

Colorado Demo

Colorado Demo

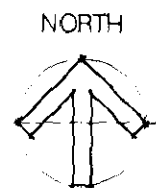
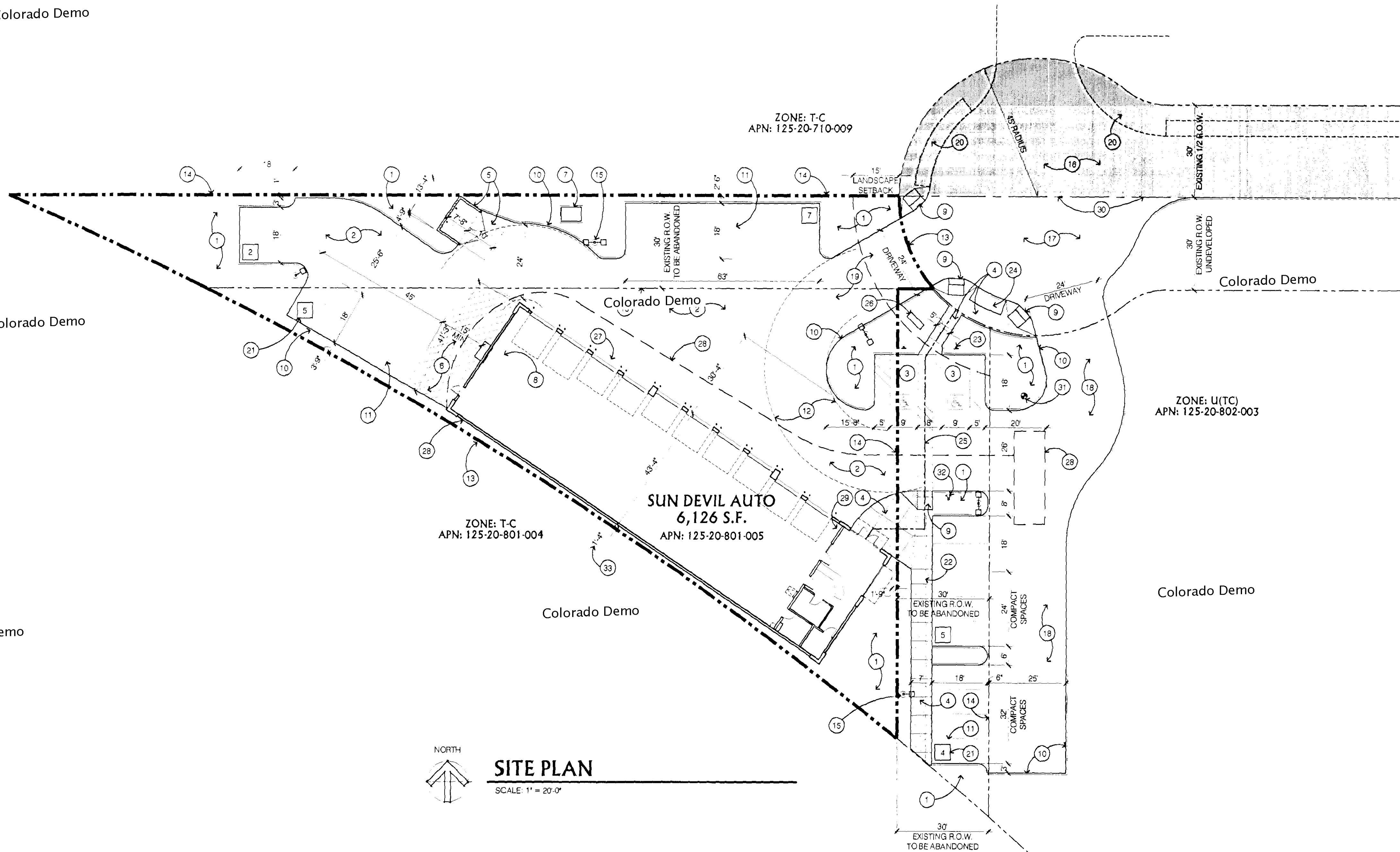
Colorado Demo

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SITE PLAN

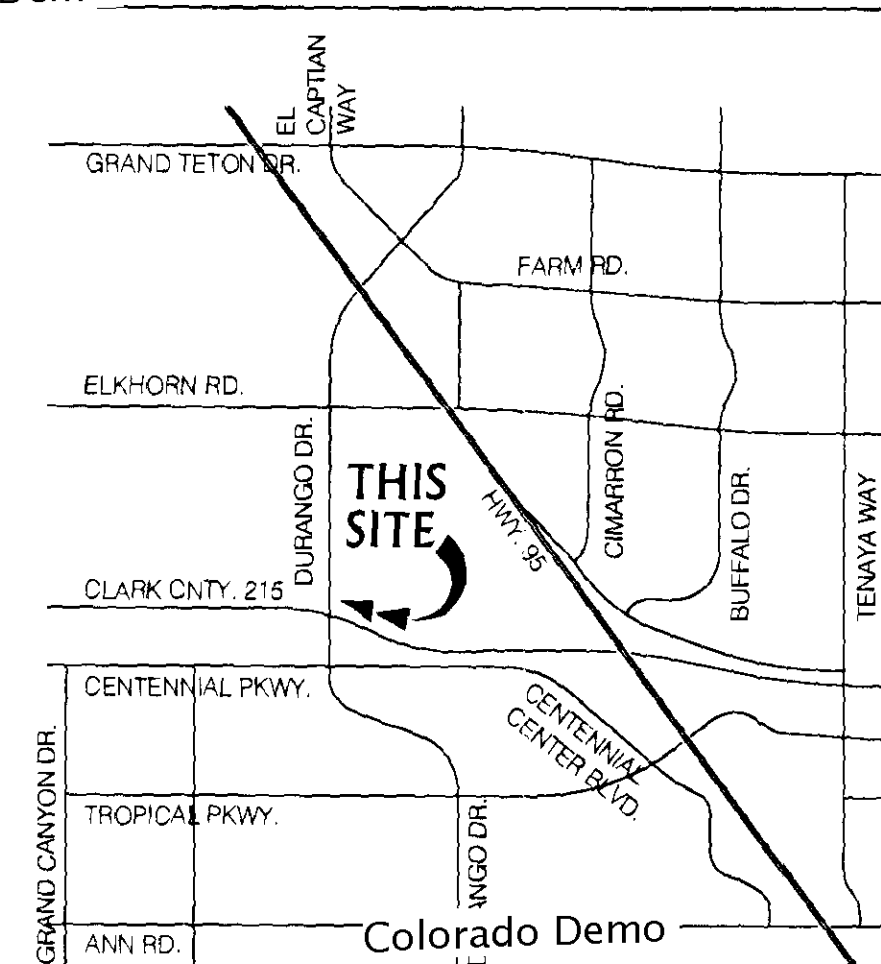
SCALE: 1" = 20'-0"

BUILDING CODE ANALYSIS

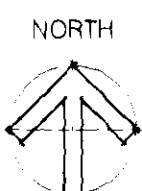
GOVERNING CODES	
1997	UNIFORM PLUMBING CODE (UPC) WITH SUPPLEMENTAL DOCUMENT
2006	INTERNATIONAL BUILDING CODE (IBC) WITH SOUTHERN NEVADA AMENDMENTS
2005	NATIONAL ELECTRICAL CODE (NEC) WITH SOUTHERN NEVADA AMENDMENTS AND DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE NATIONAL ELECTRICAL CODE, 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) (UPC) WITH SUPPLEMENTAL DOCUMENT
2006	INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH SOUTHERN NEVADA AMENDMENTS
OCCUPANCY (IBC 304.3.1):	
B	OFFICE
S-1	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 903.3.3):	
YES, NFPA 13	
FIRE ALARM (IBC 907):	
YES	
BUILDING HEIGHT (IBC 503.5.4 & TABLE 503):	
ALLOWED: 60'-0" (2 STORY) MAX.	
ACTUAL: 27'-0" (1 STORY)	
ALLOWABLE AREA (IBC 503.5.5 & TABLE 503):	
39,292 S.F.	$= (9,000 + (9,000 \times 3.6578)) + (9,000 \times 3)$
Aa	$= (A_1 + (A_2 \times 1.1)) + (A_3 \times 1.5)$
36,578	$= (234 \times 380 - 0.25) 30 \times 30$
IF	$= (P \times 0.25) W \times 30$
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 704.7.11.4 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):	
'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.



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 CUL-DE-SAC 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. 8" 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

KAEMPER 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 CORNER 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 (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 ABUT THE BUILDING TO LINE
2.	20% OPEN SPACE
3.	PERIMETER LANDSCAPING FOR BOTH PARCELS
VARIANCES	
1.	BUILDING SETBACK
2.	PARKING

ZON-36949
REVISED
01/28/10 PC

RECEIVED
JAN 04 2010

Jeff Looker Architect

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

Colorado Demo
SERIES 100-001
UNAUTHORIZED USE OR REPRODUCTION WITHOUT PERMISSION OF THE ARCHITECT IS PROHIBITED. THIS DRAWING IS ONLY FOR INFORMATION AND NOT FOR CONSTRUCTION. IT SHALL NOT BE USED FOR OTHER LOCATIONS WITHOUT THE ARCHITECT'S PERMISSION.

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

SITE PLAN

REVISIONS

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

ISSUE DATE
DECEMBER 15, 2009
JOB NO.: LC087

A-0



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

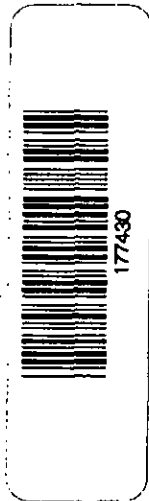
LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVRDS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



March 5, 2010

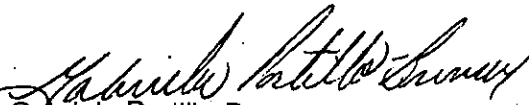
Ms. Barbara Lawson
Isaiah 54 17, LLC
10420 Designata Avenue
Las Vegas, Nevada 89135

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

Dear Ms. Lawson:

The City Council at a regular meeting held March 3, 2010 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 5.93 acres at the southwest corner of Rome Boulevard and Riley Street (APNs 125-20-801-005 and 125-20-802-003). The Notice of Final Action was filed with the Las Vegas City Clerk on March 4, 2010.

Sincerely,


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

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

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

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: ZON-36949 - REZONING

Dear Ms. Lawson:

Your request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 5.93 acres at the southwest corner of Rome Boulevard and Riley Street (APNs 125-20-801-005 and 125-20-802-003), Ward 6 (Ross), was considered by the Planning Commission on January 28, 2010.

The Planning Commission voted to recommend **APPROVAL** of your request.

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. Rass
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: ZON-36949 - REZONING

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. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lais 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: **ZON-36949** J & N Development S. Side Rome Blvd., W. of Riley St.
Request for Rezoning from U to T-C

COMMENTS:

We have no comment on the request for a Zoning Reclassification From: U (Undeveloped) Zone [TC (Town Center) General Plan Designation] To: T-C (Town Center) on 5.92 acres of property located on the south side of Rome Boulevard, approximately 640 feet west of Riley Street.

We note that this site is the subject of a Site Development Plan Review SDR-36953; all site related conditions of approval are addressed with that action.



24

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

ZON-36949 - REZONING RELATED TO MOD-36955 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISALAH 54:17, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) Zone [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 5.93 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APNs 125-20-801-005 and 125-20-802-003), 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:

**Las Vegas Metropolitan Police Dept.
Office of Intergovernmental Services**

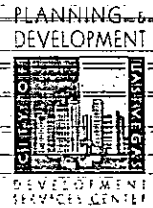
No Law Enforcement Issue



THE UNIVERSITY OF CHICAGO
LIBRARY



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-36949

MEETING DATE: 01/28/10 PC

3 of 3

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.

REZONING

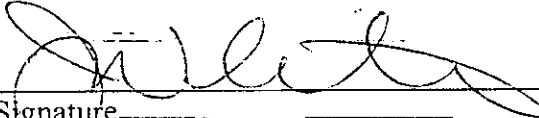
CASE NUMBER: ZON-36949

Existing Zoning: U (UNDEVELOPED)
Proposed Zoning: T-C (TOWN CENTER)
General Plan: TC (TOWN CENTER)

Public Hearing Information
TIME: 6:00 PM
DATE: JANUARY 28, 2010
MEETING: Planning Commission
LOCATION: Council Chambers
City Hall
400 Stewart Ave.

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
229-5301 TDD 386-9106

2016/2010-12-09


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.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-36949

MEETING DATE: 01/28/10 PC

243
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.

REZONING

CASE NUMBER: ZON-36949

Existing Zoning: U (UNDEVELOPED)

Proposed Zoning: T-C (TOWN CENTER)

General Plan: TC (TOWN CENTER)

Public Hearing Information

TIME: 6:00 PM

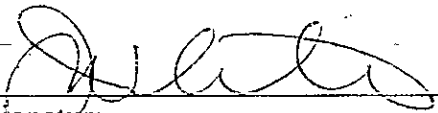
DATE: JANUARY 28, 2010

MEETING: Planning Commission

LOCATION: Council Chambers
City Hall
400 Stewart Ave.

PLANNING & DEVELOPMENT
CITY OF LAS VEGAS
225 S. STEWART AVE., SUITE 100
LAS VEGAS, NV 89101
TEL: 702-259-6800 FAX: 702-259-6801

01/16/2010 12:00


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.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT



CASE NUMBER: ZON-36949

MEETING DATE: 01/28/10 PC

1-16-10
3
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.

REZONING	
CASE NUMBER: ZON-36949	
Existing Zoning: U (UNDEVELOPED)	Proposed Zoning: T-C (TOWN CENTER)
General Plan: TC (TOWN CENTER)	
Public Hearing Information	
TIME: 6:00 PM	DATE: JANUARY 28, 2010
MEETING: Planning Commission	
LOCATION: Council Chambers	
PLANNING & DEVELOPMENT CITY HALL 400 Stewart Ave. LAS VEGAS, NV 89101	

Signature [Signature]

Date 1-16-10

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.

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:

ZON-36949

Canyon Creek North HOA

Centennial Park HOA

Chatham Hills HOA

Cimarron Ridge HOA

Cimarron Springs HOA

Elkhorn Cimarron Estates HOA

Elkhorn Community Association

Remington Place HOA

Rosabella at Travato HOA

Skypointe HOA

Spinnaker Homes At Centennial Hills HOA

Timberlake Street and Land Maintenance
Association

Town Center Village Community Association

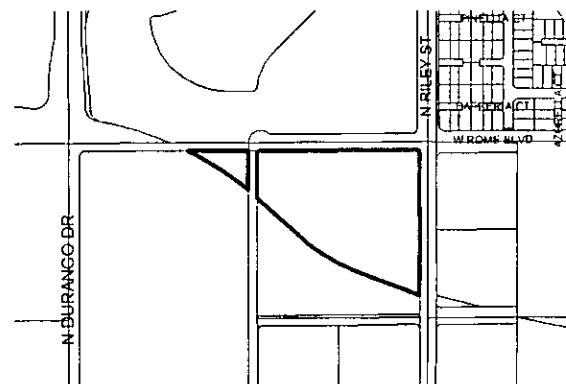
Application Information

MOD-36955 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISIAAH 54:17, LLC - Request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) on 0.35 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), Ward 6 (Ross)

ZON-36949 - REZONING RELATED TO MOD-36955 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISIAAH 54:17, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 5.93 acres at the southwest corner of Rome Boulevard and Riley Street (APNs 125-20-801-005 and 125-20-802-003), 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

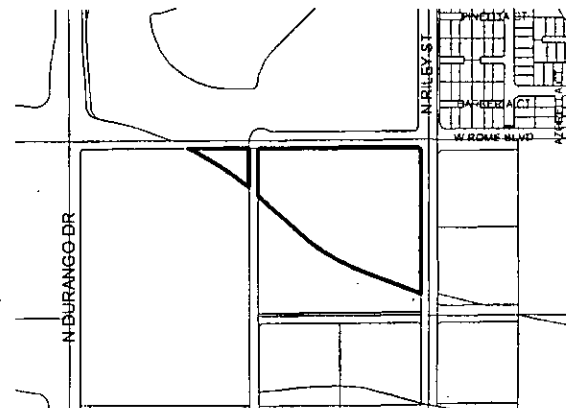
Application Information

MOD-36955 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISIAAH 54:17, LLC - Request for a Major Modification of the Town Center Land Use Plan to amend the Special Land Use Designation FROM: UC-TC (URBAN CENTER MIXED USE - TOWN CENTER) TO: SC-TC (SERVICE COMMERCIAL - TOWN CENTER) on 0.35 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APN 125-20-801-005), Ward 6 (Ross)

ZON-36949 - REZONING RELATED TO MOD-36955 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISIAAH 54:17, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 5.93 acres at the southwest corner of Rome Boulevard and Riley Street (APNs 125-20-801-005 and 125-20-802-003), 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



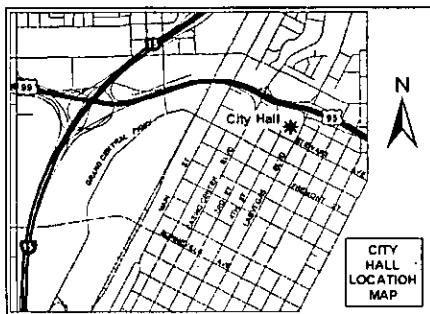
The proposed project may not pertain to the entire highlighted project site.

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

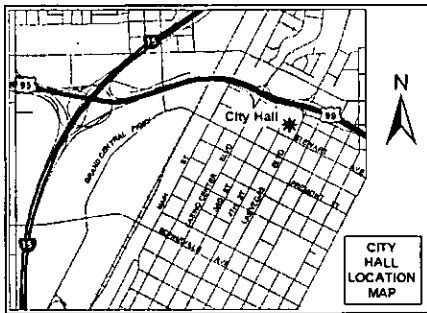
Please use available blank space on card for your comments.

MOD-36955 & ZON-36949

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.

MOD-36955 & ZON-36949

Planning Commission Meeting of 1/28/2010

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

ZON-36949

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	RICK SCHRODER	DSC

SENT VIA COURIER/INTER-OFFICE MAIL/ OR US 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	4th 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 >**



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

ZON-36949 - REZONING RELATED TO MOD-36955 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISAIAH 54:17, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) Zone [TC (TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) on 5.93 acres on the south side of Rome Boulevard, approximately 640 feet west of Riley Street (APNs 125-20-801-005 and 125-20-802-003), Ward 6 (Ross)

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

PLANNING SUPERVISOR: STEVE GEBEKE

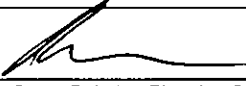


PUBLIC HEARING

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			
☒	☐	One black and white, reduced (8.5" x 11") laser copy of the location map			
☒	☐	Correct fee(s): \$ 700.00 (Application) + \$ 500.00 (Notification) = \$ 1200.00 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			
☒	☐	Copy of Business Licenses: (Owner: ☐ Applicant: ☐ Representative: ☒)			
LOCATION MAP					
☒	☐	11" x 17" min. to 24" x 36" max. page size		Folded Plans:	19
☒	☐	North arrow, scale, and vicinity map		Colored, Rolled Plans:	1
☒	☐	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11):	1
☒	☐	Label existing and proposed zoning designations for subject site and surrounding areas		***NOT A SITE PLAN***	
☒	☐	Show all surrounding sites within a 1,000-foot radius of subject site			
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:	Rezoning	
Representative:	Tom Combs (Kaempfer Crowell)		Application Purpose:	Rezone from U(TC) to T-C	
APN:	125-20-801-0051		Site Location:	650 feet west of Intersection of Riley Street & Rome Boulevard	
Planner's Signature:			Pre-App. Meeting Date:	11/17/09	
Planner:	Steve Gebeke, Planning Supervisor - 229-5410 Jonathan Boyles, Planner I - 229-6031		Earliest Submittal Deadline:	12/01/09 - no later than 2:00 pm	
			Earliest PC / CC Meeting Dates:	01/14/09 - PC	01/14/09 - PC

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

ZON Application

11/28/10 PH RG

Report Date 12/15/2009 05:09 PM

Submitted By

Page 1

A/P # 36949 REZONING

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	12/15/2009 13:39	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

ZON-36949 - REZONING RELATED TO MOD-36955, VAR-36954, SUP-36950 AND SDR-36953 - PUBLIC HEARING - APPLICANT: J & N DEVELOPMENT - OWNER: ISIAH 54 17, LLC - Request for a Rezoning FROM: U (Undeveloped) Zone [TC (Town Center) General Plan Designation] TO: T-C (Town Center) on 0.35 acres approximately 650 feet west of Intersection of Riley Street and Rome Boulevard (APN 125-20-801-005), Ward 6 (Ross)

Parent A/P # 36955
Project # 36949 Project/Phase Name TOWN CENTER AUTO REPAIR GARAGE 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
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



Report Date 12/15/2009 05:09 PM

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 GRDNAUER 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

Fees	Status	Paid Date	Amount
PROCESSING FEE	P	12/15/2009 14:14	700.00
NOTIFICATION & ADVERTISING FEE	P	12/15/2009 14:14	500.00
Total Unpaid	0.00	Total Paid	1200.00



Report Date 12/15/2009 05:09 PM

Submitted By

Page 3

Inspections

There are no inspections for this Report

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
370223	DEVCO	1	Incomplete	☐	12/15/2009 16:32			
370224	NEIGH P&S	1	Incomplete	☐	12/15/2009 16:32			
370225	B&S PLAN	1	Incomplete	☐	12/15/2009 16:32			
370226	FLOOD	1	Incomplete	☐	12/15/2009 16:32			
370227	LAND DEV	1	Incomplete	☐	12/15/2009 16:32			
370228	ROW	1	Incomplete	☐	12/15/2009 16:32			
370229	SEWER	1	Incomplete	☐	12/15/2009 16:32			
370230	TRAFFIC	1	Incomplete	☐	12/15/2009 16:32			
370231	TEFO	1	Incomplete	☐	12/15/2009 16:32			
370232	SID	1	Incomplete	☐	12/15/2009 16:32			
370233	SURVEY	1	Incomplete	☐	12/15/2009 16:32			
370234	FIRE ENG	1	Incomplete	☐	12/15/2009 16:32			

Activity/Review Details

Detail SUBMITTAL CHECKLIST (ZON)

Modified By JALABADO

Modified Date/Time 12/15/2009 13:38

Comments

No Comments

SUBMITTAL CHECKLIST

Indicate If Item is being submitted

- Y Pre-Application Conference Checklist
- Y Application/Petition Form
- Y Deed and Legal Description
- Y Justification Letter
- Y Assessor's Parcel Map
- Y Location Map (19 Folded Blue Lines, 1 Rolled Colored)
- Y Laser Print of Site Plan
- Y Statement of Financial Interest
- N DINA "Project of Regional Significance" (If Applicable)

- Y Business Licensing Requirements Met
- N Business License Exempt

Report Date 12/15/2009 05:09 PM

Submitted By

Page 4

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

No Conditions

Project #	A/P Type	Status	Stage	Relation
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No children exist for this project

Planning Condition	Description	Effective	Expire	Comments
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There is no planning condition for this project.

REZONING

N DINA Required? N PRS Y Parent required? Zoning Information

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?

ROI Expired

Staff Recommendation

Meeting Information

Zoning Information	Acres	Existing Ordinance #	Existing Added By	Existing ROI Modified By	Proposed Comments	Approved	ROI?	ROI Exp Date	Ordinance Adopted
--------------------	-------	-------------------------	----------------------	-----------------------------	----------------------	----------	------	--------------	-------------------

0.35

U(TC)

T-C

JALABADO

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

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	Last	First	MI	Comments
Employee ID				

No Employee Entries

Log	Description	Entered By	Start	Stop	Hours
Action					
Comments					

PAYMNT CO NAME WHO PICKED UP CONTACT# 983657

12/15/2009 14:17

0.00

J&N Development ck 50201 / 792-7000 / Tom "Santa" Combs



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Zone Change
 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) 125-20-40-03 125-20-801-005 Ward # 6
 General Plan: existing TC proposed n/a Zoning: existing 4(CR) proposed TC-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 BARBARA A. LAWSON
 Address 10420 Designated Ave Phone: 702 878-3000 Fax: 702 878-0502
 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 5345 W. Sunset Blvd Suite 20 Phone: (702) 792-7000 Fax: (702) 796-7181
 City Las Vegas State NV Zip 89113

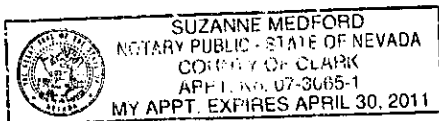
Property Owner Signature* Barbara A. Lawson

Print Name BARBARA A. LAWSON

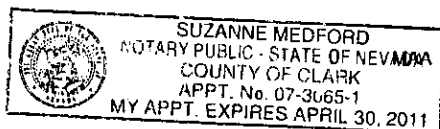
Subscribed and sworn before me

This 29 day of October, 2009

Notary Public in and for said County and State



Revised 04/26/05
687,310v1



FOR DEPARTMENT USE ONLY

Case # 20N36949
 Meeting Date: 1.28.10
 Total Fee: \$1,200.-
 Date Received: 12.15.09
 Received By: JA

*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

REC DEC 15 2009

J & N Development

RECEIVED BY THE

OFFICE OF THE
DIRECTOR OF THE
BUREAU OF THE
INTERNAL SECURITY

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1 1

1 1 1 1

**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: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.892.0257

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:

**ZON-36949
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.

ZON-36949
REVISED
01/28/10 PC

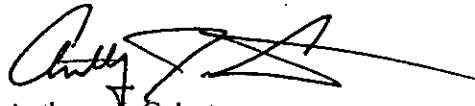
Vacations of Rome Boulevard & Unnamed Street

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

ZON-36949
REVISED
01/28/10 PC

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcnvlaw.com
702.693.4215

**KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO**

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
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Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

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

December 15, 2009

VIA HAND DELIVERY

CITY 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

**ZON-36949
01/28/10 PC**

100. 2. 1946

- **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.

ZON-36949
01/28/10 PC



KAEMPFER

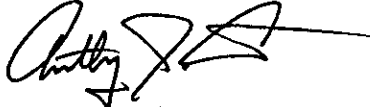
CROWELL

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

A handwritten signature in black ink, appearing to read 'Anthony J. Celeste', with a stylized flourish extending to the right.

Anthony J. Celeste

AJC/dmf

ZON-36949
01/28/10 PC





Case Number: **ZON-36949** APN 125-20-801-005 125-20-801-005

Name of Representative: Anthony J. Celeste

Yes

 No

City Official: _____

Partner(s): _____

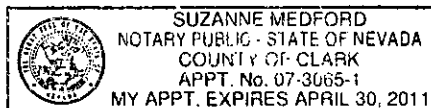
APN: _____

Signature of Property Owner:

Print Name: BARBARA A. LAWSON

This 28 day of October, 2009

Notary Public in and for said County and State



Revised 11-14-06

687,329v1

MAA (ZC)

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

RECEIVED
DEC 15 2009

J & N Development



12. 12. 12

ISAIAH 54:17, LLC

Business Entity Information

Status:	Active	File Date:	7/03/2008
Type:	Domestic Limited-Liability Company	Entity Number:	E0424902008-2
Qualifying State:	NV	List of Officers Due:	7/31/2010
Managed By:	Managers	Expiration Date:	
NV Business ID:	NV20081400102	Business License Exp:	

Registered Agent Information

Name:	BARBARA A. LAWSON	Address 1:	10420 DESIGNATA AVENUE
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89135
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	NV
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		

Financial Information

No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers

☐ Include Inactive Officers

Manager - BARBARA A LAWSON			
Address 1:	10420 DESIGNATA AVE	Address 2:	
City:	LAS VEGAS	State:	NV
Zip Code:	89135	Country:	
Status:	Active	Email:	

Actions\Amendments

Action Type:	Articles of Organization		
Document Number:	20080449906-32	# of Pages:	1
File Date:	7/03/2008	Effective Date:	
(No notes for this action)			
Action Type:	Reinstatement		
Document Number:	20090658004-74	# of Pages:	1
File Date:	8/31/2009	Effective Date:	
REINSTATED/REVOKED 8-1-2009			
Action Type:	Acceptance of Registered Agent		
Document Number:	20090658005-85	# of Pages:	1
File Date:	8/31/2009	Effective Date:	
(No notes for this action)			



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

Re-record 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

11-1

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

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 Desigata Ave

City/State/Zip Las Vegas, NV 89135

COPY

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 Hollie Lawson, Trustee
Of the Barbara Ann Hollie 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 Hollie Lawson, Trustee
(Signature)

(Signature)

BARBARA ANN HOLLIE 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: Las Vegas NV 89135

(Notary Stamp)

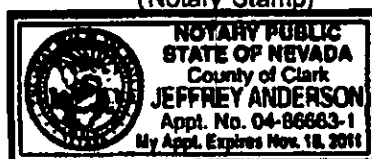


EXHIBIT "A" *ONE*

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°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.

ZON-36949
01/28/10 PC

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
i) ☐ 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

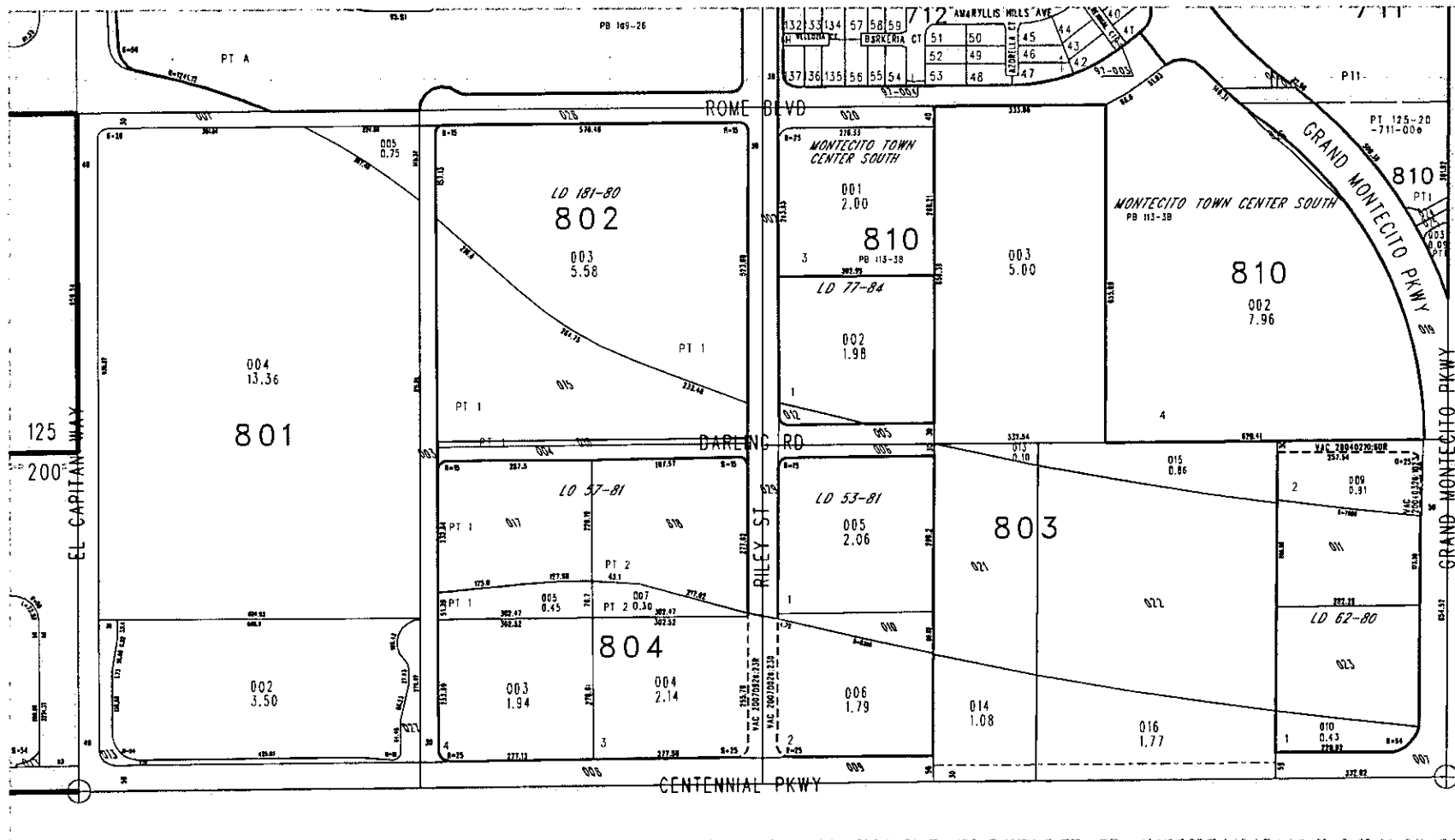
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

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 11x17 ORIGINAL	MAP LEGEND	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor PARCEL BOUNDARY 001 1.00 SUBD BOUNDARY 202 ROAD EASEMENT 5 PW/LD BOUNDARY 5 NON-PARCEL LDT LINE 5 MATCH LINE / LEADER LINE GL5 ROAD ID NUMBER	T19S R60E PARCEL NUMBER 99 100 101 ACREAGE 126 125 124 PARCEL SUB/SED NUMBER 137 138 139 PLAT RECORDING NUMBER BLOCK NUMBER LOT NUMBER GOV. LDT NUMBER	20 S 2 SE 4 125-20-8	 Scale: 1"=200' Rev: 10/05/07



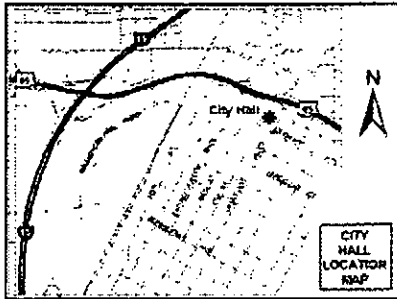
ZON-36949

01/28/10 PC

TAX DIST 200

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.

MOD-36955 & ZON-36949

Planning Commission Meeting of 1/28/2010

12520802003
ISAIAH 54-17 L L C
%B LAWSON
10420 DESIGNATA AVE
LAS VEGAS NV 89135-2591

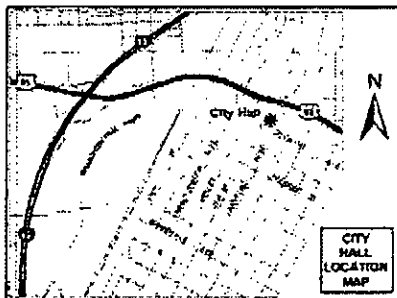
Case: MOD-36955

KAVDS11 89135



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



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I SUPPORT
this Request



I OPPOSE
this Request

Please use available blank space on card for your comments.

SUP-36950 & SDR-36953

Planning Commission Meeting of 1/28/2010

RECEIVED
JAN 26 2010

12520801005
ISAIAH 54-17 L L C
%B LAWSON
10420 DESIGNATA AVE
LAS VEGAS NV 89135-2591

Case: SUP-36950

Submitted after final agenda

Date

Item 14A

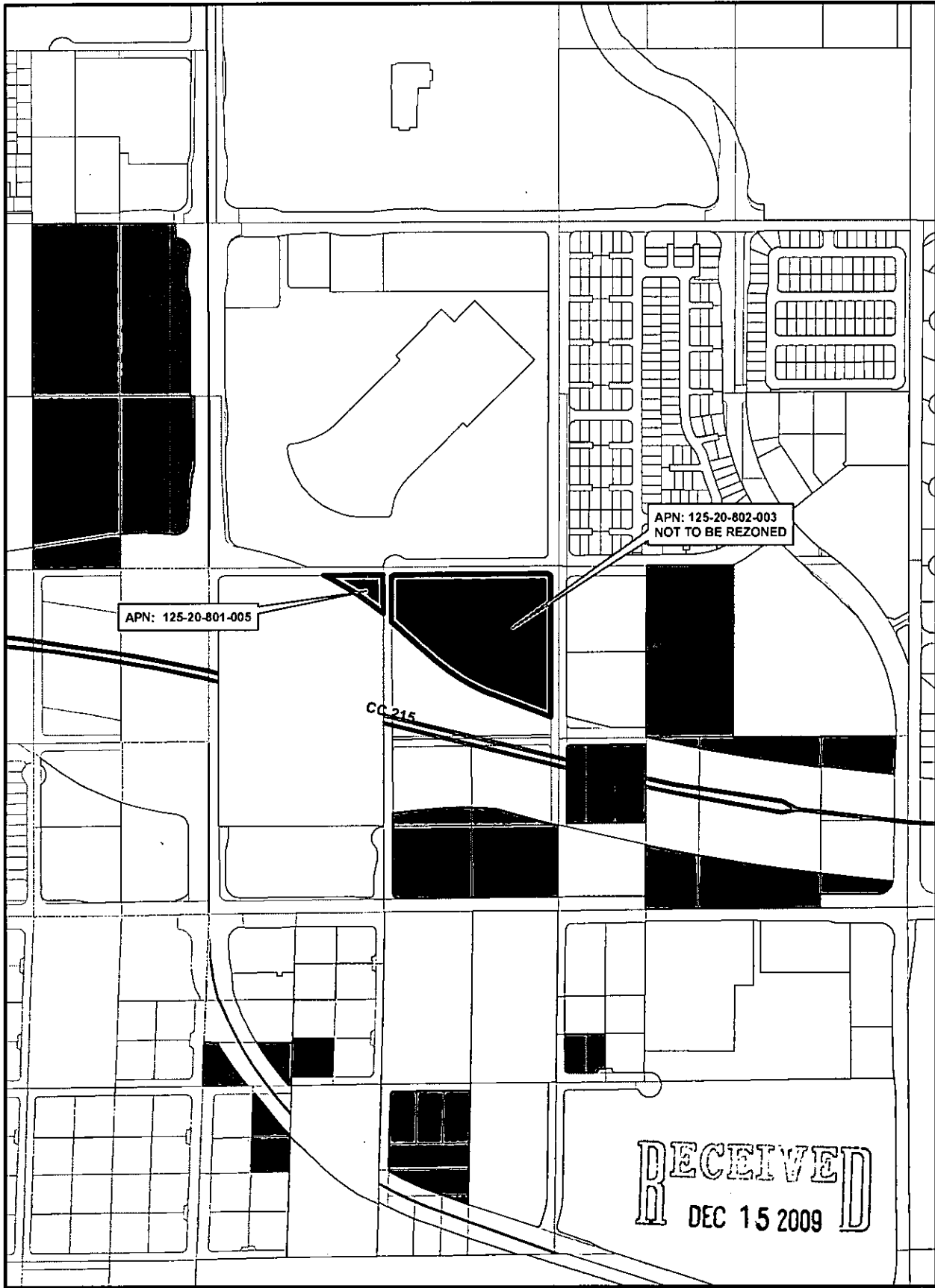
KAVDS11 89135



16-1-1971

Submitted after inspection	
Date	16-1-1971

REZONING



ZONING			
	U		R-MH
	R-A		R-CL
	R-E		R-2
	R-D		R-3
	R-PB		R-PD
	P-C		R-1
			R-5
			R-MHP
			P-R
			N-S
			O
			C-D
			C-1
			PD
			T-D
			TC
			C-2
			C-M
			M

ZON-36949
01/28/10 PC
 From U(T-C) to TC-SC
 Date Current as of: November 20, 2009



all maps are currently produced
 and printed by the City of San Jose
 Map Information System
 Planning & Development Dept.
 780-229-6281



1997