

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. Riecki, Survey (FM, PM, & A's only)
Date: January 11, 2007
Re: **SDR-18376** Allen and Rafid Hamika S side of Lake Mead Boulevard, E of Decatur Boulevard
Request for a Site Development Plan Review for a retail building

CONDITIONS OF APPROVAL:

1. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. Submit an application to the Land Development Section of the Department of Public Works for a deviation from standard drawing #222a.
2. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
3. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
4. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18375 and all other subsequent site-related actions.

Applicant Letter



Separator Sheet

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: SDR-18376 - 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.

A handwritten signature in black ink, appearing to read "Allen Hamika", written over a horizontal line.

Signature

A handwritten date "1/23/07" in black ink, written over a horizontal line.

Date

A handwritten name "Allen Hamika" in black ink, written over a horizontal line.

Please Print Name

Company Name

Sincerely,

Douglas J. Rankin, AICP
Current Planning Manager

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: SDR-18376 - SITE DEVELOPMENT PLAN REVIEW

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



Action Letter



ACTION 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 26, 2007

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

RE: SDR-18376 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. and Mrs. Hamika:

Your request for a Site Development Plan Review FOR A PROPOSED 6,650 SQUARE-FOOT RETAIL BUILDING 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), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], 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. Conformance to the Conditions of Approval for General Plan Amendment (GPA-18374) and Rezoning (ZON-18375), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 12/28/06 and building elevations date stamped 12/19/06, except as amended by conditions herein.
4. A Waiver from 19.10.J.11.c is hereby approved, to allow no parking lot landscape fingers where six parking lot landscape fingers would be required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

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



6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

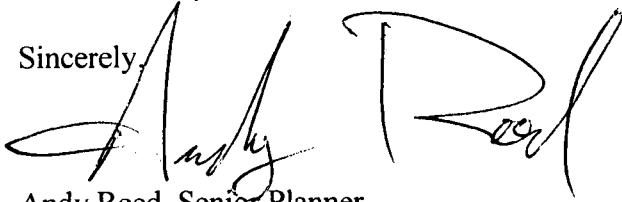
13. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. Submit an application to the Land Development Section of the Department of Public Works for a deviation from standard drawing #222a.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Mr. and Mrs. Allen Hamika
SDR-18376 - Page Three
January 26, 2007

15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18375 and all other subsequent site-related actions.

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,

A handwritten signature in black ink, appearing to read 'Andy Reed', with a large, stylized 'R'.

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: SDR-18376 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 21, 2007
RELATED TO GPA-18374 AND ZON-18375

Dear Mr. and Mrs. Hamika:

The City Council at a regular meeting held February 21, 2007 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 6,650 SQUARE-FOOT RETAIL BUILDING 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), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. 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. Conformance to the Conditions of Approval for General Plan Amendment (GPA-18374) and Rezoning (ZON-18375), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 12/28/06 and building elevations date stamped 12/19/06, except as amended by conditions herein.
4. A Waiver from 19.10.J.11.c is hereby approved, to allow no parking lot landscape fingers where six parking lot landscape fingers would be required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

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



6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a. Submit an application to the Land Development Section of the Department of Public Works for a deviation from standard drawing #222a.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

Mr. and Mrs. Allen Hamika
SDR-18376 – Page Three
February 22, 2007

16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18375 and all other subsequent site-related actions.

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

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

MAP LEGEND

AVERAGE
QA VALUE
45

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

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

001 PARCEL NUMBER
1.00 ACRES
202 PARCEL SUB/SEC NUMBER
78 25-42
5 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER

T20S R61E

19

N 2 SW 4

139-19-3

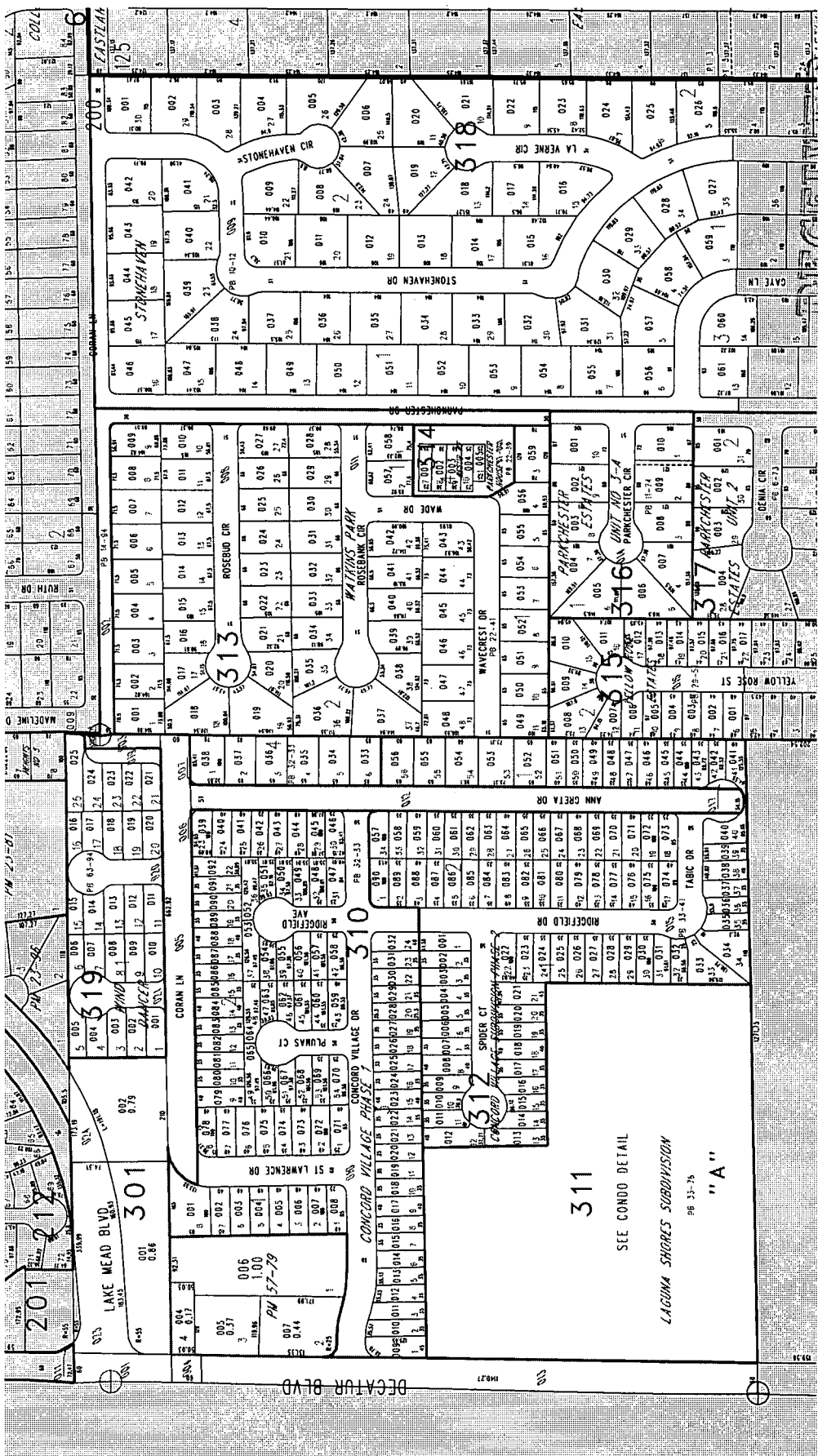
8	5	4	3	2	1	8	4	8	4
7	8	9	10	11	12	5	1	5	1
18	17	16	15	14	13	6	2	6	2
19	20	21	22	23	24	7	3	7	3
30	29	28	27	26	25	8	4	8	4
31	32	33	34	35	36	5	1	5	1

Scale: 1"=200'

Scale: 1"=200'

Scale: 1"=200'

Scale: 1"=200'



SDR-18376
01/25/07 PC

NOV 29 2006

NOV 29 2006

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

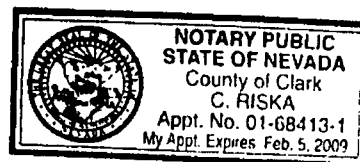
STATE OF NEVADA
COUNTY OF CLARK

} 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.



**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

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. 00059, in the Office of the County Recorder, Clark County, Nevada.

Assessor's Parcel Number:

139-19-301-002

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18376** APN: **139-19-301-002**

Name of Property Owner: Allen Hamika and Rafid Hamika

Name of Applicant: Allen Hamika

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: _____

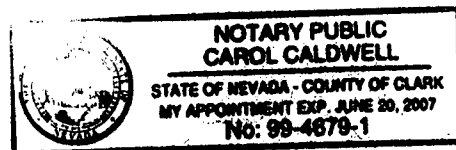
Signature of Property Owner: [Signature]

Print Name: Allen Hamika Rafid Hamika

Subscribed and sworn before me

This 28th day of November, 2006

Carol Caldwell
Notary Public in and for said County and State



Justification Letter



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

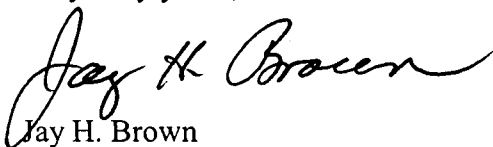
SUBJECT: JUSTIFICATION LETTER – General Plan Amendment, Zone Change,
Site Design Review and Waiver for
Parking Lot Fingers

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

SDR-18376
01/25/07 PC

Application



Separator Sheet

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Design Review
 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.

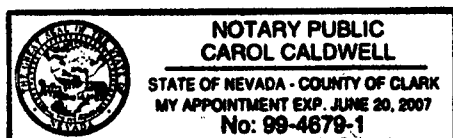
Print Name Allen Hamika, Rafid Hamika

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>SDR-18376</u>
Meeting Date:	<u>1/25/07</u>
Total Fee:	<u>\$800.00</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 03:10 PM

Submitted By

Page 1

A/P # 18376 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages		Date / Time	By	Date / Time	By
Processed		11/29/2006 12:07	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

SDR-18376 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18374 AND ZON-18375 - PUBLIC HEARING - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA - Request for a Site Development Plan Review FOR A PROPOSED 6,650 SQUARE-FOOT RETAIL BUILDING 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), R-E (Residence Estates) Zone [PROPOSED C-1 (Limited Commercial) Zone], Ward 5 (Weekly)

Parent A/P #

Project # 18376 Project/Phase Name DECATUR & LAKE MEAD RETAIL CEN Phase #
Size/Area 0.79 ACRE 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	Approval	Approved By	Approved Date	Applied By	Applied Date	Assigned
Condition Supervisor Required		Comments				
No Conditions						

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

Report Date 12/01/2006 03:10 PM

Submitted By

Page 2

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
N Parent Project link required? Annotated minutes recieved
Y Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type If yes, when does it need to be reviewed?
Public, Non-Public, Admin?PUBLIC

Meeting Information

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

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 Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME.# WHO PICKED UP PERMIT ALLEN HAMIKA, EL PASO MARKET, CK#3858, 453-0057	984053	11/29/2006 12:20		0.00

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>1 Parcel Map</i>		
☒	☐	<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>500</u> \$ <u>300</u> \$ _____ Total = \$ <u>800.00</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	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>19-10 + 19-05(</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: <u>3</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	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: <u>2</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	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 Hamitua Application Type: SDR
 APN: 139-19-301-002 Location: 375SE of Lake Mead/Deer Park
 Planner: DJ Raul Pre-App Meeting Date: 10-9-06 Earliest PC Date: 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

SDR-18376 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18374 AND ZON-18375 -
PUBLIC HEARING - APPLICANT/OWNER: ALLEN AND RAFID HAMIKA - Request for a Site
Development Plan Review FOR A PROPOSED 6,650 SQUARE-FOOT RETAIL BUILDING 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), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], 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

SDR-18376

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 (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** 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:

SDR-18376

Charleston Estates NA

Charleston Preservation NA #16

G-704 NA

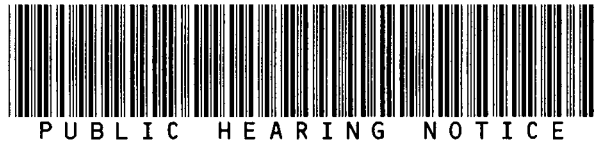
Golf Ridge Terrace NA

Greens HOA

Twin Lakes Country Club NA

WLV-NAA8

Public Hearing Notice



Separator Sheet

NOTICE OF PUBLIC HEARING

SITE DEVELOPMENT PLAN REVIEW

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

SDR-18376

APPLICANT/OWNER: ALLEN AND RAFID HAMIKA - REQUEST FOR A SITE DEVELOPMENT PLAN REVIEW FOR A PROPOSED 6,650 SQUARE-FOOT RETAIL BUILDING 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), R-E (RESIDENCE ESTATES) ZONE [PROPOSED: C-1 (LIMITED COMMERCIAL) ZONE], WARD 5 (WEEKLY).

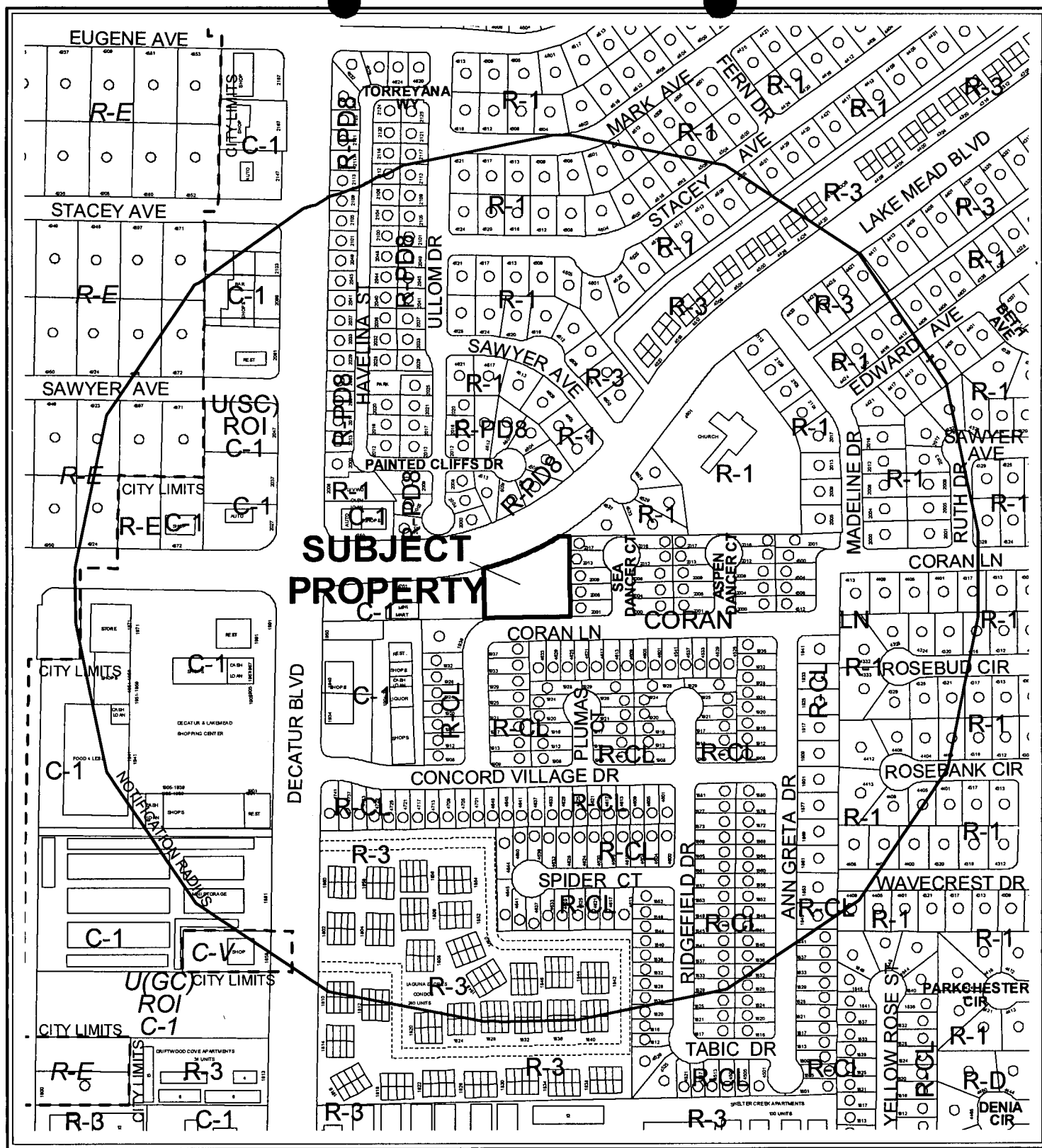
THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE NORTH HALF (N½) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.

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 written objections 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 this request may be determined by 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: SDR-18376

RADIUS: 1000 FT

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

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

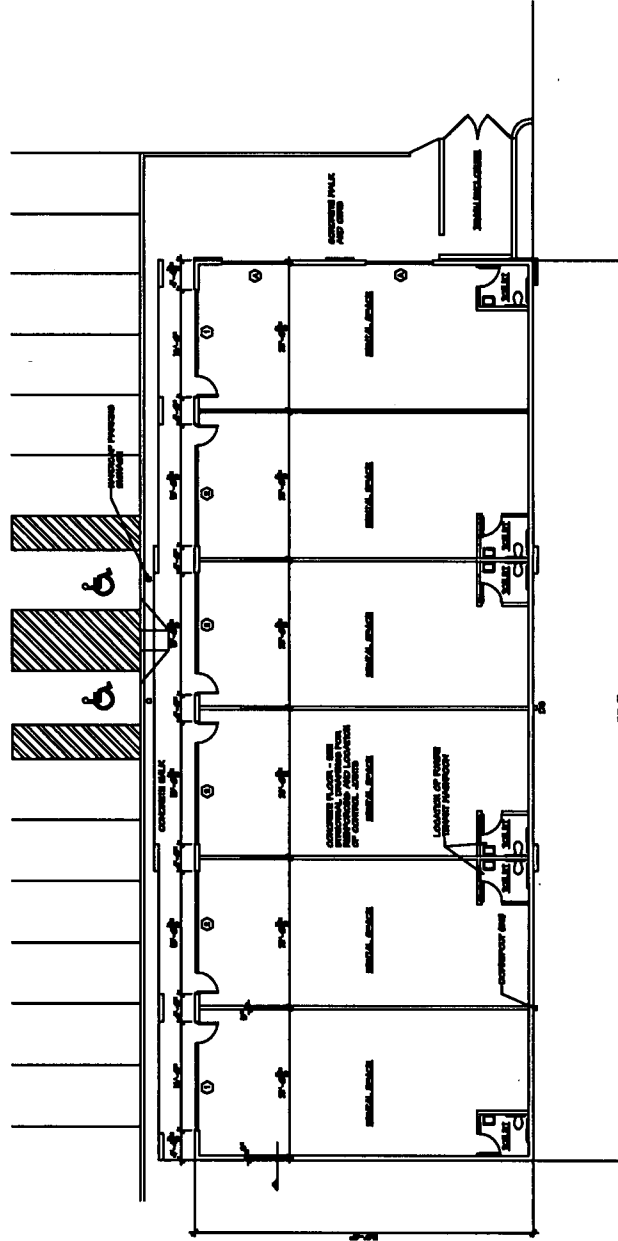


Plans (PMT)



Separator Sheet

RETAIL BUILDING PROJECT DISCARTURE & LANCE HEAD BLVD. LAS VEGAS, NEVADA		CHL INVESTMENT LLC	Architect: J. J. J. Architects 3000 N. LAS VEGAS BLVD., SUITE 200 LAS VEGAS, NV 89168 TEL: 702.735.1111	SHEET NO. A-1 DATE: DEC 19 2006
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FLOOR PLAN
 NORTH

GRAPHIC SCALE

RECEIVED
 DEC 19 2006

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

GPA-18374 ZON-18375 DEC 19 2006
SDR-18376 01/25/07 PC

