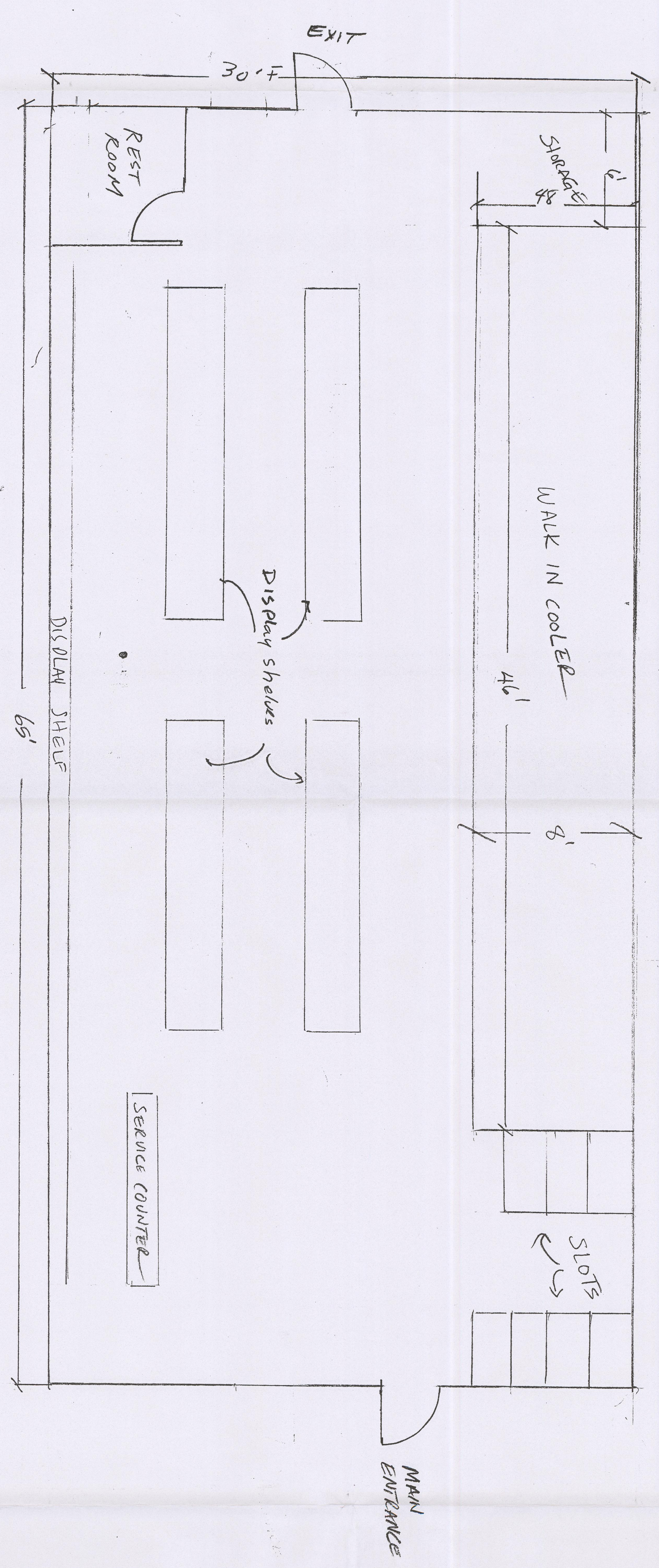
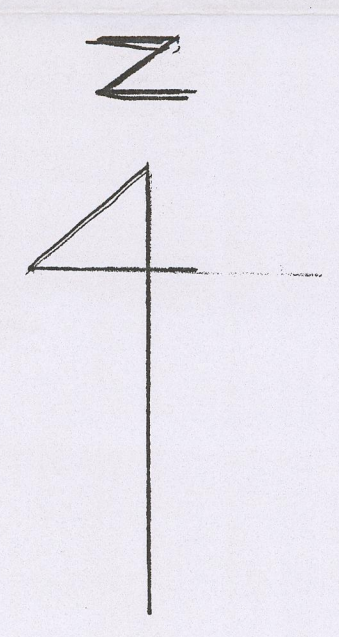


FLOOR PLAN SCALE 1'=1/4"

MOJAVE MINI MART
3020E. BONANZA AVE #150
LAS VEGAS NV 89101
APPROXIMATELY 2000SQ.FT
MAXIMUM OCCUPANCY 46

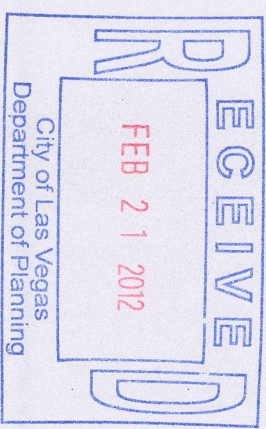
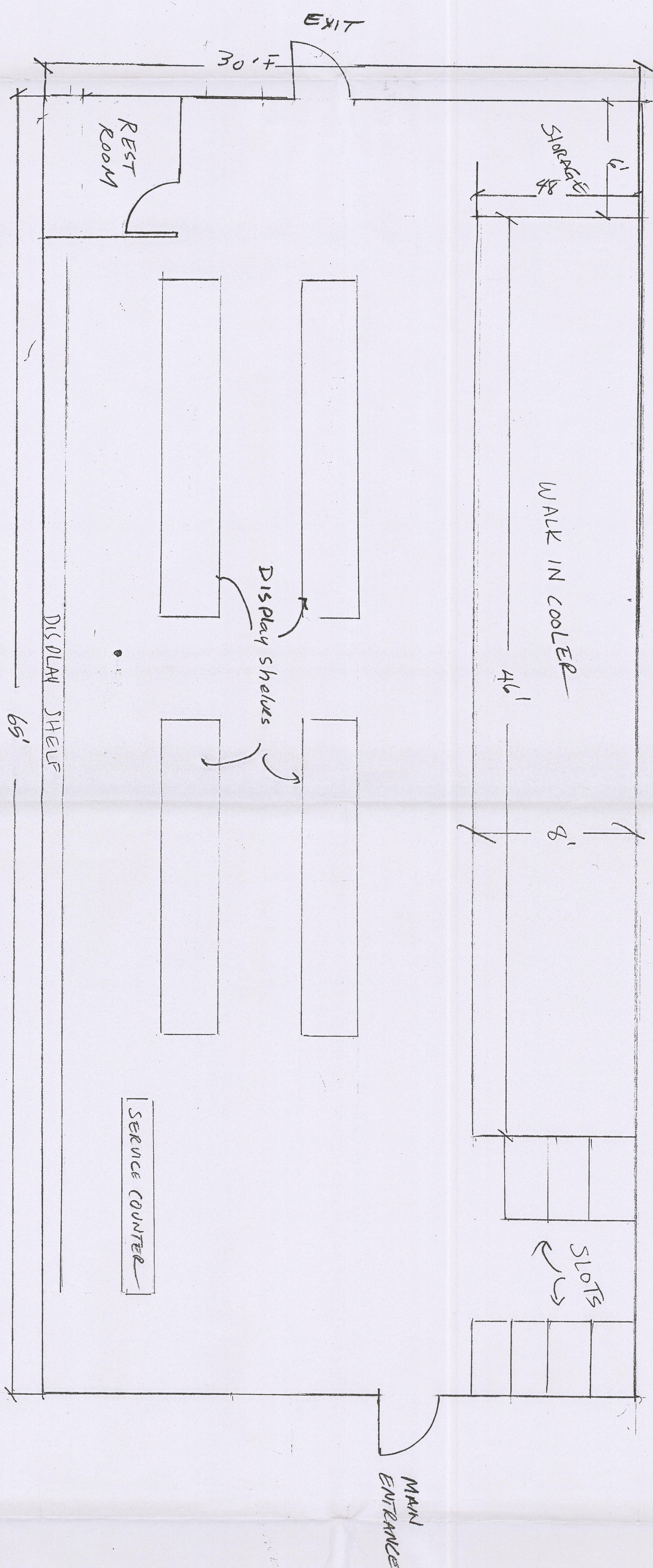
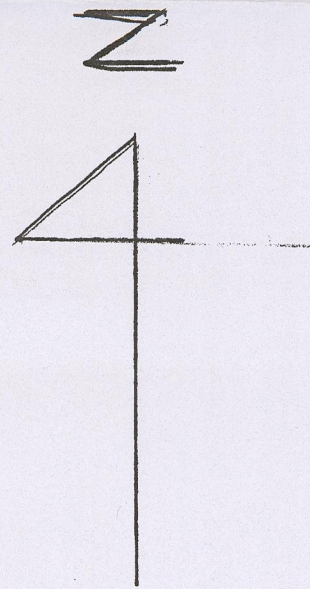


RECEIVED
FEB 21 2012
City of Las Vegas
Department of Planning

SUP-44658
04/10/12 PC

FLOOR PLAN SCALE 1"=1/4"

MOJAVE MINI MART
3020E. BONANZA AVE #150
LAS VEGAS NV 89101
APPROXIMATELY 2000SQ.FT
MAXIMUM OCCUPANCY 46

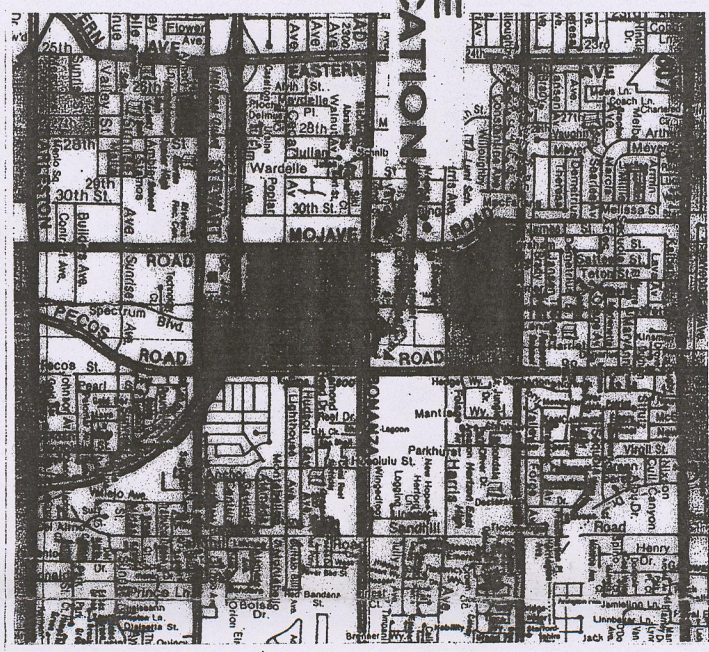


EXISTING SITE PLAN
3050 E. BONANZA ROAD
LAS VEGAS, NV 89101

TABULATION

BUILDING SQUARE FOOTAGES:
-EXISTING RETAIL BLDG. "D" - 1,475
-EXISTING RETAIL BLDG. "E" - 1,500
-FUTURE AUTO SERVICE BLDG. - 8,000
-FUTURE PAD BLDG. "A" - 3,204
-FUTURE PAD BLDG. "B" - 3,204
-FUTURE PAD BLDG. "C" - 3,200
TOTAL SITE BLDG. SQ. FT. - 10,079

PARKING REQUIRED - 50.03 SQ. FT. • 1000 - 201 SPACES
TOTAL SITE PARKING PROVIDED - 25 SPACES



SITE LOCATION

KEYNOTES

1. ASPHALT DRIVEWAY
2. TRASH ENCLOSURE
3. CONCRETE GUTTER
4. CONCRETE SIDEWALK
5. CONCRETE DRIVEWAY
6. 8'-0" WIDE CONC. DRIVEWAY ROUTE
7. BUILDING SETBACK LINE
8. 8'-0" W. HIC PARKING VAN ACCESSIBLE
9. ACCESSIBLE
10. 20'-0" WIDE CONC. DRIVEWAY
11. 6'-0" W. CONC. DRIVEWAY
12. 12'-0" W. CONC. DRIVEWAY
13. 12'-0" W. CONC. DRIVEWAY
14. 12'-0" W. CONC. DRIVEWAY
15. 12'-0" W. CONC. DRIVEWAY
16. 12'-0" W. CONC. DRIVEWAY
17. 12'-0" W. CONC. DRIVEWAY
18. 12'-0" W. CONC. DRIVEWAY
19. 12'-0" W. CONC. DRIVEWAY
20. 12'-0" W. CONC. DRIVEWAY
21. 12'-0" W. CONC. DRIVEWAY
22. 12'-0" W. CONC. DRIVEWAY
23. 12'-0" W. CONC. DRIVEWAY
24. 12'-0" W. CONC. DRIVEWAY
25. 12'-0" W. CONC. DRIVEWAY

REVISIONS	BY

LAS VEGAS HOUSING AUTHORITY PROPERTY

FUTURE MANNING STREET

$N00^{\circ}33'42.754''E$ 452.59'

20' CENTRAL TELEPHONE EASEMENT PER DOC. 693-557323

FUTURE MULTI-TENANT AUTO SERVICE BLDG. 8,000 SQ. FT.

EX. 8' CMU WALL
EX. "L" C&G

$N00^{\circ}33'42.806''W$ 221.74'

EXIST. BANQUET HALL

VACANT
PROPOSED VACANT
THIN-HART APPROX. 2,200 S.F.
SUITE NO.

EXISTING BLDG. "D" RETAIL 1,475 SQ. FT.

EX. ELEC. TOWER

ADJACENT LAND USE: CITY FIRE STATION

$S88^{\circ}33'41.44''E$ 500.91'

EXISTING BLDG. "E" RETAIL 1,500 SQ. FT.

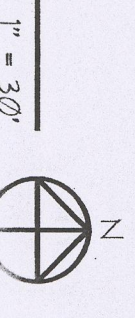
EXISTING BLDG. "B" RETAIL 3,204 SQ. FT.

EXISTING BLDG. "C" RETAIL 3,200 SQ. FT.

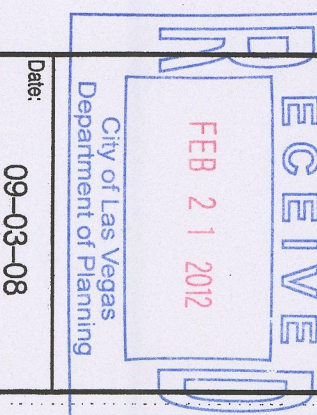
MOJAVE ROAD

SITE PLAN

SITE PLAN



BONANZA ROAD



City of Las Vegas
Department of Planning

09-03-08

Scale: 1" = 30'-0"

Date: 09-03-08

Drawn: JCC

Sheet: SUP-44658

ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax 382-9952

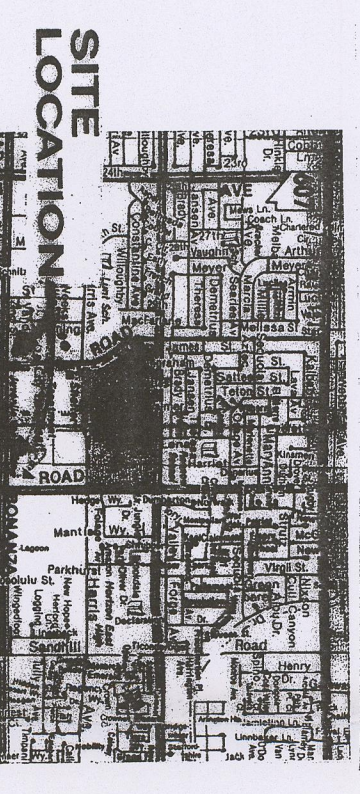
2100 W. Charleston Blvd. Suite J
Las Vegas, NV 89102

EXISTING SITE PLAN
3050 E. BONANZA ROAD
LAS VEGAS, NV 89101

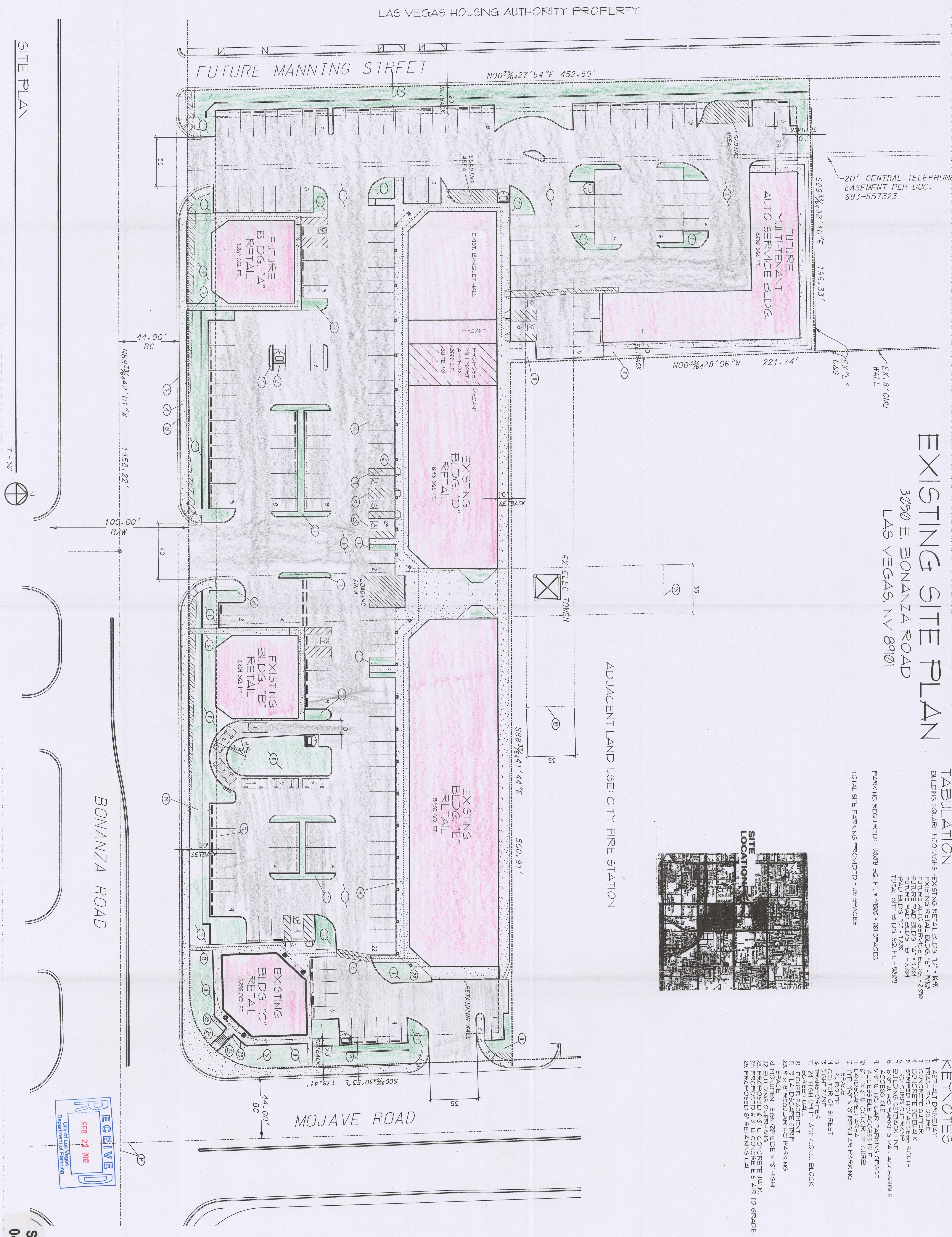
TABULATION

BUILDING SQUARE FOOTAGES:	-EXISTING RETAIL BLDG. "D" - 18,470
	-EXISTING RETAIL BLDG. "E" - 18,470
	-FUTURE AUTO SERVICE BLDG. - 8,070
	-FUTURE PAD BLDG. "A" - 3,224
	-FUTURE PAD BLDG. "B" - 3,224
	-PAD BLDG. "C" - 3,220
	TOTAL SITE BLDG. SQ. FT. = 90,073

PARKING REQUIRED - 90,073 SQ. FT. * 4,000 = 22,518 SPACES
TOTAL SITE PARKING PROVIDED = 25 SPACES



- KEYNOTES**
- 1. ASPHALT DRIVEWAY
 - 2. RASH ENCLOSURE
 - 3. CONCRETE GUTTER
 - 4. CONCRETE SIDEWALK
 - 5. ASPHALT DRIVEWAY
 - 6. H/C CURB CUT RAMP
 - 7. BUILDING SETBACK LINE
 - 8. 8'-0" W/ H/C PARKING VAN ACCESSIBLE
 - 9. 5'-0" W/ H/C CAR PARKING SPACE
 - 10. 6'-H. X 8'-W. CONCRETE CURB
 - 11. LANDSCAPED AREA
 - 12. 2'-H. X 8'-W. CONCRETE CURB
 - 13. H/C ROUTE
 - 14. CENTER OF STREET
 - 15. SIGHT ZONE
 - 16. 2'-H. X 8'-W. CONCRETE CURB
 - 17. SCREEN WALL
 - 18. POWER EASEMENT
 - 19. LANDSCAPE SIGN
 - 20. SPACE
 - 21. TONNAGE SIGN (20' WIDE X 40' HIGH)
 - 22. BUILDING OVERHANG CONCRETE WALK
 - 23. PROPOSED 6'-0" W/ CONCRETE STAIR TO GRADE
 - 24. PROPOSED 8'-0" W/ RETAINING WALL



REVISIONS	BY

ARCHITECTURE
DESIGN AND
DEVELOPMENT

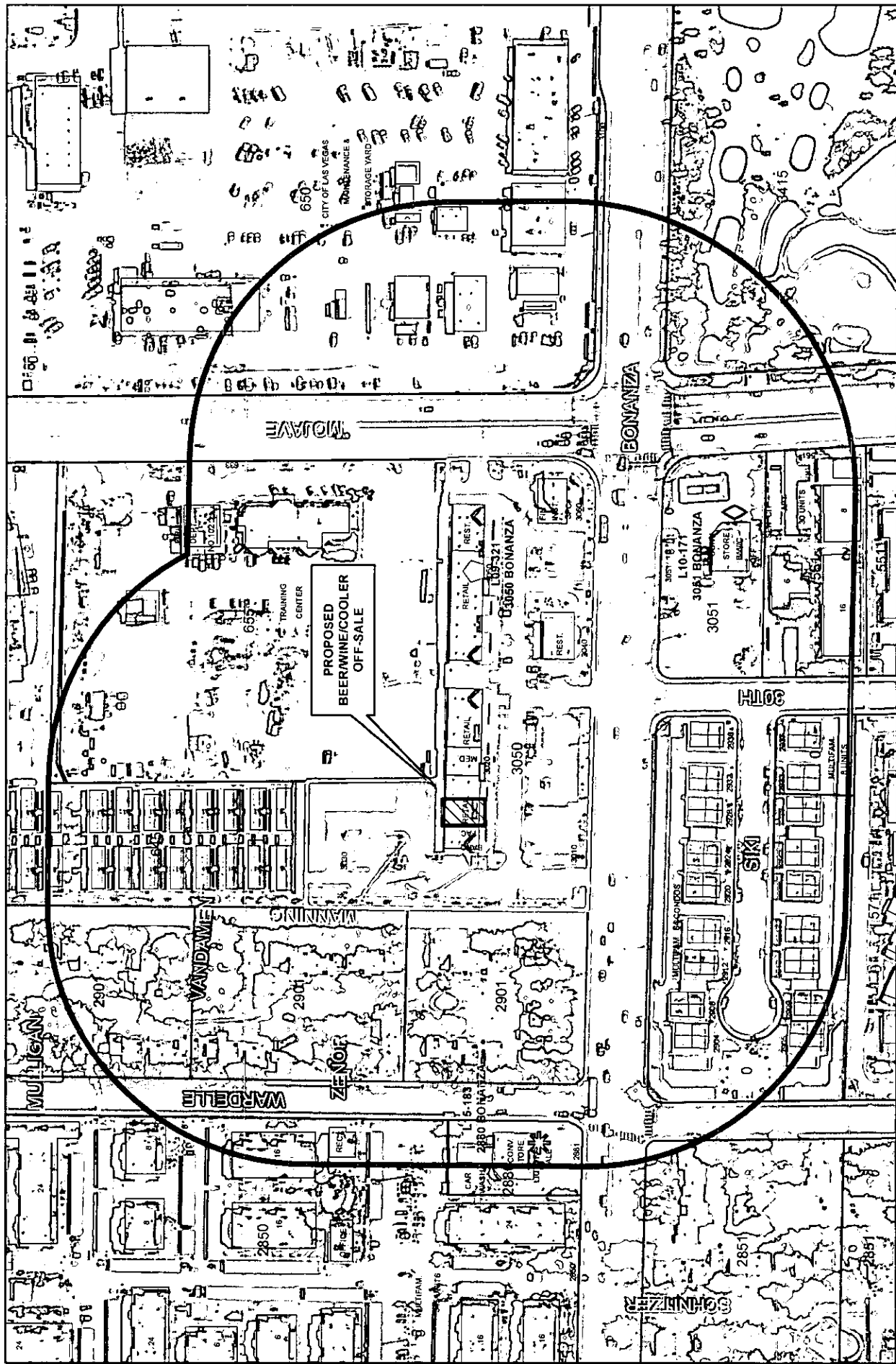
702-382-0427
fax: 382-9952

2700 W. Charleston Blvd. Suite 3
Las Vegas, NV 89102

DATE 09-03-08
SCALE 1" = 30'-0"
DRAWN
DATE

RECEIVED
FEB 22 2012
City of Las Vegas
Department of Planning

SUP-44658
04/10/12 PC



SUP-44658

**Beer/Wine/Cooler
Off-Sale**

Business Licenses

Child Care/ Children Facility Beer/Wine/Cooler On Sale Beer/Wine/Cooler Off Sales	Beer/Wine/Cooler On-Off Sale Package Liquor Sales	Supper Club/ Restaurant Service Bar Tavern
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RELIGIOUS

CITY PARKS

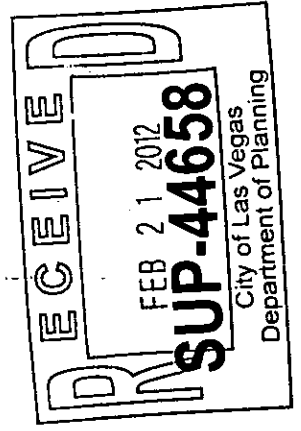
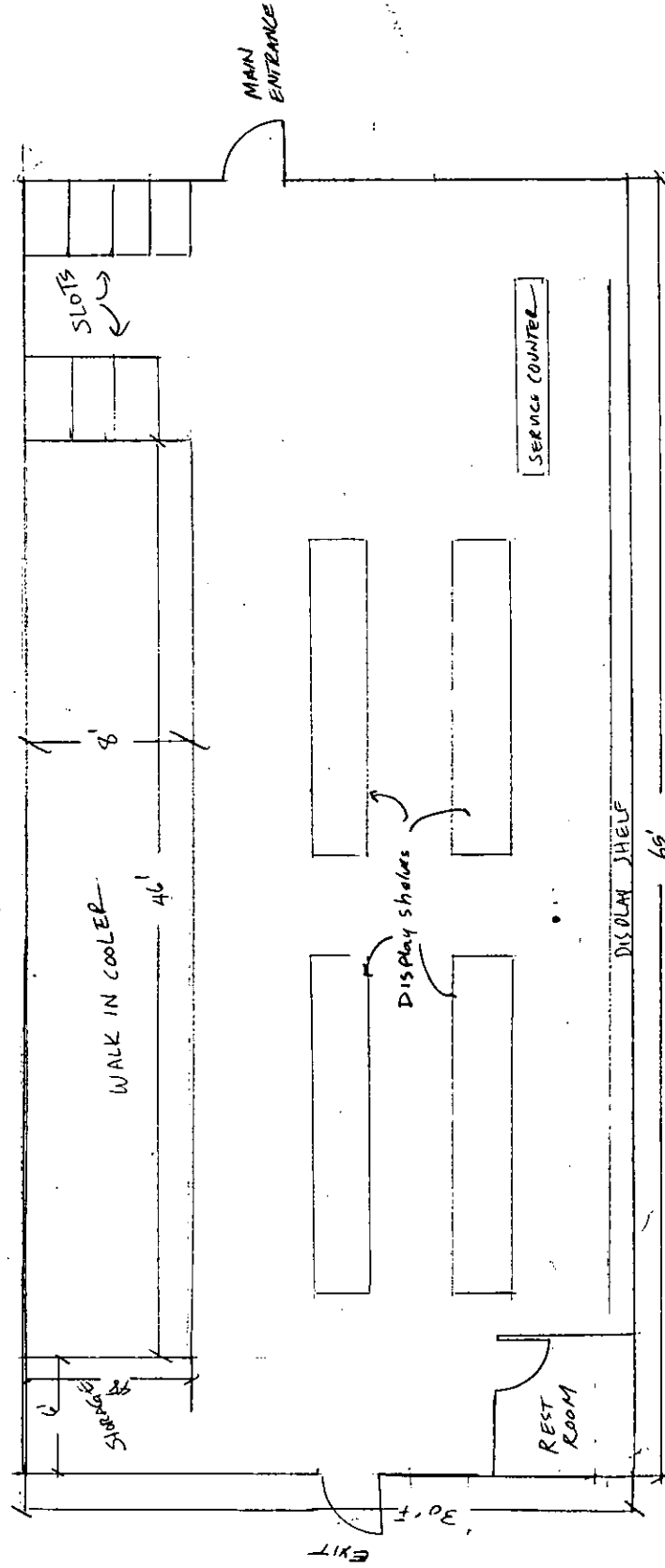
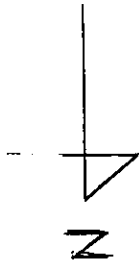
SCHOOLS

Subject Property

400 foot buffer

FLOOR PLAN SCALE 1'=1/4"

MOJAVE MINI MART
 3020E. BONANZA AVE #150
 LAS VEGAS NV 89101
 APPROXIMATELY 2000SQ.FT
 MAXIMUM OCCUPANCY 46





June 7, 2012

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS

RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Sam E. Hamika
DI Properties, Inc.
6860 Keren Marie Avenue
Las Vegas, Nevada 89110

RE: SUP-44658 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 6, 2012

Dear Mr. Hamika:

The City Council at a regular meeting held June 6, 2012, APPROVED the request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 1,440 SQUARE-FOOT CONVENIENCE STORE at 3020 East Bonanza Road, Suite #150 (APN 139-25-405-009), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2012. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

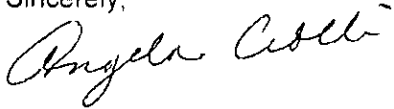
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



Mr. Sam E. Hamika
DI Properties, Inc.
SUP-44658 - Page Two
June 7, 2012

6. The off-sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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

cc: Mr. Sam E. Hamika
5164 Mountain Foliage Drive
Las Vegas, Nevada 89148



May 17, 2012

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS

RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Sam E. Hamika
DI Properties, Inc.
6860 Keren Marie Avenue
Las Vegas, Nevada 89110

RE: SUP-44658 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 16, 2012

Dear Mr. Hamika:

The City Council at a regular meeting held May 16, 2012, HELD IN ABEYANCE the request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 1,440 SQUARE-FOOT CONVENIENCE STORE at 3020 East Bonanza Road, Suite #150 (APN 139-25-405-009), C-1 (Limited Commercial) Zone.

This item will be heard during the 1:00 p.m. Planning discussion portion of the June 6, 2012 City Council Meeting. It is recommended that you or your representative be in attendance 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 cursive script, appearing to read "Lean Coleman".

Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Sam E. Hamika
5164 Mountain Foliage Drive
Las Vegas, Nevada 89148

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov





LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

May 15, 2012

Mr. Sam Hamika
DI Properties, Inc.
6860 Keren Marie Avenue
Las Vegas, Nevada

**RE: SUP-44658
CITY COUNCIL MEETING OF MAY 16, 2012**

Dear Applicant:

Please be advised that a portion of the afternoon session of the City Council meeting scheduled for **Wednesday, May 16, 2012** is hereby **CANCELLED** due to a notification error. The effected items/case numbers are listed below.

- 80. MOD-44703
- 81. SUP-44701
- 82. SDR-44700
- 83. VAR-44710
- 84. SDR-44708
- 85. SUP-43979
- 86. SUP-44658
- 87. SUP-44662
- 88. SUP-44663

Items listed above will be noticed and published to be heard at the **June 6, 2012 City Council**.

Please accept our apology for this unfortunate occurrence. Contact our office at 229-6301 if you have any questions or require further information.

Sincerely,

Carman Burney
Agenda Technician
Department of Planning

clb

cc: Mr. Sam Hamika
5464 Mountain Foliage Drive
Las Vegas, Nevada 89148

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



Carman Burney

From: Carman Burney
Sent: Tuesday, May 15, 2012 7:26 AM
To: 'Joe@LVDAG.com'; 'mwright@sahara1.com'; 'scott@designcell.com'; 'mkatdist@yahoo.com'; 'rescuebailbonds@yahoo.com'; 'ozzie@fumolaw.com'; 'smhamika@yahoo.com'; 'alloutenterprise@aol.com'; 'srlff@cox.net'
Cc: Flinn Fagg; Doug Rankin; Steve Gebeke; Peter Lowenstein; Andy Reed; Vicky Darling; Beverly Bridges
Subject: May 16, 2012 City Council Meeting

Good Morning,

Please be advised that a portion of the afternoon session of the City Council meeting scheduled for **Wednesday, May 16, 2012** is hereby **CANCELLED** due to a notification error. The effected items are listed below.

Item Case Number

- 80. MOD-44703
- 81. SUP-44701
- 82. SDR-44700
- 83. VAR-44710
- 84. SDR-44708
- 85. SUP-43979
- 86. SUP-44658
- 87. SUP-44662
- 88. SUP-44663

Items listed above will be noticed and published to be heard at the **June 6, 2012 City Council**.

Please accept our apology for this unfortunate occurrence.

Please contact our office at 229-6301 if you have any questions or require further information.

Thank you!

DEPARTMENT OF
PLANNING



CARMAN BURNEY | Agenda Technician | Case Planning Division

City of Las Vegas | Development Services Center
333 North Rancho Drive, 3rd Floor | Las Vegas, Nevada 89106

☎: 702-229-6897 | 📠: 702-385-7268 | ✉: cburney@lasvegasnevada.gov

Business Hours: Monday through Thursday 7:00AM - 5:30PM



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

April 11, 2012

Mr. Sam E. Hamika
DI Properties, Inc.
6860 Keren Marie Avenue
Las Vegas, Nevada 89110

**RE: SUP-44658 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF APRIL 10, 2012**

Dear Mr. Hamika:

Your request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN A PROPOSED 1,440 SQUARE-FOOT CONVENIENCE STORE at 3020 East Bonanza Road, Suite #150 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin), was considered by the Planning Commission on April 10, 2012.

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

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale use.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All beer and wine coolers shall remain in the original manufacturer's configuration intended for off-sale resale.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



Mr. Sam E. Hamika
DI Properties, Inc.
SUP-44658 - Page Two
April 11, 2012

6. The off-sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on May 16, 2012, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Sam E. Hamika
5164 Mountain Foliage Drive
Las Vegas, Nevada 89148



LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

March 29, 2012

Mr. Sam E. Hamika
DI Properties, Inc.
6860 Keren Marie Avenue
Las Vegas, Nevada 89110

**RE: SUP-44658 - SPECIAL USE PERMIT
PLANNING COMMISSION MEETING OF APRIL 10, 2012**

Dear Mr. Hamika:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **April 10, 2012** 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, 495 South Main Street, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Wednesday, April 4, 2012** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106 to request your copies.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", is written over a horizontal line.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Sam E. Hamika
5164 Mountain Foliage Drive
Las Vegas, Nevada 89148

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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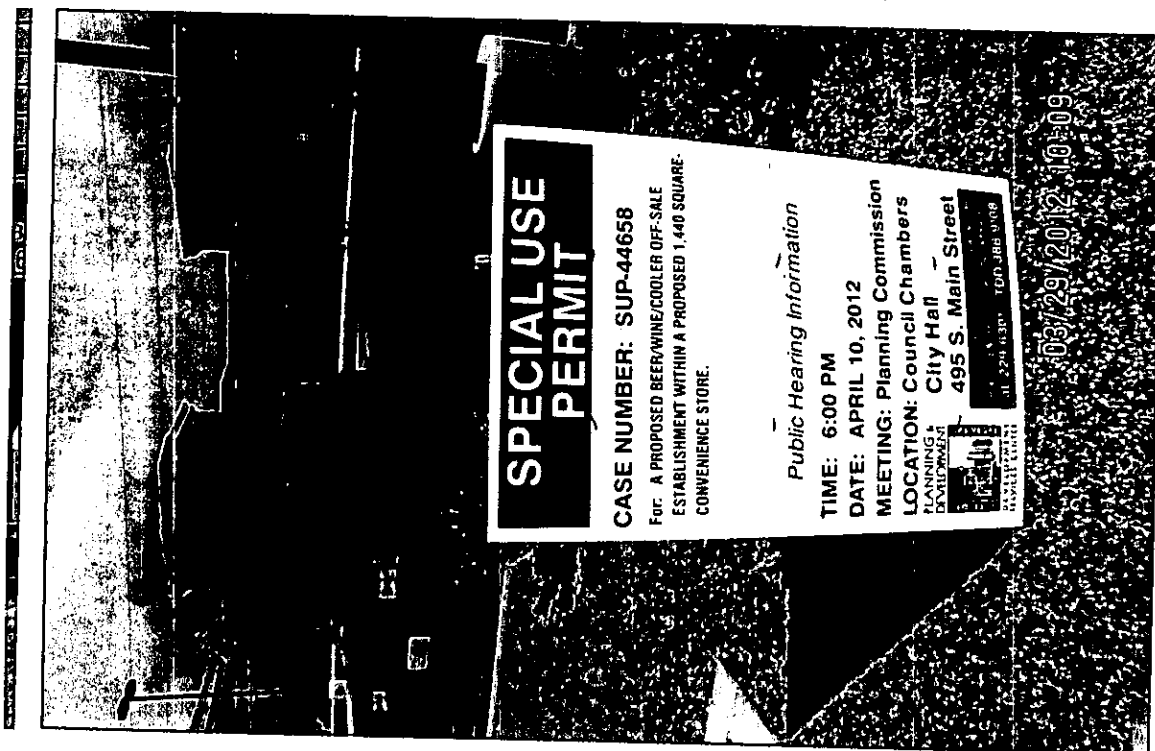
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

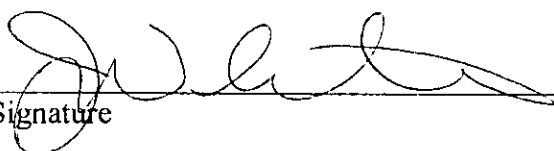


CASE NUMBER: SUP-44658

MEETING DATE: 4/10/12 PC

1 of 2
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 scheduled hearing.




Signature

3-29-12
Date

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

COPY



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: SUP-44658

MEETING DATE: 4/10/12 PC

2 of 2

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 scheduled hearing.



Signature [Handwritten Signature]

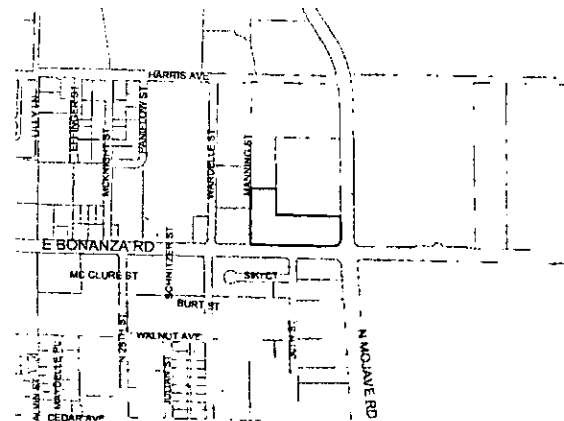
Date 3-29-12

This affidavit must be returned to the Department of Planning, Case Planning Division, at 333 North Rancho Drive, 3rd Floor during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

COPY

Application Information

**SUP-44658 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: SAM E. HAMIKA - OWNER: DI PROPERTIES,
INC. - For possible action on a request for a Special Use Permit FOR
A PROPOSED BEER/WINE/COOLER OFF-SALE
ESTABLISHMENT WITHIN A PROPOSED 1,440 SQUARE-
FOOT CONVENIENCE STORE at 3020 East Bonanza Road, Suite
#150 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward
3 (Coffin).**



The proposed project may not pertain to the entire highlighted project site.

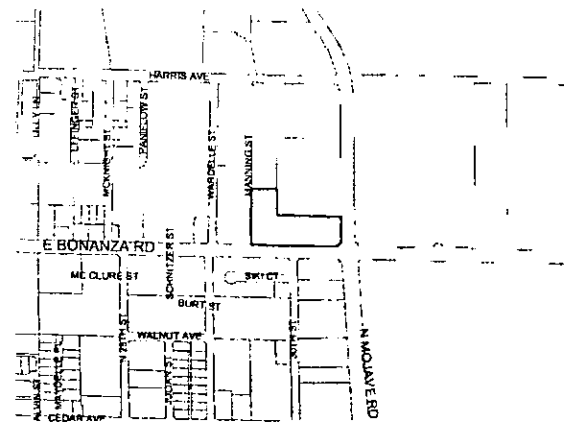
Public Hearing Information

Meeting: Planning Commission
Date: *April 10, 2012*
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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 Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Information

**SUP-44658 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: SAM E. HAMIKA -.OWNER: DI PROPERTIES,
INC. - For possible action on a request for a Special Use Permit FOR
A PROPOSED BEER/WINE/COOLER OFF-SALE
ESTABLISHMENT WITHIN A PROPOSED 1,440 SQUARE-
FOOT CONVENIENCE STORE at 3020 East Bonanza Road, Suite
#150 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward
3 (Coffin).**



The proposed project may not pertain to the entire highlighted project site.

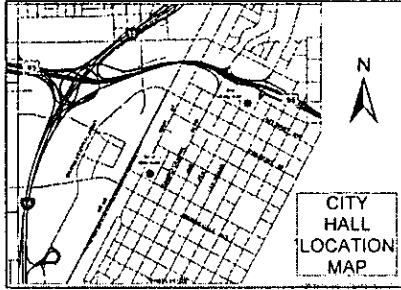
Public Hearing Information

Meeting: Planning Commission
Date: *April 10, 2012*
Time: 6:00 P.M.
Location: City Council Chambers
495 South Main Street
Las Vegas, Nevada

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 Department of Planning, Case Planning Division, Development Services Center, 333 North Rancho Drive, 3rd Floor, Las Vegas, Nevada 89106. Final Action on General Plan Amendments and Rezonings 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. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

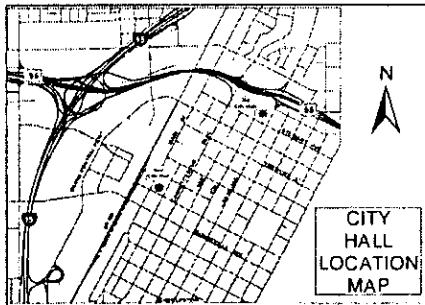
Please use available blank space on card for your comments.

SUP-44658

Planning Commission Meeting of 4/10/2012

City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-44658

Planning Commission Meeting of 4/10/2012

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: Nancy Almanzan, Right-of-Way; Dennis Moyer, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: March 14, 2012
Re: **SUP-44658** Sam E. Hamika 3020 E. Bonanza Rd., Ste. #140
Request for a Special Use Permit for a proposed beer/wine/cooler off-sale establishment within an existing convenience store

COMMENTS:

We have no comment on the Request for a Special Use Permit application to allow a proposed beer/wine/cooler off-sale establishment within an existing convenience store at 3020 East Bonanza Road, Suite #140.

Development Notification

PC Meeting: April 10, 2012

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

SUP-44658

	Juan Garcia Gardens Apartments
Aldonsa Apartment Community	McKnight Senior Village
Arthur McCants Resident Council	Mi Casa En El Sol NA
Atrium Gardens HOA	Mirabella Apartments
Bonanza Gardens Apartments	Monsignor C.T. Shallow Senior Apartments
Bonanza Village MHP	Oasis Landing Apartments
Bonanza Villas East HOA	Palm Village Apartments
Boulder Dam Homesites	Park Bonanza East Townhouse Owners Association
Bracken NA	Pecos Park Coach Club
Cabana Park Apartments	Ronnow Neighborhood Watch
Cameo Park Sandhill NA	Rulon Earl Resident Council
Casa Bonita Apartments	Senator Richard Bryan Apartments
Cedar Park HOA	Spectrum Village Apartments
Cedar Village Apartments	Stewart Villas Apartments
Charlestonwood Apartments	Summer Place Apartments
Church-Noblitt NA	Sunrise Apartments
College Park NA	Sunrise Senior Village Apartments
Desert Pine Townhomes	Team Millennium Neighborhood Watch
Desert Rose Apartments	Vera Johnson Manor A Resident Council
Downtown Business Operators Council	Washington Square NA
Encantada Apartments	Wood Ridge Villas Apartments
Ernie Cragin Terrace	
Greentree Apartments	
Hewetson Parent Organization	

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: DEPARTMENT OF PLANNING

SUP-44658

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC - 7 th Floor
FIRE ENGINEERING	KEN MILLER	DSC - 5 th Floor
*FLOOD CONTROL (DPW)	OH-SANG KWON	DSC - 7 th Floor
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC - 2 nd Floor
PERMITS/ INSPECTIONS	ROD CLARK	DSC - 1 st Floor
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC - 8 th Floor
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC - 7 th Floor
*SURVEY (DPW)	ALAN RIEKKI	DSC - 8 th Floor
*TEFO (DPW)	REBECCA WHITLOCK	WSC-3001 RONEMUS
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC - 8 th Floor

ROUTED ELECTRONICALLY

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL

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

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



**Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax**

**SUP-44658 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAM E. HAMIKA - OWNER:
DI PROPERTIES, INC. - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-
SALE ESTABLISHMENT WITHIN AN EXISTING 1,950 SQUARE-FOOT CONVENIENCE STORE at 3020
East Bonanza Road, Suite #140 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).**

**PLANNING COMMISSION: *APRIL 10, 2012*
CITY COUNCIL: *MAY 16, 2012***

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: *MARCH 9, 2012*

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:

Report Date 02/22/2012 09:41 AM

Submitted By

Page 1

A/P # 44658 SPECIAL USE PERMIT

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	02/21/2012 15:21	982998	Temp COD		
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

SUP-44658 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SAM E. HAMIKA - OWNER: DI PRDPERTIES INC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 1,950 SQUARE-FOOT CONVENIENCE STORE at 3020 East Bonanza Road, Suite 140 (APN 139-25-405-009), C-1 (Limited Commercial) Zone, Ward 3 (Coffin)

Parent A/P #

Project #	44658	Project/Phase Name	MOJAVE MINI MART BEER/WINE/COO	Phase #	
Size/Area	0.00	Size Description		Subdivision Code	
Proposed Start		Proposed Stop		% Completed	0.00
% Complete Formula					

Property/Site Information

Parcel 13925405009

Location

Owner/Tenant

Contact ID	AC1550031	Name	D I PROPERTIES INC	Organization	
Mailing Address	6860 KEREN MARIE AVE			State/Province	NV
City	LAS VEGAS			Country	
ZIP/PC	89110-5245			Evening Phone	
Day Phone	(702)480-5945 x			Mobile #	
Fax	(702)453-9495				

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

3010 E BONANZA RD
LAS VEGAS, 89101-

3020 E BONANZA RD
LAS VEGAS, 89101-

3030 E BONANZA RD
LAS VEGAS, 89101-

3040 E BONANZA RD
LAS VEGAS, 89101-

3050 E BONANZA RD
LAS VEGAS, 89101-

Report Date 02/22/2012 09:42 AM

Submitted By

Page 2

Address

Parcel Link

A/P Link

3060 E BONANZA RD
LAS VEGAS, 89101-

3050 E BONANZA RD 130
LAS VEGAS, 89101-

3050 E BONANZA RD 140
LAS VEGAS, 89101-

3020 E BONANZA RD 110
LAS VEGAS, 89101-

3050 E BONANZA RD 150
LAS VEGAS, 89101-

3050 E BONANZA RD 160
LAS VEGAS, 89101-

3040 E BONANZA RD 150
LAS VEGAS, 89101-

3050 E BONANZA RD 190
LAS VEGAS, 89101-

3002 E BONANZA RD
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13925405009

Applicants/Contacts

Report Date 02/22/2012 09:42 AM

Submitted By

Page 3

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1994998 ☐ Foreign
Effective Expire
Name SAME HAMIKA
Day Phone (702)480-5945 x Eve Phone Organization
Pager PIN # Position
Fax (702)453-9495 Mobile Profession
E-Mail
Address 5164 MOUNTAIN FOLIAGE DR
LAS VEGAS, NV 89148
Seasonal Addr

Valid From To
Comments No Comments
CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Primary Y Capacity OWNER Contact ID AC1550031 ☐ Foreign
Effective Expire
Name D I PROPERTIES INC
Day Phone (702)480-5945 x Eve Phone Organization
Pager PIN # Position
Fax (702)453-9495 Mobile Profession
E-Mail
Address 6860 KEREN MARIE AVE
LAS VEGAS, NV 89110-5245
Seasonal Addr

Valid From To
Comments Sam Hamika

Report Date 02/22/2012 09:42 AM

Submitted By

Page 4

CONTACT ADDITIONAL

WORKCARD: Work Card # 0
Expiration Date

CONTACT REQUIREMENTS

License # Percent Owned Waiver Health Card Director Letter Original Transcripts
Orientation Attended

There are no items in this list

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$750.00)	Paid
PROCESSING FEE (\$500.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
484984 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
484982 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
484994 ENGDESIGN #1 (CAPITAL PROJECT MANAGEMENT)	Incomplete
484993 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
484985 FLOOD #1 (FLOOD CONTROL)	Incomplete
484992 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
484983 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
484991 ROW #1 (RIGHT-OF-WAY)	Incomplete
484990 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
484989 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
484988 SURVEY #1 (SURVEY)	Incomplete
484987 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
484986 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	

Report Date 02/22/2012 09:42 AM

Submitted By

Page 5

Item Description	Item Status
(PT-SIZE OF NOTIFICATION AREA)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	1
Case # 110235	

Fees	Status	Paid Date	Amount
NDTIFICATION & ADVERTISING FEE	P	02/21/2012 15:31	750.00
RECORDING OF NOTICE OF ZONING ACTIDN	P	02/21/2012 15:31	30.00
PROCESSING FEE	P	02/21/2012 15:31	500.00
Total Unpaid	0.00	Total Paid	1280.00

Inspections

There are no Inspections for this Report

Review Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
484982	DEVCO	1	Incomplete	☐	02/22/2012 09:34			
484983	NEIGH P&S	1	Incomplete	☐	02/22/2012 09:34			
484984	B&S PLAN	1	Incomplete	☐	02/22/2012 09:34			
484985	FLOOD	1	Incomplete	☐	02/22/2012 09:34			
484986	TRAFFIC	1	Incomplete	☐	02/22/2012 09:34			
484987	TEFO	1	Incomplete	☐	02/22/2012 09:34			
484988	SURVEY	1	Incomplete	☐	02/22/2012 09:34			
484989	SID	1	Incomplete	☐	02/22/2012 09:34			
484990	SEWER	1	Incomplete	☐	02/22/2012 09:34			
484991	ROW	1	Incomplete	☐	02/22/2012 09:34			
484992	LAND DEV	1	Incomplete	☐	02/22/2012 09:34			
484993	FIRE ENG	1	Incomplete	☐	02/22/2012 09:34			
484994	ENGDESIGN	1	Incomplete	☐	02/22/2012 09:34			

Activity Review Details

Detail SUBMITTAL CHECKLIST (SUP)

Modified By JMARSHALL

Modified Date/Time 02/21/2012 15:20

Comments

No Comments

Report Date 02/22/2012 09:42 AM

Submitted By

Page 6

SUBMITTAL CHECKLIST

indicate if item is being submitted

Y Pre-Application Conference Checklist N Site Plan (6 Foiled Blue Lines, 1 Rolled Colored)
Y Application/Petition Form Y Floor Plan, if Applicable (1 Foiled, 1 Rolled)
Y Deed and Legal Description Y Laser Print Site Plan
Y Justification Letter Y Laser Print Floor Plan
N DINA (Not Always Required) Y Statement of Financial Interest

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
---	----------------------------------	---------------	------------	--------------	----------

Z-LEGAL N			982786	02/22/2012 09:34	
--------------	--	--	--------	------------------	--

Project#	A/P Type	Status	Stage	Relation
----------	----------	--------	-------	----------

No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SPECIAL USE PERMIT

N DINA Required? N Will this go to the City Council? Hearing Type
Public or Admin? PUBLIC
N Project of Regional Significance?
N Parent Project link required? is there a condition of approval for a Required Review?
If yes, when does it need to be reviewed?

Type of Use

BEER/WINE/COOLER OFF-SALE ESTABLISHMENT

Y Is this an Alcohol related Use? Staff Recommendation

Entitlement Exercised?

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
---	--------------------------	-------------------------------	---------------	-----------	----------	-------------

04/10/2012	PC	SCHEDULED		0	0	0
JMARSHALL	02/21/2012					

Report Date 02/22/2012 09:42 AM

Submitted By

Page 7

Meeting Information

Meeting Date	Meeting Type	Meeting Status	YES Votes	NO Votes	ABSTENTIONS
Comments					
Added By	Add Date	Modified By	Modified Date		

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

No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
------------	-------------	------------	-------	------	-------

PAYMNT	CO NAME WHO PICKED UP CONTACT#	984640	02/21/2012 15:31		0.00
SAM E HAMKA; SPECIAL USE PERMIT; CC VISA ENDING IN 3830; 702-480-5945					

Z-SUBC	REASON ALL ITEMS NOT SUBMITTED		02/21/2012 15:20	02/21/2012 15:20	0.00
Applicant did not provide original colored drawing will provide original by Thursday Feb 23					

No Model Home Details



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____
 Project Address (Location) 3020 E. BONANZA AVE #150 LAS VEGAS NV.
 Project Name MOJAVE MARKET Proposed Use _____
 Assessor's Parcel #(s) 139-25-405-009 Ward # 3
 General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER DI PROPERTIES INC Contact SAM E. HAMIK
 Address 6860 KEREN MARIE AVE Phone: 480-5945 Fax: 453-9495
 City LAS VEGAS NV. State NV Zip _____
 E-mail Address smhamika@yahoo.com

APPLICANT SAM E. HAMIK Contact SAM E. HAMIK
 Address 5164 Mountain Foliage Dr. Phone: 480-5945 Fax: 453-9495
 City LAS VEGAS NV. State NV Zip 89148
 E-mail Address smhamika@yahoo.com

REPRESENTATIVE N/A Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____
 E-mail Address _____

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 HAMIK

Subscribed and sworn before me

This 21 day of February, 20 12

[Signature]
 State of Nevada
 Notary Public in and for said County and State
 County of Clark



DESIRAE SEHON
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 01-21-2013
 Certificate No: 05-95883-1

FOR DEPARTMENT USE ONLY

Case #	<u>SUP-44658</u>
Meeting Date:	<u>4-10-12</u>
Total Fee:	<u>1290.00</u>
Date Received:*	<u>2-21-12</u>
Received By:	<u>[Signature]</u>

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



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-44658** APN: _____

Name of Property Owner: DI PROPERTIES INC

Name of Applicant: SAM E. HAMICK

Name of Representative: N/A

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

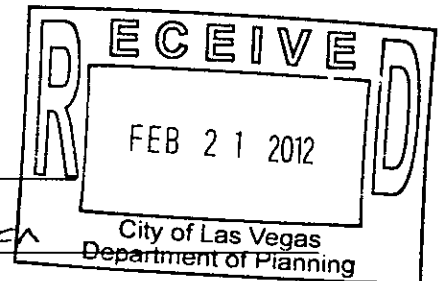
City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

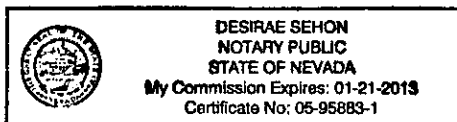
Print Name: SAM E. HAMICK



Subscribed and sworn before me

This 21 day of February, 2012

[Signature]



Notary Public in and for said County and State
State of Nevada County of Clark

February 21, 2012

City of Las Vegas Planning

Re; Approval of a package beer and wine (off sale) in
conjunction with an approximately 2000 SF Mini Mart.

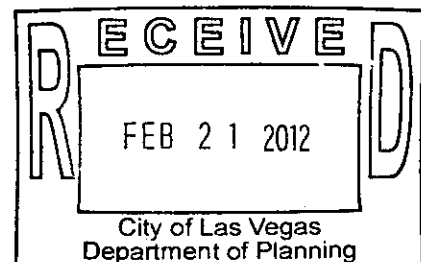
To Whom It May Concern:

I have been in the Las Vegas area since 1994, and currently
own a liquor store (since 1994) and a banquet hall in the city of
Las Vegas, this business is going to be located in a existing retail
center which I am a part owner, the business will have four
employees, and will be opened 24 hours.

Please phone me at 480-5945 if you have any concerns or
comments.

Thank you


Sam Hamika



SUP-44658

20040329
02974

State of Nevada

Declaration of Value

1. Assessor's Parcel Number(s)

- a) 139-25-405-005 *part of + part of 139-25-405-007*
b)
c)
d)

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY

Documentation/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property): \$80,000.00
Transfer Tax Value: \$0.00
Real Property Transfer Tax Due: \$4,408.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____%

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 parties agree that 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: [Signature]

Capacity: Manager, Real Estate

Signature: [Signature]

Capacity: [Signature]

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: City of Las Vegas
Address: 4560 S. Decatur Blvd. #202
City, State, Zip: Las Vegas, NV 89146

BUYER (GRANTEE) INFORMATION (REQUIRED)

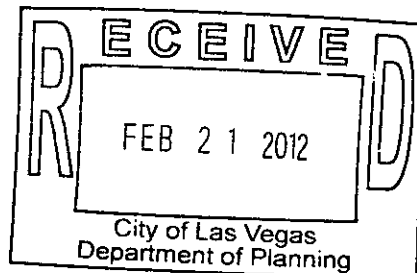
Print Name: Jerry Hamika
Address: 6860 Keren Marie Avenue
City, State, Zip: Las Vegas, Nevada 89110

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

Print Name: United Title of Nevada
Address: P.O. Box 70480
City/State/Zip: Las Vegas, Nevada 89170-0480

Escrow #: 01401459-079

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



CLARK COUNTY, NEVADA
FRANCES DEANE, RECORDER

20040329
82974

RECORDED AT THE REQUEST OF:

UNITED TITLE OF NEVADA

03-29-2004 14:11 JKA

OFFICIAL RECORDS

BOOK/INSTR: 20040329-82974

PAGE COUNT: 3

FEE: 16.00
RPTT: 4,488.00

Portion of:
APN: 139-25-485-005 and portion of:
AET: R.P.T.T. 94,000.00 139-25-405-007

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

D.I. PROPERTIES, INC.
6860 KEREN MARIE AVENUE
LAS VEGAS, NEVADA 89110

ESCROW NO: 03403459-079-TL

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

City of Las Vegas, a Municipal Corporation of the State of Nevada

In consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby
Grant, Bargain, Sell and Convey to

D.I. Properties, Inc., a Nevada Corporation

all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

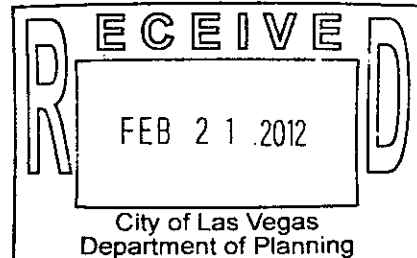
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 10th day of September, 2003.

SELLERS:

City of Las Vegas, a Municipal Corporation of the State of Nevada

By: David Roark
Its: Manager, Real Estate



20040329
02974

ESCROW NO: 03403459-079-TL

STATE OF NEVADA

COUNTY OF Clark) ss.

On this 10th day of September, 2003

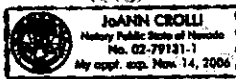
appeared before me, Notary Public,

David Boock

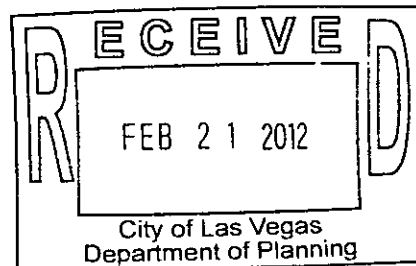
personally known or proven to me to be the person(s)
whose name(s) is/are subscribed to the above
instrument, who acknowledged that he/she/they
executed the instrument for the purposes therein
contained.

John Croll
Notary Public

My commission expires: 11/14/06



LESSOR'S COPY



20040329
02574

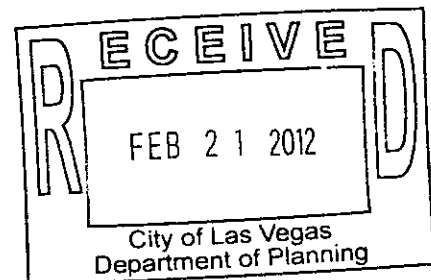
Exhibit A

PARCEL 1:

That portion of the South Half (S ½) of Section 25, Township 20 South, Range 61 East M.D.M., Clark County, Nevada, described as follows:

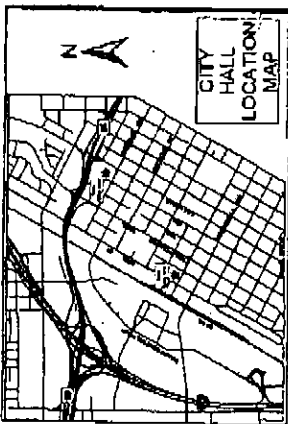
Lot Two (2) of that certain Parcel Map on file in File 106 of Parcel Maps, Page 75, in the Office of the County Recorder of Clark County, Nevada.

ASSESSOR'S
COPY



City of Las Vegas
Department of Planning
Development Services Center
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

Return Service Requested
Official Notice of Public Hearing

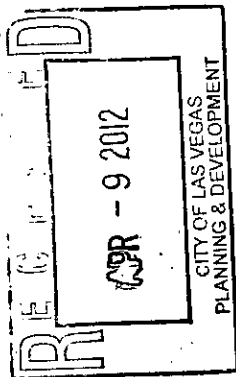


If you wish to file your protest or support on this request, click the appropriate box below and return this card in an envelope with postage to the Department of Planning, Case Planning Division at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

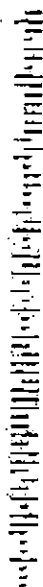
☒ I SUPPORT this Request
☐ I OPPOSE this Request

Please use available blank space on card for your comments.
SUP-44658

Planning Commission Meeting of 4/10/2012



Case: SUP-44658
13936112053
RAY RODELL
P O BOX 25673
FEDERAL WAY WA 98093-2673 98093-26



126 APR 11 95093

30
A

City Of Las Vegas Department Of Planning Pre-Application Conference Notes

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E

3

Project Name: Mojave Mini Mart

APN(s):	139-25-405-009	Pre-app Date:	01/19/12
Location:	3020 E. Bonanza Road, Suite 140	Meeting Location:	DSC Conference Room 3D - 331
Ward #:	3 - Coffin	Acres:	4.76
		Time:	9:00 a.m.

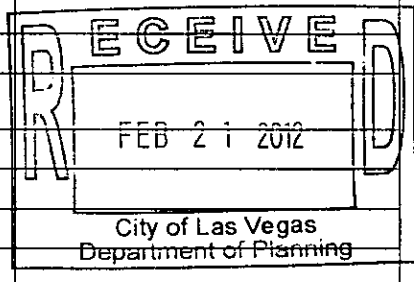
Ownership Info:	D I PROPERTIES INC 6860 KEREN MARIE AVE LAS VEGAS NV 89110-5245	Last Change of Ownership Date:	03/29/04
	Phone: (702)-	Fax: (702)-	Email:
Applicant Info:	Sam Hamika		
	Phone: (702)-480-5945	Fax: (702)-	Email:
Representative Info:			
	Phone: (702)-	Fax: (702)-	Email:

Use:	Existing:	Vacant
	Proposed:	Convenience Store w/ Beer/Wine/Cooler Off-Sale
General Plan:	Existing:	SC (Service Commercial)
	Proposed:	No change proposed
Zoning:	Existing:	C-1 (Limited Commercial)
	Proposed:	No change proposed
Special Area, Master Plans, and / or Overlay Districts that Apply:	N/A	
	Special Land Use Designation (per plan, if applicable): N/A	

☒ **Meeting**
☐ **Email**
☐ **Conversation Record**
☐ **Telephone Record**

Between CLV Planning Representative: Yorgo Kagafas, Senior Planner (229-6196 Office / 385-7268 Fax / gkagafas@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. Sam hamika				
2.				
8.	CLV - Planning			
9.	CLV - Planning / Business License	229-6321	383-0769	
10.	CLV - PW - Dev Co	229-6578	474-7599	
11.	CLV - PW - Traffic	229-6901 / 6880		
12.	CLV - PW - Flood	229-6541	382-8551	
13.	CLV - Building and Safety	229-6251	382-1731	
14.	CLV - Fire and Rescue	229-0366	229-0124	
15.	CLV - Economic Development	229-6551	385-3128	



OR: ☐ see Meeting Attendance Sheet

Please return a copy of this completed form with the original Pre-Application Submittal Checklist -
****Complete Submittal Packets MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions****

City of Las Vegas Department of Planning

Pre-Application Conference Notes

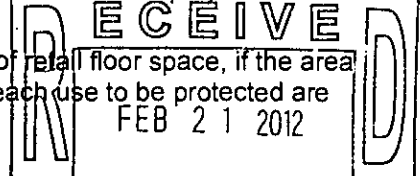
Is this project intended to promote Sustainability (i.e. use "Green Building" technology)? ☐ YES ☒ NO
If yes, Please detail how in the justification letter. Refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives offered through the City of Las Vegas.

Meeting Notes:

1. This request will require a Special Use Permit for a Beer/Wine/Cooler Off-Sale use. No waivers are needed.

Minimum Special Use Permit Requirements:

- * 1. Except as otherwise provided, no beer/wine/cooler off-sale establishment (hereinafter "establishment") shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, or City park.
- * 2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term "property line" refers to property lines of fee interest parcels and does not include the property line of:
 - a. Any leasehold parcel; or
 - b. Any parcel which lacks access to a public street or has no area for on site parking and which has been created so as to avoid the distance limitation described in Requirement 1.
- * 3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
 - a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
 - b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.
- 4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
- 5. The minimum distance requirements in Requirement 1 do not apply to:
 - a. An establishment which has a nonrestricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
 - b. A proposed establishment having more than 50,000 square feet of retail floor space.
- * 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.
- 7. The minimum distance requirements set forth in Requirement 1, which are otherwise nonwaivable under the provisions of LVMC 19.12.050(C), may be waived:
 - a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
 - b. In accordance with the applicable provisions of the "Town Center Development Standards Manual" for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS- TC (Main Street Mixed Use) in the Town Center Land Use Plan
 - c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
- 8. d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.



City of Las Vegas
Department of Planning

Pre-Application Conference		City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)						
Item Required								
YES	NO	APPLICATION PACKET (ALL ITEMS IN THIS SECTION ARE REQUIRED FOR EACH APPLICATION TYPE, unless indicated otherwise)		Fees				
			Appl. Type	Application	Notification	Recordation	Sub-Total	
☒	☐	Application(s) signed and notarized by property owner(s) or authorized agent(s) for all subject lots	Visit the CLV website For blank application, SOFI & DINA/PRS forms, and justification letter info @ http://www.lasvegasnevada.gov/ (Follow - "I Want To ...") -> "Apply for -> Planning Applications")					
☒	☐	Statement(s) of Financial Interest (SOFI) signed and notarized by property owner(s) or authorized agent(s) for all subject lots						
☒	☐	Detailed justification letter (the same letter addressing all applications, included with each application)		SUP	\$ 500.00	\$ 750.00	\$ 30.00	\$ 1280.00
☐	☒	Development Impact Notice and Assessment (DINA) / Project of Regional Significance (PRS)			\$	\$	\$	\$
☒	☐	Grant deed and legal description (from County Assessor; may be available online at: http://www.accessclarkcounty.com/depts/Assessor/Pages/assessor.aspx)		\$	\$	\$	\$	
☒	☐	Meeting notes and checklist signed by city planner (Originals, plus 1 copy for each additional application)		\$	\$	\$	\$	
☒	☐	Copy of Business License(s) - requested, but submittals will be accepted without		\$	\$	\$	\$	
☐	☒	Cop(ies) of approval letter(s) for	Subtotal:				\$ 1280.00	
☐	☒	Neighborhood Meeting (see General Plan submittal req's for details) - Add neighborhood meeting fee: Applicant only to notify, add \$0; Mailing labels only, add: \$50; Full notification, add: \$500		\$	---		\$	
☐	☒	Photo Reproduction of the Color & Materials Board (SDR applications only)	Grand Total All Fees:				\$1280.00	
REQUIRED DRAWINGS (INCLUDES TOTAL NUMBER REQUIRED FOR ALL APPLICATION TYPES) MUST BE 11" X 17" MINIMUM TO 24" X 36" MAXIMUM PAGE SIZE ALL SUBMITTED PLANS AND ELEVATIONS MUST BE LEGIBLE AND DRAWN TO SCALE (UNLESS OTHERWISE INDICATED)								
☒	☐	SITE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS					
		North arrow, scale, and vicinity map	Folded Plans (5, plus 1 per application):		6			
		All property lines and present dimensions labeled	Colored, Rolled Plans:		1			
		All building setbacks labeled	Reduced Copy (8-1/2"x11" B/W; 1 per application):		1			
		All adjacent existing land uses and street names labeled	NOTES:					
		All points of ingress and egress shown						
		ADA accessibility requirements shown/labeled						
		Parking standard(s) utilized:						
		Parking space count and typical dimensions labeled # regular + [30% or less of total] # compact + # handicap = Total						
		For residential subdivisions, provide a connectivity calculation						
		All free-standing sign locations shown and heights and sizes noted						
☐	☒	LANDSCAPE PLAN	TOTAL REQUIRED FOR ALL APPLICATIONS					
		North arrow, scale, and vicinity map	Folded Plans (1 per application):		0			
		All property lines and present dimensions labeled	Colored, Rolled Plans:		0			
		All required perimeter landscape planters shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):		0			
		All required parking lot fingers/islands shown	NOTES:					
		Quantity, size, species/variety of all trees, shrubs, and ground cover						
☐	☒	BUILDING ELEVATIONS	TOTAL REQUIRED FOR ALL APPLICATIONS					
		Scale and building dimensions labeled	Folded Plans (1 per application):		0			
		North, south, east, and west elevations of all buildings	Colored, Rolled Plans:		0			
		All building materials and colors noted	Reduced Copy (8-1/2"x11" B/W; 1 per application):		0			
		All wall sign locations shown and sizes noted	NOTES:					
☒	☐	FLOOR PLANS	TOTAL REQUIRED FOR ALL APPLICATIONS					
		Scale and building dimensions labeled	Folded Plans (1 per application):		1			
		North arrow and scale	Rolled Plans:		1			
		All building entrances/exits shown	Reduced Copy (8-1/2"x11" B/W; 1 per application):		1			
		Use of all rooms noted/labeled	NOTES:					
		Maximum Occupancy (per I.B.C.)						
		Seating Capacity (where applicable)						

CONTINUED NEXT PAGE

City of Las Vegas
Department of Planning

FEB 21 2012

Pre-Application Conference	City Of Las Vegas Department Of Planning Submittal Checklist (Cont.)
Item Required	

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

APN(s):	139-25-405-009	Application Type:	Special Use Permit
Location:	3020 E. Bonanza Road, Suite 140	Application Purpose:	Beer/Wine/Cooler Off-Sale
Ward:	3 - Coffin	Pre-App. Meeting Date:	01/19/12
Planner's Signature:	<i>Yorgo Kagafas</i>	Submittal Deadline:	<u>01/26/12 - no later than 2:00 pm</u>
Planner:	Yorgo Kagafas, Senior Planner - 229-6196 - 229-	Earliest PC / CC Meeting Dates:	03/13/12 PC - 04/18/12 CC (Cycle 3)

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:
 In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

