



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

TMP-74023

Case Number: PRJ-73797 APN: 139-25-405-009

Name of Property Owner: D.I. PROPERTIES, INC.

Name of Applicant: SAM HAMIKA

Name of Representative: SUNBELT ENGINEERING & TESTING

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: _____

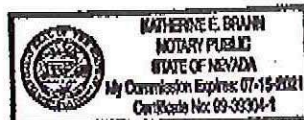
Signature of Property Owner: _____

Print Name: SAM HAMIKA

Subscribed and sworn before me

This 18 day of JULY, 2018

Katherine E. Brown
Notary Public in and for said County and State





DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: TENTATIVE MAP
Project Address (Location) 3050 E. BONANZA
Project Name BONANZA-MOJAVE COMMERCIAL Proposed Use COMMERCIAL
Assessor's Parcel #(s) 139-25-405-009 Ward # 3
General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed C-1
Commercial Square Footage 51,612 sq.ft. Floor Area Ratio _____
Gross Acres 4.76 Lots/Units 1 Density _____
Additional Information This is an existing retail/commercial shopping center.

PROPERTY OWNER D.I PROPERTIES, INC. Contact SAM HAMIKA
Address 790 N. EASTERN Phone: (702) 480-5945 Fax: n/a
City LAS VEGAS State NEVADA Zip 89101
E-mail Address smhamika@yahoo.com

APPLICANT SAM HAMIKA Contact _____
Address 790 N. EASTERN Phone: (702) 480-5945 Fax: _____
City LAS VEGAS State NV Zip 89101
E-mail Address smhamika@yahoo.com

REPRESENTATIVE SUNBELT ENG./TESTING Contact BOYD R URIE
Address 6330 SANDHILL RD., #2 Phone: (702) 334-4325 Fax: N/A
City LAS VEGAS State NV Zip 89120
E-mail Address boyd@sunbelteng.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* [Signature]

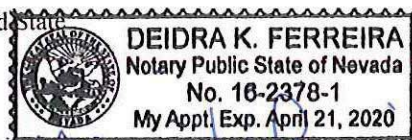
* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name SAM E. HAMIKA

Subscribed and sworn before me

This 10th day of July, 20 18

Notary Public in and for said County and State



Revised 03/28/16

FOR DEPARTMENT USE ONLY

Case # **TMP-74023**

Meeting Date:

Total Fee:

Date Received:*

Received By:

*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.

PRJ-73797
8/23/18

[Signature]



DEPARTMENT OF PLANNING

TENTATIVE MAP APPLICATION CHECKLIST

The following information/data shall be submitted with each tentative map application:

A. Tentative Map Contents

- ☒ 1. Name of the proposed subdivision.
- ☒ 2. Names, addresses and phone numbers of owner, subdivider and surveyor or engineer.
- ☒ 3. A legend which denotes the meaning of all the symbols used and which includes the date, north arrow and scale.
- ☐ 4. A location map giving sufficient legal description to describe tract boundaries and relationships to surrounding areas and existing public streets.
- ☒ 5. Identification of adjoining properties.
- ☒ 6. Existing topography (obtained by actual survey at one (1) foot contours (based on city datum) on site and within one hundred fifty (150) feet of the proposed subdivision (except for the interior of existing subdivisions within one hundred, fifty (150) feet). The Department of Public Works may require larger contour intervals for large tracts.
- ☒ 7. Existing structures and other physical features.
- ☒ 8. Existing and proposed lot lines and dimensions. Each proposed lot shall be numbered in sequence, and each block shall be numbered or lettered. Letters may be used to identify common lots.
- ☒ 9. Existing and proposed street right of way widths, grades (with the direction of drainage indicated) and corner radii.
- ☒ 10. Existing and proposed street names.
- ☒ 11. Except for commercial subdivisions, existing and proposed street addresses or address ranges for each block, in accordance with the City's street addressing regulations.
- ☒ 12. Locations and widths of existing and proposed utility rights-of-way and easements.
- ☒ 13. Locations and widths of existing and proposed irrigation or drainage ditch rights-of-way and easements.
- ☒ 14. Existing and proposed storm drains.
- ☒ 15. Proposed sanitary sewer systems, showing pipe sizes, manholes, direction of flow and point of connection to existing facilities.
- ☒ 16. Existing and proposed potable water mains and, for subdivisions to be supplies by wells, the location, pressure and capacity of such wells, and the potential population capable of being served by such wells. The wells must be authorized under State certificate.
- ☐ 17. Proposed reservations or dedications for parks, trails, open spaces, schools, or other public or quasi public uses.

Planning

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07/23/18 Updated 7/26/2012

- Planning* *NA*
- ☒ 18. Existing street names, rights of way and pavement widths for streets within one hundred fifty (150) feet of the proposed subdivision.
 - ☐ 19. If required, an Impact Statement in accordance with LVMC 19.16.010 (E) and a Traffic Management Plan.
 - ☒ 20. Note on the map indicating whether streets, drainage corridors, sewer corridors, parks, trails, open spaces and schools are to be public or private.
 - ☒ 21. Note on the map that above ground utility boxes shall not be placed within trail corridors, if trail areas are designated on the map.

B. Supplemental Information

The following supplemental information may be required by the Department of Public Works or the Department of Planning. When required, it shall be submitted on separate drawings or sheets.

- Planning* *NA*
- ☒ 1. A Traffic Impact Analysis, Single Subdivision Access Report, or Master Driveway and Onsite Circulation Plan, prepared in accordance with City standards or as directed by the City Traffic Engineer.
 - ☐ 2. Development Impact Notice and Assessment (DINA) per LVMC 19.16.010 (E) of the Unified Development Code (refer to the pre-application checklist).
 - ☒ 3. Any proposed deviations from City standards (refer to the pre-application checklist).
 - ☒ 4. A copy of the deed for the property (refer to the pre-application checklist).
 - ☒ 5. Whenever, on the perimeter of a project, walls are proposed which (1) face a public street or adjoining property not in common ownership; (2) are within a single plane and are not separated by landscaping; and (3) exceed the maximum acceptable wall heights indicated in Title 19 or other applicable Master Plan, the applicant shall submit three copies of a plan or proposed perimeter grades which indicates all such walls. This plan may be super imposed on the tentative map but must be legible. The plan shall include cross sections of all sections of the project perimeter with walls which exceed the heights indicated in above.
 - ☐ 6. If applicable, a letter indicating that an in-lieu-of park is proposed.

Planning

Department of Public Works Signature: *Roger Bailey*

Date: *7/9/18*

Cross sections

TMP-74023

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07/23/18 Updated 7/26/2012



GENERAL NOTES:

1. The applicant shall be required to obtain approval of Special Use Permits for any auto-repair related uses or auto body repair uses, where these uses require such permits pursuant to Title 16, prior to issuance of any business licenses for such uses.
2. Civil Improvement plans must be approved prior to the Planning and Development Department approval of C-27-05.

BONANZA ROAD & MOJAVE ROAD

- PINO PALM TREE - 24 GAL. MIN.
- BLUE PALO VERDE TREE - 24 GAL.
- DESERT WILLOW TREE - 24 GAL.
- NATIVE MESQUITE TREE - 24 GAL.
- BRITTLE BRUSH SHRUB (5 GAL.)
- TEXAS RANGER SHRUB (5 GAL.)

ZONING: COMMERCIAL
 SITE AREA: **207,341** SQ. FT. (4.8 ACRES)-NET
 TOTAL BLDG. SQUARE FOOTAGE: **42,040**
 MULTI-TENANT AUTO
 SERVICE BLDG. 59 SPACES
 TOTAL BLDG. SQ. FT.: **40,093**
 BLDG. SITE COVERAGE= 26%
 PARKING REQUIRED: RETAIL BLDGS.= 47 SPACES (81/250 SQ. FT.)
 AUTO SERVICE BLDG.= 59 SPACES (11/200 SQ. FT.)
 TOTAL PARKING REQUIRED= 106 SPACES PER
 EMPLOYEE
 TOTAL PARKING PROVIDED= 238 SPACES (11/200 SQ. FT.)
 TOTAL PARKING PROVIDED= 132 SPACES (11/200 SQ. FT.)
 TOTAL PARKING PROVIDED= 132 SPACES (11/200 SQ. FT.)

1. The applicant shall be required to obtain approval of Special Use Permits for any auto-repair related uses or auto body repair uses, where these uses require such permits pursuant to Title 16, prior to issuance of any business licenses for such uses.
2. Civil Improvement plans must be approved prior to the Planning and Development Department approval of C-27.05.

1"=30'-0"

Job

0-128/

0-1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040

REVISIONS	BY
1	12/15/18

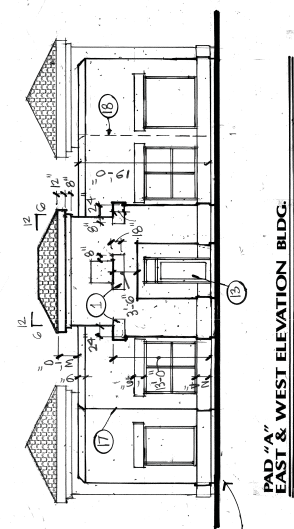
BONANZA/MOJAVE
RETAIL CENTER
BONANZA RD. & MOJAVE RD.
RETAIL PAD BLDGS. "A", "B" & "C"



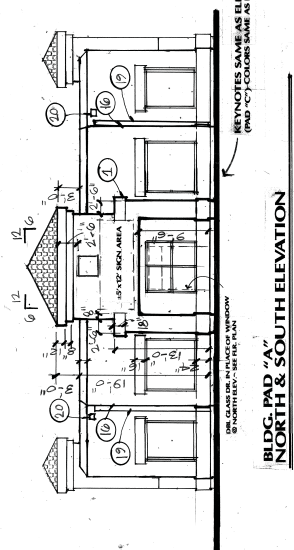
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PAD BLDG. EXTERIOR ELEVATIONS

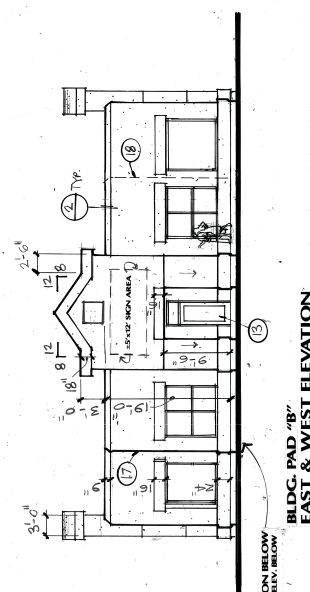
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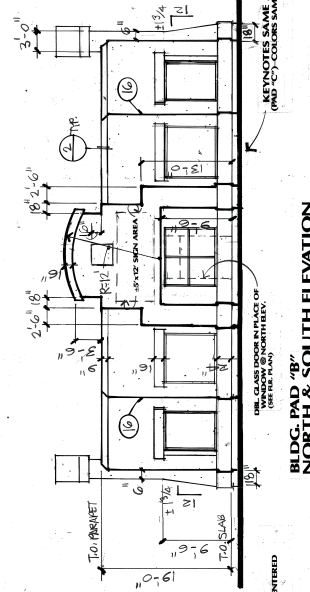
BLDG. PAD "A"
NORTH & SOUTH ELEVATION



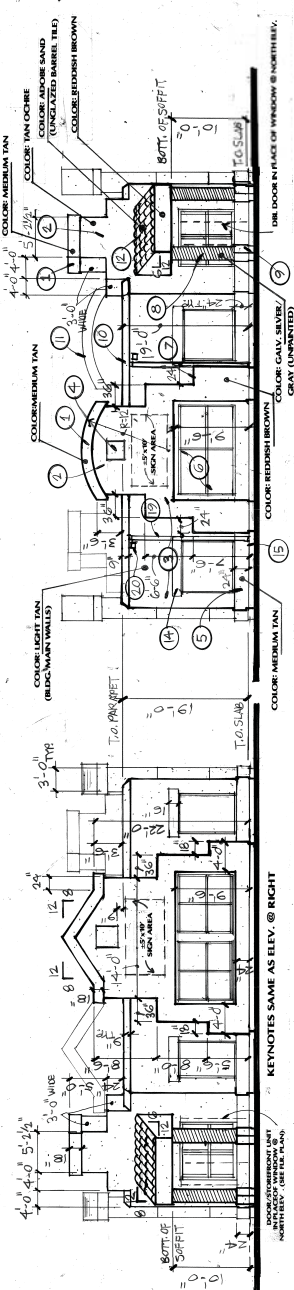
BLDG. PAD "A"
EAST & WEST ELEVATION



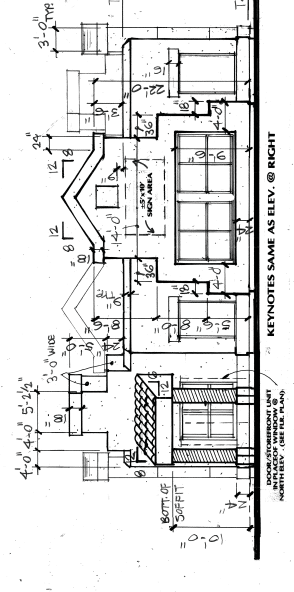
BLDG. PAD "B"
NORTH & SOUTH ELEVATION



BLDG. PAD "B"
EAST & WEST ELEVATION



RETAIL PAD "C"
NORTH & SOUTH ELEVATION



RETAIL PAD "C"
EAST & WEST ELEVATION

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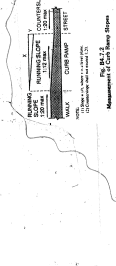
KEYNOTES

1. STUCCO POP-OUT THIRTEEN STUCCO OVER 2" THICK STYROFOAM
2. STUCCO (SAND FINISH) /TP (S-COAT STUCCO SYSTEM)
3. STUCCO (SAND FINISH) /TP (S-COAT STUCCO SYSTEM) CENTER
4. 2" x 4" STUCCO POP-OUT THIRTEEN STUCCO OVER 2" THICK STYROFOAM
5. STUCCO (SAND FINISH) /TP (S-COAT STUCCO SYSTEM) CENTER
6. ALUMINUM WINDOW (WHITE OR COLORED)
7. WALL SET OUT FROM BLDG. 18"
8. GALVANIZED STEEL SPIRAL COLUMN (UNPAINTED) 18" DIA.
9. GALVANIZED STEEL SPIRAL COLUMN (UNPAINTED) 18" DIA.
10. UNPAINTED STEEL SPIRAL COLUMN (UNPAINTED) 18" DIA.
11. UNPAINTED STEEL SPIRAL COLUMN (UNPAINTED) 18" DIA.
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19. UNPAINTED STEEL SPIRAL COLUMN (UNPAINTED) 18" DIA.
20. UNPAINTED STEEL SPIRAL COLUMN (UNPAINTED) 18" DIA.

TMP-74023

KEYNOTES

1. HANDICAPPED PARKING SIGN, VAN ACCESSIBLE, SEE DET. 8 RIGHT, THIS SET.
2. SEE DET. 8 RIGHT, THIS SET.
3. LEVEL MANEUVERING SPACE
4. BLUE H/C PAINT COLORING PAINT BAND, 3'-0" WIDE MIN.
5. CONC. RAMP-PER ANSI 117-1-2003, SECT. 405
6. CONC. RAMP-PER ANSI 117-1-2003, SECT. 406
7. 3'-0" WIDE MIN.



NOTES: 1. SEE DET. 8 RIGHT, THIS SET. 2. SEE DET. 8 RIGHT, THIS SET. 3. LEVEL MANEUVERING SPACE 4. BLUE H/C PAINT COLORING PAINT BAND, 3'-0" WIDE MIN. 5. CONC. RAMP-PER ANSI 117-1-2003, SECT. 405 6. CONC. RAMP-PER ANSI 117-1-2003, SECT. 406 7. 3'-0" WIDE MIN.

1 HANDICAP PARKING & RAMPS

1'-10'-0"

ACCESSIBLE PARKING SIGN

1'-10'-0"

VAN ACCESSIBLE PARKING SIGN

1'-10'-0"

KEYNOTES

1. CONC. FOOTING-SEE SECT. DWGS.
2. 4" CONC. SLAB W/ 6% 10'-10" W. H. OVER 6 MIL. REINFORCING BARS @ 18" O.C. MIN. SPACING. SEE DET. 8 RIGHT, THIS SET.
3. PER SOILS REPORT-VERIFY W/ SOILS REPORT
4. 1/2" DIA. OF P.C. SLAB & HEIGHT OF SLAB, P.C. SLAB

RETAIL PAD BLDGS. "A", "B" & "C"

BONANZA/ MOJAVE

RETAIL PAD BLDGS. "A", "B" & "C"

BONANZA RD. & MOJAVE RD.

Architects

Design and

Development

761-341-4027

10000 California Blvd. I

La Jolla, CA 92037

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RETAIL PAD "A" & "B" DIMENSIONAL FOUNDATION PLAN

FOR STRUCTURAL FOUNDATION PLAN SEE SHT. S-1

RETAIL PAD "C" DIMENSIONAL FOUNDATION PLAN

FOR STRUCTURAL FOUNDATION PLAN SEE SHT. S-1

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