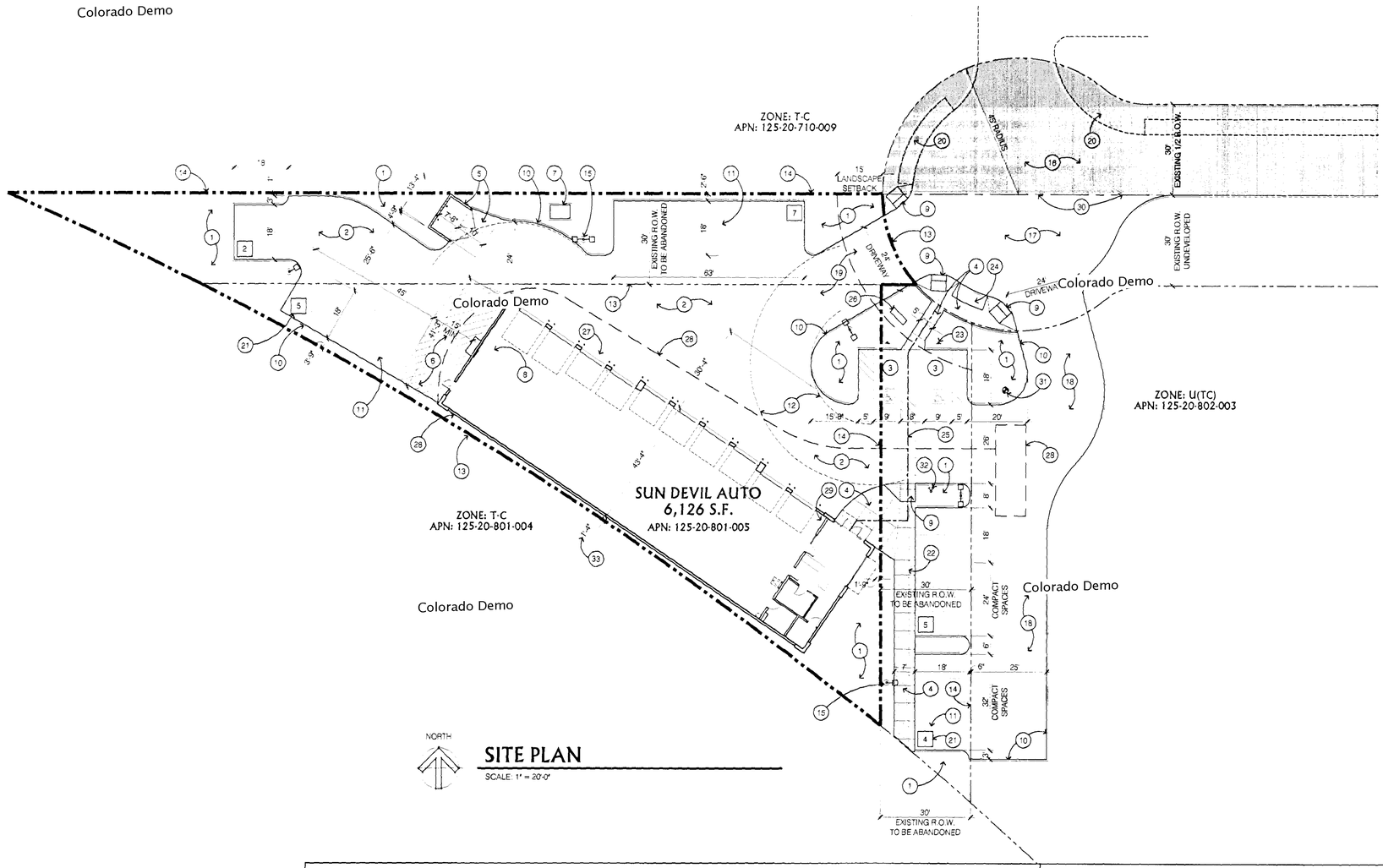


NORTH

SITE PLAN

SCALE: 1" = 20'-0"

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 DRIVE WAY 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

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 S.F. / 200) ÷ 5 = 36

PARKING SPACES PROVIDED (TITLE 19.10, TABLE 4):
16 (STANDARD), 7 (COMPACT, 30%) = 23
ACCESSIBLE SPACES PROVIDED (TITLE 19.10, TABLE 2) = 2
TOTAL PARKING PROVIDED = 25
(REFERENCE PARKING VARIANCE)

LOADING SPACES (TITLE 19.10, TABLE 6):
REQUIRED: 1
PROVIDED: 1

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 ENTITILED '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:
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 x .36578]+[9,000 x 3]}
Aa = {At + [At x If] + [At x Is]}
.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:	88 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 BUILDNG 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'

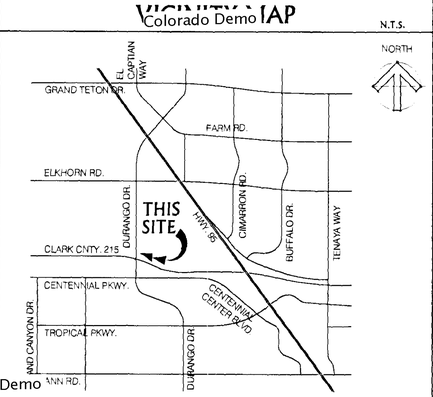
REQUIRED & PROVIDED PLUMBING FIXTURES (IBC 2902 AND TABLE 2902.1):
'B' OCCUPANCY: 1 WATER CLOSET; 1 LAVATORY; 1 DRINKING FOUNTAIN; 1 SERVICE SINK

'S-1' 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.

VICINITY MAP

N.T.S.



WAIVERS & VARIANCES

SITE DEVELOPMENT REVIEW WAIVERS
1. 80% OF THE BUILDING FAÇADE TO ABUT THE BUILDING TO LINE
2. 20% OPEN SPACE
3. PERIMETER LANDSCAPING FOR BOTH PARCELS

VARIANCES
1. BUILDING SETBACK
2. PARKING

RECEIVED
JAN 04 2010

VAR-37101
01/28/10 PC

Jeff Architec
2070 E. SOUTHE
TEMPE, ARIZON
PHONE: 480-73
FAX: 480-968-

SUN DEVIL AUTO

N. Durango Dr. & Clark County Hwy. 215

SITE PLAN

◆ REVISIONS

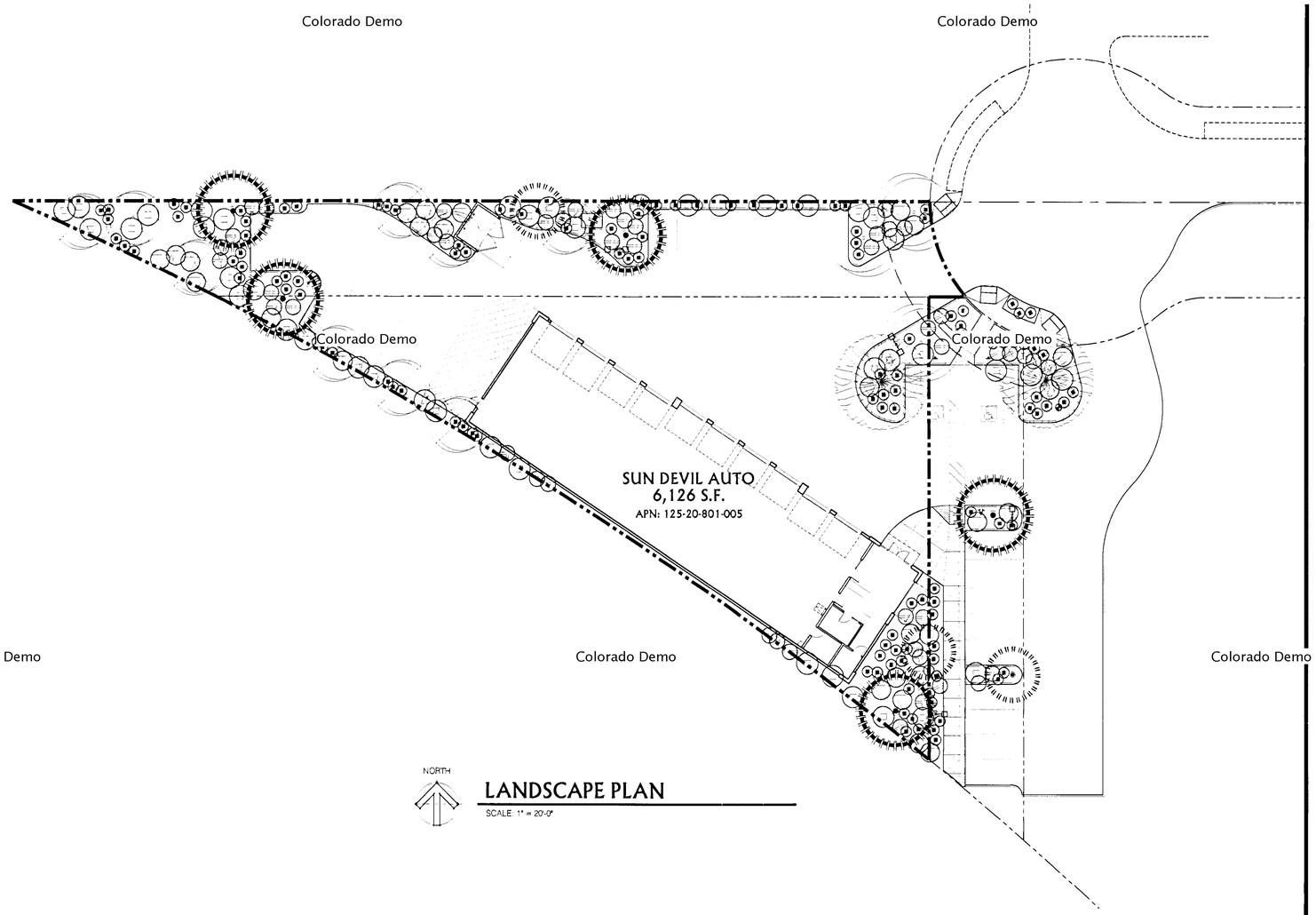
JEFF A. LOOKER REGISTERED No. 2947 ARCHITECT STATE OF NEVADA

◆ ISSUE DATE

DECEMBER 15, 2009

JOB NO.: LC887

A-0



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PLANT LIST

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

Jeff Looker Architect

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

SUN DEVIL AUTO

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

LANDSCAPE PLAN

◆ REVISIONS ◆

JEFF A. LOOKER
REGISTERED
No. 2947
ARCHITECT
STATE OF NEVADA

◆ ISSUE DATE ◆

DECEMBER 15, 2009

JOB NO.: LC887

L-1

RECEIVED
JAN 04 2010
VAR-37101
01/28/10 PC

177428

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-37101 – VARIANCE
CITY COUNCIL MEETING OF MARCH 3, 2010
RELATED TO: VAR-36954, SDR–36953, SUP-36950
VAC-37100, 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 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]. 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-36954), 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

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
CITY OF LAS VEGAS
DEVELOPMENT SERVICES CENTER
731 S. Fourth Street
Los 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-37101 - VARIANCE

Dear Ms. Lawson:

Your 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), 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-36954), 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

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-37101 - VARIANCE

Dear Applicant:

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 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

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
CC: Nancy Almanzan, Right-of-Way; Wayne Dowdey, Land Development; O. C. White, Traffic Engineering; Alan Riekki, Survey (FM, PM, & A's only)
Date: January 5, 2010
Re: **VAR-37101** J & N Development S. Side Rome Blvd., W. of Riley St.
Request for a Variance for a rear yard setback

COMMENTS:

We have no comment on the Request for a Variance application to allow a one-foot rear yard setback where 20 feet is required for a proposed auto repair garage, minor, located on the south side of Rome Boulevard, west of Riley Street.

BTA:RWB:rwb

F:\#DEPDT\ENGINEERING_INTEGRATION\DEVCO\DOCS\CURRENT\VAR-37101.DOC

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-37101

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

C I T Y O F L A S V E G A S

INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*	**VAR-37101**

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	7th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2nd FLOOR CITY HALL
*TEFO **(DPW)**	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID **(DPW)**	PATRICK MURPHY	420 N. FOURTH STREET
*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>***

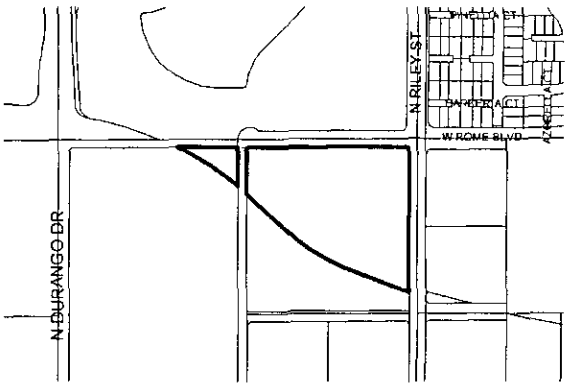
VARIANCE
01/05/2010

Application Information

VAR-36954 - VARIANCE RELATED TO MOD-36955 AND ZON-36949 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISAIAH 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: ISAIAH 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)

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

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 Information

VAR-36954 - VARIANCE RELATED TO MOD-36955 AND ZON-36949 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISAIAH 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)

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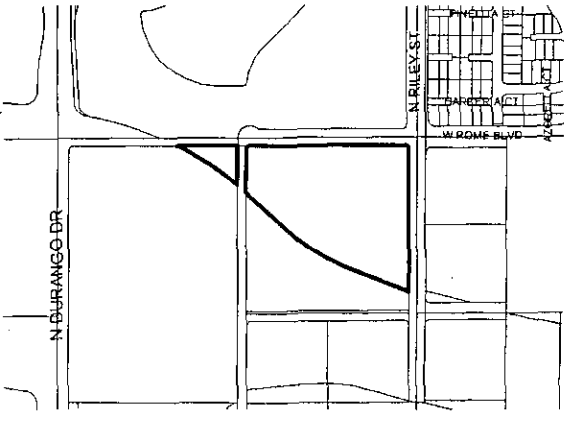

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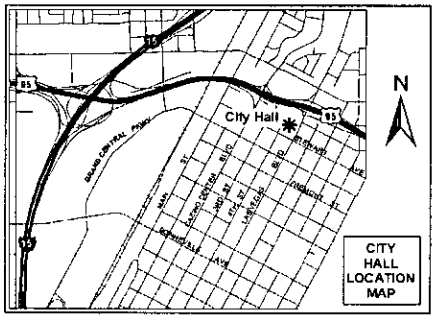
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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

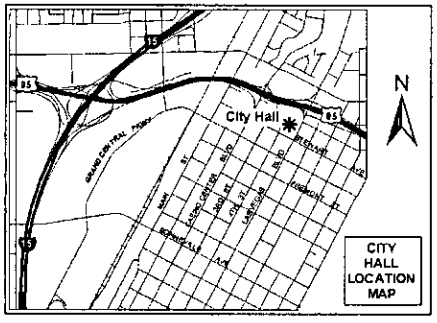
Please use available blank space on card for your comments.

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

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-37101 - VARIANCE RELATED TO MOD-36955, ZON-36949 AND VAR-36954 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISAIAH 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)*

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

PLANNING SUPERVISOR: ***STEVE GEBEKE*** ☒ ***PUBLIC HEARING***

Comments Due: ***ASAP***

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:

A/P # 37101 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	01/05/2010 12:09	984387	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work		# Plans	0
Dept of Commerce		# Plans	0
Priority	☒ Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-37101 - VARIANCE RELATED TO MOD-36955, ZON-36949 AND VAR-36954 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISAIAH 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)

Parent A/P # 36955
Project # 37101 **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** ISAIAH 54-17 L L C
Mailing Address 10420 DESIGNATA AVE **Organization** % B LAWSON
City LAS VEGAS **State/Province** NV
ZIP/PC 89135-2591 **Country** ☐ Foreign
Day Phone **Evening Phone**
Fax **Mobile #**

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

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

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
372598 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete

Item Description	Item Status
372596 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
372607 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
372600 FLOOD #1 (FLOOD CONTROL)	Incomplete
372599 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
372597 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
372606 ROW #1 (RIGHT-OF-WAY)	Incomplete
372601 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
372605 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
372603 SURVEY #1 (SURVEY)	Incomplete
372604 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
372602 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

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR) **Modified By** MREX **Modified Date/Time** 01/05/2010 12:09

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, 1Rolled)**
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**

Planning Condition	Description	Effective	Expire	Comments

There is no planning condition for this project.

VARIANCE

Y Parent Project link required?

Y Will this go to the City Council?

Final City Council letter received

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
MREX	01/05/2010					

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#	890381	01/05/2010 12:21		0.00
TOM COOMBS; KAEMPFER CROWELL RENSHAW ET AL; CK#74991; 702-792-7000;					
Z-SUBC	REASON ALL ITEMS NOT SUBMITTED		01/05/2010 12:09	01/05/2010 12:09	0.00
created per Steve S					

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance - Rear Yard Setback

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 TC proposed n/a **Zoning:** existing TC-U proposed TC-SC

Commercial Square Footage _____ **Floor Area Ratio** _____

Gross Acres 0.35 **Lots/Units** n/a **Density** n/a

Additional Information

PROPERTY OWNER Isaiah 54 17 LLC **Contact** _____

Address _____ **Phone:** _____ **Fax:** _____

City _____ **State** _____ **Zip** _____

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 3800 Howard Hughes Pkwy, Seventh Floor **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 5th day of January, 2009

Amber Calixto

Notary Public in and for said County and State

County: Clark

State: NV

AMBER CALIXTO
Notary Public State of Nevada
No. 07-1654-1
My appt. exp. Dec. 5, 2010

Revised 04/26/05

FOR DEPARTMENT USE ONLY

Case #	VAR-37101
Meeting Date:	1/28/010
Total Fee:	830 00/100
Date Received:*	1/5/010
Received By:	MREY

*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

KAEMPFER CROWELL

KAEMPFER CROWELL RENSHAW GRONAUER & FIORENTINO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
702.693.4215

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.798.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.652.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

January 4, 2010

VIA HAND DELIVERY

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

Jn 2

Re: ***Revised Justification Letter – Zone Change for APN: 125-20-80~~1~~-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.

Jn 2

Additionally, the Applicant is requesting that APN: 125-20-80~~1~~-003 is rezoned to from undeveloped to TC. The Applicant is **not** requesting a major modification to the plan for APN: 125-20-80~~1~~-003.

2 Jn

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-37101
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.

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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-37101
01/28/10 PC

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-37101** APN: 125-20-801-005

Name of Property Owner: Isaiah 54 17 LLC

Name of Applicant: J & N Development

Name of Representative: Tony Celeste, Kaempfer Crowell Renshaw Gronauer & Fiorentino

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

_____Yes X No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Barbara A. Lawson

Print Name: BARBARA A. LAWSON

Subscribed and sworn before me

This 5th day of January ~~2009~~ 2010

Amber Calixto

Notary Public in and for said County and State

County : Clark

State : NV

AMBER CALIXTO
Notary Public State of Nevada
No. 07-1654-1
My appt. exp. Dec. 5, 2010

Revised 11-14-06

f:\depot\Application Packet\Statement of Financial Interest.doc

393052.1

20090610-0000349
Fee: $21.00 RPTT: EX#003
N/C Fee: $25.00
06/10/2009 08:27:59
T20090202078
Requestor:
FIDELITY NATIONAL TITLE LA5
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: EX#007
N/C Fee: $0.00
07/08/2008 15:00:54
T20080136999
Requestor:
B LAWSON
Debbie Conway JLB
Clark County Recorder Pgs: 7

APN# 125-20-802-003
125-20-801-005

11-digit Assessor's Parcel Number may be obtained at:
http://redrock.co.clark.nv.us/assrrealprop/ownr.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 Designate 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.

OR Form 108 ~ 06/06/2007
Coversheet.pdf

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 Hollier Lawson, Trustee of the Barbara Ann Hollier 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 Exhbit 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 Hollier Lawson, Trustee
(Signature) (Signature)

BARBARA ANN HOLLIER LAWSON
(Print or type name here) (Print or type name here)

STATE OF NEVADA)
) ss:
COUNTY OF Clark)
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: LV 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)

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JEFFREY ANDERSON
Appt. No. 04-86663-1
My Appt. Expires Nov. 18, 2011

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°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°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°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°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°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.

"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, M.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. 654965 of Official Records.

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 181-80 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 SOUGH 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.

ASSESSOR'S COPY

CERTIFIED COPY, THIS DOCUMENT IS A TRUE AND CORRECT COPY OF THE RECORDED DOCUMENT MINUS ANY 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)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Barbara Ann Hollier Trust	Print Name: Isaiah 54:17 LLC
Address: 10420 Designata Avenue	Address: 10420 Designata Avenue
City: Las Vegas	City: Las Vegas
State: NV Zip: 89135	State: NV Zip: 89135

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: Fidelity National Title Escrow #: ~~N/A~~ ACCOMODATION
Address: 500 N. Rainbow Blvd., Suite 100
City: Las Vegas 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 11X17 ORIGINAL
0 50 100 300 400 600 800

AVERAGE QA VALUE 45

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

MAP LEGEND

PARCEL BOUNDARY	001 PARCEL NUMBER
SUBD BOUNDARY	1.00 ACREAGE
ROAD EASEMENT	202 PARCEL SUB/SEQ NUMBER
PM/LO BOUNDARY	PB 25-45 PLAT RECORDING NUMBER
NON-PARCEL LOT LINE	5 BLOCK NUMBER
MATCH LINE / LEADER LINE	5 LOT NUMBER
001 ROAD ID NUMBER	GL5 GOV. LOT NUMBER

MAP T19S R60E

	R59E	R60E	R61E
T19S	99	100	101
T19S	126	125	124
T20S	137	138	139

SEC 20

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

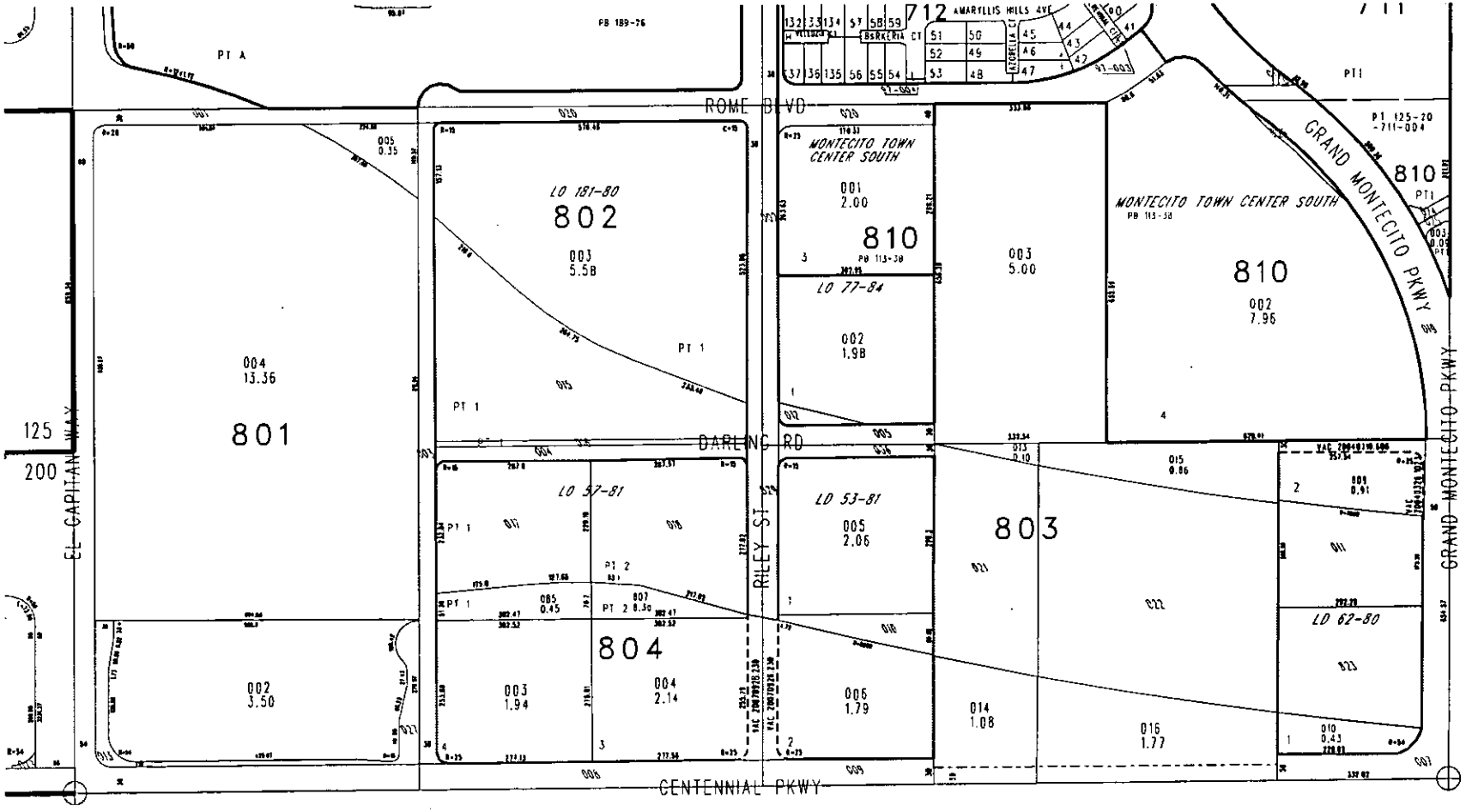
Scale:1"=200'

Rev:10/05/07

S 2 SE 4

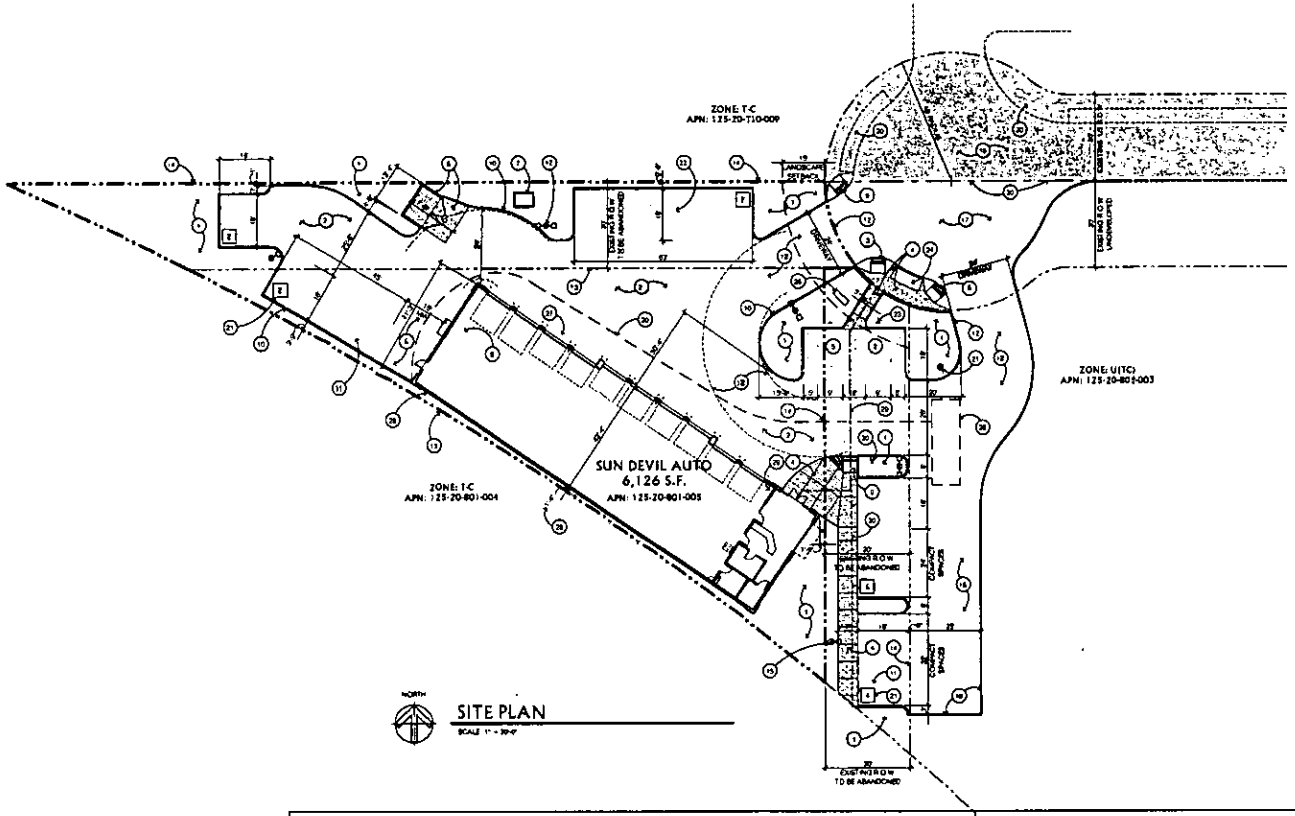
4	3	2	1
1	5	6	7
2	6	7	8
3	7	8	9
4	8	9	10
1	5	6	7

125-20-8



VAR-37101
01/28/10 PC

TAX DIST 200



SITE PLAN

SCALE 1" = 30'-0"

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. 12' X 35')
7. PROPOSED ELECTRIC UTILITY TRANSFORMER
8. ELECTRIC SERVICE ENTRY SECTION (E.S.E.)
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 30' 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 DRIVE WAY 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 C.T.V.B. 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. 9" CONCRETE FILLED STEEL BOLLARD: TYPICAL
28. FIRE TRUCK AT FIRE ACCESS WITH 250' MAXIMUM DISTANCE (212' 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

PROJECT DIRECTORY

PROJECT OWNER

J & M DEVELOPMENT
C/O SUN DEVIL AUTO, INC
1998 E. ELLIOT RD
TEMPE, AZ 85284
PHONE (480) 491-5455
FAX (480) 991-1204
CONTACT JOEL HIGGINBOTHAM

ARCHITECT

JEFF LOOKER ARCHITECT
2070 E. SOUTHERN AVE
TEMPE, AZ 85282
PHONE (480) 730-1776
FAX (480) 966-8571
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. CELEBRE

PROJECT DATA

ADDRESS:	7 & D
LOCATION:	NORTHEAST OF THE INTERSECTION BETWEEN N. DURANGO DR. & CLARK COUNTY HIGHWAY 215 LAS VEGAS, NV 89149
DESCRIPTION:	AUTO REPAIR GARAGE (MINOR), 12 BAYS
JURISDICTION:	CITY OF LAS VEGAS
APN:	125-20-801-005
EXISTING ZONING	TC-U
PROPOSED ZONING	TC-BC
NET SITE AREA:	22,640 S.F. (0.52 ACRES)
TOTAL GROSS BUILDING AREA:	6,126 S.F.
BUILDING LOT COVERAGE:	6,126 S.F. / 22,640 S.F. = 26.9%
LANDSCAPED AREA COVERAGE	5,267 S.F. / 22,640 S.F. = 23.3%

PARKING CALCULATION (TITLE 19.04, TABLE 2):
PARKING SPACES REQUIRED: (6,126 S.F. / 300) x 6 = 36

PARKING SPACES PROVIDED (TITLE 19.16, TABLE 4)
19 (STANDARD), 7 (COMPACT, 30%) = 26
ACCESSIBLE SPACES PROVIDED (TITLE 19.16, TABLE 2) = 2
TOTAL PARKING PROVIDED = 28
(REFERENCE PARKING VARIANCE)

LOADING SPACES (TITLE 19.10, TABLE 6)
REQUIRED: 1
PROVIDED: 1

WAIVERS & VARIANCES

SITE DEVELOPMENT REVIEW WAIVERS
1. 80% OF THE BUILDING FACADE TO ABUT THE BUILDING TO LINE
2. 80% OPEN SPACE
3. PERIMETER LANDSCAPING FOR BOTH PARCELS

VARIANCES
1. BUILDING SETBACK
2. PARKING

BUILDING CODE ANALYSIS

GOVERNING CODES

1997	UNIFORM ADMINISTRATIVE CODE (UAC) WITH SUPPLEMENTAL DOCUMENT
2006	INTERNATIONAL BUILDING CODE (IBC) WITH SOUTHERN NEVADA AMENDMENTS
2006	NATIONAL ELECTRICAL CODE (NEC) WITH SOUTHERN NEVADA AMENDMENTS AND DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE NATIONAL ELECTRICAL CODE, 2006 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
2003	INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH SOUTHERN NEVADA AMENDMENTS

OCCUPANCY (IBC 304, 311)
S OFFICE
B LOBBY / DISPLAY (ASSEMBLY, SECTION 302.1, EXCEPTION 1)
S-1 MOTOR VEHICLE REPAIR (GARAGE)

CONSTRUCTION TYPE (IBC CHAP. 6)
V-B (SPRINKLERED)

FIRE SPRINKLERS (IBC 903, NFC 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 506 - 507 & TABLE 506)
39,202 S.F. = [(9,000 + (9,000 x .3617)) + (9,000 x 3)]
Aa = [(Aa *) Ai + (B*) Ai + (Ai x In)]
34576 = [(34,576 - 6,126) / 39,202]
Ir = [(2.9 - 0.3) / 3] = 0.86
39,202 S.F. ALLOWED
6,126 S.F. ACTUAL

OCCUPANT LOAD (IBC 1004 & TABLE 1004.1.1):

OFFICE	40 S.F. / 100 = 1
LOBBY / DISPLAY:	604 S.F. / 15 = 27
SERVICE BAYS:	5,145 S.F. / 300 = 32
TOTAL OCCUPANT LOAD	60

EXIT 2 (IBC TABLE 1016 & TABLES 1015.1, 1016.1, 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, 1804, 1602, 2603.3 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, 2006 AMS TABLE 2902.1):
8 OCCUPANCY: 1 WATER CLOSET, 1 LAVATORY, 1 DRINKING FOUNTAIN, 1 SERVICE SINK

5-1 OCCUPANCY: 1 WATER CLOSET, 1 LAVATORY, 1 DRINKING FOUNTAIN, 1 EMERGENCY SHOWER & EYEWASH, 1 SERVICE SINK

NON-SEPARATED USE (IBC 508.3.3):
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

VICINITY MAP

VAR-37101
01/28/10 PC

RECEIVED
JAN 04 2010

Jeff Looker Architect
2070 E. SOUTHERN AVE
TEMPE, ARIZONA 85282
PHONE 480-730-1776
FAX 480-966-8571

SUN DEVIL AUTO

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

SITE PLAN

REVISIONS

JEFF A. LOOKER
No. 2947
STATE OF NEVADA
12/04

ISSUE DATE
DECEMBER 15, 2009
JOB NO. LC007

A-0

CITY OF LAS VEGAS
SIGN POSTING AFFIDAVIT

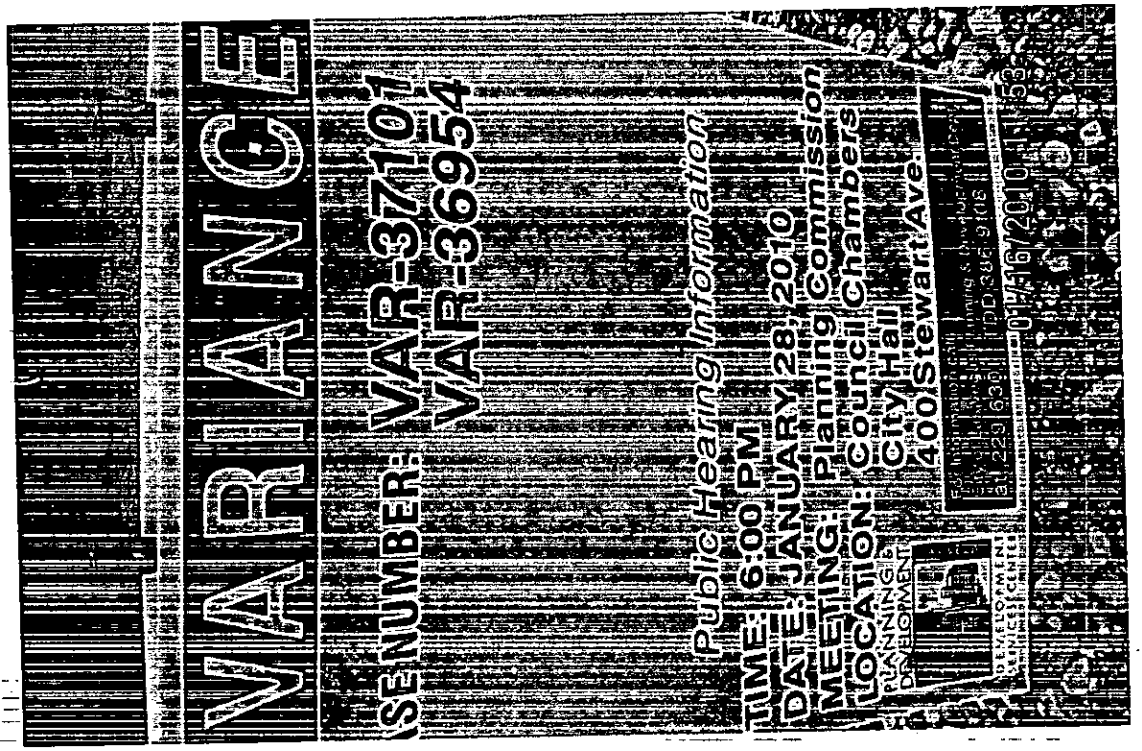
PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

CASE NUMBER: **VAR-37101**

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

1-16-10
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.