

WATER STREET, LLC

Luis Anthony Gutierrez, Developer
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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