



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-27920** APN: _____

Name of Property Owner: SAM E. HAMKA

Name of Applicant: SAM E. HAMKA

Name of Representative: SAM HAMKA

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: [Handwritten Signature]

Print Name: SAM E. HAMKA

Subscribed and sworn before me

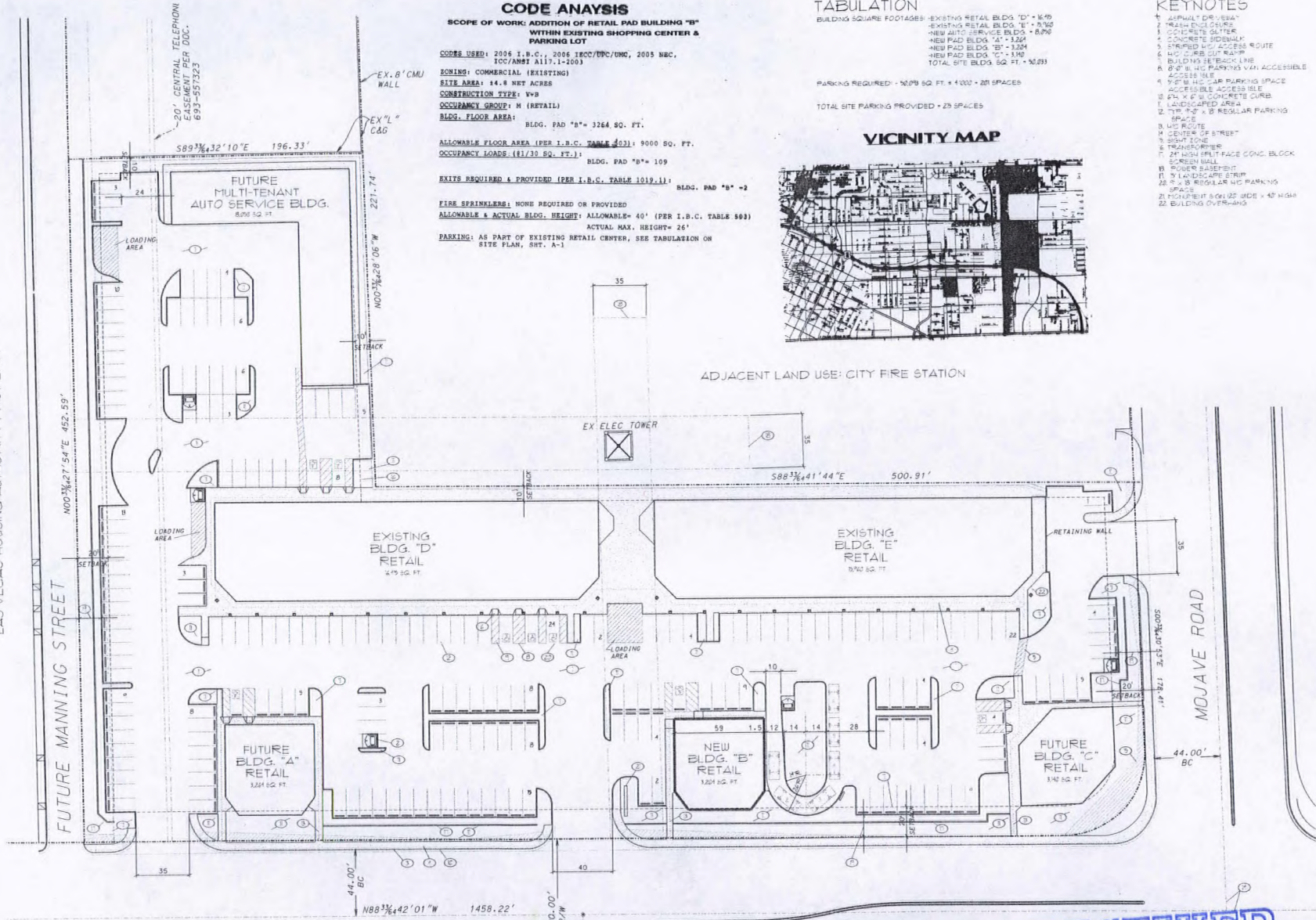
This 25 day of April, 2008

[Handwritten Signature]

Notary Public in and for said County and State



LAS VEGAS HOUSING AUTHORITY PROPERTY



CODE ANALYSIS

SCOPE OF WORK: ADDITION OF RETAIL PAD BUILDING "B" WITHIN EXISTING SHOPPING CENTER & PARKING LOT

CODES USED: 2006 I.B.C., 2006 IBC/IBC/UMC, 2005 NEC, ICC/ANSI A117.1-2003

ZONING: COMMERCIAL (EXISTING)

SITE AREA: 14.8 NET ACRES

CONSTRUCTION TYPE: V+B

OCCUPANCY GROUP: M (RETAIL)

BLDG. FLOOR AREA: BLDG. PAD "B" = 3264 SQ. FT.

ALLOWABLE FLOOR AREA (PER I.B.C. TABLE 503): 9000 SQ. FT.

OCCUPANCY LOADS (11/30 SQ. FT.): BLDG. PAD "B" = 109

EXITS REQUIRED & PROVIDED (PER I.B.C. TABLE 1019.11): BLDG. PAD "B" = 2

FIRE SPRINKLERS: NONE REQUIRED OR PROVIDED

ALLOWABLE & ACTUAL BLDG. HEIGHT: ALLOWABLE = 40' (PER I.B.C. TABLE 503) ACTUAL MAX. HEIGHT = 26'

PARKING: AS PART OF EXISTING RETAIL CENTER, SEE TABULATION ON SITE PLAN, SHT. A-1

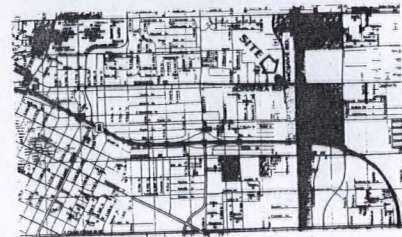
TABULATION

BUILDING SQUARE FOOTAGES: EXISTING RETAIL BLDG. "D" = 849
 EXISTING RETAIL BLDG. "E" = 876
 NEW AUTO SERVICE BLDG. = 8790
 NEW PAD BLDG. "A" = 3264
 NEW PAD BLDG. "B" = 3264
 NEW PAD BLDG. "C" = 3192
 TOTAL SITE BLDG. SQ. FT. = 16,335

PARKING REQUIRED: 16789 SQ. FT. = 4200 = 28 SPACES

TOTAL SITE PARKING PROVIDED = 29 SPACES

VICINITY MAP



KEYNOTES

1. ASPHALT DRIVEWAY
2. TRASH ENCL. CURB
3. CONCRETE GUTTER
4. CONCRETE SIDEWALK
5. STRIPED MED. ACCESS ROUTE
6. H/C CURB CUT RAMP
7. BLDG. HAS RETRACK LINE
8. 8'0" B/LIC PARKING VAN ACCESSIBLE ACCESS WALK
9. 9'0" W/HIC CAR PARKING SPACE
10. ACCESSIBLE ACCESS SEE 11
11. 24" X 6" B/LIC CONCRETE CURB
12. LANDSCAPED AREA
13. 2' W/IC X 8' REGULAR PARKING SPACE
14. LIC ROUTE
15. CENTER OF STREET
16. SIGHT TRIANGLE
17. TRANSFORMER
18. 24" HIGH SPLIT FACE CONC. BLOCK SCREEN WALL
19. POWER BASEMENT
20. 7' W/IC DISCARD STRIP
21. 28' X 8' REGULAR HIC PARKING SPACE
22. 2' HIGH SPLIT FACE 42" HIGH
23. BUILDING OVERHANG

REVISIONS	BY

BONANZA / MOJAVE RETAIL CENTER
 NEW RETAIL PAD BLDG. "B"
 BONANZA ROAD & MOJAVE ROAD



ARCHITECTURE
 DESIGN AND
 DEVELOPMENT

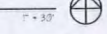
703-382-0427
 fax: 382-9992

960 W Charleston Blvd Suite J
 Las Vegas, NV 89102

SITE PLAN

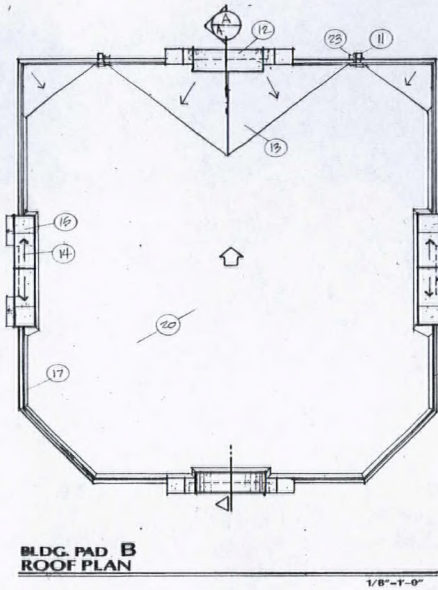
DATE: 5/27/08
 SCALE: 1" = 30'-0"
 SHEET: A-1
 OF: 1

SITE PLAN



SDR-27920
 06/12/08 PC
 REVISED

RECEIVED
 MAY 26 2008



**BLDG. PAD B
ROOF PLAN**

1/8"=1'-0"

**PAD BLDG. B
DOOR SCHEDULE**

* NOTE: ALL GLASS DOORS TO HAVE FOLLOWING SPECS:
U-VALUE (SUMMER & WINTER)-0.36
SHADING COEFFICIENT-0.62

- 1 PR 3'-0"x7'-0" GLASS & ALUM. STOREFRONT DR., DBL. GLAZED, TEMP. GLASS NATURAL UNANODIZED FINISH, W/ SIGN OVER DOOR STAYING THAT DOOR TO REMAIN OPEN DURING BUSINESS HOURS, PER IBC CODE, W/ SELF-CLOSER
- 2 3'-0"x7'-0" GLASS & ALUM. STOREFRONT DR., DBL. GLAZED, TEMP. GLASS, NATURAL UNANODIZED FINISH, W/ SELF-CLOSER & FABRIC HARDWARE.
- 3 SAME AS DOOR #2

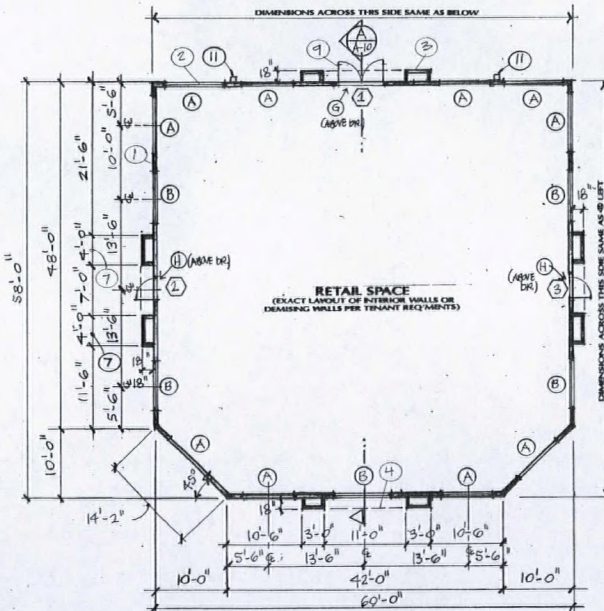
NOTE: DOORS WEATHERSTRIPPED W/ ALUM. THRESHOLDS: HEIGHT FROM FIN. FLS. & EACH SIDE OF THRESHOLD TO TOP OF THRESHOLD NOT TO EXCEED 1/2"

**PAD BLDG. B
WINDOW SCHEDULE**

- A 7'-0"x7'-0" DBL. GLAZED, ALUM. (NATURAL UNANODIZED FINISH), FIXED
- B 7'-0"x7'-0" DBL. GLAZED, ALUM. (NATURAL UNANODIZED FINISH), FIXED, W/ 1 MOBILE, & 1 VERT. MULLION, CENTERED

- G 6'-0"x2'-0" TRANSOM WINDOW ABOVE DR.: DBL. GLAZED, ALUM. (NATURAL UNANODIZED FINISH), FIXED, INTEGRAL W/ GLASS & ALUM. STOREFRONT DR.

H SAME AS WINDOW "G" EXCEPT 3'-0"x2'-0"
* NOTE: ALL WINDOW GLASS TO HAVE FOLLOWING SPECS:
U-VALUE (SUMMER & WINTER)-0.31
SHADING COEFFICIENT-0.62



RETAIL PAD "B" FLOOR PLAN

3264 SQ. FT.
MAX. OCCUPANCY (RETAIL)-106

1/8"=1'-0"

- KEYNOTES**
1. STUCCOED WOOD STUD WALL-TYP. (2x4 STUDS)
 2. ALUM. STOREFRONT GLASS WINDOW-TYP.
 3. WOOD FRAMED POP-OUT FACADE WALL AREAS-SEE EXTER. ELEVATIONS (2x4 @ 16" O.C. FRAMED)
 4. WALL LINE ABOVE
 5. NOT USED
 6. STEPPED WALL WIDTH VARIES (4" MAX.)-SEE ELEV.
 7. NOT USED
 8. ALUM. 4" GLASS STOREFRONT DOOR
 9. NOT USED
 10. NOT USED
 11. 8" SQ. G.I. SCUPPER THRU WALL TO 8" SQ. G.I. DRAINPIPE
 12. CURVED STUCCOED FACADE WALL TOP (STUCCO OVER WATERPROOF UNDERLAYMENT)
 13. CRICKET
 14. SAME AS NOTE # 12 EXCEPT SLOPED @ 8:12-SEE ELEV.
 15. STEPPED STUCCOED BOXED-OUT WALL AREAS-SEE ELEV.
 16. CANTED STUCCOED TOP OF PARAPET-SEE DET., THIS SET.
 17. 4" CONT. CANT STRIP
 18. STEPPED STUCCOED TOP OF FACADE WALL-STUCCO OVER WATERPROOF UNDERLAYMENT-SEE ELEV.
 19. NOT USED
 20. 7/8" CANT SHEET OVER 3-ply BUILT-UP ROOF, SLOPE @ 3/8":12"-SEE BLDG. SECTIONS
 21. WALL LINE BELOW-SEE ELEV.
 22. ANGLED STUCCOED WALL BELOW-SEE ELEV.
 23. 8" SQ. G.I. OVERFLOW SCUPPER, SET 2" ABOVE BOTT. OF SCUPPER TO DRAINPIPE

**SDR-27920
06/12/08 PC**

RECEIVED
APR 25 2008

REVISIONS	BY

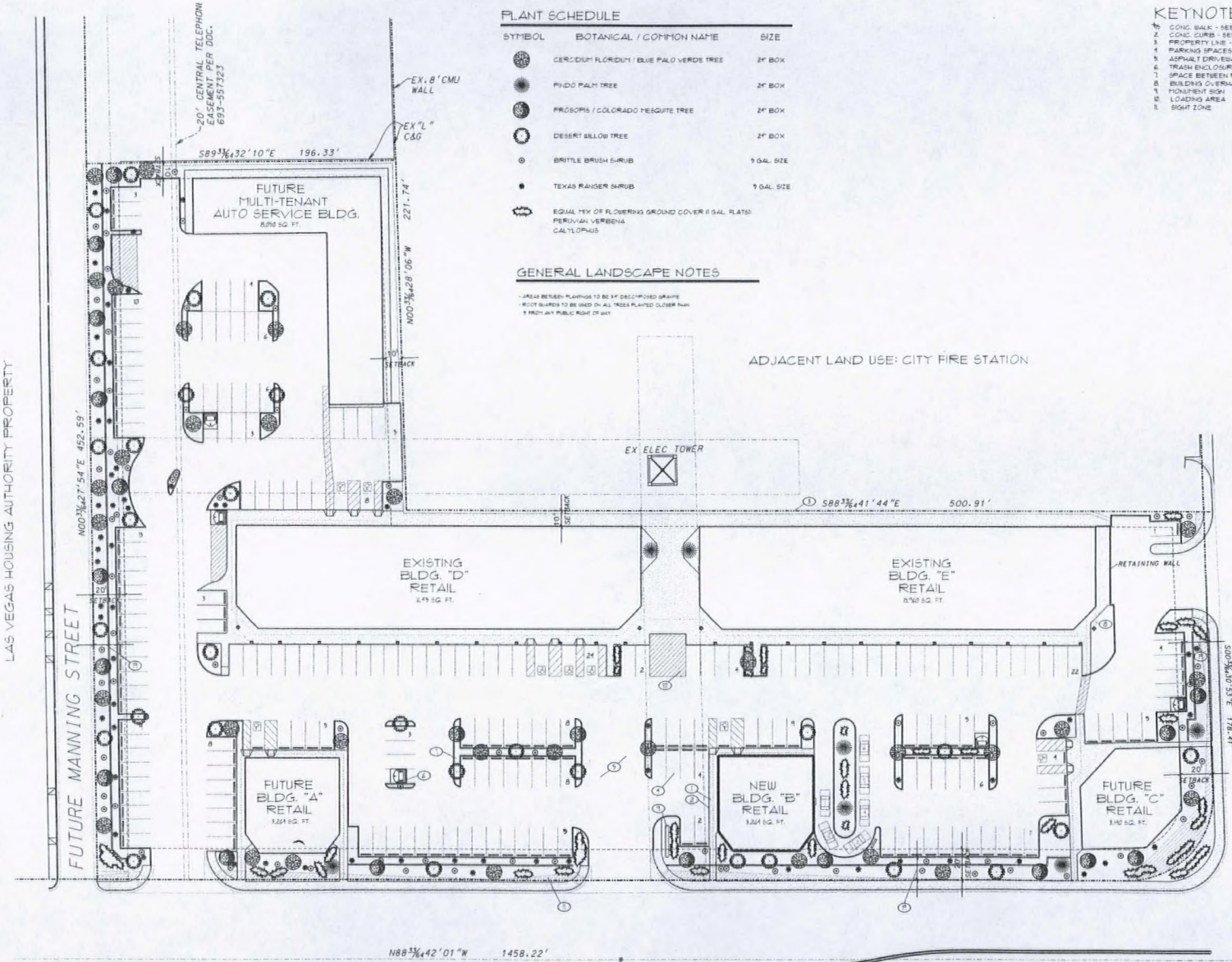
BONANZA / MOJAVE RETAIL CENTER
NEW RETAIL PAD BLDG. "B"
BONANZA ROAD & MOJAVE ROAD

Architecture
Design and
Development

761-361-6421
MOJAVE
761-931-5611
Los Vegas NV 89102

PAD BLDG. FLOOR & ROOF PLANS
(PAD BLDG. B)

Date
Scale
Drawn
Job
Sheet
A-2
Of Sheets



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
●	CERCIDIP FLORIDUM / BLUE PALM VERDE TREE	24" BOX
●	FINDO PALM TREE	24" BOX
●	FRSOPUS / COLORADO PESCUTE TREE	24" BOX
●	DESERT BILLOW TREE	24" BOX
○	BRITTLE BRUSH SHRUB	9 GAL. SIZE
●	TEXAS RANGER SHRUB	9 GAL. SIZE
●	EQUAL 10% OF FLOWERING GROUND COVER II GAL. PLANTS: PERUVIAN VERBENA CALYPTROPUS	

GENERAL LANDSCAPE NOTES

- AREAS BETWEEN PLANTINGS TO BE 1" DECOMPOSED GRANITE
- ROOT BARRIERS TO BE USED ON ALL TREES PLANTED CLOSER THAN 3' FROM ANY PUBLIC RIGHT OF WAY

KEYNOTES

- CONC. WALK - SEE CIVIL DWGS.
- CONC. CURB - SEE CIVIL DWGS.
- PROPERTY LINE - SEE SITE PLAN
- PARKING SPACES
- ASPHALT DRIVEWAY
- TRAFFIC ENCL. COURSE
- SPACE BETWEEN PLANTINGS TO BE 1" DECOMPOSED GRANITE
- BUILDING COVERINGS
- FOUNDATION SIGN
- LOADING AREA
- SIGHT ZONE

LANDSCAPE PLAN
1" = 30'

SDR-27920
06/12/08 PC

RECEIVED
APR 25 2008

REVISIONS	BY

BONANZA / MOJAVE RETAIL CENTER
NEW RETAIL PAD BLDG. 'B'

ARCHITECTURE
DESIGN AND
DEVELOPMENT

702-382-0427
fax: 382-9952

2760 W Charleston Blvd Suite 2
Las Vegas, NV 89102

LANDSCAPE PLAN

L-1

BONANZA ROAD & MOJAVE ROAD