DOUBLE GLAZED	ALUMINUM	1/2" CLEAR	SLIDING	FOR ENTRY



SDR-32837
02/12/09 PC

A FLOOR PLAN

Cordell Construction, Inc.
10729 Helder Mountain Avenue
Las Vegas, NV 89129
Cordell Construction, Inc. - CL: 498-5305
NV LIC # 0062837 - B2 - Bid Limit: \$1,000,000



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

DATE: 12/29/2008
LAST REVISION:
SHEET NUMBER:

A-2

RECEIVED
DEC 30 2008

REVISIONS

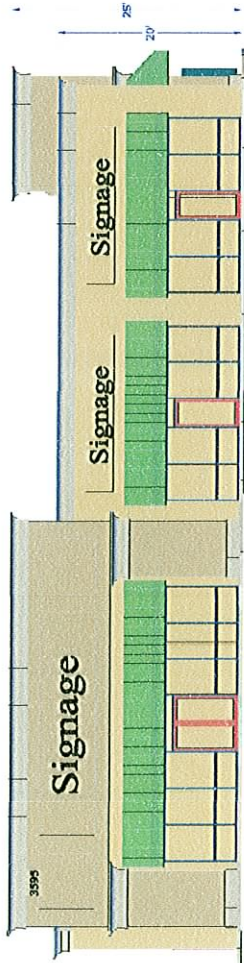
Cordell Construction, Inc.
10729 Hunter Mountain Avenue
Las Vegas, NV 89129
Cordell Landscaping, Inc.
Las Vegas, NV 89129
NY L.C. # 0062897 - B2 - Bid Limit \$1,000,000



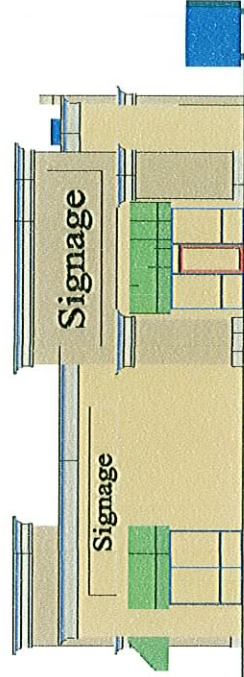
BUILDING ELEVATIONS
PROJECT: PECOS / BONANZA PLAZA
3595 East Bonanza Road - Las Vegas, NV 89110 - Altir: Luis Gutierrez - CL: 498-5305

DATE: 12/25/2008
LAST REVISION:
SHEET NUMBER:

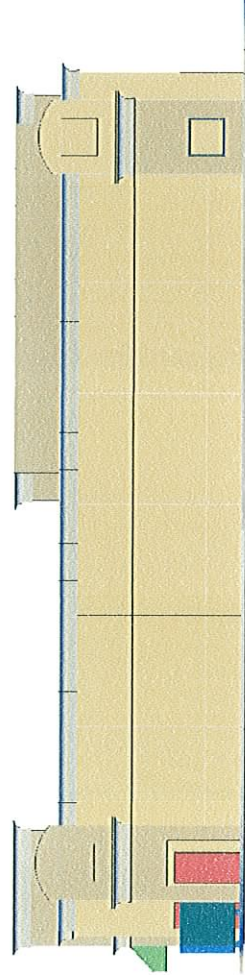
A-4



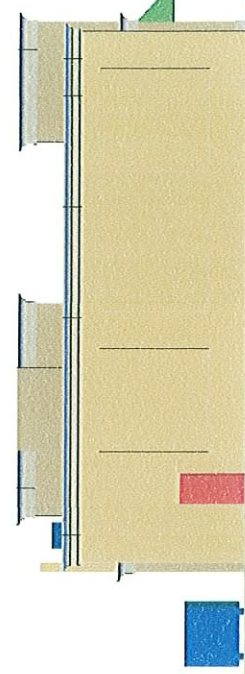
Pecos Bonanza Plaza - Front Elevation - North Side - Scale: $\frac{1}{8}'' = 1'-0''$



Pecos Bonanza Plaza - Side Elevation - West Side



Pecos Bonanza Plaza - Rear Elevation - South Side - Scale: $\frac{1}{8}'' = 1'-0''$



Pecos Bonanza Plaza - Side Elevation - East Side

SDR-32837

02/12/09 PC

A PORTION OF THE NW1/4 NW1/4 OF SECTION 31,
T. 20 S., R. 62 E., M.D.M., CITY OF LAS VEGAS,
CLARK COUNTY, NEVADA

I, JOHN E. KENNEY JR., TRUSTEE OF THE KINNEY FAMILY DECLARATION OF TRUST DO HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE PARCELL OF LAND WHICH IS SHOWN UPON THE MAP OF:

PECOS/BONANZA PLAZA

[illegible]

John E. Kenney Jr 1-8-98
JOHN E. KENNEY, JR., TRUSTEE OF THE KENNEY DATE

STATE OF NEVADA } ss.

COUNTY OF CLARK)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 8, 1990
BY JOHN E. KENNEY, JR., AS TRUSTEE OF THE KENNEY FAMILY
DECLARATION OF TRUST.

Jennifer K. Magnuson
JENNIFER K. MARGISON
NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE.
MY COMMISSION EXPIRES APR. 7, 2001

WE, THE HEREIN NAMED EASEMENT RECIPIENTS APPROVE THE GRANT OF THE DESIGNATED EASEMENTS.

DATE 2-12-98
 DATE 1-8-98
 SOUTHWEST GAS CORPORATION
 CLARK & MACGILL
 KEN S. KIRK
 SOUTHWEST VALLEY WATER DISTRICT
 David E. Baird

2-12-98
DATE

Flow Control
NEVADA POWER COMPANY
LOUI COMBER 9

1-9-78
DATE

Nabe Smith
SPRING CENTRAL TELEPHONE COMPANY
NYCES SMITH

2-12-98
DATE
COMMUNITY CABLE T.V. INC
LARRY NORMAN 11

Charles Kaufman
 CITY OF LAS VEGAS -
 CHARLES KAUFMAN'S

L. RITA M. LUMOS, CITY SUPERVISOR OF THE CITY OF LAS VEGAS, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FINAL SUBDIVISION MAP OF:

AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, THAT A PERFORMANCE BOND HAS BEEN DISPOSITED GUARANTEEING THAT MONUMENTS OF THE CHARACTER AND OCCUPYING THE POSITIONS INDICATED WILL BE SET UP ON OR BEFORE THE 11th DAY OF November 1959.

2/15/99 DATE

THIS FINAL MAP IS APPROVED BY THE CLARK COUNTY DISTRICT BOARD OF HEALTH. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Edward J. Moxik
DISTRICT BOARD OF HEALTH
EDWARD J. MOXIK

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

4-26-98 DATE

CERTIFY THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THERE-TO; THAT THIS MAP COMPLIES WITH APPLICABLE STATUTORY AND ORDINANCE PROVISIONS; THAT ALL CONDITIONS IMPOSED UPON THE FINAL MAP HAVE BEEN MET, AND THAT THE MAP WAS APPROVED AND THE PARCEL HEREIN WERE ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF LAS VEGAS, NEVADA ON THE 03RD DAY OF September, 1997.

Theresa O'Donnell 1/2/99
 DIRECTOR OF PLANNING AND DEVELOPMENT AND
 SECRETARY OF THE PLANNING COMMISSION OF THE

5.89/42°31'E. BEING THE BEARING OF THE NORTH LINE OF THE NW 1/4
OF SECTION 31, T. 20 S. R. 82 E. M.D.M., AS SHOWN IN FILE 81, PAGE 20 OF
PARCEL MAPS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER.

RECOGNITION OF THIS SUBDIVISION MAP WILL ESTABLISH A LIMITED WATER COMMITMENT FROM THE LAS VEGAS VALLEY WATER DISTRICT AS FOLLOWS:

LOT NO. _____ ACRE-FEET/YEAR _____

APPROVED: *[Signature]* DATE: 4/27/98
ASS. VEGAS VALLEY WATER DISTRICT
GEORGE A. JACOBY

1. MY DIRECT SUPERVISION AT THE REQUEST OF:

JOHN E. KENNEY, JR.

2. THE LANDS SURVEYED LIE WITHIN THE NW 1/4 NW 1/4 OF SECTION 31, T. 30 S., R. 8 E., M. 21 N. OF LAS MEASAS COUNTY, TEXAS, AND THE SURVEY WAS COMPLETED ON SEPTEMBER 5, 1997.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY ADV. JL 10229 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.

Ken W. Kraemer
KEN W. KRAEMER
PROFESSIONAL LAND SURVEYOR
NEVADA CERTIFICATE NO. 7812

LEGAL DESCRIPTION

BEING A PORTION OF THE NW 1/4 NW 1/4 OF SECTION 31, T. 20 S., R. 62 E., M.D.M., OF LAS VEGAS, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

PAGE 2 OF FILE #1, PAGE 20 OF PARCEL MAPS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER.

AND PARCEL CONTAINS 7.07 ACRES, MORE OR LESS.

RECEIVED
DEC 30 2008

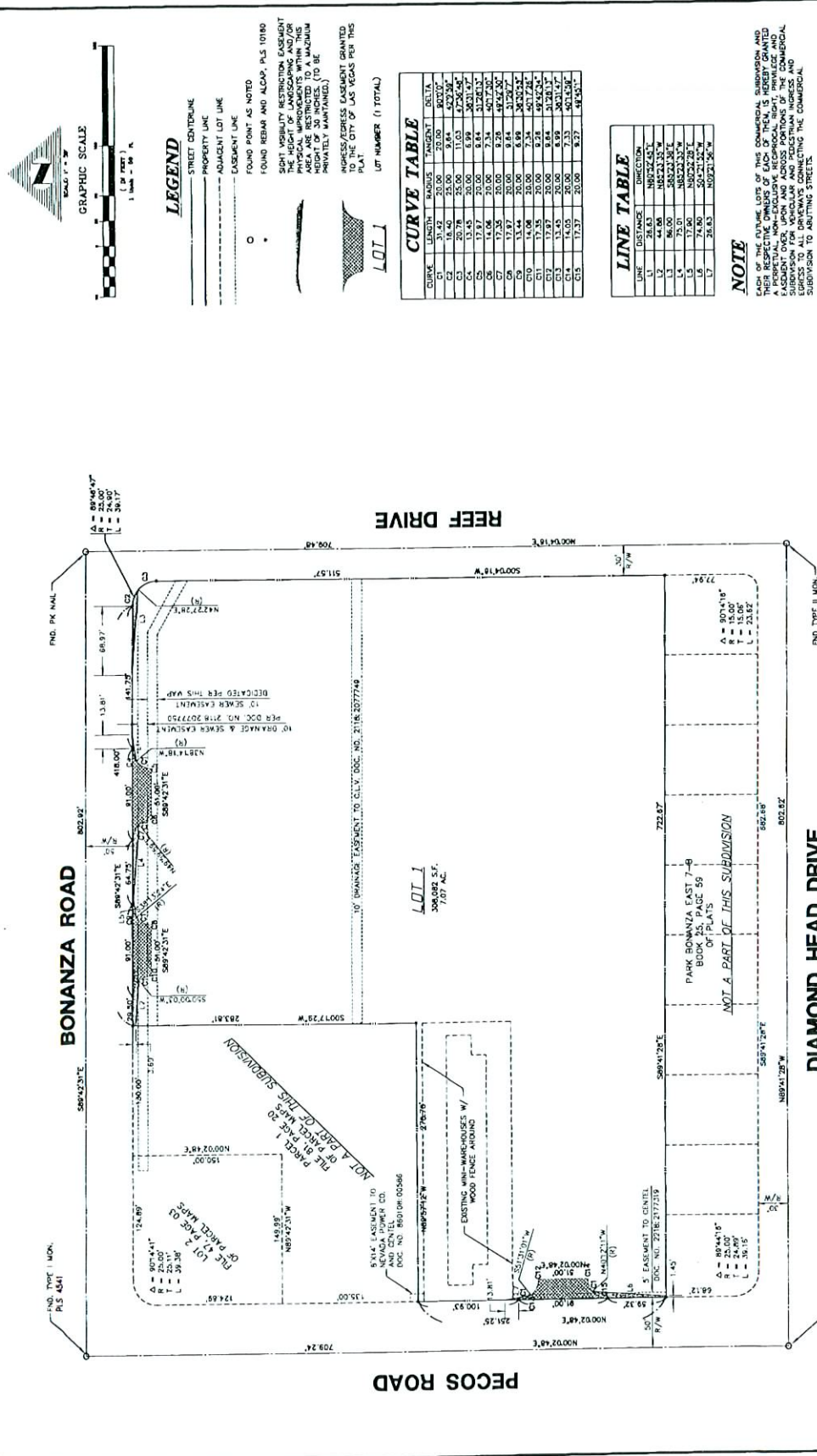
ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE
DETERMINED BY REFERENCE TO THE COUNTY RECORDER'S CUMULATIVE MAP
INDEX 278,5695

	FINAL MAP OF PECOR & BONANZA PLAZA A COMMERCIAL SUBDIVISION BEING A PORTION OF THE NW1/4 NW1/4 OF SECTION 31, T. 20, S. R. 82 E., W.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.		FILED AT THE REQUEST OF PECOR ENGINEERING CO., INC. DATE 04-19-88 TIME 15:52 BOOK 98 PAGE 36	BOOK 092009 OFFICIAL RECORDS OF PLATS CLOTH, 55¢ PER COPY LEAD, 35¢ PER COPY CREDIT, 2¢ PER COPY
	3111 SOUTH MOUNTAIN BLVD., SUITE 200 LAS VEGAS, NEVADA 89102 TEL. (702) 362-9696		02100	

BOOK 88 PAGE 26

0.2100

990209



GRAPHIC SCALE

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REEF DRIVE

PECOS ROAD

DIAMOND HEAD DRIVE

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LOT 3
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LOT 171
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This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.
 This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.
 USE THIS SCALE (FEET) WHEN MAP REDUCED FROM TITX7 ORIGINAL

0 50 100 200 400 600 800

NOTES

AVERAGE
 35

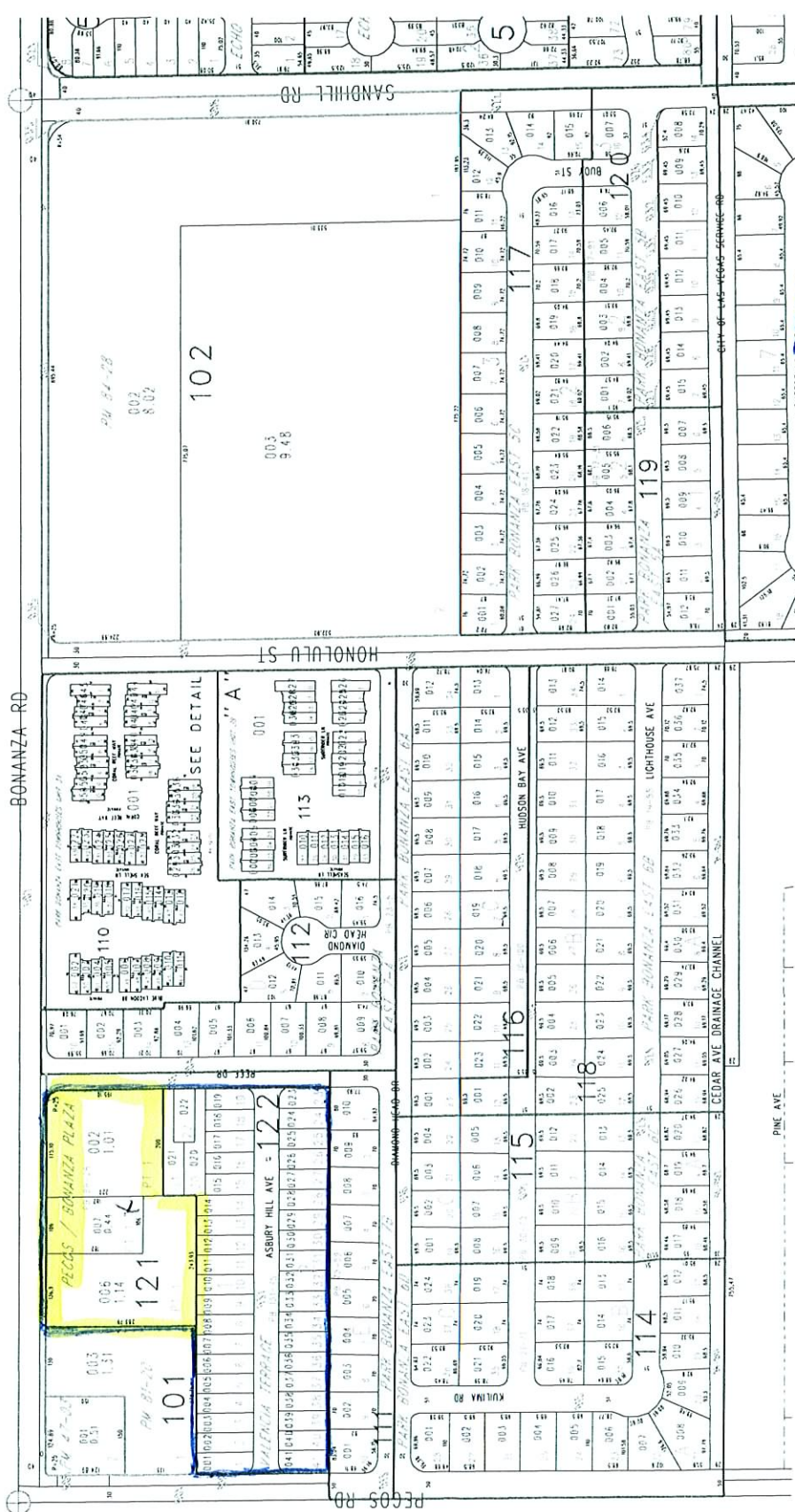
MAP LEGEND

--- PARCEL BOUNDARY
 --- SUBD BOUNDARY
 --- ROAD EASEMENT
 --- PW/LD BOUNDARY
 --- NON-PARCEL LOT LINE
 --- MATCH LINE / LEADER LINE

001 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUB/SEQ NUMBER
 141 PLAT RECORDING NUMBER
 160 BLOCK NUMBER
 1 LOT NUMBER
 1205 GOV. LOT NUMBER

140-31-1
 31
 1205 R62E
 160E R62E R63E
 124 123 122
 139 140 141
 162 161 160
 1215 1205 1195
 6 5 4 3 2 1
 7 6 5 4 3 2 1
 18 17 16 15 14 13
 19 20 21 22 23 24
 30 29 28 27 26 25
 31 32 33 34 35 36
 5 1 5 1
 6 4 8 4
 5 1 5 1
 6 2 6 2
 7 3 7 3
 8 4 8 4
 5 1 5 1

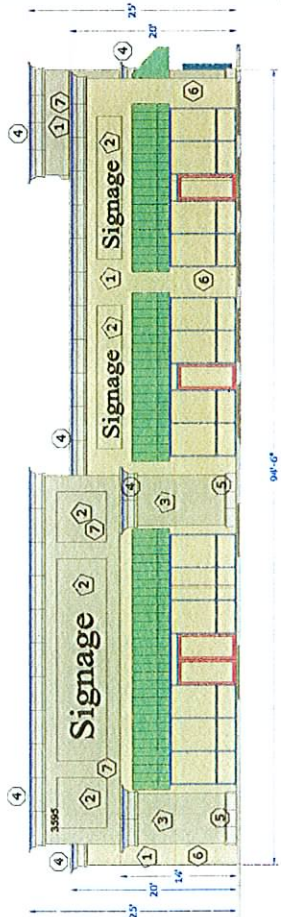
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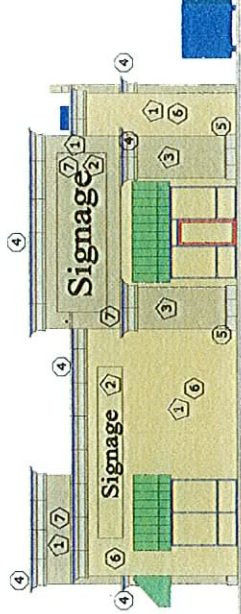
RECEIVED
 DEC 30 2008
 SDR-32837
 02/12/09 PC
 TAX DIST 200

Finish Schedule - General Notes

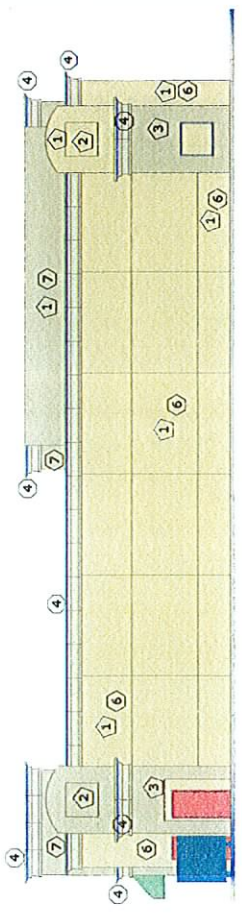
- 1 Vertical Wall Surfaces - Cement Based Stucco - Rough Italian Finish
- 2 Recessed Wall Surfaces - Cement Based Stucco - Smooth Finish
- 3 Vertical Wall Surfaces - Stone Veneer - Cultured Stone - Pattern TBD
- 4 Trim at Cornice - Foam Shape Coated w/ Cement Based Stucco - Rough Italian Finish
- 5 Trim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



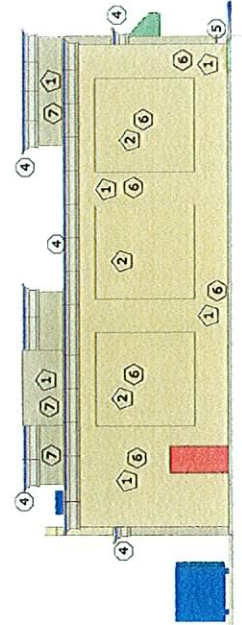
Pecos Bonanza Plaza - Front Elevation - North Side - Scale: $\frac{3}{8}" = 1'-0"$



Pecos Bonanza Plaza - Side Elevation - West Side



Pecos Bonanza Plaza - Rear Elevation - South Side - Scale: $\frac{3}{8}" = 1'-0"$



Pecos Bonanza Plaza - Side Elevation - East Side

RECEIVED
JAN 23 2009

REVISIONS	DATE	BY	DESCRIPTION

Cordell Construction, Inc.
 10729 Timber Mountain Avenue
 Las Vegas, NV 89129
 Cordell Construction, Inc.
 Las Vegas, NV 89129
 NV LJC # 0062397 - B2 - Bid Limit: \$1,000,000

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

A-4
 SHEET NUMBER
 12/26/2008
 DATE

SDR-32837
02/12/09 PC

SDR 32837				
Water Street Center LLC				
3595 E. Bonanza Rd.				
Proposed 5.4 thousand square foot commercial development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	1.9	496.12	943
AM Peak Hour			53.11	101
PM Peak Hour			34.64	66
<i>(heaviest 60 minutes)</i>				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY RETAIL CENTER [1000 SF]	3.5	44.32	155
AM Peak Hour			6.84	24
PM Peak Hour			2.71	9
<i>(heaviest 60 minutes)</i>				
Total New Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	COMMERCIAL DEVELOPMENT [1000 SF]	5.4		1,098
AM Peak Hour				125
PM Peak Hour				75
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Bonanza Rd.				
Average Daily Traffic (ADT)	29,245			
PM Peak Hour	2,340			
<i>(heaviest 60 minutes)</i>				
Pecos Rd.				
Average Daily Traffic (ADT)	26,148			
PM Peak Hour	2,092			
<i>(heaviest 60 minutes)</i>				

Traffic Capacity of adjacent streets:				
	Existing Street Capacity			
Bonanza Rd.	49210			
Pecos Rd.	49210			
This project will add approximately 1,098 trips per day on Bonanza Rd and Pecos Rd. This will increase expected volumes by about 4 percent on both of these streets. Currently Bonanza is at about 59 percent of capacity and Pecos is at about 53 percent of capacity.				
Based on Peak Hour use, this development will add roughly 125 additional cars into the area; which works out to about 2 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				