

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

REZONING

MEETING: PLANNING COMMISSION
DATE: JANUARY 25, 2007
TIME: 6:00 P.M.
LOCATION: CITY COUNCIL CHAMBERS
400 STEWART AVENUE
LAS VEGAS, NEVADA

ZON-18375

APPLICANT/OWNER: ALLEN AND RAFID HAMIKA - REQUEST FOR A REZONING FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) ON 0.79 ACRES ADJACENT TO THE SOUTH SIDE OF LAKE MEAD BOULEVARD, APPROXIMATELY 420 FEET EAST OF DECATUR BOULEVARD (APN 139-19-301-002), WARD 5 (WEEKLY).

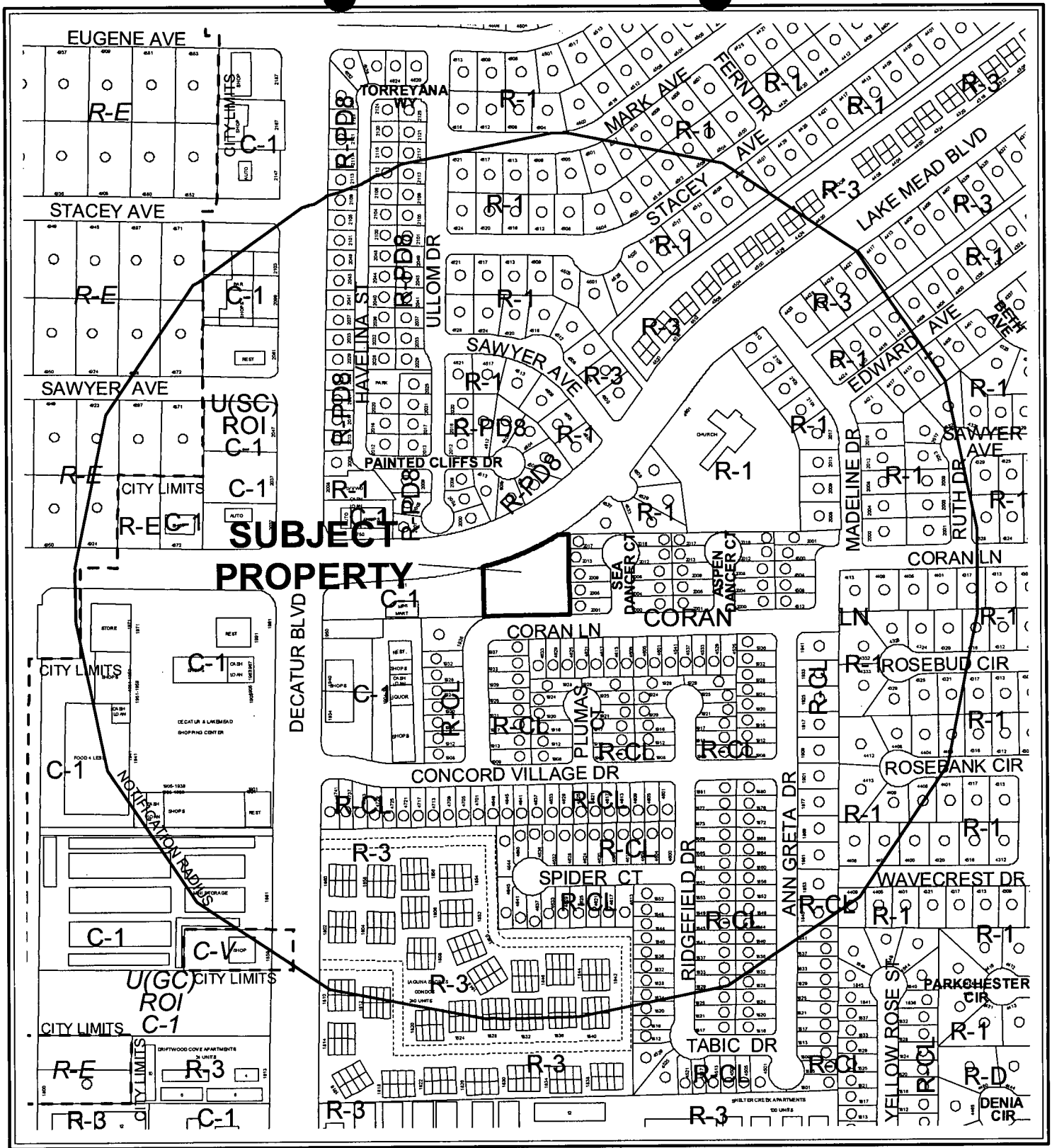
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Current Planning Division, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezoning will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. You may not receive an additional notice for the City Council meeting. For further information, please call (702) 229-6301 (TDD 386-9108) <http://www.lasvegasnevada.gov>.



DOUGLAS J. RANKIN, CURRENT PLANNING MANAGER
PLANNING AND DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

SEE LOCATION MAP ON REVERSE SIDE



CASE: **ZON-18375**

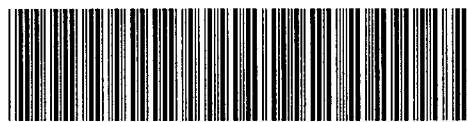
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



Applicant Letter



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

January 12, 2007

Mr. and Mrs. Allen Hamika
2636 Mirabella Street
Henderson, Nevada 89052

RE: ZON-18375 - REZONING

Dear Mr. and Mrs. Hamika:

Please be advised the City Planning Commission at its regular meeting on **January 25, 2007** as referred to above, will consider your request. This meeting will be held at 6:00 P.M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be mailed to you prior to the meeting. If you do not receive these documents by the day of the meeting, please call the Current Planning Division at 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:clb

cc: Ms. Carol Caldwell
Jay Brown, Limited
520 South Fourth Street
Las Vegas, Nevada 89101

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



CITY OF LAS VEGAS**ONE MOTION / ONE VOTE****Planning and Development Department****Current Planning Division****731 South Fourth Street****Las Vegas, Nevada 89101****(702) 229-6301 Phone (702) 385-7268 Fax****SUBJECT: ZON-18375 - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **January 25, 2007** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney** at **385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.


Signature

1/23/07
Date

Allen Hamika
Please Print Name

Company Name

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager

Action Letter



Separator Sheet



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

January 26, 2007

Mr. and Mrs. Allen Hamika
2636 Mirabella Street
Henderson, Nevada 89052

RE: ZON-18375 - REZONING

Dear Mr. and Mrs. Hamika:

Your request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002), Ward 5 (Weekly), Ward 5 (Weekly), was considered by the Planning Commission on January 25, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. A General Plan Amendment (GPA-18374) to a SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-18376) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site, if approved.

Public Works

4. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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

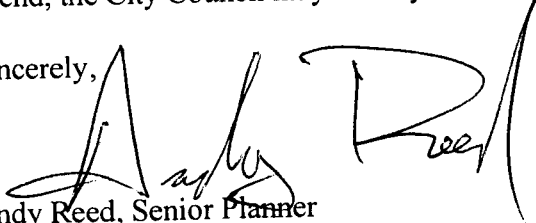


Mr. and Mrs. Allen Hamika
ZON-18375 - Page Two
January 26, 2007

5. Contact the City Engineer's Office to coordinate the development of this project with the "Coran Rancho Vegas Sewer Rehabilitation" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

This item will be considered by the City Council on **February 21, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andy Reed, Senior Planner
Planning and Development Department
Current Planning Division

AR:clb

cc: Ms. Carol Caldwell
Jay Brown, Limited
520 South Fourth Street
Las Vegas, Nevada 89101

City Council Action Letter



Separator Sheet



February 22, 2007

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. and Mrs. Allen Hamika
2636 Mirabella Street
Henderson, Nevada 89052

RE: ZON-18375 - REZONING
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO GPA-18374 AND SDR-18376

Dear Mr. and Mrs. Hamika:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002). The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2007. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-18374) to a SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-18376) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site, if approved.

Public Works

4. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Contact the City Engineer's Office to coordinate the development of this project with the "Coran Rancho Vegas Sewer Rehabilitation" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

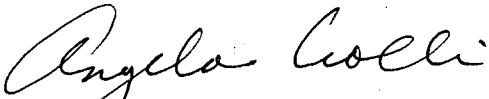
18112-001-06-05
CLV 7009



Mr. and Mrs. Allen Hamika
ZON-18375 – Page Two
February 22, 2007

6. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, Acting City Clerk

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

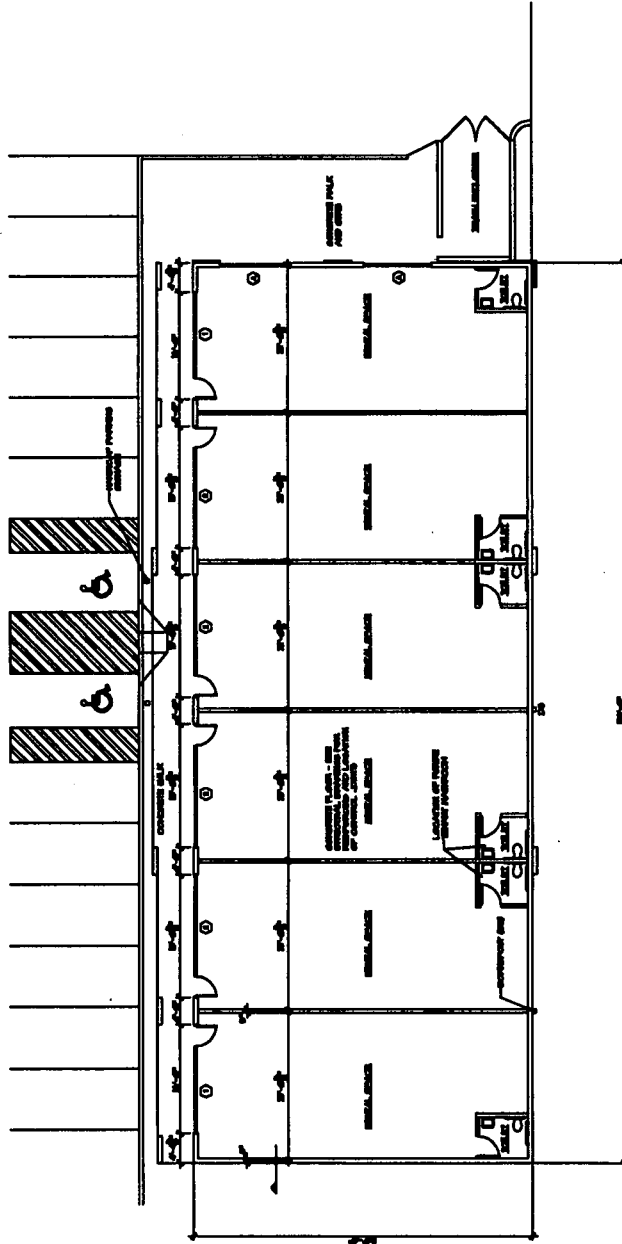
Ms. Carol Caldwell
Jay Brown, Limited
520 South Fourth Street
Las Vegas, Nevada 89101

Plans (PMT)



Separator Sheet

RETAIL BUILDING PROJECT DECATUR & LACE HEAD BLVD. LAS VEGAS, NEVADA		CHL INVESTMENT LLC	Bradford J. Lewis Architect Ltd. NCARB 1000 E. Flamingo Ave., Suite 100 Las Vegas, NV 89119 Tel: 702.735.1100 Fax: 702.735.1101	SHEET NO. 101 DATE: 01/25/07 DRAWN BY: J. Lewis CHECKED BY: J. Lewis SCALE: AS SHOWN	A-1
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000 10 1000

GPA-18374 ZON-18375

SDR-18376 01/25/07 PC

GPA-18374 ZON-18375
SDR-18376 01/25/07 PC

1-57

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 *BA*
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: January 11, 2007
Re: **ZON-18375** Allen and Rafid Hamika S side of Lake Mead Boulevard, E of Decatur Boulevard
Request for a Zoning Reclassification From: R-E To: C-1

CONDITIONS OF APPROVAL:

1. 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Coordinate with the City Engineer's Office regarding the Coran, Rancho, Las Vegas Sewer rehab project to determine impacts to this site, if any, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
2. Contact the City Engineer's Office to coordinate the development of this project with the "Coran Rancho Vegas Sewer Rehabilitation" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
3. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

APN Map



Separator Sheet

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.

NOTES

AVERAGE
DA VALUE
45

ASSESSOR'S PARCELS - CLARK CO., NV.
M. W. Schofield, Assessor

MAP LEGEND

PARCEL BOUNDARY
SUBD BOUNDARY
ROAD EASEMENT
PM/LD BOUNDARY
NON-PARCEL LOT LINE
MATCH LINE
ROAD ID NUMBER

001 PARCEL NUMBER
1.00 ACREAGE
202 PARCEL SUB/SEO NUMBER
139 PLAY RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER

T20S R6E

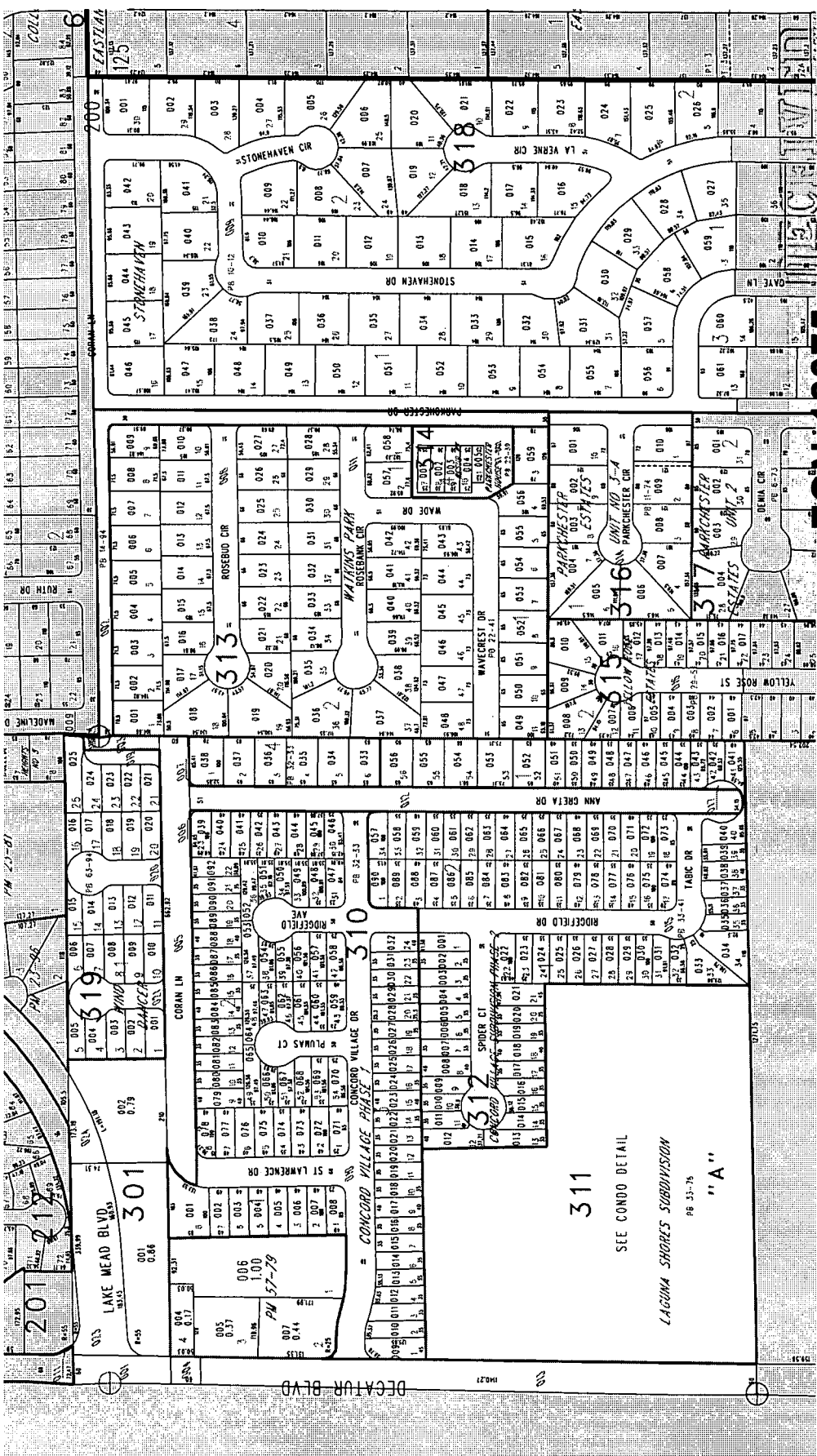
19

N 2 SW 4

139-19-3

8	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

Scale: 1"=200'



311

SEE CONDO DETAIL

LAGUNA SHORES SUBDIVISION

PG 33-75

"A"

ZON-18375

01/25/07 PC

NOV 29 2006

TAX DIST 200

Deed



Separator Sheet

GENERAL INFORMATION	
PARCEL NO.	139-19-301-002
OWNER AND MAILING ADDRESS	HAMIKA ALLEN & RAFID 3712 E OWENS #101 NO LAS VEGAS NV 89030-2125
LOCATION ADDRESS CITY/TOWNSHIP	LAS VEGAS
ASSESSOR DESCRIPTION	PT W2 W2 SEC 19 20 61
RECORDED DOCUMENT NO.	* 20060809:00752
RECORDED DATE	08/09/2006
VESTING	JOINT TENANCY

*Note: Only documents from September 15, 1999 through present are available for viewing.

ASSESSMENT INFORMATION AND SUPPLEMENTAL VALUE	
TAX DISTRICT	200
APPRAISAL YEAR	2006
FISCAL YEAR	06-07
SUPPLEMENTAL IMPROVEMENT VALUE	0
SUPPLEMENTAL IMPROVEMENT ACCOUNT NUMBER	N/A

REAL PROPERTY ASSESSED VALUE		
FISCAL YEAR	2005-06	2006-07
LAND	102376	122851
IMPROVEMENTS	0	0
PERSONAL PROPERTY	0	0
EXEMPT	0	0
GROSS ASSESSED	102376	122851
TAXABLE VALUE LAND+IMP	292503	351003
ESTIMATED LOT SIZE AND APPRAISAL INFORMATION		
ESTIMATED SIZE	0.79 Acres	
ORIGINAL CONST. YEAR	0	
LAST SALE PRICE MONTH/YEAR	312500 08/06	
LAND USE	VACANT	
DWELLING UNITS	0	

20060809-0000752

APN: 139-19-301-002
ESCROW NO: 1404857-CR
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:

Rafid Hamika
Allen Hamika
3712 E. Owens, #101
N. Las Vegas, NV 89030

Fee: \$15.00 RPTT: \$1,593.75
N/C Fee: \$25.00

08/09/2006 09:02:15

T20060139149

Requestor:
LAWYERS TITLE OF NEVADA

Frances Deane CDO
Clark County Recorder Pgs: 3

GRANT, BARGAIN, SALE DEED

R.P.T.T. **\$1,593.75**

THIS INDENTURE WITNESSETH: That

Josefina Morales, an unmarried woman and Mary D. Nguyen and Michael Nguyen, wife and husband all as joint tenants

FOR A VALUABLE CONSIDERATION the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

ALLEN HAMIKA, an unmarried man and RAFID HAMIKA, an unmarried man, as joint tenants all that real property situated in the County of Clark, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2006 - 2007
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 7th day of AUGUST, 2006.

Josefina Morales

Mary D. Nguyen

Michael Nguyen

STATE OF NEVADA
COUNTY OF CLARK

} ss:

On August 7, 2006, personally appeared before me, a Notary Public in and for said County and State, JOSEFINA MORALES, MARY D. NGUYEN AND MICHAEL NGUYEN, who acknowledged to me that THEY executed the same.

WITNESS my hand and official seal.

C. RISK A NOTARY PUBLIC in and for said County and State.

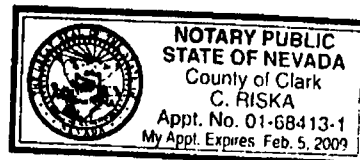


EXHIBIT "A"

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

Those portions of Government Lots Two (2) and Three (3) in Section 19, Township 20 South, Range 61 East, M.D.B. & M., described as follows:

Commencing at the West Quarter corner of Section 19 as designated by survey thereof on file in File 1, Page 3 of Registered Professionals Engineers File in the Office of the County Recorder, Clark County, Nevada; thence South $89^{\circ}31'$ East along the South line of said Government Lot Two (2), a distance of 450.02 feet to the True Point of Beginning; thence North $2^{\circ}21'$ East and parallel to the West line of said Section 19 a distance of 75.04 feet to a point; thence South $89^{\circ}31'$ East and parallel to the South line of said Government Lot Two (2) a distance of 210.00 feet to a point; thence South $2^{\circ}21'$ West and parallel to the said West line a distance of 200.10 feet to a point; thence North $89^{\circ}31'$ West and parallel to the South Line of said Government Lot Two (2) a distance of 210.00 feet to a point; thence North $2^{\circ}21'$ East a distance of 125.06 feet to the True Point of Beginning.

Excepting therefrom that portion as conveyed to the City of Las Vegas by that certain Grant Deed recorded November 6, 1990 in Book 901106 as Document No. 00050, in the Office of the County Recorder, Clark County, Nevada.

Assessor's Parcel Number:

139-19-301-002

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 139-19-301-002
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☒ Vacant Land b) ☐ Single Fam Res
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$312,500.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value per NRS 375.010, Section 2: **\$312,500.00**

Real Property Transfer Tax Due: **\$1,593.75**

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity **GRANTOR**

Signature _____ Capacity **GRANTEE**

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Josefina Morales
Address: 1790 Shadow Mountain Pl
City/State/Zip: LV NV 89108

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rafid Hamika
Address: 3712 E Owens #101
City/State/Zip: NLV NV 89030

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

LAWYERS TITLE OF NEVADA, INC.
1635 Village Center Circle
Las Vegas, NV 89134

Escrow #: 1404857-CR
Escrow Officer: Cyndi Riska

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

150

LEGAL DISCRIPTION

Assessor's Parcel Number: 139-19-301-002

All that certain real property situated in the County of Clark, State of Nevada, described as follows:

Those portions of Government lots Two (2) and Three (3) in Section 19, Township 20 South, Range 61 East, M.D.B.&M., described as follows:

Commencing at the West Quarter corner of Section 19 as designated by survey thereof on file in File 1, Page 3 of Registered Professionals Engineers File in the Office of the County Recorder, Clark County, Nevada; thence distance of 450.02 feet to the True Point of Beginning; thence North 2°21' East and parallel to the West line of said Section 19 a distance of 75.04 feet to a point; thence South 89°31' East and parallel to the South line of said Government Lot Two (2) a distance of 210.00 feet to a point; thence South 2°21' West and Parallel to the said West line a distance of 200.10 feet to a point; thence North 89°31' West and parallel to the South Line of said Government Lot Two (2) a distance of 210.00 feet to a point; thence North 2°21' East a distance of 125.06 feet to the True Point of Beginning.

Expecting therefrom that portion as conveyed to the City of Las Vegas by certain Grant Deed recorded November 6, 1990 in Book 901106 as Document No. 00050, in the Office of the County Recorder, Clark County, Nevada.

SOFI



Separator Sheet

Justification Letter



Separator Sheet

LAW OFFICE

Jay H. Brown, Ltd.

A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

November 28, 2006

City of Las Vegas
Planning & Development
741 S. Fourth St.
Las Vegas, NV 89101

SUBJECT: JUSTIFICATION LETTER – General Plan Amendment, Zone Change,
Site Design Review and Waiver for
Parking Lot Fingers

The name of this proposal is: **Allen Hamika Lake Mead and Decatur**

1. This land use application will produce an environment of stable and desirable character consistent with the objections of Title 19 and the General Plan due to the area in which it will service.
2. The purpose is to make the necessary applications to allow for a zone change from R-E to C-1. To properly affect this we hereby apply for a general plan amendment from ML to SC.
3. We will develop this property as a retail center consisting of six (6) units, all of which are one-story.
4. The total gross acreage for this site is .79 acres. The APN is 139-19-301-002.
5. The General Plan adjacent to this project is SC to the west and ML to the east.
6. We are requesting a waiver of the required 1 parking finger per 6 parking spaces to accommodate the required 38 parking spaces.

Thank you for your assistance in this matter. If you need any additional information, please contact me or my assistant, Carol Caldwell.

Very truly yours,


Jay H. Brown

JHB:cc

ZON-18375
01/25/07 PC

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Rezoning from R-E to C-1
 Project Address (Location) 375 ft. east of Lake Mead at Decatur
 Project Name Allen Hamika Lake Mead and Decatur Proposed Use retail center
 Assessor's Parcel #(s) 139-19-301-002 Ward # 5
 General Plan: existing ML proposed SC Zoning: existing RE proposed C-1
 Commercial Square Footage 6,650 sq. ft. Floor Area Ratio 5:1
 Gross Acres .79 Lots/Units 1 Density _____
 Additional Information _____

PROPERTY OWNER Allen Hamika and Rafid Hamika Contact Allen Hamika
 Address 2636 Mirabella St. Phone: 480-4104 Fax: 459-6879
 City Henderson State NV Zip 89052

APPLICANT Allen Hamika Contact Allen Hamika
 Address 2636 Mirabella St. Phone: 480-4104 Fax: 459-6879
 City Henderson State NV Zip 89052

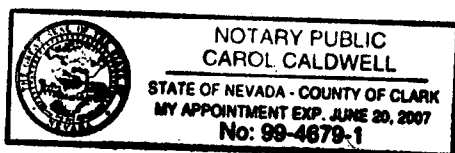
REPRESENTATIVE Jay H. Brown, Ltd. Contact Carol Caldwell
 Address 520 S. Fourth Street Phone: 598-1406 Fax: 385-1023
 City Las Vegas State NV Zip 89101

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 Allen Hamika, Rafid Hamika

Subscribed and sworn before me
 This 28th day of November, 20 06.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>ZON-18375</u>
Meeting Date:	<u>1/25/07</u>
Total Fee: <u>\$</u>	<u>1,000.00</u>
Date Received:*	<u>11/29/06</u>
Received By:	<u>[Signature]</u>

*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 12/01/2006 02:58 PM

Submitted By

Page 1

A/P # 18375 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	11/29/2006 12:02	984478	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

ZON-18375 - REZONING RELATED TO GPA-18374 - PUBLIC HEARING - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.79 acres adjacent to the south side of Lake Mead Boulevard approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002), Ward 5 (Weekly)

Parent A/P #

Project # 18375 Project/Phase Name DECATUR & LAKE MEAD RETAIL CEN Phase #
Size/Area 0.79 ACRES Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13919301002

Location

Owner/Tenant

Contact ID AC1313552 Name ALLEN HAMIKA AND RAFID HAMIKA
Mailing Address 2636 MIRABELLA ST. Organization
City HENDERSON State/Province NEVADA
ZIP/PC 89052 Country ☐ Foreign
Day Phone (702)480-4104 x Evening Phone
Fax (702)459-6879 Mobile #

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

No Addresses are linked to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13919301002

Check Conditions

Condition	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Supervisor Required		Comments				

No Conditions

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

Report Date 12/01/2006 02:58 PM

Submitted By

Page 2

REZONING

N DINA Required? N PRS N Parent required? Zoning Information

Final City Council letter received

Annotated minutes recieved

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

ROI Expired

Meeting Information

Zoning Information	Acres	Existing	Existing ROI	Proposed	Approved	ROI?	ROI Exp Date	Ordinance Adopted
Ordinance #		Added By	Modified By	Comments				
0.79	R-E			C-1				
	NGOLDBERG							

Meeting Information	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By			
Comments		Modified Date			
Added By					
01/25/2007	PC	SCHEDULED			
			0	0	0
DSULLIVAN	11/29/2006				

Template Type	A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					
PAYMNT	CK NAME,# WHO PICKED UP PERMIT	984053	11/29/2006 12:19		0.00
	ALLEN HAMIKA, EL PASO MARKET, CK#3858, 453-0057				

Project Checklist



Separator Sheet

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST	Additional Notes
Item Required			
YES	NO		

APPLICATION

☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)
☒	☐	Grant deed and legal description
☒	☐	<i>Detailed</i> justification letter
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations
☒	☐	Correct fee(s): \$ <u>200</u> \$ <u>300</u> \$ <u> </u> Total = \$ <u>1,000</u>
☒	☐	Statement of Financial Interest
☐	☒	Development Impact Notice and Assessment (DINA)
☐	☒	Project of Regional Significance

SITE PLAN

Folded Plans: 3 Rolled/Colored Plans: 0

☒	☐	11" x 17" min. to 24" x 36" max. page size
☒	☐	North arrow, scale, and vicinity map
☒	☐	<i>All</i> property lines and present dimensions labeled
☒	☐	<i>All</i> building setbacks labeled
☒	☐	<i>All</i> adjacent existing land uses and street names labeled
☒	☐	<i>All</i> points of ingress and egress shown
☒	☐	ADA accessibility requirements shown/labeled
☒	☐	Parking standard(s) utilized: <u> </u>
☒	☐	Parking space count and typical dimensions labeled
☒	☐	#regular #compact #handicap Total
☒	☐	<i>All</i> free-standing sign locations shown and heights and sizes noted

LANDSCAPE PLAN

Folded Plans: Rolled/Colored Plans:

☐	☐	11" x 17" min. to 24" x 36" max. page size
☐	☐	North arrow, scale, and vicinity map
☐	☐	<i>All</i> property lines and present dimensions labeled
☐	☐	<i>All</i> required perimeter landscape planters shown
☐	☐	<i>All</i> required parking lot fingers/islands shown
☐	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover

BUILDING ELEVATIONS

Folded Plans: Rolled/Colored Plans:

☐	☐	11" x 17" min. to 24" x 36" max. page size
☐	☐	Scale and building dimensions labeled
☐	☐	North, south, east, and west elevations of <i>all</i> buildings
☐	☐	<i>All</i> building materials and colors noted
☐	☐	8" x 10" photo of original color and material board
☐	☐	<i>All</i> wall sign locations shown and sizes noted

FLOOR PLANS

Folded Plans: Rolled Plans:

☐	☐	11" x 17" min. to 24" x 36" max. page size
☐	☐	Scale and building dimensions labeled
☐	☐	<i>All</i> building entrances/exits shown
☐	☐	Use of <i>all</i> rooms noted/labeled

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Allen Hamika Application Type: Re-zoning - R-E to C-1
 APN: 139-19-301-002 Location: 375 SE of Lakemead / Decatur
 Planner: ADP Pre-App Meeting Date: 10-9-06 1-25-07

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

ZON-18375 - REZONING RELATED TO GPA-18374 - PUBLIC HEARING - APPLICANT/OWNER:
ALLEN AND RAFID HAMIKA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.79 acres adjacent to the south side of Lake Mead Boulevard approximately 420 feet east of Decatur Boulevard (APN 139-19-301-002), Ward 5 (Weekly).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N $\frac{1}{2}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE

PLANNING COMMISSION: **JANUARY 25, 2007** CITY COUNCIL: **FEBRUARY 21, 2007**

CASE PLANNER: **DOUG RANKIN** ☒ **PUBLIC HEARING**

Comments Due: DECEMBER 26, 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 Carman Burney (cburney@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:

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

ZON-18375

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>**

Neighborhood Services List



NEIGHBORHOOD SERVICES LIST

Separator Sheet

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 25, 2007

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

ZON-18375

Charleston Estates NA

Charleston Preservation NA #16

G-704 NA

Golf Ridge Terrace NA

Greens HOA

Twin Lakes Country Club NA

WLV-NAA8

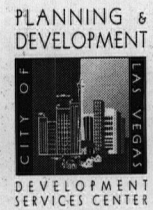
Affidavit of Sign Posting



Separator Sheet



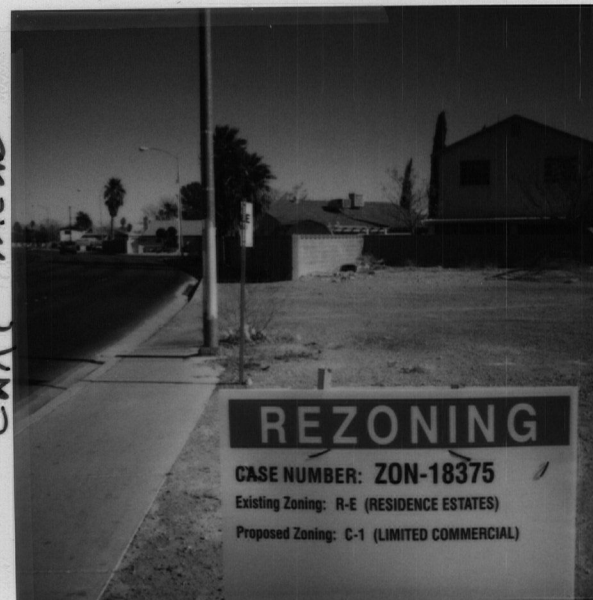
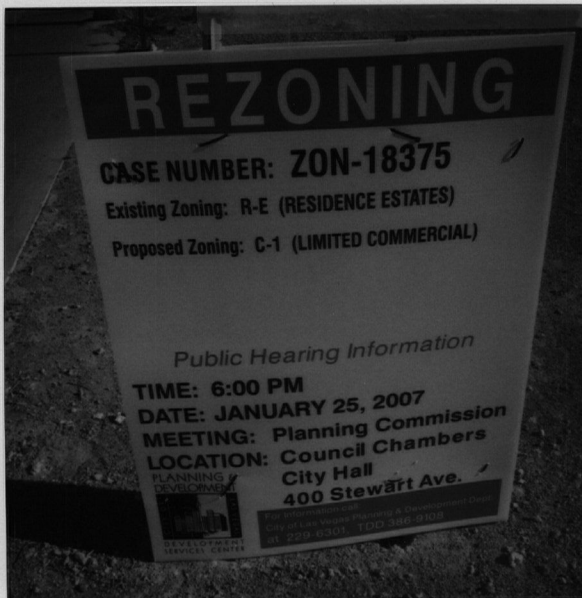
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

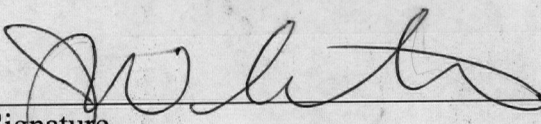


CASE NUMBER: ZON-18375

MEETING DATE: 01/25/07 PC

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first




Signature

1-13-07
Date

This affidavit must be returned to the Planning and Development Department, Current Planning Division, located at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission, Hearings Officer or City Council.

