

Comments



Separator Sheet

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 *A14*
CC: Ed Byrge, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan R. Riekkki, Survey (FM, PM, & A's only)
Date: September 12, 2006
Re: **EOT-16475** Sam Hamika NWC of Bonanza Road and Mojave Road
Request for an Extension of Time of an approved Zoning reclassification

COMMENTS:

We have no objection to the request for an Extension of Time of an approved Zoning Reclassification for property located on the northwest corner of Bonanza Road and Mojave Road, as long as all previously imposed conditions of approval for ZON-3371 and all applicable subsequent site-related actions are ultimately complied with.

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-16745 - EXTENSION OF TIME - REZONING - APPLICANT: SAM HAMIKA - OWNER: DI PROPERTIES, INC. - Request for an Extension of Time of an approved Rezoning (ZON-3371) FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN 139-25-405-009), Ward 3 (Reese).

***NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK**

CITY COUNCIL MEETING: OCTOBER 18, 2006

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: SEPT 29, 2006*

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 CAROLE COMBS (ccombs@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:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

No Law Enforcement Issue

Deed



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DI PROPERTIES, INC.

Business Entity Information

Status:	Active on 8/17/2006	File Date:	6/26/2003
Type:	Domestic Corporation	Corp Number:	C15485-2003
Qualifying State:	NV	List of Officers Due:	6/30/2007
Managed By:		Expiration Date:	

Resident Agent Information

Name:	SMITH LARSEN & WIXOM	Address 1:	1935 VILLAGE CENTER CIRCLE
Address 2:	HILL CENTER BUSINESS	City:	LAS VEGAS
State:	NV	Zip Code:	89134
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

[View all business entities under this resident agent](#)

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 2.00
Par Share Count:	2,000.00	Par Share Value:	\$ 0.001

Officers

☐ Include Inactive Office

President - BASIL E HAMKA

Address 1:	3333 SOUTH MARYLAND PARKWAY STE 17	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89109	Country:	
Status:	Active	Email:	

Director - JERRY E HAMIKA

Address 1:	3333 SOUTH MARYLAND PARKWAY STE 17	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89109	Country:	
Status:	Active	Email:	

Treasurer - SAM HAMIKA

Address 1:	3333 SOUTH MARYLAND PARKWAY STE 17	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89109	Country:	
Status:	Active	Email:	

Secretary - SAM HAMIKA

Address 1:	3333 SOUTH MARYLAND PARKWAY STE 17	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89109	Country:	
Status:	Active	Email:	

Actions\Amendments

[Click here to view 6 actions\amendments associated with this company](#)

[New Search](#)[Printer Friendly](#)**SOS Contact Information**

You are currently not logged in

Copyright © 1996-2005

Justification Letter



Separator Sheet

Untitled

Justification letter

project: Bonanza -Mojave Plaza

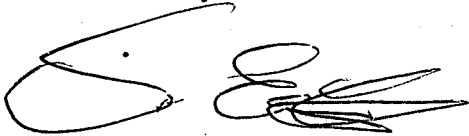
August 3, 2006

Dear sirs:

Due to some difficulties with the different engineers who were doing this project, It look a long time to finish the plans, I would like to ask for reinstatment and extension of rezoning zon-3372.

Thank you

DI Properties Inc



SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: _____

Name of Property Owner: DT Properties Inc

Name of Applicant: SAM E HAMIK

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

X 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: _____

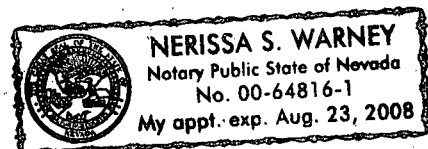
Signature of Property Owner: [Signature]

Print Name: SAM E-HAMIK

Subscribed and sworn before me

This 1 day of Sept, 2004

[Signature]
Notary Public in and for said County and State



Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: ROT
 Project Address (Location) _____
 Project Name BONTANZA Mojave Plaza Proposed Use Retail
 Assessor's Parcel #(s) 139-25-405-007 Ward # _____
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 4.6 Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER DI Properties Contact SAM HAMKA
 Address 790 N. Eastern Ave Phone: 480-5945 Fax: 453-9495
 City LAS Vegas State NV Zip 89101

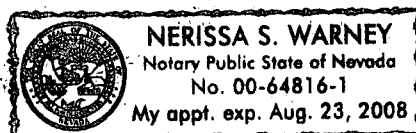
APPLICANT SAM E. HAMKA Contact _____
 Address 790 N. Eastern Ave Phone: 480-5945 Fax: 453-9495
 City LAS Vegas NV State NV Zip 89101

REPRESENTATIVE _____ Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

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 SAM E. HAMKA

Subscribed and sworn before me
 This 9 day of Sept., 20 06
[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # ROT-16475
 Meeting Date: 10-18-06
 Total Fee: 300
 Date Received*: 9/1/06
 Received By: [Signature]

* The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.

Hansen Sheet



Separator Sheet

Report Date 09/01/2006 02:17 PM

Submitted By

Page 1

A/P # 16475 EXTENSION OF TIME

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	09/01/2006 12:25	983052	Temp COO		
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-16745 - EXTENSION OF TIME - REZONING - APPLICANT: SAM HAMIKI - OWNER: DI PROPERTIES, INC. - Request for an Extension of Time of an approved Rezoning (ZON-3371) FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN 139-25-405-009), Ward 3 (Reese).

Parent A/P # 5172
Project # 16475 Project/Phase Name BONANZA MOJAVE PLAZA Phase #
Size/Area 4.60 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13925405009

Location

Owner/Tenant

Contact ID AC740804 Name D I PROPERTIES INC
Organization Position Profession
Mailing Address 6860 KEREN MARIE AVE
City LAS VEGAS State/Province NV ZIP/PC 89110-5245
Country ☐ Foreign Reference #
Day Phone (702)480-5945 x Evening Phone (702)453-9495 x Fax
Pager PIN # Mobile #
E-Mail
Owner From 05/05/2004 To ☒ Primary 100.00 %

Contact ID AC62551 Name CITY OF LAS VEGAS
Organization Position Profession
Mailing Address 400 STEWART
City LAS VEGAS State/Province NV ZIP/PC 89101-2927
Country ☐ Foreign Reference #
Day Phone Evening Phone Fax
Pager PIN # Mobile #
E-Mail
Owner From 04/14/2004 To 05/05/2004 ☐ Primary 0.00 %

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

3010 E BONANZA RD
LAS VEGAS, 89101-

3020 E BONANZA RD
LAS VEGAS, 89101-

Report Date 09/01/2006 02:17 PM

Submitted By

Page 2

Address

Parcel Link

A/P Link

3030 E BONANZA RD
LAS VEGAS, 89101-

3040 E BONANZA RD
LAS VEGAS, 89101-

3050 E BONANZA RD
LAS VEGAS, 89101-

3060 E BONANZA RD
LAS VEGAS, 89101-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13925405009

Applicants/Contacts

Primary	Y	Capacity	APPL	Contact ID	AC740804	☐ Foreign
Effective		Expire				
Name	D I PROPERTIES INC					
Day Phone	(702)480-5945 x	Eve Phone	(702)453-9495 x	Organization		
Pager		PIN #		Position		
Fax		Mobile		Profession		
E-Mail						
Address	6860 KEREN MARIE AVE LAS VEGAS, NV 89110-5245					
Seasonal Addr						
Valid From		To				
Comments	sam hamhika					

Contractors

No Contractors

Activity Review Details

Detail	SUBMITTAL CHECKLIST (EOT)	Modified By	FSOLIS	Modified Date/Time	09/01/2006 12:25
Comments	No Comments				

Report Date 09/01/2006 02:17 PM

Submitted By

Page 3

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Justificaton Letter
- Y Laser Print Site Plan
- Y Laser Print Floor Plan
- Y Laser Print Elevation
- Y Statement of Financial Interest
- Y Copy of Approval Letter

EXTENSION OF TIME

- Y Will this go to the City Council? Final City Council letter received
- Y Will this go DIRECTLY to City Council? Annotated minutes received

Parent Application Type ZON

Parent Project # ZON-3371

Hearing Type

Public, Non-Public or Admin? NON-PUBLIC

Meeting Information

Meeting Grid Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified by Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/18/2006	CC	SCHEDULED	0	0	0
FSOLIS	09/01/2006				

Template Type A/P # A/P Type Status Stage

No children exist for this project

Employee
Employee ID Last First MI Comments

No Employee Entries

Log
Action Description Entered By Start Stop Hours

PAYMNT CK NAME,# WHO PICKED UP PERMIT 970040 09/01/2006 12:30 0.00
SAM HAMIKA, DI PROPERTIES INC CK 163, 480-5945

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

EOT Application

Report Date 09/01/2006 02:17 PM

Submitted By

Page 4

Log
Action
Comments

Description

Entered By

Start

Stop

Hours

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

(702) 229-6301 phone (702) 385-7268 fax

EOT-16745 - EXTENSION OF TIME - REZONING - APPLICANT: SAM HAMIKA - OWNER: DI PROPERTIES, INC. - Request for an Extension of Time of an approved Rezoning (ZON-3371) FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN 139-25-405-009), Ward 3 (Reese).

****NOTE: THIS IS A DIRECT TO COUNCIL ITEM - COMMENTS ARE DUE WITHIN APPROXIMATELY ONE WEEK***

CITY COUNCIL MEETING: OCTOBER 18, 2006

PUBLIC HEARING: NO

CASE PLANNER: BEN STICKA

Comments Due: SEPT 29, 2006*

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 CAROLE COMBS (ccombs@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:

City Council Action Letter



Separator Sheet



October 19, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Mr. Sam Hamika
DI Properties, Inc
790 North Eastern Avenue
Las Vegas, Nevada 89101

RE: EOT-16475 – EXTENSION OF TIME – REZONING
CITY COUNCIL MEETING OF OCTOBER 18, 2006

Dear Applicant:

The City Council at a regular meeting held October 18, 2006 APPROVED the request for an Extension of Time of an approved Rezoning (ZON-3371) FROM: C-V (CIVIC) TO: C-1 (LIMITED COMMERCIAL) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN 139-25-405-009). The Notice of Final Action was filed with the Las Vegas City Clerk on October 19, 2006. This approval is subject to:

Planning and Development

1. This Extension of Time will expire on February 4, 2008 unless another Extension of Time is approved by the Planning Commission.
2. Conformance to the Conditions of Approval for Rezoning (ZON-3371) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

Sincerely,

A handwritten signature in cursive script, appearing to read "Angela Crolli".

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009





MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

March 1, 2004

Mr. David Roark
City of Las Vegas
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101

RE: ZON-3371 - REZONING
CITY COUNCIL MEETING OF FEBRUARY 4, 2004
Related to GPA-3370 & SDR-3372

Dear Mr. Roark:

The City Council at a regular meeting held February 4, 2004 APPROVED the request for a Rezoning FROM: C-V (Civic) TO: C-1 (Limited Commercial) on 4.76 acres adjacent to the northwest corner of Bonanza Road and Mojave Road (APN: 139-25-405-005 and a portion of 139-25-405-007). The Notice of Final Action was filed with the Las Vegas City Clerk on February 5, 2004. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-3370) to a SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review application (SDR-3372) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. A Parcel Map to establish property boundaries as proposed, shall be recorded prior to the issuance of any permits for this site.
5. 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.

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

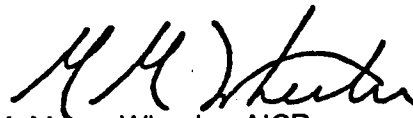
Mr. David Roark
ZON-3371 – Page Two
March 1, 2004

6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Sam Hamika
790 North Eastern Avenue
Las Vegas, Nevada 89101

EOT - 16475
10/18/06 CC

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

EOT - 16745

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US MAIL

CCSD	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd Floor City Hall
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*SID (DPW)	T. McDANIEL	4th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

Applicant Letter



Separator Sheet

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 6, 2006

Mr. Sam Hamika
DI Properties, Inc.
790 North Eastern Avenue
Las Vegas, Nevada 89101

RE: EOT-16475 - EXTENSION OF TIME - REZONING

Dear Applicant:

Please be advised your request, as referred to above, will be considered by the City Council at its regular meeting on **October 18, 2006**. This meeting will be held at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations and any conditions related to your application may be obtained prior to the meeting from the Planning and Development Department, Current Planning Division, at the Development Services Center, 731 South Fourth Street, or you may obtain this information by calling 229-6301.

The City Council requires that you or your representative be present at this meeting.

Sincerely,

M. Margo Wheeler, AICP
Director, Planning and Development Department

MW:cc

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



Plans (PMT)



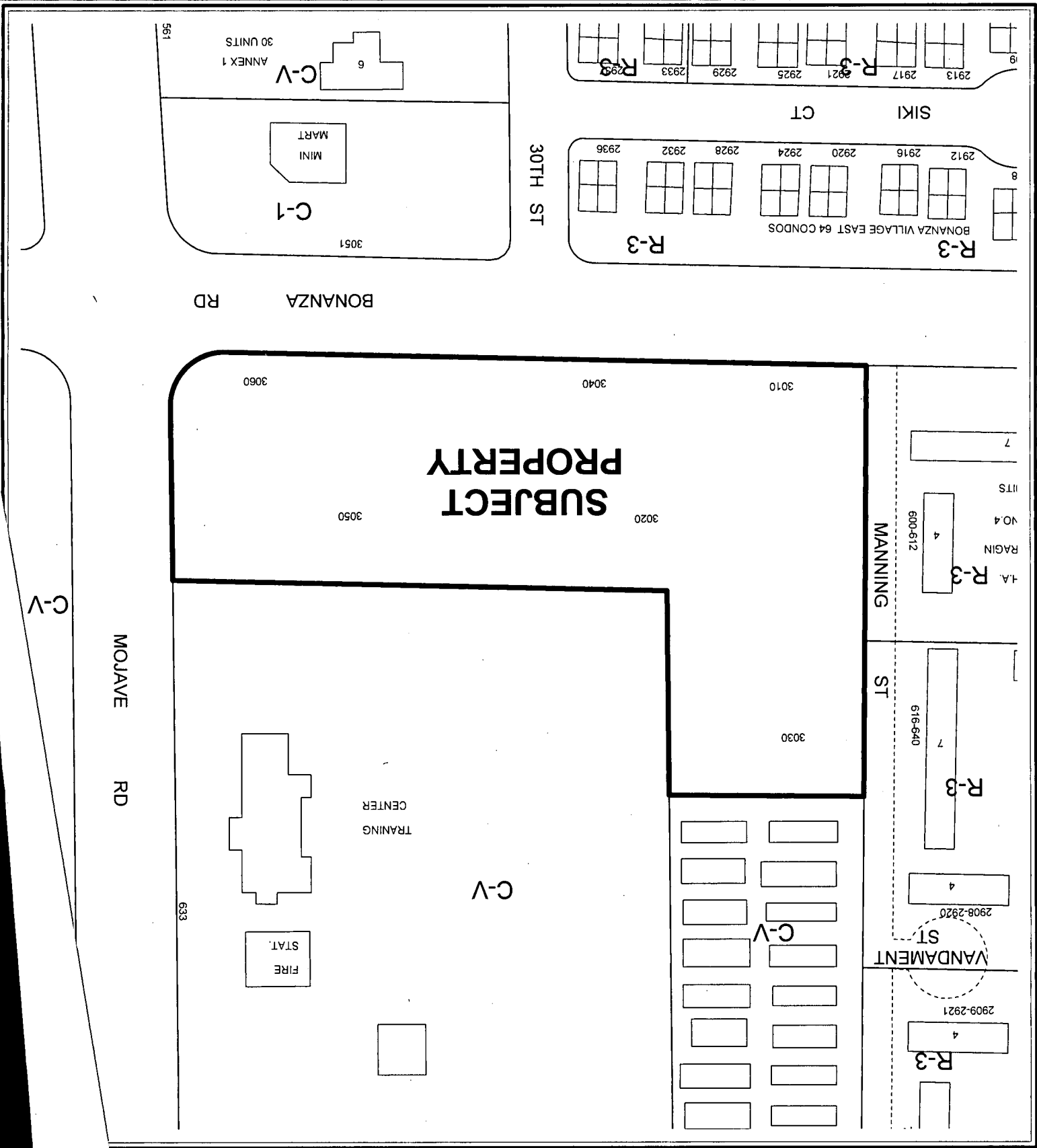
Separator Sheet



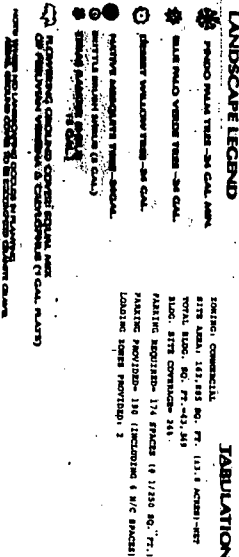
APPROVED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)
ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

CASE: EOT-16475

0 80 160 Feet



BONANZA ROAD & MOJAVE ROAD



EOT - 16475
10/18/06 CC