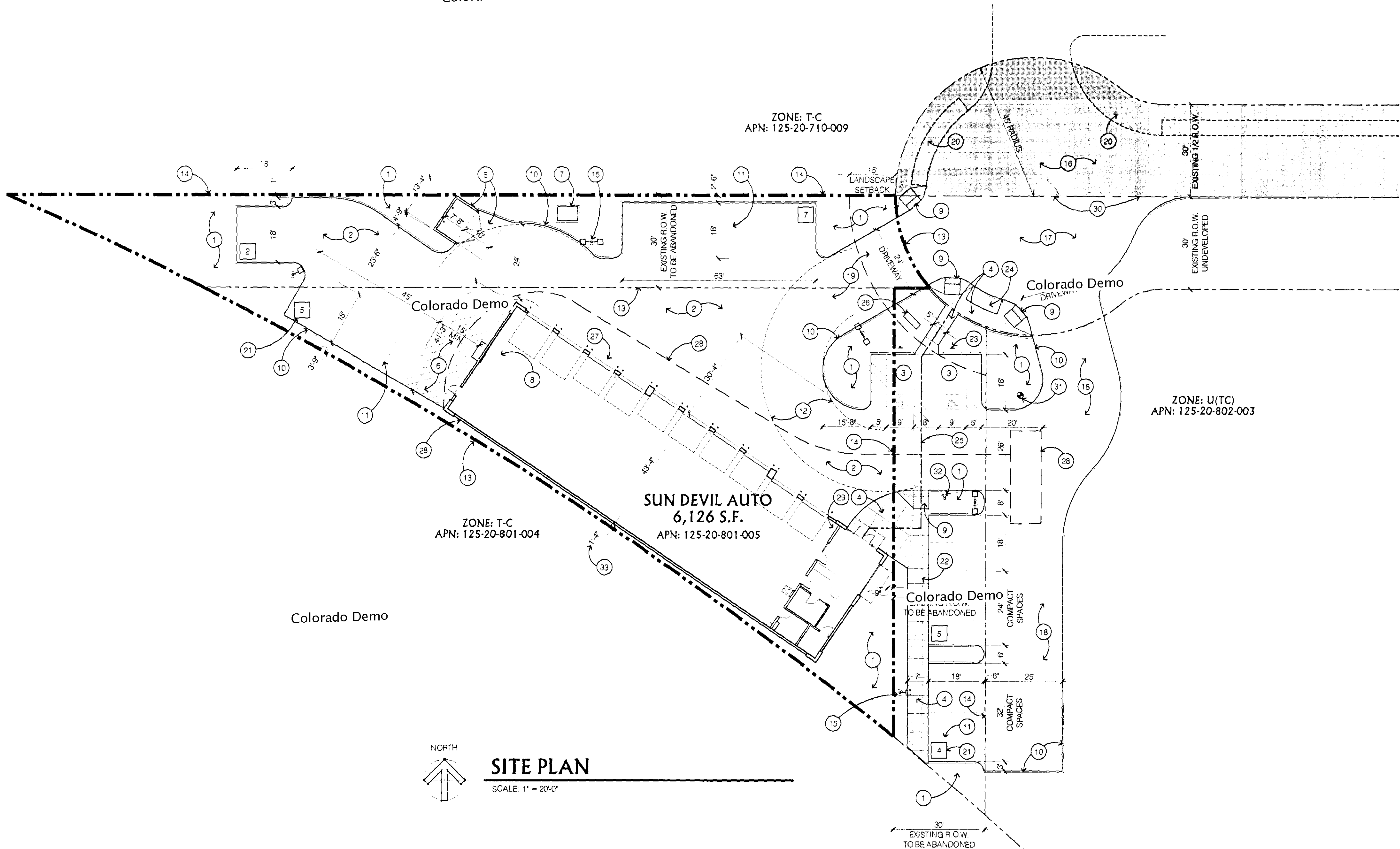


SITE PLAN

SCALE: 1" = 20'-0"

BUILDING CODE ANALYSIS

GOVERNING CODES:

- 1997 UNIFORM ADMINISTRATIVE CODE (UAC) WITH SUPPLEMENTAL DOCUMENT
- 2006 INTERNATIONAL BUILDING CODE (IBC) WITH SOUTHERN NEVADA AMENDMENTS
- 2005 NATIONAL ELECTRICAL CODE (NEC) WITH SOUTHERN NEVADA AMENDMENTS AND DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE NATIONAL ELECTRICAL CODE, 2005 EDITION"
- 2006 UNIFORM MECHANICAL CODE (UMC) WITH SOUTHERN NEVADA AMENDMENTS
- 2006 UNIFORM PLUMBING CODE (UPC) WITH SOUTHERN NEVADA AMENDMENTS
- 2003 UNIFORM FIRE CODE, NFPA 1 (UFC) WITH SUPPLEMENTAL DOCUMENT
- 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH SOUTHERN NEVADA AMENDMENTS

OCCUPANCY (IBC 304.311):

- B : OFFICE
- B : LOBBY / DISPLAY (ASSEMBLY, SECTION 303.1, EXCEPTION 1)
- S-1 : MOTOR VEHICLE REPAIR GARAGES

CONSTRUCTION TYPE (IBC CHAP. 6):

V-B (SPRINKLERED)

FIRE SPRINKLERS (IBC 903.903.3):

YES, NFPA 13

FIRE ALARM (IBC 907):

YES

BUILDING HEIGHT (IBC 503.504 & TABLE 503):

ALLOWED: 60'-0" (2 STORY) MAX.
ACTUAL: 27'-0" (1 STORY)

ALLOWABLE AREA (IBC 503.507 & TABLE 503):

39,292 S.F. = $\{9,000 + [9,000 \times .36578] + [9,000 \times 3]\}$
Aa = $\{A_1 + [A_1 \times I_1] + [A_1 \times I_2]\}$
36578 = $\{234 / 380 - 0.25\} / 30.30$
If = $\{F / P - 0.25\} W / 30$
39,292 S.F. ALLOWED
6,126 S.F. ACTUAL

OCCUPANT LOAD (IBC 1004 & TABLE 1004.1.1):

OFFICE: 98 S.F. / 100 = 1
LOBBY / DISPLAY: 400 S.F. / 15 = 27
SERVICE BAYS: 5,145 S.F. / 100 = 52
TOTAL OCCUPANT LOAD: 80

EXITS (IBC TABLE 1015 & TABLES 1015.1, 1019.1, 1019.2):

REQUIRED: 2
PROVIDED: 2

FIRE RESISTANCE OF EXTERIOR WALLS (IBC 704.711.4 AND TABLE 601 & 602):

ONE EXTERIOR WALL OF THE BUILDING IS REQUIRED TO HAVE A MINIMUM 2 HOUR FIRE SEPARATION BASED ON TABLE 602, OCCUPANCY S-1 WHERE THE FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET. REFERENCE SITE PLAN.

FIRE RESISTANCE FOR BUILDING ELEMENTS (IBC 508, CHAP. 7, 1020, 1022, 3006.4 AND TABLES 601 & 1017.1):

ALLOWABLE: ZERO HOURS (TABLE 601)
ACTUAL: ZERO HOURS

SPACES REQUIRING FIRE RESISTANCE RATED SEPARATION (IBC 508 AND TABLE 508.3.3):

THIS PROJECT DOES NOT HAVE SPACES REQUIRING FIRE RESISTANCE SEPARATION.

ROOF COVERING MATERIAL (IBC TABLE 1505.1):

ALLOWABLE: CLASS C
ACTUAL: CLASS B

REQUIRED & PROVIDED PLUMBING FIXTURES (IBC 2902 AND TABLE 2902.1):

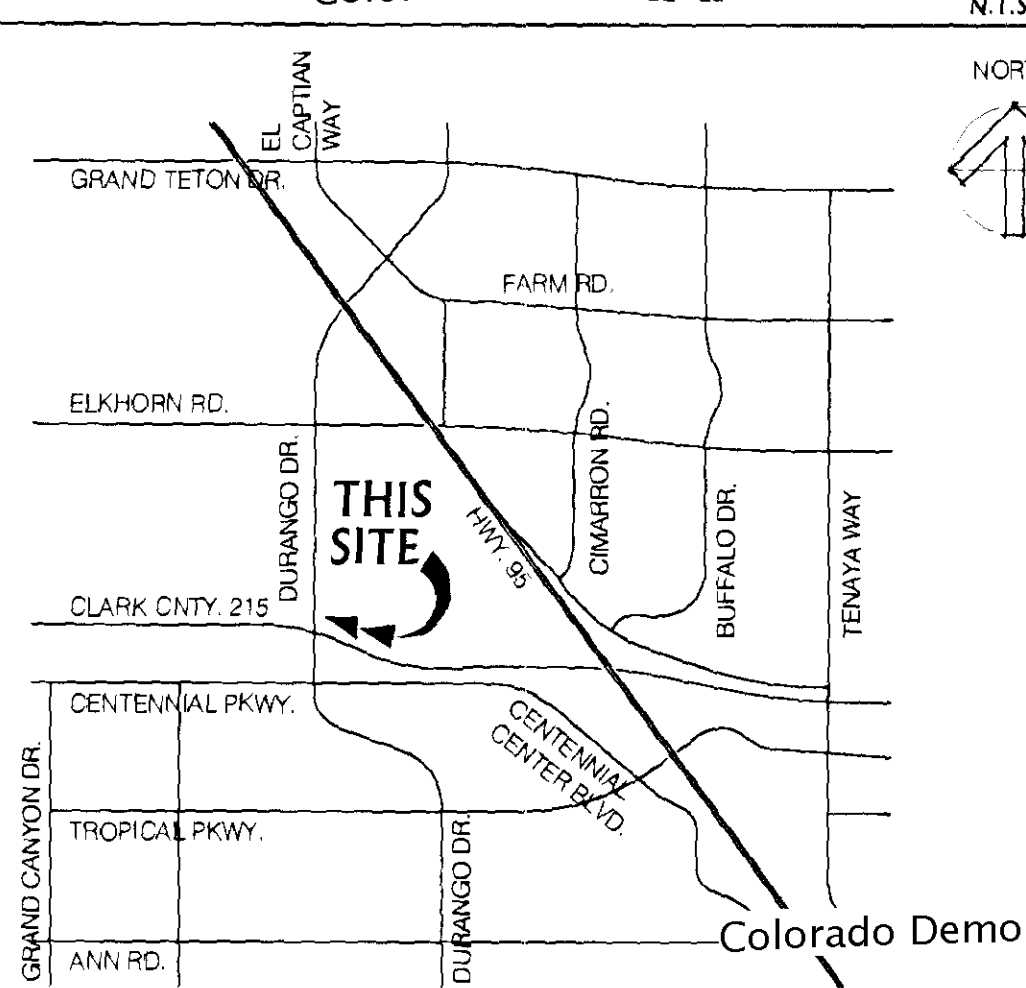
Colorado Demo

IS-11 OCCUPANCY: 1 WATER CLOSET; 1 LAVATORY; 1 DRINKING FOUNTAIN; 1 EMERGENCY SHOWER & EYEWASH; 1 SERVICE SINK

NON-SEPARATED USE (IBC 508.3.2):

THIS PROJECT HAS NON-SEPARATED USES AND WILL USE OCCUPANCY CLASSIFICATION 'S-1' TO APPLY THE PROVISIONS OF IBC SECTIONS 403 AND CHAPTER 9 TO THE ENTIRE BUILDING.

Colorado Demo MAP



KEY NOTE

1. LANDSCAPED / PLANTER AREA, TYPICAL
2. ASPHALT PAVED PARKING & DRIVEWAY, TYPICAL
3. ACCESSIBLE PARKING WITH REQUIRED PAINTED STRIPING AND SYMBOL
4. CONCRETE SIDEWALK, TYPICAL
5. 6 HIGH CMU TRASH ENCLOSURE WITH CONCRETE APRON
6. LOADING ZONE WITH PAINTED STRIPING (MIN. 15 X 25)
7. PROPOSED ELECTRIC UTILITY TRANSFORMER
8. ELECTRIC SERVICE ENTRY SECTION (S.E.S.)
9. ACCESSIBLE RAMP WITH DETECTABLE DOMES AND MINIMUM 1:12 FLARED WINGS
10. 6" CONCRETE CURB, TYPICAL
11. PARKING STRIPING, TYPICAL
12. TRUCK TURNING RADIUS: 20' INSIDE, 40' OUTSIDE, TYPICAL
13. EXISTING PROPERTY LINE
14. PROPOSED PROPERTY LINE AFTER EXISTING R.O.W. ABANDONMENT
15. SITE LIGHT FIXTURE & POLE, TYPICAL
16. EXISTING 1/2 PAVED STREET TO REMAIN
17. COMPLETE EXISTING 1/2 CUL-DE-SAC PER CITY'S STANDARD DETAILS
18. NEW PAVED DRIVEWAY ON ADJACENT PROPERTY
19. NEW PAVED DRIVEWAY
20. EXISTING SIDEWALK & AMENITY ZONE TO REMAIN
21. INDICATED NUMBER OF PARKING SPACES IN ROW, TYPICAL
22. INDICATES 2' PARKING OVERHANG
23. ACCESSIBLE PARKING SIGNAGE PER CITY'S STANDARD DETAILS
24. PROVIDE NEW SIDEWALK WITH AMENITY ZONE PER TOWN CENTER DEVELOPMENT STANDARDS
25. INDICATES ACCESSIBLE PATH OF TRAVEL, TYPICAL
26. PROPOSED MONUMENT SIGN (UNDER SEPARATE PERMIT)
27. 6" CONCRETE FILLED STEEL BOLLARD, TYPICAL
28. FIRE TRUCK AT FIRE ACCESS WITH 250' MAXIMUM DISTANCE (213' ACTUAL) TO FURTHEST POINT OF BUILDING
29. FIRE RISER LOCATION INSIDE BUILDING
30. NEW PAVEMENT TO MATCH EXISTING GRADE AT EXISTING 1/2 CUL-DE-SAC
31. PROPOSED PRIVATE FIRE HYDRANT
32. PROPOSED REMOTE FIRE DEPARTMENT CONNECTION (F.D.C.)
33. REFERENCE BUILDING SET BACK VARIANCE

Colorado Demo PROJECT DIRECTORY

PROJECT OWNER

J & N DEVELOPMENT
C/O SUN DEVIL AUTO, INC.
1830 E. ELLIOT RD.
TEMPE, AZ 85284
PHONE: (480) 491-6651
FAX: (480) 491-4204
CONTACT: JOEL HIGGINBOTHAM

ARCHITECT

JEFF LOOKER ARCHITECT
2070 E. SOUTHERN AVE.
TEMPE, AZ 85282
PHONE: (480) 730-1776
FAX: (480) 968-6571
CONTACT: JEFF LOOKER

PROJECT OWNER'S REPRESENTATIVE

KAEMPFER CROWELL
8345 W. SUNSET RD., #250
LAS VEGAS, NV 89113
PHONE: (702) 792-7000
FAX: (702) 796-7181
CONTACT: ANTHONY J. CELESTE

PROJECT DATA

ADDRESS:	T.B.D.
LOCATION:	NORTHEAST OF THE INTERSECTION BETWEEN N. DURANGO DR. & CLARK COUNTY HIGHWAY 215 LAS VEGAS, NV 89149
DESCRIPTION:	AUTO REPAIR GARAGE (MINOR), 10 BAYS
JURISDICTION:	CITY OF LAS VEGAS
APN:	125-20-801-005
EXISTING ZONING:	TC-U
PROPOSED ZONING:	TC-SC
NET SITE AREA:	22,840 S.F. (0.52 ACRES)
TOTAL GROSS BUILDING AREA:	6,126 S.F.
BUILDING LOT COVERAGE:	6,126 S.F. / 22,840 S.F. = 26.8%
LANDSCAPED AREA COVERAGE:	4,757 S.F. / 22,840 S.F. = 20.8%
PARKING CALCULATION (TITLE 19.04, TABLE 2):	
PARKING SPACES REQUIRED: $\{(6,126 \text{ S.F.} / 200) + 5\}$	= 36
PARKING SPACES PROVIDED (TITLE 19.10, TABLE 4):	
18 (STANDARD); 7 (COMPACT, 30%)	= 23
ACCESSIBLE SPACES PROVIDED (TITLE 19.10, TABLE 2):	= 2
TOTAL PARKING PROVIDED (REFERENCE PARKING VARIANCE)	= 25
LOADING SPACES (TITLE 19.10, TABLE 6):	
REQUIRED: 1	
PROVIDED: 1	

WAIVERS & VARIANCES

SITE DEVELOPMENT REVIEW WAIVERS

1. 80% OF THE BUILDING FAÇADE TO ADJUT THE BUILDING TO LINE
2. 20% OPEN SPACE
3. PERIMETER LANDSCAPING FOR BOTH PARCELS

VARIANCES

1. BUILDING SETBACK
2. PARKING



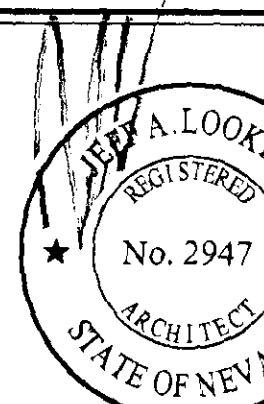
Jeff Looker Architect

2070 E. SOUTHERN
TEMPE, ARIZONA
PHONE: 480-730-
FAX: 480-968-61

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF JEFF LOOKER ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. WITHOUT PERMISSION OF THE ARCHITECT, THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PROJECT. COPYRIGHT 2009, JEFF LOOKER ARCHITECT

SUN DEVIL AUTO
N. Durango Dr. & Clark County Hwy. 215

REVISIONS



ISSUE DATE

DECEMBER 15, 2009

JOB NO.: LC897

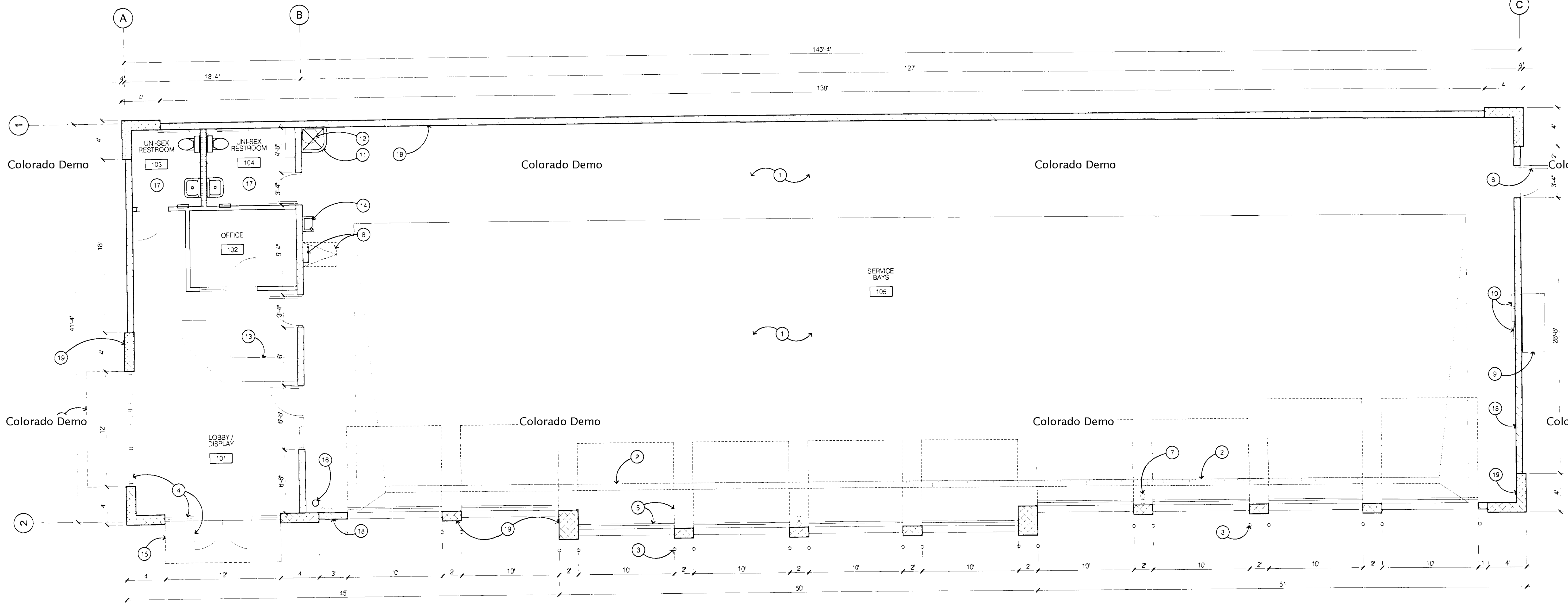
A-0

Colorado Demo

Colorado Demo

Colorado Demo

Colorado Demo



Colorado Demo: FLOOR PLAN



SCALE: 3/16" = 1'-0"

- KEY NOTES**
1. PROVIDE CONCRETE SLAB WITH SLOPED SURFACES, TYPICAL
 2. TRENCH DRAIN
 3. CONCRETE FILLED 6" STEEL BOLLARD, TYPICAL
 4. ALUMINUM STOREFRONT WINDOW & DOOR SYSTEM
 5. PAINTED OVERHEAD STEEL DOOR, TYPICAL
 6. PAINTED HOLLOW METAL DOOR
 7. ROOF DRAIN & OVERFLOW LEADERS TO DAYLIGHT AT MIN. 6" A.F.G., TYPICAL
 8. ROOF ACCESS LADDER & HATCH ABOVE
 9. SERVICE ENTRANCE SECTION (S.E.S.)
 10. ELECTRIC PANELS AND TELEPHONE MOUNTING BOARD (T.M.B.)
 11. FLOOR MOUNTED MOP SINK
 12. WATER HEATER MOUNTED ABOVE
 13. CUSTOMER SERVICE COUNTER
 14. DRINKING FOUNTAIN
 15. METAL CANOPY ABOVE
 16. FIRE RISER
 17. ACCESSIBLE UNI-SEX RESTROOM
 18. 8 x 8 x 16 CMU EXTERIOR WALL, TYPICAL
 19. 12 x 8 x 16 CMU EXTERIOR WALL, TYPICAL

VAR-36954
01/28/10 PC

Jeff Looker Architect

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: 480-730-1776
FAX: 480-968-6571

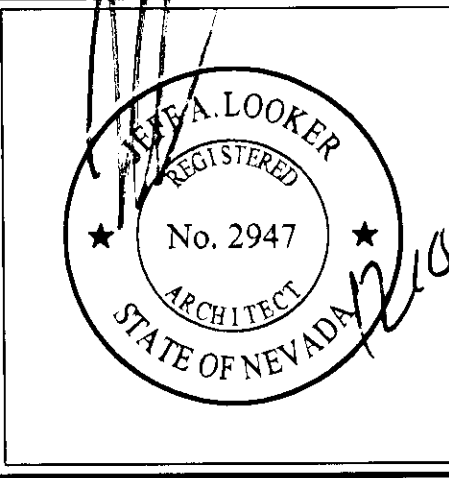
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF LOOKER & CAPPELO ARCHITECTS, INC. UNLESS OTHERWISE SPECIFIED. NO REPRODUCTION, EITHER WHOLLY OR IN PART, WITHOUT PERMISSION OF THE ARCHITECT. IN CONNECTION WITH THIS PROJECT AND SHALL NOT BE USED FOR OTHER LOCATIONS. COPYRIGHT 2009. JEFF LOOKER, ARCHITECT

SUN DEVIL AUTO

**N. Durango Dr. & Clark County Hwy. 215
LAS VEGAS, NEVADA 89149**

FLOOR PLAN

REVISIONS



ISSUE DATE
DECEMBER 15, 2009
JOB NO.: LC887
A-1

Jeff
Looker
Architect

2070 E. SOUTHERN AVE
TEMPE, ARIZONA 85282
PHONE: 480-730-1778
FAX: 480-968-6571

THIS DRAWING IS AN INSTRUMENT OF SERVICE
AND AS SUCH SHALL REMAIN THE PROPERTY
OF JEFF & LOOKER ARCHITECTS, INC.
UNAUTHORIZED USE OR REPRODUCTION
WITHOUT PERMISSION OF THE ARCHITECT IS
PROHIBITED. THIS DRAWING IS ONLY FOR USE
IN CONNECTION WITH THIS PROJECT AND
SHALL NOT BE USED FOR OTHER LOCATIONS.
COPYRIGHT 2008
JEFF & LOOKER ARCHITECT

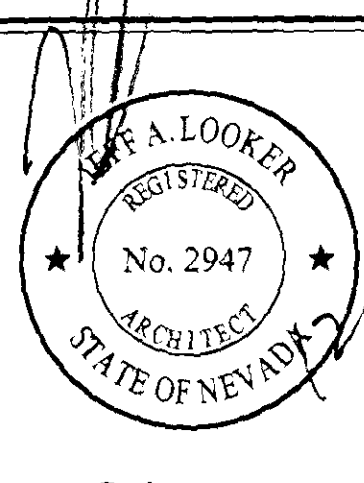
Colorado Demo

SUN DE'IL AUTO

N. Durango Dr. & Clark County Hwy. 215
LAS VEGAS, NEVADA 89149

EXTERIOR
ELEVATIONS

• REVISIONS •



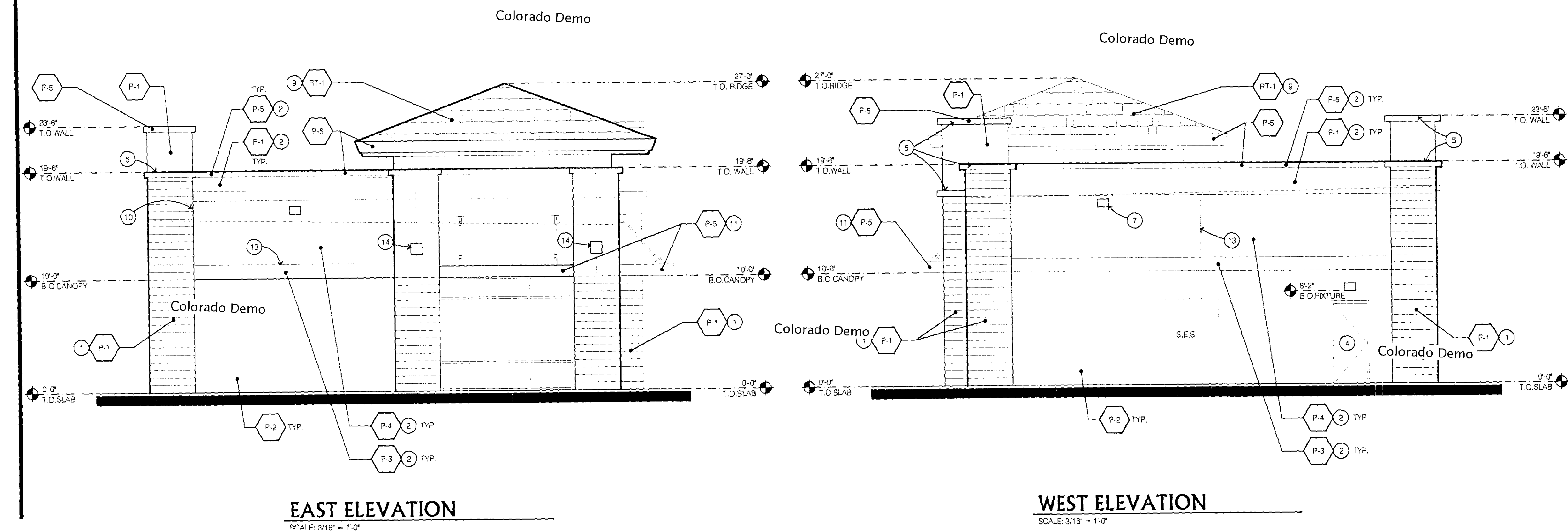
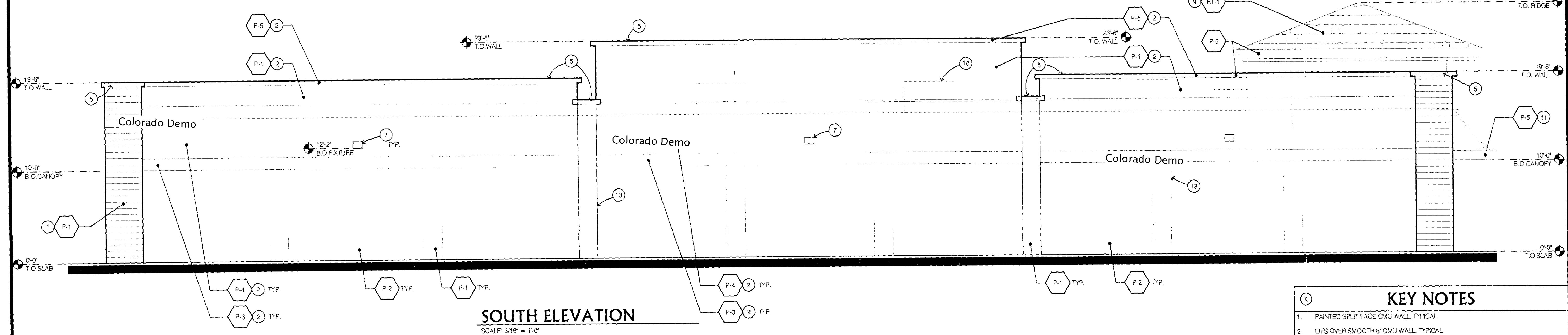
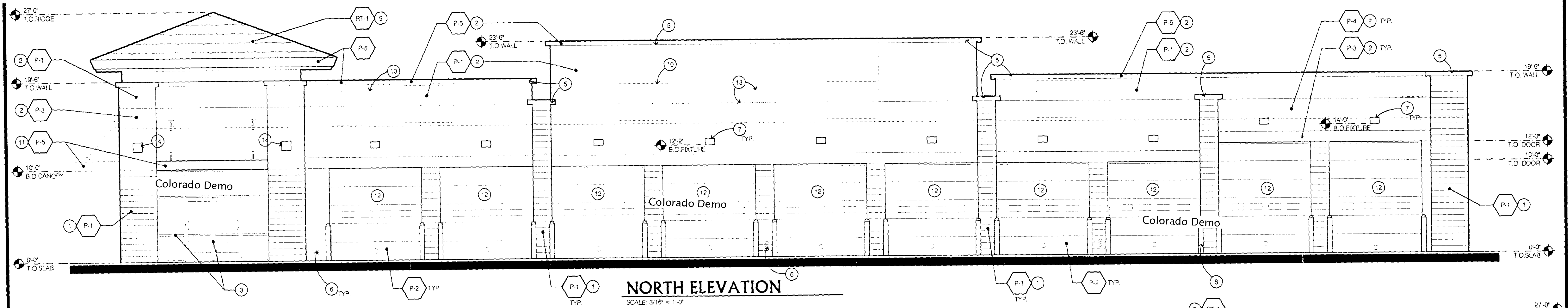
Colorado Demo

• ISSUE DATE •

DECEMBER 15, 2009

JOB NO.: LC887

A-2



KEY NOTES	
1.	PAINTED SPLIT FACE CMU WALL, TYPICAL
2.	EIFS OVER SMOOTH 8" CMU WALL, TYPICAL
3.	ALUMINUM STOREFRONT SYSTEM
4.	HOLLOW METAL DOOR & FRAME
5.	EIFS BAND, TYPICAL
6.	ROOF DRAIN & OVERFLOW LEADERS TO DAYLIGHT ABOVE FINISH GRADE
7.	WALL MOUNTED LIGHT FIXTURE, TYPICAL
8.	PAINTED CONCRETE FILL
9.	CONCRETE ROOF TILES
10.	MECHANICAL UNITS SCREENED BY PARAPET, TYPICAL
11.	PAINTED METAL CANOPY
12.	PAINTED STEEL OVERHEAD DOORS
13.	EIFS REVEALS, TYPICAL
14.	WALL MOUNTED DECORATIVE LIGHT FIXTURE

KEY NOTES	
P-1	PAINT MANUFACTURER: 'SHERWIN WILLIAMS' COLOR: # SW6118 (LEATHER BOUND)
P-2	PAINT MANUFACTURER: 'SHERWIN WILLIAMS' COLOR: # SW6122 (CAMELBACK)
P-3	PAINT MANUFACTURER: 'SHERWIN WILLIAMS' COLOR: # SW6120 (BEJUEVABLE BUFF)
P-4	PAINT MANUFACTURER: 'SHERWIN WILLIAMS' COLOR: # SW6358 (COPPER MOUNTAIN)
P-5	PAINT MANUFACTURER: 'SHERWIN WILLIAMS' COLOR: # SW6139 (MOSSY GOLD)
RT-1	SPANISH STYLE CONC. TILE ROOF, MANUFACTURER: 'MONIER LIFETILE' COLOR: HICKORY STYLE: SAXONY SHAKE

VAR-36954
01/28/10 PC

Colorado Demo

Colorado Demo

Colorado Demo

Colorado Demo

Colorado Demo

Colorado Demo

Colorado Demo

Colorado Demo

Colorado Demo

Colorado Demo

NORTH

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

SUN DEVIL AUTO
N. Durango Dr. & Clark County Hwy. 215
LAS VEGAS, NEVADA 89149

LANDSCAPE PLAN

Colorado Demo

Colorado Demo

Colorado Demo

REV Colorado Demo

PLANT LIST

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	24" BOX 3		LANTANA CAMARA LANTANA "RADIATION"	1 GAL. 121
	MESQUITE- THORNLESS CHILEAN MESQUITE	24" BOX 9		LEUCOPHYLLUM L. 'RIO BRAVO' RIO BRAVO SAGE	5 GAL. 43
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX 5		CASSIA ARTEMISIOIDES FEATHERY CASSIA	5 GAL. 26
	ROBINIA AMBIGUA "PURPLE ROBE" PURPLE ROBE LOCUST	36" BOX (3" DIA.) 3		HESPERALOE PARVIFOLIA RED YUCCA	5 GAL. 48
	FRAXINUS VELUTINA RIO GRANDE RIO GRANDE ASH	36" BOX (3" DIA.) 2		XYLOSMA CONGESTUM SHINY XYLOSMA	5 GAL. 0

LANDSCAPE CALCULATIONS

SITE AREA: 22,840 S.F. (0.52 ACRES)
SITE LANDSCAPED AREA: 4,757 S.F. (21%)

RECEIVED
JAN 04 2010
VAR-36954
REVISED
01/28/10 PC

L-1



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

FM-0044-08-09

March 5, 2010

Ms. Barbara Lawson
Isaiah 54 17, LLC
10420 Designata Avenue
Las Vegas, Nevada 89135

RE: VAR-36954 - VARIANCE
CITY COUNCIL MEETING OF MARCH 3, 2010
RELATED TO: VAR-37101, SUP-36950, VAC-37100,
SDR-36953, MOD-36955, ZON-36949

Dear Ms. Lawson:

The City Council at a regular meeting held March 3, 2010 APPROVED the request for a Variance TO ALLOW 25 PARKING SPACES WHERE 36 SPACES ARE REQUIRED on 0.35 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2010. This approval is subject to:

Planning and Development

1. Approval of Major Modification (MOD-36955) and Rezoning (ZON-36949), and approval of and conformance to the Conditions of Approval for Variance (VAR-37101), Special Use Permit (SUP-36950), Petition of Vacation (VAC-37100) and Site Development Plan Review (SDR-36953) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Sincerely,

Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: See Attached List

Ms. Barbara Lawson
VAR-36954 – Page 2
March 5, 2010

cc: Mr. Joel Higginbotham
J & N Development
1830 East Elliott, Suite #104
Tempe, Arizona 85284

Mr. Anthony Celeste
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

January 29, 2010

Ms. Barbara Lawson
Isaiah 54 17, LLC
10420 Designata Avenue
Las Vegas, Nevada 89135

RE: VAR-36954 - VARIANCE

Dear Ms. Lawson:

Your request for a Variance TO ALLOW 25 PARKING SPACES WHERE 36 SPACES ARE REQUIRED on 0.35 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Ross), was considered by the Planning Commission on January 28, 2010.

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

Planning and Development

1. Approval of Major Modification (MOD-36955) and Rezoning (ZON-36949), and approval of and conformance to the Conditions of Approval for Variance (VAR-37101), Special Use Permit (SUP-36950), Petition of Vacation (VAC-37100) and Site Development Plan Review (SDR-36953) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

This item will be considered by the City Council on March 3, 2010, 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,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Joel Higginbotham
J & N Development
1830 East Elliott, Suite #104
Tempe, Arizona 85284

Mr. Anthony Celeste
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

January 15, 2010

Ms. Barbara Lawson
Isaiah 54 17, LLC
10420 Designata Avenue
Las Vegas, Nevada 89135

RE: VAR-36954 - VARIANCE

Dear Ms. Lawson:

Please be advised the City Planning Commission at its regular meeting on **January 28, 2010** 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 available on-line on **Friday, January 22, 2010** 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 731 South Fourth Street to request your copies.

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

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Joel Higginbotham
J & N Development
1830 East Elliott, Suite #104
Tempe, Arizona 85284

Mr. Anthony Celeste
KCRGF
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113

Mayor
Oscar B. Gaadmon

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



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; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekk, Survey (FM, PM, & A's only)
Date: December 28, 2009
Re: **VAR-36954** J & N Development S. Side Rome Blvd., W. of Riley St.
Request for a Variance for parking

COMMENTS:

We support present City Code parking requirements, therefore we cannot support the variance request to allow 25 parking spaces where 37 spaces are the minimum allowed for a proposed auto repair garage, minor, located on the south side of Rome Boulevard, west of Riley Street.

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

VAR-36954 - VARIANCE RELATED TO MOD-36955 AND ZON-36949 - PUBLIC HEARING -
APPLICANT: J & N DEVELOPMENT - OWNER: ISALAH 54:17, LLC - Request for a Variance TO
ALLOW 25 PARKING SPACES WHERE 37 SPACES ARE REQUIRED on 0.35 acres on the south side of Rome
Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), U (Undeveloped) Zone [TC
(Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SC-TC (Service
Commercial - Town Center) Special Land Use Designation]], Ward 6 (Ross)

PLANNING COMMISSION: *JANUARY 28, 2010*

CITY COUNCIL: *MARCH 3, 2010*

PLANNING SUPERVISOR: *STEVE GEBEKE*



PUBLIC HEARING

Comments Due: *DECEMBER 29, 2009*

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: *LVPD INTERAGENCY MENTAL SERVICES*

NO SIGNIFICANT LAW ENFORCEMENT ISSUE AT THIS TIME.

City of Las Vegas - Planning and Development Department.

Development Notification

PC Meeting: January 28, 2010

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:

VAR-36954

Centennial Park HOA

Chatham Hills HOA

Cimarron Ridge HOA

Cimarron Springs HOA

Elkhorn Cimarron Estates HOA

Elkhorn Community Association

Remington Place HOA

Ridgegate Land Maintenance Association

Rosabella at Travato HOA

Skypointe HOA

Spinnaker Homes At Centennial Hills HOA

Timberlake Street and Land Maintenance
Association

Town Center Village Community Association

Tripoly At Towne Center HOA

14

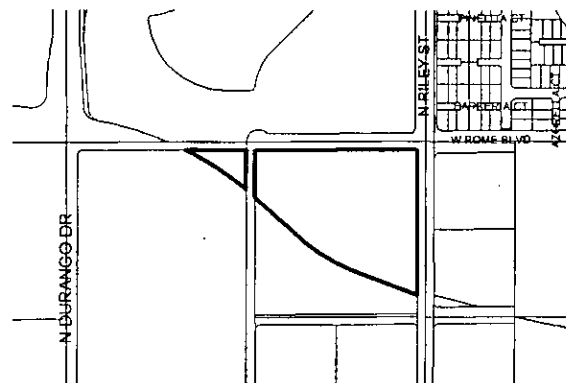
Application Information

VAR-36954 - VARIANCE RELATED TO MOD-36955 AND ZON-36949 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISIAAH 54:17, LLC - Request for a Variance TO ALLOW 25 PARKING SPACES WHERE 36 SPACES ARE REQUIRED on 0.35 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Ross)

VAR-37101 - VARIANCE RELATED TO MOD-36955, ZON-36949 AND VAR-36954 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISIAAH 54:17, LLC - Request for a Variance TO ALLOW A ONE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.35 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Ross)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. 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 Location



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

Public Hearing Information

Meeting: Planning Commission
Date: January 28, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

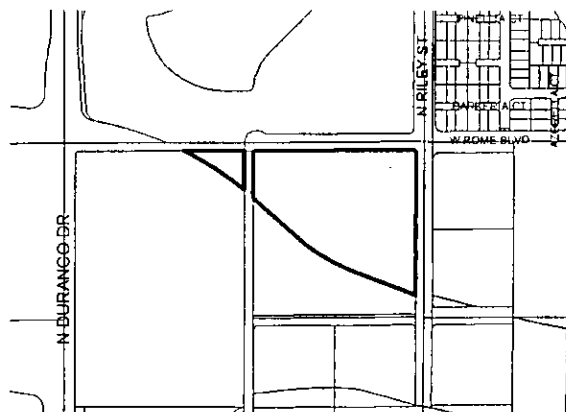
Application Information

VAR-36954 - VARIANCE RELATED TO MOD-36955 AND ZON-36949 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISIAAH 54:17, LLC - Request for a Variance TO ALLOW 25 PARKING SPACES WHERE 36 SPACES ARE REQUIRED on 0.35 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Ross)

VAR-37101 - VARIANCE RELATED TO MOD-36955, ZON-36949 AND VAR-36954 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISIAAH 54:17, LLC - Request for a Variance TO ALLOW A ONE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED on 0.35 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone], Ward 6 (Ross)

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. 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 Location



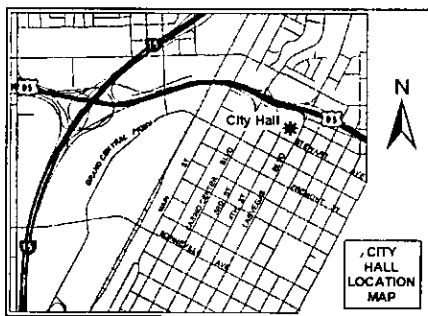
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: January 28, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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

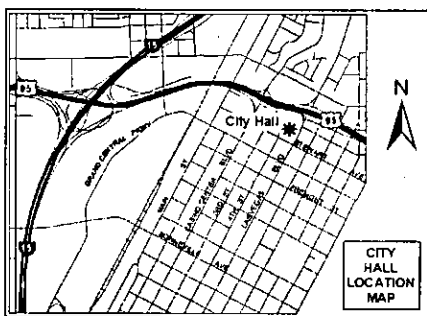
Please use available blank space on card for your comments.

VAR-36954 & VAR-37101

Planning Commission Meeting of 1/28/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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 Planning & Development Department 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.

VAR-36954 & VAR-37101

Planning Commission Meeting of 1/28/2010

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

VAR-36954

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
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
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

VARIANCE
12/15/2009

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

VAR-36954 - VARIANCE RELATED TO MOD-36955 AND ZON-36949 - PUBLIC HEARING -
APPLICANT: J & N DEVELOPMENT - OWNER: ISALAH 54:17, LLC - Request for a Variance TO
ALLOW 25 PARKING SPACES WHERE 37 SPACES ARE REQUIRED on 0.35 acres on the south side of Rome
Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), U (Undeveloped) Zone [TC
(Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone [SC-TC (Service
Commercial - Town Center) Special Land Use Designation]], Ward 6 (Ross)

PLANNING COMMISSION: *JANUARY 28, 2010*
CITY COUNCIL: *MARCH 3, 2010*

PLANNING SUPERVISOR: *STEVE GEBEKE*

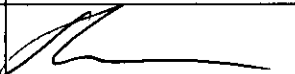


PUBLIC HEARING

Comments Due: *DECEMBER 29, 2009*

*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:

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To..." -> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Correct fee(s): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☐	☒	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 6
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building setbacks labeled			NOTES:
☒	☐	All adjacent existing land uses and street names labeled			
☒	☐	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			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: -
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: -
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): -
☐	☒	All required perimeter landscape planters shown			NOTES:
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building materials and colors noted			NOTES:
☒	☐	8" x 10" photo of original color and material board			
☒	☐	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 1
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 BW): 1
☒	☐	Use of all rooms noted/labeled			NOTES:
☒	☐	Maximum Occupancy (per I.B.C.)			
☒	☐	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	Isaiah 54-17, LLC		Application Type:	Variance	
Representative:	Tom Combs (Kaempfer Crowell)		Application Purpose:	Setbacks for a proposed Auto Repair Garage (Minor)	
APN:	125-20-801-005		Site Location:	650 feet west of Intersection of Riley Street & Rome Boulevard	
Planner's Signature:			Pre-App. Meeting Date:	11/17/09	
			Earliest Submittal Deadline:	12/01/09 - no later than 2:00 pm	
Planner:	Steve Gebeke, Planning Supervisor - 229-5410 Jonathan Boyles, Planner I - 229-6031		Earliest PC / CC Meeting Dates:	01/14/09 - PC	02/17/09 - CC

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

1/28/10 PH RG

Report Date 12/16/2009 09:20 AM

Submitted By

Page 1

A/P # 36954 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/15/2009 14:05	984662	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

VAR-36954 - VARIANCE RELATED TO MOD-36955, ZON-36949, SUP-36950 AND SDR-36953 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISIAH 54 17, LLC - Request for a Variance TO ALLOW A TWO-FOOT SETBACK AT THE REAR OF THE BUILDING WHERE TWENTY FEET IS THE MINIMUM REQUIRED SETBACK AND TO ALLOW TWENTY SIX PARKING SPACES WHERE THIRTY SIX IS THE MINIMUM REQUIRED PARKING SPACES on 0.35 acres approximately 650 feet west of intersection of Riley Street and Rome Boulevard (APN 125-20-801-005), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C [TOWN CENTER]Zone] [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross)

Parent A/P # 36955
Project # 36954 Project/Phase Name SUN DEVIL AUTO Phase #
Size/Area 0.35 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 12520801005

Location

Owner/Tenant

Contact ID AC1658037 Name ISIAH 54-17 L L C Organization % B LAWSON
Mailing Address 10420 DESIGNATA AVE State/Province NV
City LAS VEGAS Country
ZIP/PC 89135-2591 Evening Phone
Day Phone Mobile #
Fax

☐ Foreign

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addressee

No Addresses are linked to this Application

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12520801005



Report Date 12/16/2009 09:20 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity APPL Contact ID AC1722225 ☐ Foreign
Effective Expire
Name J&N DEVELOPMENT
Day Phone (480)491-6651 x Eve Phone Organization
Pager PIN # Position APPLICANT
Fax Mobile Profession
E-Mail
Address 1830 EAST ELLIOT, SUITE 104
TEMPE, AZ 85284
Seasonal Addr
Valid From To
Comments No Comments

Primary N Capacity APPL Contact ID AC1711724 ☐ Foreign
Effective Expire
Name KAEMPFER CROWELL RANSHAW GRONAUER FIORENTINO
Day Phone (702)792-7000 x Eve Phone Organization
Pager PIN # Position
Fax (702)796-7181 Mobile Profession
E-Mail
Address 8345 WEST SUNSET ROAD
SUITE 250
LAS VEGAS, NV 89113-2092
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OWNER Contact ID AC1658037 ☐ Foreign
Effective Expire
Name ISAIAH 54-17 L L C
Day Phone Eve Phone Organization % B LAWSON
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 10420 DESIGNATA AVE
LAS VEGAS, NV 89135-2591
Seasonal Addr
Valid From To
Comments No Comments

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
370295 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete

City of Las Vegas

400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

Report Date 12/16/2009 09:20 AM

Submitted By

Page 3

Item Description	Item Status
370293 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
370304 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
370297 FLOOD #1 (FLOOD CONTROL)	Incomplete
370296 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
370294 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
370303 ROW #1 (RIGHT-OF-WAY)	Incomplete
370298 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
370302 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
370300 SURVEY #1 (SURVEY)	Incomplete
370301 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
370299 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(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)	
(PT-SIZE OF NOTIFICATION AREA)	
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	12/15/2009 14:14	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	12/15/2009 14:14	30.00
PROCESSING FEE	P	12/15/2009 14:14	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections
There are no inspections for this Report

Review/Activities Review/ Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
370293	DEVCO	1	Incomplete	☐	12/16/2009 09:17			
370294	NEIGH P&S	1	Incomplete	☐	12/16/2009 09:17			
370295	B&S PLAN	1	Incomplete	☐	12/16/2009 09:17			
370296	LAND DEV	1	Incomplete	☐	12/16/2009 09:17			
370297	FLOOD	1	Incomplete	☐	12/16/2009 09:17			



Report Date 12/16/2009 09:20 AM

Submitted By

Page 4

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
370298	SEWER	1	Incomplete	☐	12/16/2009 09:17			
370299	TRAFFIC	1	Incomplete	☐	12/16/2009 09:17			
370300	SURVEY	1	Incomplete	☐	12/16/2009 09:17			
370301	TEFO	1	Incomplete	☐	12/16/2009 09:17			
370302	SID	1	Incomplete	☐	12/16/2009 09:17			
370303	ROW	1	Incomplete	☐	12/16/2009 09:17			
370304	FIRE ENG	1	Incomplete	☐	12/16/2009 09:17			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By JALABADO

Modified Date/Time 12/15/2009 14:05

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (18 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Deed and Legal Description	Y Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Assessors Parcel Map	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Detail LINKED PROJECTS

Modified By JALABADO

Modified Date/Time 12/15/2009 14:19

Comments

No Comments

Report Date 12/16/2009 09:20 AM

Submitted By

Page 5

LINKED PROJECT

Grid Template Type	Project Number	APKEY	COMMENTS	Proj Type
PRJ	36949	305869	REZONING	ZON

Check Conditions Condition Supervisor Required	Approval Approval	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL N				984662	12/15/2009 14:05	

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.				

VARIANCE

Y	Parent Project link required?	Final City Council letter received
Y	Will this go to the City Council?	Annotated minutes received
		is there a condition of approval for a Required Review?
		If yes, when does it need to be reviewed?
Staff Recommendation		
Meeting Information		

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
01/28/2010	PC	SCHEDULED		0	0	0
JALABADO	12/15/2009					

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	CO NAME WHO PICKED UP CONTACT#	983657	12/15/2009 14:16		0.00
J&N Development ck 50201 / 792-7000 / Tom "Santa" Combs					





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance
Project Address (Location) Southwest Corner of Rome and Riley
Project Name Town Center Auto Repair Garage (Minor) Proposed Use Auto Repair Garage (Minor)
Assessor's Parcel #(s) 125-20-801-005 Ward # 6
General Plan: existing IC proposed n/a Zoning: existing W(CR) proposed IC-SC
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 0.35 Lots/Units n/a Density n/a
Additional Information _____

PROPERTY OWNER Isalah 54 17 LLC Contact _____
Address 10420 DESIGNATA Ave Phone: _____ Fax: _____
City LAS VEGAS State NV Zip 89135

APPLICANT J & N Development Contact Joel Higginbotham
Address 1830 East Elliot, Suite 104 Phone: (480) 491-6651 Fax: _____
City Tempe State AZ Zip 85284

REPRESENTATIVE Kaempfer Crowell Contact Anthony J. Celeste
Address 8345 W. SUNSET # 89113 Phone: (702) 792-7000 Fax: (702) 796-7181
City Las Vegas State NV Zip 89169

Property Owner Signature* Barbara A Lawson

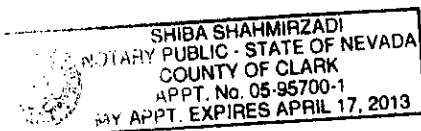
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name BARBARA A LAWSON

Subscribed and sworn before me

This 15th day of December, 2009

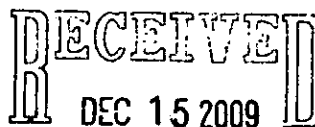
Shiba Shahmirzadi
Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # VAR36954
Meeting Date: 1.28.10
Total Fee: \$830.-
Date Received:* 12.15.09
Received By: PA

*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



RECEIVED

RECEIVED
COUNTY OF CLACKAMAS
JUL 1 1964

1964 JUL 1

**KAEMPFER
CROWELL**

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcwrlaw.com
702.693.4215

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89189
Tel: 702.792.7000
Fax: 702.796.7191

RENO OFFICE
5585 Klatzka Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.952.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.992.0257

January 4, 2010

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. Fourth St.
Las Vegas, NV 89101

Jan 2
**Re: Revised Justification Letter – Zone Change for APN: 125-20-801-003
& 005, Major Modification for APN 125-20-801-005, Site Development
Plan Review for APN: 125-20-801-005, Special Use Permit for APN:
125-20-801-005, Variance for APN: 125-20-801-005, & Vacations of a
Portion of Rome Boulevard & Unnamed Street**

To Whom It May Concern:

Please be advised this office represents J&N Development/Sun Auto (the "Applicant"). The Applicant is seeking a site development plan review for a proposed minor auto repair shop generally located on the south side of Rome, north side of the I-215 Beltway off ramp and east of Durango, more particularly known as APN: 125-20-801-005 (the "Site"). In conjunction with the site development plan review, the Applicant is seeking a major modification/zone change, special use permit, variance and vacation of a portion of right-of-ways.

Major Modification & Zone Change

The Site is currently zoned TC-U. The Applicant is requesting a major modification to the Centennial Hills Town Center Land Use for APN: 125-20-801-005 only and a zone change to TC-SC. The modification to the plan and zone change is appropriate because (1) it is adjacent to a large developed commercial shopping center, (2) it is adjacent to the I-215 Beltway off ramp, and (3) it is at the end of a cul-de-sac.

Jan 2
Additionally, the Applicant is requesting that APN: 125-20-801-003 is rezoned to from undeveloped to TC. The Applicant is not requesting a major modification to the plan for APN: 125-20-801-003.

2 Jan
Site Development Plan Review

A minor auto repair is an allowable use in a TC-SC zoned district. The Applicant is proposing a Sun Auto repair shop on the Site. The building is approximately 27' in height and approximately 6126 square feet. The building will have 10 service bays, an office and lobby/display area. In conjunction with the site development review, the Applicant is requesting the following waivers:

**VAR-36954
REVISED
01/28/10 PC**

RECEIVED
JAN 04 2010

- **Waiver for Building Placement Build-to-Line:**

The Town Center guidelines require the build-to-line to be 80%. Because of the unique, triangular shape of the Site, the project cannot conform to this standard. As a result, the Applicant is requesting this waiver.

- **Waiver to reduce 20% Open Space Requirement:**

The Applicant is requesting to reduce the open space requirement. As stated above, the lot is unique in shape in that it is a small triangular shaped lot at the end of a cul-de-sac. Because of the parking, building size and uniqueness of the lot, the Applicant is requesting to waive the 20% open space requirement.

- **Waiver of Perimeter Landscaping:**

The Applicant is seeking to waive the perimeter landscaping. The Applicant cannot landscape the southern portion of the Site because the building will be built almost to the rear property line. As for the eastern property line, the Applicant is requesting to waive this portion to provide for parking and cross access to the adjacent parcel. Finally, as to the northern property line, the Applicant is seeking to reduce the landscaping in order to provide parking and the appropriate drive aisles.

Special Use Permit

The Applicant is requesting a use permit to allow for service bays to face the public right-of-way. Because of the unique shape of the Site, the building and service bays need to be configured as shown on the plans. Therefore, the Applicant is requesting the special use permit to allow for service bays to face the public right-of-way.

Variance

- **Reduce Building Setback:**

The Applicant is requesting to reduce both the rear building setback and the eastern side setback. Because of the triangular shape of the parcel, the Applicant cannot meet the minimum setbacks. Additionally, the rear setback is against the 215 Beltway off-ramp and not against an adjacent parcel.

- **Reduce Parking:**

The Applicant is requesting to reduce the amount of required parking from 36 spaces to 26 spaces. This is a minor auto repair station with 10 service bays. The service bays account for the majority of the building square footage. As a result, the parking requirements outlined in the City Code are inflated because this use does not require an intense amount of parking.

Additionally, the Applicant is requesting that a condition be required that before the Applicant is issued a certificate occupancy, the adjacent parcel (APN: 125-20-802-003), which is owned by the same owner as the Site, that a parking agreement and cross access agreement be entered into.

VAR-36954
REVISED
01/28/10 PC

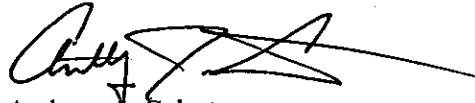
Vacations of Rome Boulevard & Unnamed Street

The Applicant is requesting the vacation of Rome Boulevard and a portion of the unnamed street south of Rome Boulevard. Both Rome and the unnamed street dead-end into the I-215 Beltway off ramp and therefore are unnecessary. Additionally, the northern half of Rome Boulevard has already been vacated and the western half of the unnamed street has already been vacated.

We thank you in advance for your consideration of this matter. Should you have any additional questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO


Anthony J. Celeste

AJC/dmf

VAR-36954
REVISED
01/28/10 PC

KAEMPFER**CROWELL****KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcnvlaw.com
702.693.4215LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.864.8300
Fax: 775.862.0257

December 15, 2009

VIA HAND DELIVERYCITY OF LAS VEGAS
PLANNING & DEVELOPMENT
731 S. Fourth St.
Las Vegas, NV 89101

**Re: Justification Letter – Conforming Zone Change,
Major Modification, Zone Change, Site Development Plan Review,
Special Use Permit, & Variance
APN: 125-20-801-005**

To Whom It May Concern:

Please be advised this office represents J&N Development/Sun Auto (the "Applicant"). The Applicant is seeking a site development plan review for a proposed minor auto repair shop generally located on the south side of Rome, north side of the I-215 Beltway off ramp and east of Durango, more particularly known as APN: 125-20-801-005 (the "Site"). In conjunction with the site development plan review, the Applicant is seeking a major modification/zone change, special use permit and variance.

Major Modification & Zone Change

The Site is currently zoned TC-U. The Applicant is requesting a major modification to the Centennial Hills Town Center Land Use and zone change to TC-SC. The modification to the plan and zone change is appropriate because (1) it is adjacent to a large developed commercial shopping center, (2) it is adjacent to the I-215 Beltway off ramp, and (3) it is at the end of a cul-de-sac.

Site Development Plan Review

A minor auto repair is an allowable use in a TC-SC zoned district. The Applicant is proposing a Sun Auto repair shop on the Site. The building is approximately 27' in height and approximately 6060 square feet. The building will have 10 service bays, an office and lobby/display area. In conjunction with the site development review, the Applicant is requesting the following waivers:

- **Waiver for Building Placement Build-to-Line:**

The Town Center guidelines require the build-to-line to be 80%. Because of the unique, triangular shape of the Site, the project cannot conform to this standard. As a result, the Applicant is requesting this waiver.

RECEIVED DEC 15 2009

**VAR-36954
01/28/10 PC**

0101.00

- **Waiver to reduce 20% Open Space Requirement:**

The Applicant is requesting to reduce the open space requirement. As stated above, the lot is unique in shape in that it is a small triangular shaped lot at the end of a cul-de-sac. Because of the parking, building size and uniqueness of the lot, the Applicant is requesting to waive the 20% open space requirement.

- **Waiver of Perimeter Landscaping:**

The Applicant is seeking to waive the perimeter landscaping. The Applicant cannot landscape the southern portion of the Site because the building will be built almost to the rear property line. As for the eastern property line, the Applicant is requesting to waive this portion to provide for parking and cross access to the adjacent parcel. Finally, as to the northern property line, the Applicant is seeking to reduce the landscaping in order to provide parking and the appropriate drive aisles.

Special Use Permit

The Applicant is requesting a use permit to allow for service bays to face the public right-of-way. Because of the unique shape of the Site, the building and service bays need to be configured as shown on the plans. Therefore, the Applicant is requesting the special use permit to allow for service bays to face the public right-of-way.

Variance

- **Reduce Building Setback:**

The Applicant is requesting to reduce both the rear building setback and the eastern side setback. Because of the triangular shape of the parcel, the Applicant cannot meet the minimum setbacks. Additionally, the rear setback is against the 215 Beltway off-ramp and not against an adjacent parcel.

- **Reduce Parking:**

The Applicant is requesting to reduce the amount of required parking from 36 spaces to 26 spaces. This is a minor auto repair station with 10 service bays. The service bays account for the majority of the building square footage. As a result, the parking requirements outlined in the City Code are inflated because this use does not require an intense amount of parking.

Additionally, the Applicant is requesting that a condition be required that before the Applicant is issued a certificate occupancy, the adjacent parcel (APN: 125-20-802-003), which is owned by the same owner as the Site, be required to vacate the unnamed street and that a parking agreement and cross access agreement be entered into.

VAR-36954
01/28/10 PC

KAEMPFER

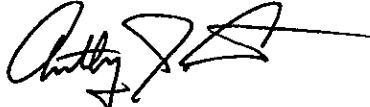
CROWELL

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
December 15, 2009
Page 3

We thank you in advance for your consideration of this matter. Should you have any additional questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Anthony J. Celeste

AJC/dmf

VAR-36954
01/28/10 PC





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-36954** APN: 125-20-801-005
Name of Property Owner: ISAIAH 54:17 LLC
Name of Applicant: T & N Development
Name of Representative: ANTHONY J. CEZESTE

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: _____

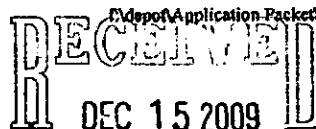
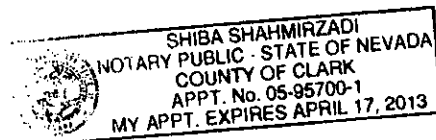
Signature of Property Owner: Barbara A. Lawson

Print Name: BARBARA A. LAWSON

Subscribed and sworn before me

This 15th day of December, 2009

[Signature]
Notary Public in and for said County and State



RECEIVED
U.S. AIR FORCE
OFFICE OF THE
CHIEF OF STAFF
WASHINGTON, D.C.
JAN 10 1964

100-100000



20090610-0000349

Fee: \$21.00 RPTT: EX#003

N/C Fee: \$25.00

06/10/2009 08:27:59

T20090202078

Requestor:

FIDELITY NATIONAL TITLE LAS

Debbie Conway ARO

Clark County Recorder Pgs: 9

APN: 125-20-801-005

125-20-802-003

RE-RECORDED

Quitclaim Deed

Rerecord to correct the Legal Description for Exhibit A
Two ***

Type of Document

Recording Requested by:

Barbara A. Lawson

Return to:

Name: Isaiah 54:17 LLC

c/o Barbara A. Lawson

Address: 10420 Designata Avenue

City/State/Zip: Las Vegas, NV 89135

7-1

20080708-0004492

Fee: \$19.00 RPTT: EX007
NIC Fee: \$0.00

07/08/2008 15:00:54

T20080136999

Requestor:
B LAWSON

Debbie Conway JLB
Clark County Recorder Pgs: 7

125-20-802-003
APN# 125-20-801-005
11-digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrrealprop/owner.aspx>

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Quit Claim Deed

Recording Requested by:

Barbara A Lawson

Return Documents To:

Name Barbara A Lawson

Address 10420 Desiguate Ave

City/State/Zip Las Vegas, NV 89135

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.

APN: 125-20-802-003

125-20-801-005

QUITCLAIM DEED

DATED this 7th day of July 2008

For valuable consideration, I/we, Barbara A Hallie Lawson, Trustee
Of the Barbara Ann Hallie Trust, dated January 21, 2003

do hereby REMISE, RELEASE, and FOREVER QUITCLAIM to: ISAIAH 54:17 LLC
10420 Designate Ave, Las Vegas, NV 89135

the following described real property in the State of Nevada, County of _____

(legal description of real property and commonly known address if known)

See Exhibit A-One and Exhibit A-Two

IN WITNESS WHEREOF, I/We hereunto set my hand/our hands this 7 day of July
2008

Barbara Ann Hallie Lawson, Trustee
(Signature)

(Signature)

BARBARA ANN HALLIE LAWSON
(Print or type name here)

(Print or type name here)

STATE OF NEVADA)

COUNTY OF Clark) ss:

On this 7 day of July, 2008
personally appeared before me, a Notary Public

personally known to me to be the person(s) whose
name(s) is subscribed to the above instrument who
acknowledged that she executed the instrument.

(Notary Public)

RECORDING REQUESTED BY AND MAIL TO:

NAME: Barbara A Lawson
ADDRESS: 10420 Designate Ave
CITY/ST/ZIP: Las Vegas NV 89135

If applicable mail tax statements to

NAME: Barbara A Lawson
ADDRESS: 10420 Designate Ave
CITY/ST/ZIP: L.V. NV 89135

(Notary Stamp)

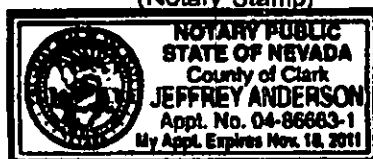


EXHIBIT "A" ONE

THIS LEGAL DESCRIBES A PORTION OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 125-20-801-003, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF (W1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 20:

THENCE SOUTH $00^{\circ}00'07''$ EAST ALONG THE EAST LINE OF SAID WEST HALF (W1/2), A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUING SOUTH $00^{\circ}00'07''$ EAST ALONG THE EAST LINE OF SAID WEST HALF (W1/2), A DISTANCE OF 145.37 FEET;

THENCE FROM A TANGENT BEARING OF NORTH $51^{\circ}07'52''$ WEST, NORTHWESTERLY ALONG THE ARC OF A 1241.12-FT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A DISTANCE OF 267.48 FEET, THROUGH A CENTRAL ANGLE OF $12^{\circ}20'53''$, TO THE SOUTH LINE OF THE NORTH 30 FEET OF SAID WEST HALF (W1/2);

THENCE ALONG THE SAID SOUTH LINE NORTH $89^{\circ}42'10''$ EAST 224.66 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.35 ACRES, MORE OR LESS.

BASIS OF BEARINGS: NAD83 GRID NORTH, NEVADA STATE PLANE COORDINATE SYSTEM EAST ZONE (2701), BASED UPON THE NGS HARN "CCGIS 807", "CNLV 756", AND "CNLV 748" MONUMENTS.

Legal Description

Exhibit A – Two

Assessor's Parcel No.: 125-20-802-003

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 20, Township 19 South, Range 60 East, M.D.M., City of Las Vegas, Clark County, Nevada.

EXCEPTING THEREFROM that portion of said land conveyed to Clark County by Deed recorded February 19, 1976 in Book 595 as Instrument No. 554965, of Official Records, Clark County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to Clark County by Deed recorded November 24, 1980, in Book 1316 as Instrument No. 1275674, of Official Records, Clark County, Nevada.

AND FURTHER EXCEPTING THEREFROM that portion of said land conveyed to Clark County by that certain Amended Final Order of Condemnation recorded June 10, 2004 in Book 20040610 as Instrument No. 0002140, of Official Records, Clark County, Nevada.

COPY

"A."
EXHIBIT TWO

PARCEL V:

The North Half (N 1/2) of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 20, Township 19 South, Range 60 East, N.D.B.&M.

EXCEPTING THEREFROM the Southerly Ten (10) feet

FURTHER EXCEPTING THEREFROM the West Thirty (30) feet, together with a spandrel area in the Northwest (NW) corner thereof, being the Southeast (SE) corner of the intersection of Unnamed Street and Rome Boulevard, bounded as follows:
on the North by the South line of the North Thirty (30) feet thereof;
on the West by the East line of the West Thirty (30) feet thereof; and
on the Southeast (SE) by the arc of a curve concave Southeasterly, having a radius of Fifteen (15) feet and being tangent to the South line of said North Thirty (30) feet and tangent to the East line of said West Thirty (30) feet, as conveyed to Clark County by Deed recorded November 24, 1980 as Document No. 1275674 of Official Records.

FURTHER EXCEPTING THEREFROM the North Thirty (30) feet and the East Thirty (30) feet, together with a spandrel area in the Northeast (NE) corner thereof, being the Southwest (SW) corner of the intersection of Riley Street and Rome Boulevard, bounded as follows:
on the East by the West line of the East Thirty (30) feet;
on the North by the South line of the North Thirty (30) feet; and
on the Southwest (SW) by the arc of a curve concave Southwesterly having a radius of Fifteen (15) feet and being tangent to the West line of the East Thirty (30) feet and tangent to the South line of the North Thirty (30) feet, as conveyed to Clark County by Deed recorded February 19, 1976 as Document No. 554965 of Official Records.

COPY

EXPLANATION: THIS LEGAL DESCRIBES A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUADRANT OF ROME BOULEVARD AND RILEY STREET LYING WITHIN THE PROPOSED ALIGNMENT OF THE NORTHERN/WESTERN SEGMENT OF THE LAS VEGAS BELTWAY.

EXHIBIT B

LEGAL DESCRIPTION

THAT PORTION OF LOT 1 AS SHOWN ON LAND DIVISION 181-88 RECORDED NOVEMBER 14, 1980 AS INSTRUMENT 1275673 IN BOOK 1316 RECORDED OF OFFICIAL RECORDS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°48'19" WEST ALONG THE SOUTH LINE THEREOF, 605.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°35'01" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 446.10 FEET; THENCE SOUTH 47°51'58" EAST, 216.60 FEET; THENCE CURVING TO THE LEFT ALONG THE ARC OF A 732.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 20°43'22", AN ARC LENGTH OF 284.78 FEET; THENCE SOUTH 68°35'20" EAST, 233.48 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°40'26" WEST ALONG SAID EAST LINE, 78.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.15 ACRES, MORE OR LESS.

COPY

ASSESSOR'S COPY

CERTIFIED COPY. THIS
DOCUMENT IS A TRUE AND
CORRECT COPY OF THE
RECORDED DOCUMENT MINU
ANT REDACTED PORTIONS

MAR 16. 2009

Debbie Conway
RECORDER

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 125-20-801-005
b) 125-20-802-003
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

\$ _____

4. Deed in Lieu of Foreclosure, Only (value of property)

(_____)

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due

\$ 0

5. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: Re-recording 20080708-4492 to
correct the legal description for Exhibit A - Two

6. 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 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 Barbara Ann Hollier

Capacity Grantor

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Barbara Ann Hollier Trust
Address: 10420 Designata Avenue
City: Las Vegas
State: NV Zip: 89135

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Isaiah 54:17 LLC
Address: 10420 Designata Avenue
City: Las Vegas
State: NV Zip: 89135

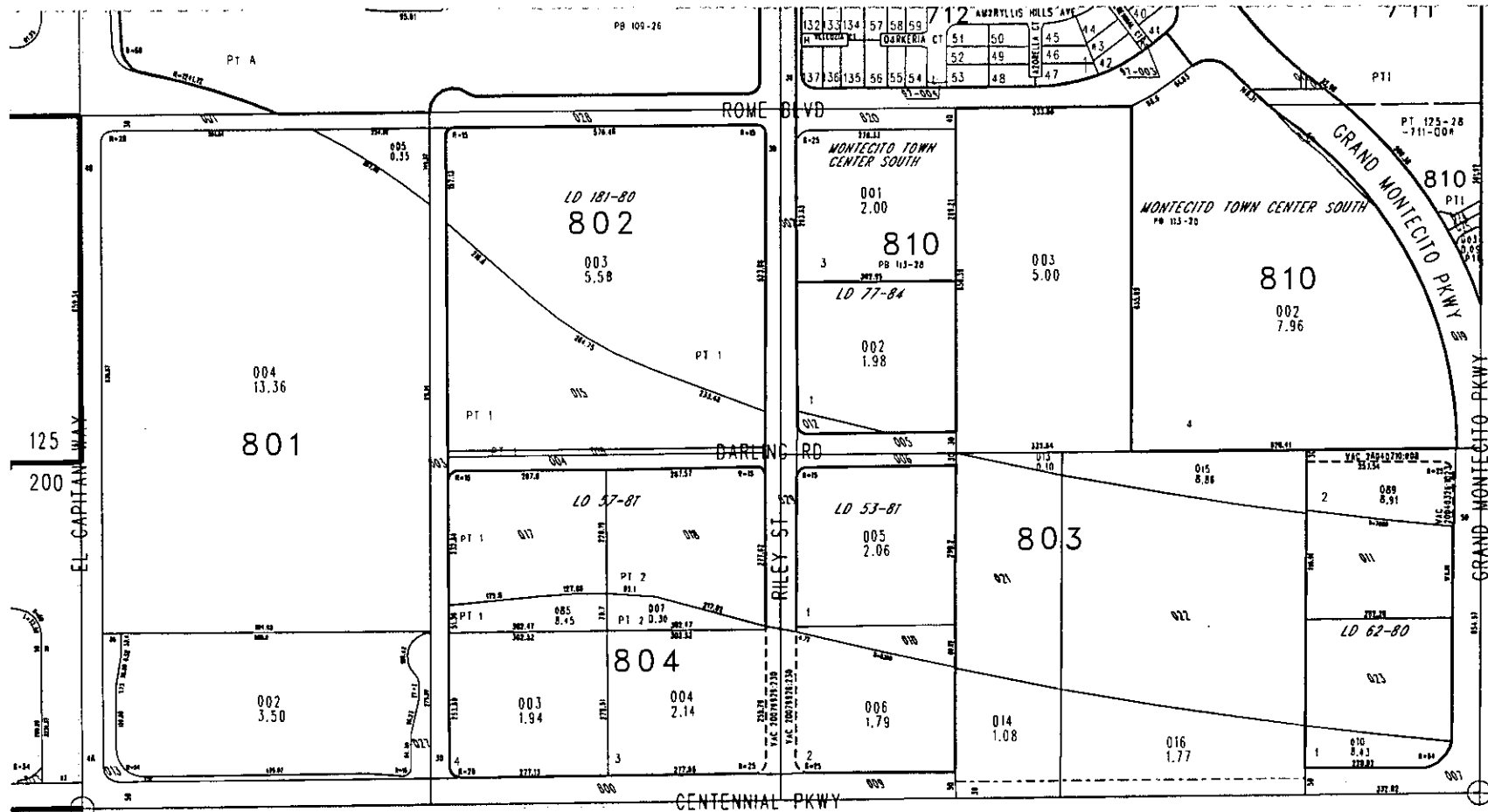
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Fidelity National Title
Address: 500 N. Rainbow Blvd., Suite 100
City: Las Vegas

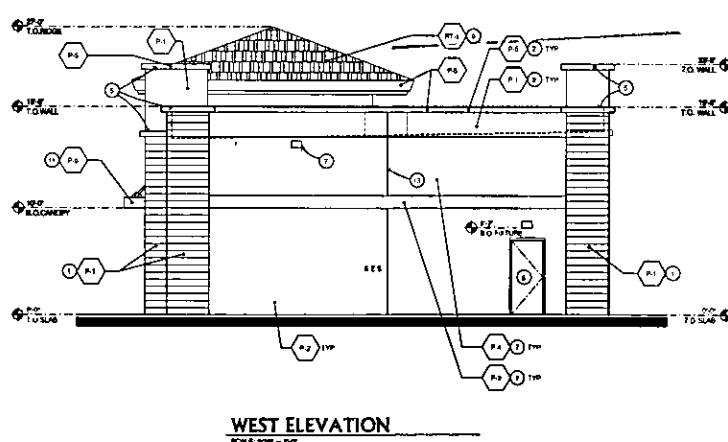
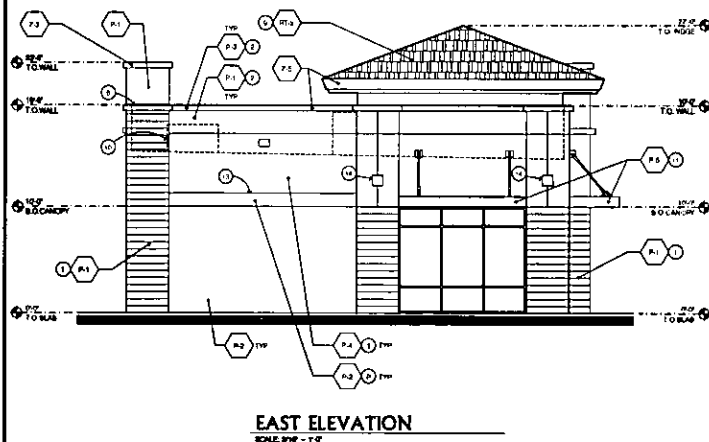
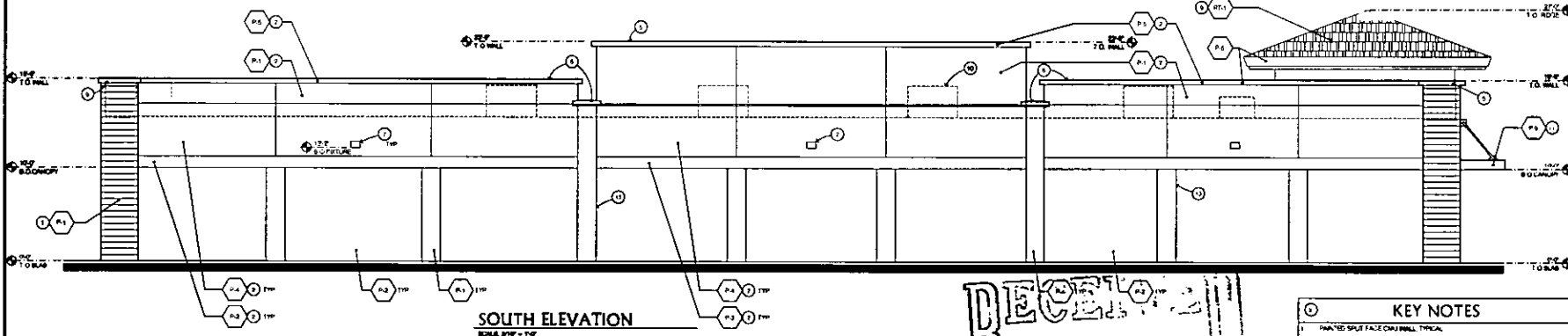
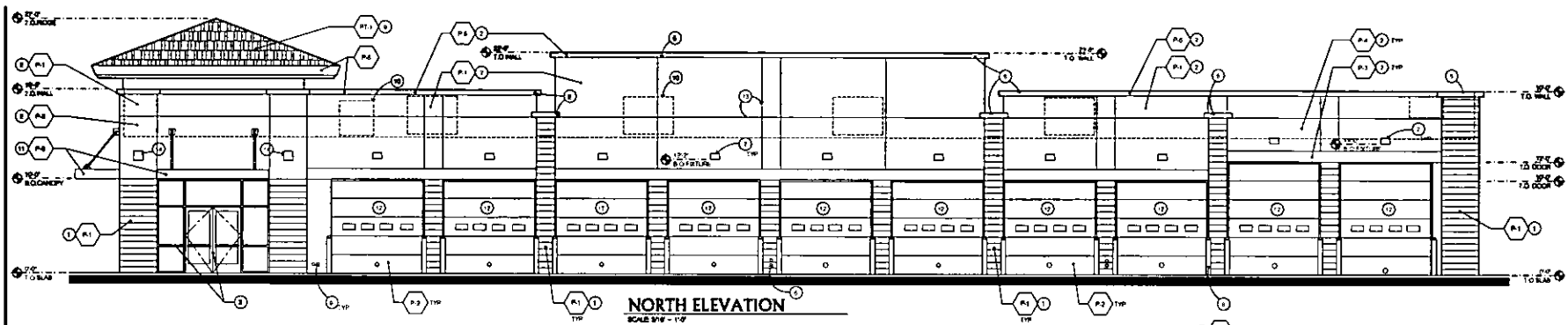
Escrow #: N/A ACCOMMODATION
State: NV Zip: 89107

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

NOTES 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. USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11217 ORIGINAL 	MAP LEGEND PARCEL BOUNDARY 001 1.00 SUBO BOUNDARY 202 ROAD EASEMENT 5 PW/LO BOUNDARY 5 NON-PARCEL LOT LINE 5 MATCH LINE / LEADER LINE GLS ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T19S R60E	20	S 2 SE 4	125-20-8																																																																		
		AVERAGE DA VALUE 45	PARCEL NUMBER ACREAGE 202	PARCEL SUB/SEQ NUMBER PLAT RECORDING NUMBER 5	<table border="1"> <tr> <th>R59E</th> <th>R60E</th> <th>R61E</th> </tr> <tr> <td>99</td> <td>100</td> <td>101</td> </tr> <tr> <td>126</td> <td>125</td> <td>124</td> </tr> <tr> <td>137</td> <td>130</td> <td>139</td> </tr> </table>	R59E	R60E	R61E	99	100	101	126	125	124	137	130	139	<table border="1"> <tr> <td>4</td> <td>5</td> <td>4</td> <td>5</td> <td>1</td> </tr> <tr> <td>7</td> <td>4</td> <td>4</td> <td>4</td> <td>1</td> </tr> <tr> <td>10</td> <td>12</td> <td>10</td> <td>10</td> <td>13</td> </tr> <tr> <td>16</td> <td>20</td> <td>21</td> <td>23</td> <td>24</td> </tr> <tr> <td>30</td> <td>29</td> <td>28</td> <td>27</td> <td>25</td> </tr> <tr> <td>31</td> <td>27</td> <td>32</td> <td>34</td> <td>35</td> </tr> </table>	4	5	4	5	1	7	4	4	4	1	10	12	10	10	13	16	20	21	23	24	30	29	28	27	25	31	27	32	34	35	<table border="1"> <tr> <td>0</td> <td>4</td> <td>0</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> <tr> <td>6</td> <td>2</td> <td>6</td> <td>2</td> </tr> <tr> <td>7</td> <td>3</td> <td>7</td> <td>3</td> </tr> <tr> <td>8</td> <td>4</td> <td>8</td> <td>4</td> </tr> <tr> <td>5</td> <td>1</td> <td>5</td> <td>1</td> </tr> </table>	0	4	0	4	5	1	5	1	6	2	6	2	7	3	7	3	8	4	8	4	5	1	5	1
		R59E	R60E	R61E																																																																					
		99	100	101																																																																					
126	125	124																																																																							
137	130	139																																																																							
4	5	4	5	1																																																																					
7	4	4	4	1																																																																					
10	12	10	10	13																																																																					
16	20	21	23	24																																																																					
30	29	28	27	25																																																																					
31	27	32	34	35																																																																					
0	4	0	4																																																																						
5	1	5	1																																																																						
6	2	6	2																																																																						
7	3	7	3																																																																						
8	4	8	4																																																																						
5	1	5	1																																																																						
Scale: 1"=200'	Rev: 10/05/07																																																																								



VAR-36954 TAX DIST 200
01/28/10 PC



RECEIVED
DEC 15 2009

- KEY NOTES**
1. PAINTED SPUR FACE CHAIN WALL TYPICAL
 2. EPS OVER BRICKTH #1 CHAIN WALL TYPICAL
 3. ALUMINUM STOREFRONT SYSTEM
 4. HOLLOW METAL DOOR & FRAME
 5. EPS BAND TYPICAL
 6. ROOF DRAIN & OVERFLOW LEADERS TO DRAINAGE ABOVE FINISH GRADE
 7. WALL MOUNTED LIGHT FIXTURE TYPICAL
 8. PAINTED CONCRETE FULLED STEEL PIPE BOLLARDS TYPICAL
 9. CONCRETE ROOF TILES
 10. MECHANICAL LITES SCREENED BY PARAPET TYPICAL
 11. PAINTED METAL CANOPY
 12. PAINTED STEEL OVERHEAD DOORS
 13. EPS REVEALS TYPICAL
 14. WALL MOUNTED DECORATIVE LIGHT FIXTURE

- KEY NOTES**
- P1. PAINT MANUFACTURER "SHERRIN WALLACE" COLOR: # 3911 (LEATHER BROWN)
 - P2. PAINT MANUFACTURER "SHERRIN WALLACE" COLOR: # 3911 (LEATHER BROWN)
 - P3. PAINT MANUFACTURER "SHERRIN WALLACE" COLOR: # 3911 (LEATHER BROWN)
 - P4. PAINT MANUFACTURER "SHERRIN WALLACE" COLOR: # 3911 (LEATHER BROWN)
 - P5. PAINT MANUFACTURER "SHERRIN WALLACE" COLOR: # 3911 (LEATHER BROWN)
 - P6. PAINT MANUFACTURER "SHERRIN WALLACE" COLOR: # 3911 (LEATHER BROWN)
 - P7. BRUSHED STEEL CORNER TIE ROOF MANUFACTURER "THERM LUSTRE" COLOR: # 3911 (LEATHER BROWN) STYLE: 345 CONTINUED

VAR-36954
01/28/10 PC

Jeff Looker
Architect

2010 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: 480-730-1776
FAX: 480-480-8521

SUN DEVIL AUTO

N. Durango Dr. & Clark County Hwy. 215
LAS VEGAS, NEVADA 89149

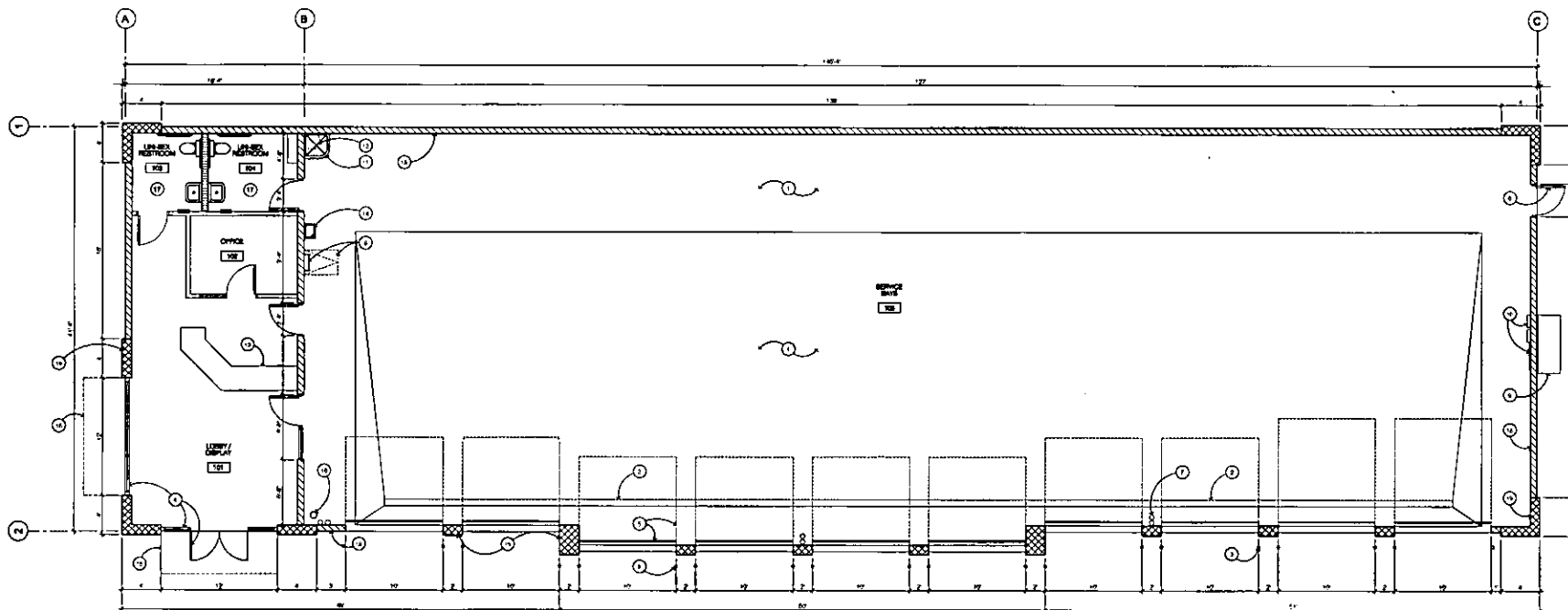
EXTERIOR ELEVATIONS

REVISIONS

JEFF A. LOOKER
No. 2947
ARCHITECT
REGISTERED

ISSUE DATE
DECEMBER 15, 2009

A-2



FLOOR PLAN

SCALE: 3/8" = 1'-0"

RECEIVED
DEC 15 2009

KEY NOTES	
1	PROVIDE CONCRETE SLAB WITH SLOPED SURFACES TYPICAL
2	TRENCH DRAIN
3	CONCRETE FILLER WITH STEEL BOLLARD TYPICAL
4	ALUMINUM STOREFRONT WINDOW & DOOR SYSTEM
5	PAINTED OVERHEAD STEEL DOOR TYPICAL
6	PAINTED HOLLOW METAL DOOR
7	ROOF DRAIN & OVERFLOW LEADERS TO DRAINAGE AT MIN. 1/4" AT G. TYPICAL
8	ROOF ACCESS (ADD PR & HATCH ABOVE)
9	SERVICE ENTRANCE SECTION (SEE E.J.)
10	ELECTRIC PANELS AND TELEPHONE MOUNTING BOARD (T.M.B.)
11	FLOOR MOUNTED MAP SIGN
12	WATER HEATER MOUNTED ABOVE
13	CUSTOMER SERVICE COUNTER
14	DRAINING FOUNTAIN
15	METAL CANOPY ABOVE
16	FIRE RISER
17	ACCESSIBLE UN-RECESSED RECEPTION
18	8'-0" x 16'-0" EXTERIOR WALL TYPICAL
19	12'-0" x 16'-0" EXTERIOR WALL TYPICAL

VAR-36954
01/28/10 PC

**Jeff
Looker
Architect**

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85281
PHONE: 480-730-1778
FAX: 480-730-1871

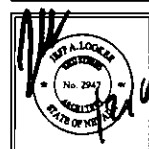
ALL DRAWINGS ARE THE PROPERTY OF JEFF LOOKER ARCHITECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF JEFF LOOKER ARCHITECT. THE USER OF THIS DRAWING AGREES TO HOLD JEFF LOOKER ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST JEFF LOOKER ARCHITECT BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.

SUN DEVIL AUTO

N. Durango Dr. & Clark County Hwy. 215
LAS VEGAS, NEVADA 89149

FLOOR PLAN

REVISIONS



ISSUE DATE

DECEMBER 15, 2009

JOB NO. 10047

A-1



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: VAR-36954

MEETING DATE: 01/28/10 PC

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



Signature

Date

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