

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

June 9, 2010

Ms. Nora Armenian
Koutnouyan Living Trust
1023 Whitney Ranch Drive
Henderson, Nevada 89014

**RE: RQR-37663 - ADMINISTRATIVE REQUIRED REVIEW
ADMINISTRATIVE REVIEW CYCLE OF JUNE 24, 2010**

Dear Ms. Armenian:

Your request for an Administrative Required Review of a previously approved Special Use Permit (SUP-3128) FOR AN AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) AND AUTO REPAIR GARAGE, MINOR at 4401 Stewart Avenue (APN 140-32-201-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. Conformance to the approved conditions for Special Use Permit (SUP-3128) and all other site related actions as required by the Planning and Development Department and the Department of Public Works.
2. A building permit shall be required for all external building renovations.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Mayor
Oscar B. Goodman

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



Ms. Nora Armenian
RQR-37663 - Page Two
June 9, 2010

This action by the Planning and Development Department staff on June 9, 2010 is final unless a written appeal is filed with the Director of Planning and Development Department within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Maria Zubia
5990 Lindell Road
Las Vegas, Nevada 89118

Mr. George Garcia
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #220
Henderson, Nevada 89014

PLANNING & DEVELOPMENT



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Las Vegas, NV 89101

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June 2, 2010

Ms. Nora Armenian
Koutnouyan Living Trust
1023 Whitney Ranch Drive
Henderson, Nevada 89014

**RE: RQR-37663 - ADMINISTRATIVE REQUIRED REVIEW
PLANNING COMMISSION MEETING OF JUNE 24, 2010**

Dear Ms. Armenian:

Your request for an Administrative Required Review of a previously approved Special Use Permit (SUP-3128) FOR AN AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) AND AUTO REPAIR GARAGE, MINOR at 4401 Stewart Avenue (APN 140-32-201-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese), will be considered administratively by the Planning and Development Department staff.

Staff will determine within thirty (30) days of the date of this letter whether or not your request will be approved as submitted. We will notify you in writing as to our determination after we have reviewed the details of the request.

If you have any questions or need additional information please do not hesitate to contact me at (702) 229-6301.

Sincerely,

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Maria Zubia
5990 Lindell Road
Las Vegas, Nevada 89118

Mr. George Garcia
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #220
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Steven D. Rass
Ricki Y. Borlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



City of Las Vegas

AGENDA MEMO

ADMINISTRATIVE REVIEW DATE: JUNE 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: MARIA ZUBIA - OWNER: KOUTNOUYAN
LIVING TRUST AND ARMENIAN ADROUSHAN & NORA LIVING TRUST

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
RQR-37663	Staff recommends APPROVAL, subject to conditions:	N/A

**** CONDITIONS ****

RQR-37663 CONDITIONS

Planning and Development

1. Conformance to the approved conditions for Special Use Permit (SUP-3128) and all other site related actions as required by the Planning and Development Department and the Department of Public Works.
2. A building permit shall be required for all external building renovations.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

JG

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is the fourth Required Review of a previously approved Special Use Permit (SUP-3128) for an Auto Repair Garage, Minor located at 4401 Stewart Avenue. Staff is administratively approving this review, since the applicant has made a concerted effort to bring the property into compliance with all minimum Special Use Permit (SUP-3128) conditions for Auto Repair Garage, Minor. In addition, another Required Review is due in six months at a public hearing. Staff will continue to work with the applicant to bring the property into compliance with Title 19 and all Conditions of Approval.

ISSUES

- Since the last Required Review (RQR-36189) approved on 11/04/09, the applicant has had one code enforcement case (86916) which was processed on 03/01/10 and closed out on 03/23/10. The issues addressed included; non-permitted freestanding and A-frame signage throughout the landscape areas. An open trailer containing tires, rims and merchandise identified by a large for sale sign is on display in a parking space outside the subject building. Along with a second open trailer which appeared to be storage for tires, rims and merchandise. At the time of the inspection work was being done on cars in the parking lot outside of the auto bays. The existing auto bays are not completely enclosed, doors to the bays were open and the interior could be viewed from the street. Discarded tires were observed behind the building.
- During staff's field check on 05/20/10, a Wall sign advertising 24 hour service was observed, when the Special Use Permit limits hours of operation from 8:00 a.m. to 6:00 p.m., but no other unpermitted signage exists. Both open trailers containing tires, rims and merchandise has been removed. No work was being done on cars in the parking lot outside of the auto bays. The discarded tires have been removed from behind the building.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/07/77	The City Council approved a request for Rezoning (Z-0075-77) from R-E (Residence Estates) to C-1 (Limited Commercial) of property generally located on the northeast corner of Lamb Boulevard and Stewart Avenue. The Planning Commission and staff recommended approval.
01/21/04	The City Council approved a request for a Special Use Permit (SUP-3128) for Auto Parts (New and Rebuilt) (Accessory Sales and Service) and Auto Repair Garage, Minor located at 4401 Stewart Avenue. The Planning Commission recommended approval.

JG

Staff Report Page Two
June 2010 - Administrative Review

04/13/04	A Vehicle Infraction (12677) was processed for a vehicle for sale in the parking lot at 4401 Stewart Avenue. Code Enforcement closed the case on 04/13/04.
04/21/04	A Vehicle Infraction (13422) was processed for a vehicle for sale in the parking lot of 4401 Stewart Avenue. Code Enforcement closed the case on 04/21/04.
06/15/05	The City Council Tabled the six-month Required Review (RQR-6262) of a previously approved Special Use Permit (SUP-3128) for Auto Parts (New and Rebuilt) (Accessory Sales and Service) and Auto Repair Garage, Minor located at 4401 Stewart Avenue. Councilman Reese explained that the applicant has plans to remodel the entire shopping plaza; therefore, he recommends tabling the item to allow the applicant to bring back an entire project proposal.
06/29/04	A Code Enforcement case (17341) was processed for a Tire Shop at 4401 Stewart Avenue not meeting the landscaping conditions imposed by the City Council. Code Enforcement closed the case on 07/13/04.
07/14/04	A Vehicle Infraction (18028) was processed for an abandoned blue Honda Accord without plates at 4401 Stewart Avenue. Code Enforcement closed the case on 08/03/04.
10/26/06	A Code Enforcement case (47462) was processed for a Tire Shop working outside the scope of zoning at 4401 Stewart Avenue. Code Enforcement closed the case on 12/20/06.
02/20/08	A Code Enforcement case (62506) was processed for signs/storage/business outside the bays at 4401 Stewart Avenue. Code Enforcement closed the case on 05/27/08.
09/04/08	A Code Enforcement case (69360) was processed for a Tire Shop having storage in public view at 4401 Stewart Avenue. Code Enforcement closed the case on 09/24/08.
10/15/08	The City Council approved a request for a Required Review (RQR-29762) of a previously approved Special Use Permit (SUP-3128) for Auto Parts (New and Rebuilt) (Accessory Sales and Service) and Auto Repair Garage, Minor located at 4401 Stewart Avenue. Staff recommended approval.
05/06/09	The City Council approved a request for a Required Review (RQR-33579) of a previously approved Special Use Permit (SUP-3128) for Auto Parts (New and Rebuilt) (Accessory Sales and Service) and Auto Repair Garage, Minor located at 4401 Stewart Avenue. Staff recommended denial.
11/04/09	The City Council approved a request for a Required Review (RQR-36189) of a previously approved Special Use Permit (SUP-3128) for Auto Parts (New and Rebuilt) (Accessory Sales and Service) and Auto Repair Garage, Minor located at 4401 Stewart Avenue. Staff recommended denial.
03/01/10	A Code Enforcement case (86916) was processed for a Tire Shop working outside the scope of zoning at 4401 Stewart Avenue. Code Enforcement closed the case on 03/23/10.

Staff Report Page Three
June 2010 - Administrative Review

Most Recent Change of Ownership	
01/05/05	A deed was recorded for a change in ownership.

Related Building Permits/Business Licenses	
07/27/04	A building permit (4018573) was issued for Tenant Improvements for a Certificate of Occupancy. For a change of use at 4401 Stewart Avenue. The permit was finalized on 10/20/04.
08/20/07	A business license (G02-00772) was issued for an Auto Repair Garage, Minor at 4401 Stewart Avenue. The license is still active.
05/06/08	A building permit (8000140) was issued for a 65-foot sign at 4401 Stewart Avenue.

Pre-Application Meeting	
A pre-application meeting is not required, nor was one held.	

Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Field Check	
05/20/10	Staff conducted a field check of the subject site with the following observations: a Wall sign advertising 24 hour service was observed, when the Special Use Permit limits hours of operation from 8:00 a.m. to 6:00 p.m., but no other unpermitted signage exists. The existing auto bays are not completely enclosed, doors to the bays were open and the interior could be viewed from the street. Graffiti was located on the trash enclosure, the north side of the building and the east side. The west side exterior of the building has been stripped, and no permit has been issued for exterior renovation. Both open trailers containing tires, rims and merchandise has been removed from the property as well as the discarded tires that we stored behind the building.

Details of Application Request	
Site Area	
Net Acres	0.36

Staff Report Page Four
June 2010 - Administrative Review

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Auto Repair Garage, Minor	SC (Service Commercial)	C-1 (Limited Commercial)
North	Retail Establishment and Tavern	SC (Service Commercial)	C-1 (Limited Commercial)
South	Office	O (Office)	P-R (Professional Office and Parking Lot)
	Single Family Residences	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	N/A
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the fourth Required Review for a previously approved Special Use Permit (SUP-3128) for Auto Parts (New and Rebuilt) (Accessory Sales and Service) and Auto Repair Garage, Minor located at 4401 Stewart Avenue. During the previous six months the Auto Parts (New and Rebuilt) (Accessory Sales and Service) and Auto Repair Garage, Minor has incurred no business license violations, but has one code enforcement violation, which consisted of five of the 16 conditions of approval of SUP-3128. The Auto Parts (New and Rebuilt) (Accessory Sales and Service) and Auto Repair Garage, Minor meets Title 19 requirements as conditioned by the City Council. A subsequent field check of the subject site has been conducted. Violations that were noted in the Code Enforcement complaint have been addressed, and the applicant continues to work to bring the site into full compliance with Title 19 and all conditions of approval. As the applicant has shown progress, and another Required Review is due in six months at a public hearing, staff is administratively approving this request.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

CITY OF LAS VEGAS
INTER-OFFICE MEMORANDUM
REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

RQR-37663

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)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING	RICK SCHROEDER	DSC

SENT VIA COURIER/ INTER-OFFICE MAIL/ OR US MAIL

<CCSD>	LINDA PERRI	4212 EUCALYPTUS ANNEX
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*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

ROR-37663 - REQUIRED REVIEW - ADMINISTRATIVE - APPLICANT: EL COMPA TIRES - OWNER: ARMENIAN & KOUTNOUYAN - Request for an Administrative Required Review of a previously approved Special Use Permit (SUP-3128) FOR AN AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) AND AUTO REPAIR GARAGE, MINOR at 4401 Stewart Avenue (140-32-201-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: **MAY 27, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



ADMINISTRATIVE

Comments Due: **APRIL 27, 2010**

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:

**THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA**

PLANNING & DEVELOPMENT



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731 S. Fourth Street
Las Vegas, NV 89101

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TTY: 702-386-9108

www.lasvegasnevada.gov

February 22, 2010

Ms. Nora Armenian
Armenian & Koutnouyan
1023 Whitney Ranch Drive
Henderson, Nevada 89014

RE: SUP-3128 (RQR-36189) - REQUIRED SIX-MONTH ADMINISTRATIVE REVIEW - 4401 Stewart Avenue (APN 140-32-201-002)

Dear Ms. Armenian:

Our records indicate the above referenced action will be scheduled for the **May 27, 2010 Administrative Review meeting cycle**, at which time the Planning and Development Department Staff may render the use discontinued.

We need two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, of the site. The submitted plans must show the Auto Repair Garage with full dimensional information. In addition to the plans required, we also need the enclosed Statement of Financial Interest form, current deed, and application completed and notarized. Please come to our offices at 731 South Fourth Street no later than **March 15, 2010** to pay the application fee of \$300.00, and submit the required plans, State of Financial Interest Form and application. Failure to submit the above mentioned items **may** result in immediate discontinuance of the Special Use Permit for this site.

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Carman L Burney, Agenda Technician
Planning and Development Department
Case Planning Division

cc: Mr. George Garcia
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89014

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





LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER



176707

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

December 4, 2009

Ms. Nora Armenian
Armenian & Koutnouyan
1023 Whitney Ranch Drive
Henderson, Nevada 89014

RE: RQR-36189 – REQUIRED REVIEW
CITY COUNCIL MEETING OF NOVEMBER 4, 2009

Dear Ms. Armenian:

The City Council at a regular meeting held November 4, 2009 APPROVED the request of a previously approved Special Use Permit (SUP-3128) FOR AN AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) AND AUTO REPAIR GARAGE, MINOR on 0.36 acres located at 4401 Stewart Avenue (140-32-301-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 5, 2009. This approval is subject to:

Added Conditions:

- A. There shall be no exterior storage of tires nor exterior repair work conducted at any time.
- B. There shall be a six-month administrative review.

Planning and Development

- 1. Conformance to the conditions of approval for Special Use Permit (SUP-3128).
- 2. This Special Use Permit (SUP-3128) shall be reviewed in one year by the City Council.
- 3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,

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

M. Margo Wheeler, AICP
Director
Planning and Development

cc: See Attached List

RQR-37663
05/27/10 MINOR REVIEW

Ms. Nora Armenian
RQR-36189 – Page Two
December 4, 2009

cc: Mr. George Garcia
G.C. Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89014

5/27/10 - Admin
[Signature]

Report Date 03/31/2010 11:56 AM

Submitted By

Page 1

A/P # 37663 REQUIRED REVIEW

Application Information

Stages

	Date / Time	By	Date / Time	By
Processed	03/15/2010 15:01	984662	Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	Z-ADMNADMINISTRATIVE APPLICATION	# Plans	0
Dept of Commerce		# Plans	0
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

RQR-37663 - REQUIRED REVIEW - ADMINISTRATIVE - APPLICANT: EL COMPA TIRES - OWNER: ARMENIAN & KOUTNOUYAN - Request for an Administrative Required Review of a previously approved Special Use Permit (SUP-3128) FOR AN AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) AND AUTO REPAIR GARAGE, MINOR on 0.36 acres located at 4401 Stewart Avenue (140-32-201-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

Parent A/P # 3128
Project # 37663 Project/Phase Name EL COMPA TIRES Phase #
Size/Area 0.36 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site information

Parcel 14032201002

Location

Owner/Tenant

Contact ID AC1435461 Name KOUTNOUYAN LIVING TRUST
Mailing Address 1023 WHITNEY RANCH DR Organization
City HENDERSON State/Province NV
ZIP/PC 89014-3073 Country Foreign
Day Phone (702)217-4921 x Evening Phone
Fax (702)456-8849 Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

4401 STEWART AVE
LAS VEGAS, 89110-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

14032201002

Report Date 03/31/2010 11:56 AM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1435461 Foreign
 Effective Expire
 Name KOUTNOUYAN LIVING TRUST
 Day Phone (702)217-4921 x Eve Phone Organization
 Payer PIN # Position
 Fax (702)456-8849 Mobile Profession
 E-Mail
 Address 1023 WHITNEY RANCH DR
 ARMENIAN ADROUSHAN & NORA LIV TR
 HENDERSON, NV 89014-3073

Seasonal Addr

Valid From To
 Comments NORA ARMENIAN IS THE CONTACT 217.4921

Primary N Capacity OTHER Other REP Contact ID AC1085326 Foreign
 Effective Expire
 Name G.C. GARCIA, INC.
 Day Phone (702)435-9909 x Eve Phone Organization
 Payer PIN # Position
 Fax (702)435-0457 Mobile Profession
 E-Mail
 Address 1711 WHITNEY MESA DR., SUITE 110
 HENDERSON, NEVADA 89014

Seasonal Addr

Valid From To
 Comments George garcia 702-435-9909

Primary Y Capacity APPL Contact ID AC926703 Foreign
 Effective Expire
 Name MARIA ZUBIA PENA
 Day Phone (702)266-2582 x Eve Phone (702)300-0399 x Organization
 Payer PIN # Position
 Fax Mobile Profession
 E-Mail
 Address 5990 LINDELL RD.
 LAS VEGAS, NV 89118

Seasonal Addr

Valid From To
 Comments Maria Zubia 702-266-2582

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
PROCESSING FEE (\$300.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed
385000 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete

Report Date 03/31/2010 11:56 AM

Submitted By

Page 3

Item Description	Item Status
385001 DEVCD #1 (DEVELOPMENT COORDINATION)	Incomplete
385010 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
385007 FLOOD #1 (FLOOD CONTROL)	Incomplete
385008 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
385002 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
385004 ROW #1 (RIGHT-OF-WAY)	Incomplete
385009 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
385005 SURVEY #1 (SURVEY)	Incomplete
385003 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
385006 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Check Alert Conditions	Alert Conditions Failed
(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)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Review #	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
385000	B&S PLAN	1	Incomplete	<input type="checkbox"/>	03/31/2010 11:53			
385001	DEVCO	1	Incomplete	<input type="checkbox"/>	03/31/2010 11:53			
385002	NEIGH P&S	1	Incomplete	<input type="checkbox"/>	03/31/2010 11:53			
385003	TEFO	1	Incomplete	<input type="checkbox"/>	03/31/2010 11:53			
385004	ROW	1	Incomplete	<input type="checkbox"/>	03/31/2010 11:53			
385005	SURVEY	1	Incomplete	<input type="checkbox"/>	03/31/2010 11:53			
385006	TRAFFIC	1	Incomplete	<input type="checkbox"/>	03/31/2010 11:53			
385007	FLOOD	1	Incomplete	<input type="checkbox"/>	03/31/2010 11:53			
385008	LAND DEV	1	Incomplete	<input type="checkbox"/>	03/31/2010 11:53			
385009	SEWER	1	Incomplete	<input type="checkbox"/>	03/31/2010 11:53			
385010	FIRE ENG	1	Incomplete	<input type="checkbox"/>	03/31/2010 11:53			

Activity Review Details
<p>Detail SUBMITTAL CHECKLIST (RQR) Modified By JALABADO Modified Date/Time 03/15/2010 15:01</p> <p>Comments No Comments</p>

Report Date 03/31/2010 11:56 AM

Submitted By

Page 4

SUBMITTAL CHECKLIST

Indicate if item is being submitted

- Y Application/Petition Form
- Y Site Plans (2 copies)
- Y Laser Print Site Plan
- Y Statement of Financial Interest

- Y Business Licensing Requirements Met
- N Business License Exempt

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

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

REQUIRED REVIEW

Will this go to City Council?	Will this go DIRECTLY to City Council?	Final City Council letter received
Y Parent Project link required?	Required ⁶ MONTH	Review
Parent Application TypeS ^{UP}	Parent Project # ³¹²⁸	Staff Recommendation
Meeting information	Is there a condition of approval for a Required Review?	If yes, when does it need to be reviewed?
	Annotated minutes received	

Meeting Grid	Meeting Type	Meeting Status	YES Votes	ND Votes	ABSTENTIONS
Meeting Date	Add Date	Modified By	Modified Date		
05/27/2010	ADMIN	SCHEDULED	0	0	0
JALABADO	03/15/2010	JALABADO	03/15/2010		

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee ID	Last	First	MI	Comments
-------------	------	-------	----	----------

No Employee Entries

Report Date 03/31/2010 11:56 AM

Submitted By

Page 5

Log Action	Description	Entered By	Start	Stop	Hours
PAYMNT	CO NAME WHO PICKED UP CONTACT# ANDREA COLE; LLANTERA TROPICANA; CK#1145; 702-435-9909;	890381	03/15/2010 15:07		0.00
FEE	FEE Notification fee removed for admin action (\$500)	983922	03/15/2010 15:04	03/15/2010 15:04	0.00



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Required Review for SUP-3128

Project Address (Location) 4401 E. Stewart Ave

Project Name El Compa Proposed Use Auto Repair Garage / Auto Parts

Assessor's Parcel #(s) 140-32-201-002 Ward # 5

General Plan: existing _____ proposed _____ Zoning: existing C-1 proposed N/A

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres 0.36 +/- Lots/Units _____ Density _____

Additional Information Auto Repair Garage, Minor: & Auto Parts

PROPERTY OWNER Koutnouyan Liv Tst & Armenian Contact Nora ARMENIAN
 Address 1023 Whitney Ranch Dr Phone: (702) 217-4921 Fax: (702) 456-8849
 City Henderson State NV Zip 89014
 E-mail Address _____

APPLICANT Maria Zubia Contact Maria Zubia
 Address 5990 Lindell Rd Phone: (702) 266-2582 Fax: _____
 City Las Vegas State NV Zip 89118
 E-mail Address _____

REPRESENTATIVE G.C. Garcia, Inc. Contact George Garcia
 Address 1711 Whitney Mesa Dr., Suite 110 Phone: (702) 435-9909 Fax: (702) 435-0457
 City Henderson State NV Zip 89014
 E-mail Address acole@gcgarciainc.com

FOR DEPARTMENT USE ONLY

Case # RQR 37663
 Meeting Date: NA
 Total Fee: \$300.-
 Date Received: 3.15.10
 Received By: JFA

Property Owner Signature* N. Armenian

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

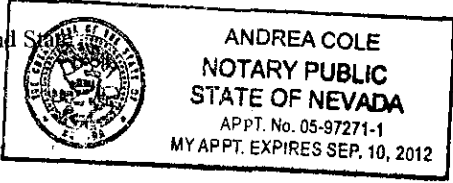
Print Name Nora Armenian

Subscribed and sworn before me

This 12th day of March, 2010

Andrea Cole

Notary Public in and for said County and State



*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.



March 15, 2010

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 South 4th Street
Las Vegas, NV 89131

RE: 4401 East Stewart Avenue Auto Repair Garage, Minor (SUP-3128 & RQR-36189)
Justification Letter for a Required Six Month Administrative Review

Dear Ms. Wheeler:

On behalf of our clients, Nora Armenian, Maria Zubia & Juan Pena, please accept this letter as justification for an Administrative Six Month Review of SUP (SUP -3128) per conditions of approval on RQR-36189. The City Council approved the RQR on November 4, 2009 with additional six month and one year reviews required. The critical issues at the last RQR were both exterior work and outdoor tire storage were to cease. These were in addition to the prior condition for an Auto Repair Garage, Minor to permit the sales and installation of tires at 4401 East Stewart Avenue on the north east corner of Stewart Avenue and Lamb Boulevard, APN# 140-32-201-002.

The SUP includes specific conditions and plans for improving the operation of the site (see attached approval letters & plans). The following is a status report on compliance with Conditions of Approval as summarized below:

RQR-36189 – Added Conditions

- A. There shall be no exterior storage of tires nor exterior repair work conducted at any time.
 - The repair, service and installation work is being completed within the Building (see attached photos of 3-15-10).
- B. There shall be a six month administrative review
 - This letter is the request for the six month administrative review.

SUP- 3128 – Conditions of Approval

- 1. Hours of operation
 - The tire store is in compliance with this requirement and was previously deemed in conformance to Code standards and approved by the Planning Development Department staff
- 2. A trash dumpster shall be located and fully enclosed to meet Title 19 standards.
 - A trash enclosure has been constructed on the east side of the building and was previously deemed in conformance to Code standards and approved by the Planning Development Department staff (see attached photos 3-15-10).

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RQR-37663
05/27/10 MINOR REVIEW

A Planning & Development Services Corporation

3. No signage shall be placed on the lawn or landscaped areas.
 - Signs are not in the landscaped areas (see attached photos 3-15-10).
4. There shall be no outside displays.
 - There are no outside storage displays (see attached photos 3-15-10).
5. The Special Use Permit shall be reviewed in six months by City Council.
 - Applied for with RQR 36189
6. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
 - This item was approved subject to new RQR's.
7. Prior to the issuance of a Certificate of Occupancy, the owners of parcels APN 140-32-201-001 and APN 140-32-201-002 must execute and Off-Site Parking Agreement or similar document satisfactory to the City Attorney, allowing for the use of five additional parking spaces of the subject site.
 - A copy of the parking agreements are included in the package and were previously deemed in conformance to Code standards and approved by the Planning Development Department staff.
8. A landscape plan showing shrubs in conformance to the Code standards must be submitted and approved by the Planning Development Department Staff prior to or at the same time application is made for a building permit.
 - The landscape plan was previously deemed in conformance to Code standards and approved by the Planning Development Department staff.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
 - An underground sprinkler system has been installed and maintained was previously deemed in conformance to Code standards and approved by the Planning Development Department staff.
10. All repair, service, and installation of work shall be performed within a completely enclosed building.
 - The repair, service and installation work is being completed within the Building (see attached photos of 3-15-10).
11. No used or discarded automotive parts or equipment shall be located in any open area outside of an enclosed building.
 - Equipment is being stored inside of an enclosed building (see attached photos of 3-15-10). In addition, a tire storage enclosure will be built.

RQR-37663
05/27/10 MINOR REVIEW

12. No outside storage stock, equipment, or residual used equipment shall be located in any open area outside of an enclosed building.
 - No outside storage is occurring; all equipment is located inside an enclosed building (see attached photos 3-15-10). In addition, a tire storage enclosure will be built.
13. All disabled vehicles shall be stored in an area, which is screened from view of the surrounding properties and adjoining streets. Vehicles shall not be stored on the property longer than 45 days.
 - Vehicles are not being stored on the property and we were previously deemed in conformance to Code standards and approved by the Planning Development Department staff
14. All City Code requirements and design standards of all City departments must be satisfied.
 - To the best of our knowledge, all requirements are being met were previously deemed in conformance to Code standards and approved by the Planning Development Department staff.
15. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northeast corner of Stewart Avenue and Lamb Boulevard prior to the issuance of any permits as required by the Department of Public Works. Alternatively, the applicant may grant a traffic signal chord easement of the northeast corner of Stewart Avenue and Lamb Boulevard; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.
 - To the best of our knowledge, all right-of-way issues are resolved and were previously deemed to be in conformance to Code standards and approved by the Planning Development Department staff
16. Provide a copy of a recorded Joint Access and Parking Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
 - A copy of the parking agreements are included in the application package and were previously deemed in conformance to Code standards and approved by the Planning Development Department staff

In summary, we believe that the review will find that the use does comply with the conditions of approval and that areas of concern from the last review have been resolved with the signage being removed and the work being conducted within the building. We respectfully request your favorable consideration. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,


George Garcia
President

GCG:amc

RQR-37663
05/27/10 MINOR REVIEW

TO WHOM IT MAY CONCERN:

October 14, 2003

Parcel 140-32-201-001 gives permission to Parcel # 140-32-201-002 to use 5 parking spaces contingent upon receiving Special Use Permit SUP 3128 for a Tire Shop. This permit will be for the duration of the Lease which is for a period of 5 years and any extensions thereof for the Tire Shop Business.

Parcel 140-32-201-001 and parcel 140-32-201-002 have the same owners, as shown in the Grant, Bargain and Sale Deed of both parcels, and Exhibit A of each parcel shows the legal description of the parcel. Copies of these documents are attached.

N. Armenian
Nora Armenian

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MAR 15 2010

State of Nevada

County Of

Clark

} ss.

On

October 14, 2003

Date

personally appeared before me,

a Notary Public (or judge or other officer, as the case may be).

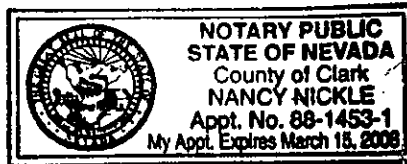
Nora Armenian

who acknowledged that he executed the above instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official stamp at my office in the County of Clark the day and year in this certificate first above written.

Nancy Nickle

Signature of Notary



Notary Public Acknowledgements

20050105-0003941

Fee: \$19.00 RPTT: EX0033
N/C Fee: \$0.00

01/05/2005 14:03:03
T20050002068

Requestor:
OLD REPUBLIC TITLE COMPANY OF NEVADA
Frances Deane RYS
Clark County Recorder Pgs: 6

APN# 140-32-201-001,002 (6)

Recording Requested by and Return to:

RE-RECORDED

Name Old Republic Title Co
Address 140 W. Stephanie Street
City/State/Zip Henderson, NV
89074

Quitclaim Deed
(Title on Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2
(Additional recording fee applies).

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

20040709-0005656

Fee: \$42.00 RPT: EX006
07/09/2004 14:10:28 T20C40054059
Re: OLD REPUBLIC TITLE COMPANY OF NE
Frances Deane
Clark County Recorder Post. 4

ADDITIONALS Exempt 6
ACTN 140-32-201-002 and 140-32-201-001

Title Order No. 5106001173 & 510600174
Escrow No. 5106001173-EW
WHEN RECORDED MAIL TO:
Name ADROUSHAN ARMENIAN, TRUSTEE
Street 2050 TROON DRIVE
Address HENDERSON, NV 89074
City & State
MAIL TAX STATEMENTS TO: Grantee at address above

3

cu

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Quitclaim Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
NORA ARMENIAN, AS TRUSTEE OF THE NORA A. ARMENIAN REVOCABLE TRUST DATED
JULY 18, 1997 LIVING

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to
ADROUSHAN ARMENIAN AND NORA ARMENIAN, AS TRUSTEES OF THE ADROUSHAN AND NORA
ARMENIAN LIVING TRUST, DATED APRIL 6, 2003

that property in Clark County, Nevada,
described as:

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

EXHIBIT A-1

**This deed is being re-recorded to correct the name of
the Grantor**
Dated June 25, 2004

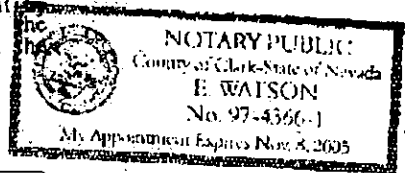
STATE OF NEVADA
COUNTY OF CLARK

N. Armenian, Trustee
Nora Armenian, Trustee

On 6-25-04 before me, the
undersigned, a Notary Public in and for said State,
personally appeared
Nora Armenian

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that
his/her/their signature(s) on the instrument
person(s), or the entity upon behalf of which he
person(s) acted/ executed the instrument.

WITNESS my hand and official seal
Signature [Signature]
Name [Signature]
(typed or printed)



ORNL 7/04/2003

(This area for official notarial seal)

Order No. : 5106001173-EW

EXHIBIT "A"

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 20 South, Range 60 East, M.D.B. & M., according to the Official Plat of said land on file in the Office of the Bureau of Land Management, Clark County, Nevada, and being more particularly described as follows:

Parcel Two (2) as shown by map thereof on file in File 29 of Parcel Maps, Page 58, in the Office of the County Recorder of said Clark County, Nevada.

ASSESSOR'S COPY

Order No. : 5106001174-EW

EXHIBIT "A" - 1

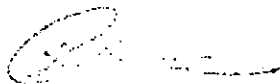
The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

That portion of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 20 South, Range 60 East, M.D.M., described as follows:

Parcel One (1) as shown by map thereof on file in File 29 of Parcel Maps, Page 58, in the Office of the County Recorder of said Clark County, Nevada.

ASSESSOR'S COPY

REC'D OCT - 1, 1936



**STATE OF NEVADA
DECLARATION OF VALUE**

WHEN RECORDED MAIL TO:

Name ADROUSHAN ARMENIAN
Address 2050 TROON DRIVE
HENDERSON, NV 89074

MAIL TAX STATEMENTS TO: Grantee at address above

1. Assessor Parcel Number(s)
- a) 140-32-201-002
- b) 140-32-201-001
- c) _____
- d) _____

3
TRUST

2. Type of Property

- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input checked="" type="checkbox"/> Comm'l/ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property \$ _____
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
b. Explain Reason for Exemption: TRANSFER FROM TRUST TO TRUST - IDENTICAL TRUST
without consideration

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant 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 [Handwritten Signature]

Capacity Individuals

Signature N. Armenian

Capacity Individual

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Nora Armenian
Address: 2050 TROON DR
City: HENDERSON
State: NV Zip: 89074

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Nora Armenian
Address: 2050 TROON DR
City: Las Vegas Henderson
State: NV Zip: 89074

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

Print Name: Old Republic Title Company
Address: _____ of Nevada
City: 1860 East Sahara Avenue
State: Las Vegas, Nevada 89104

Escrow # 5106001173

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

slater

**STATE OF NEVADA
DECLARATION OF VALUE
WHEN RECORDED MAIL TO:**

Name _____

Address _____

MAIL TAX STATEMENTS TO:

1. Assessor Parcel Number(s)

- a) 140-32-201-001
- b) 140-32-201-002
- c) _____
- d) _____

Handwritten mark

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 RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

- 3. Total Value/Sales Price of Property** \$ _____
 Deed In Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
- b. Explain Reason for Exemption: Re-record to make a correction.
2040709-05656

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant 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: Stephanie Y. Capacity: Asst. V.P.

Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Nora Armerian
 Address: Same
 City: _____
 State: _____ Zip: _____

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Nora Armerian, LLC
 Address: 2050 Troon Drive
 City: Henderson
 State: NV Zip: 89074

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

Print Name: Old Republic Title Co.
 Address: 140 N. Stephanie St.
 City: Henderson
 State: NV Zip: 89074

Escrow # _____

3941

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.

NOTES

MAP LEGEND

AVERAGE
Sq VALUE
35

—	PARCEL BOUNDARY	081	PARCEL NUMBER
—	SUBD BOUNDARY	1.90	ACREAGE
- - -	ROAD EASEMENT	202	PARCEL SUB/SED NUMBER
- - -	PW/LD BOUNDARY	PB 25-45	PLAT RECORDING NUMBER
- - -	NON-PARCEL LOT LINE	5	BLOCK NUMBER
- - -	MATCH LINE	5	LOT NUMBER
001	ROAD ID NUMBER	GL5	GOV. LOT NUMBER

ASSESSOR'S PARCELS - CLARK CO., NV.

M. W. Schofield, Assessor

T20S R62E

32

S 2 NW 4

140-32-2

R61E	R62E	R63E
120	123	122
139	140	141
162	161	168

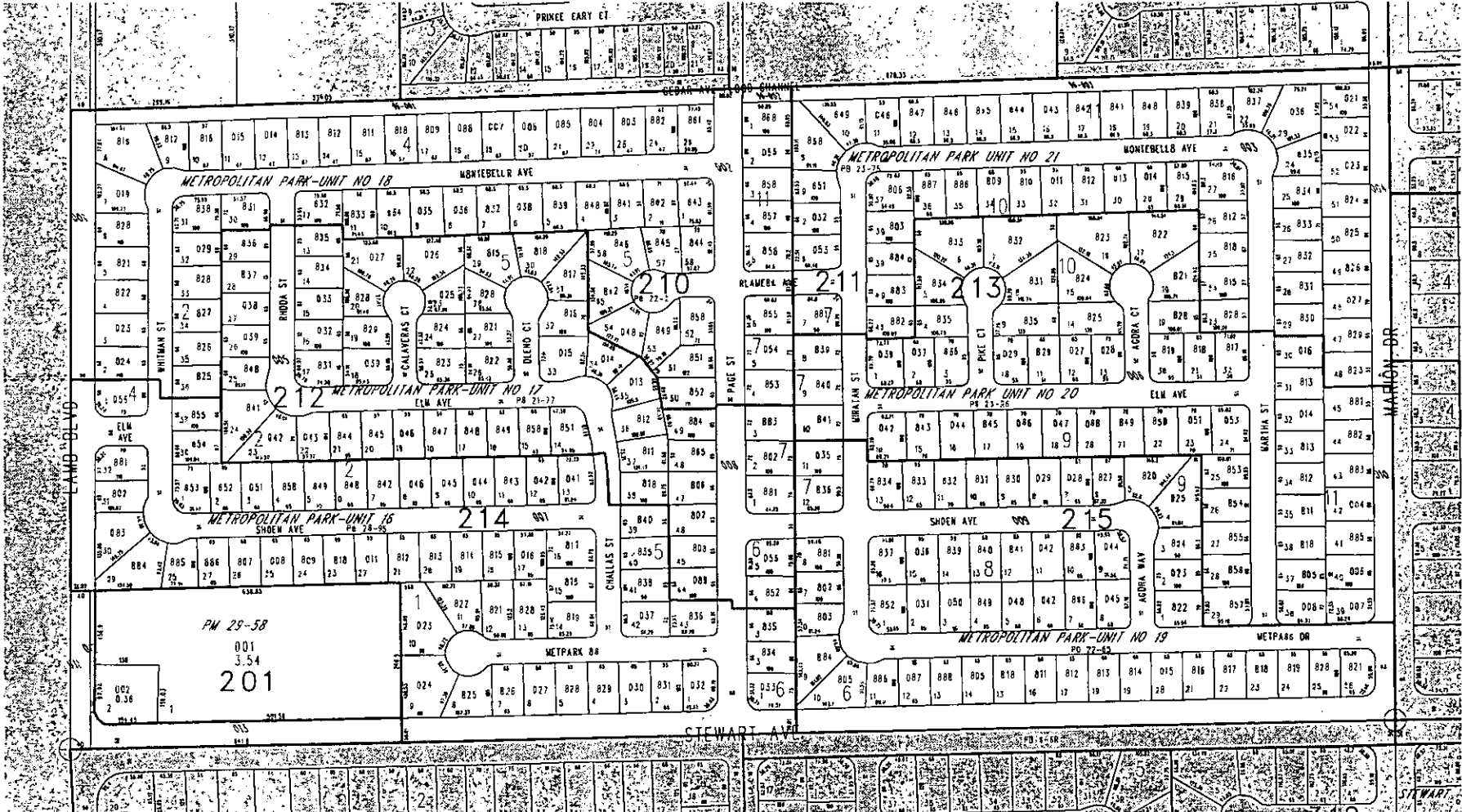
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7	8	9	10	11
6	7	8	9	10
5	6	7	8	9

8	9	10	11	12
5	1	5	1	
6	2	6	2	
7	3	7	3	
8	4	8	4	



Scale: 1"=100'

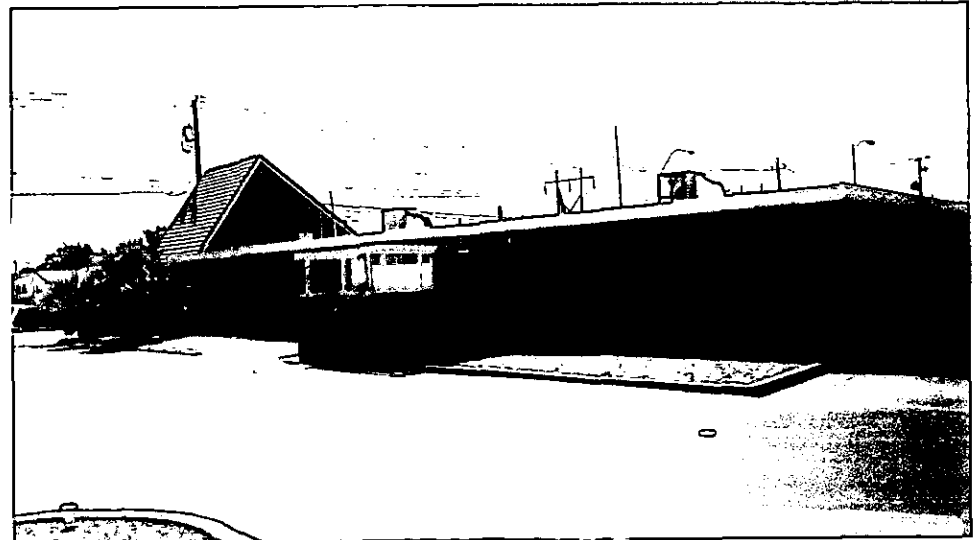
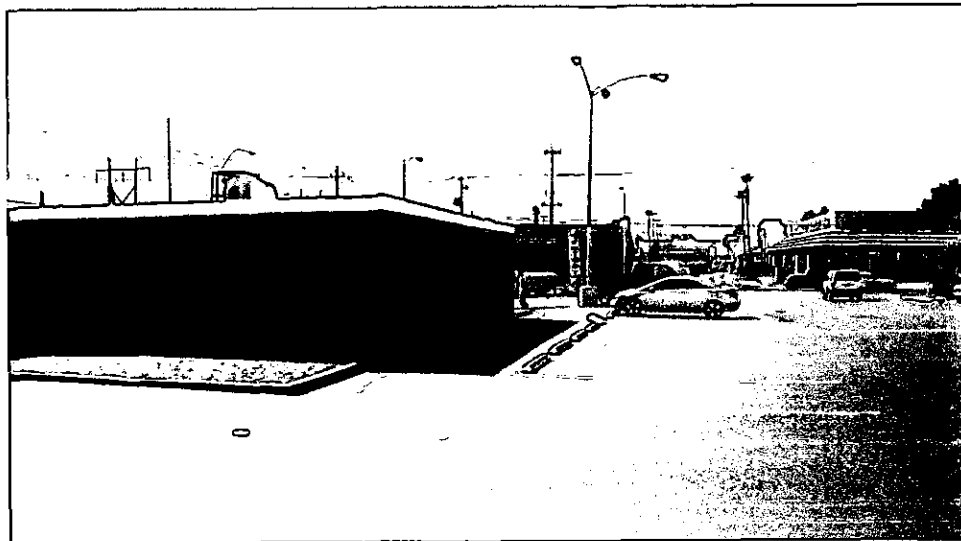
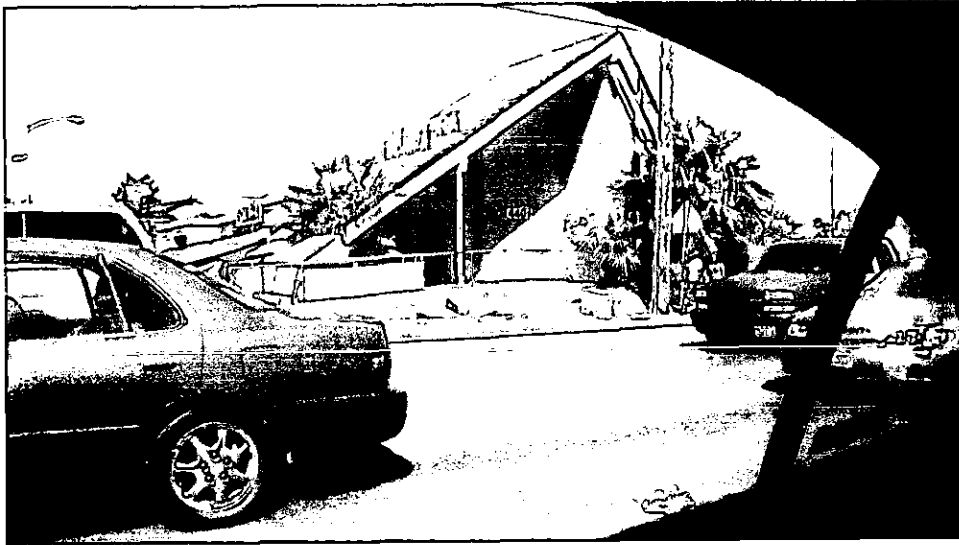
Rev: 01/18/96



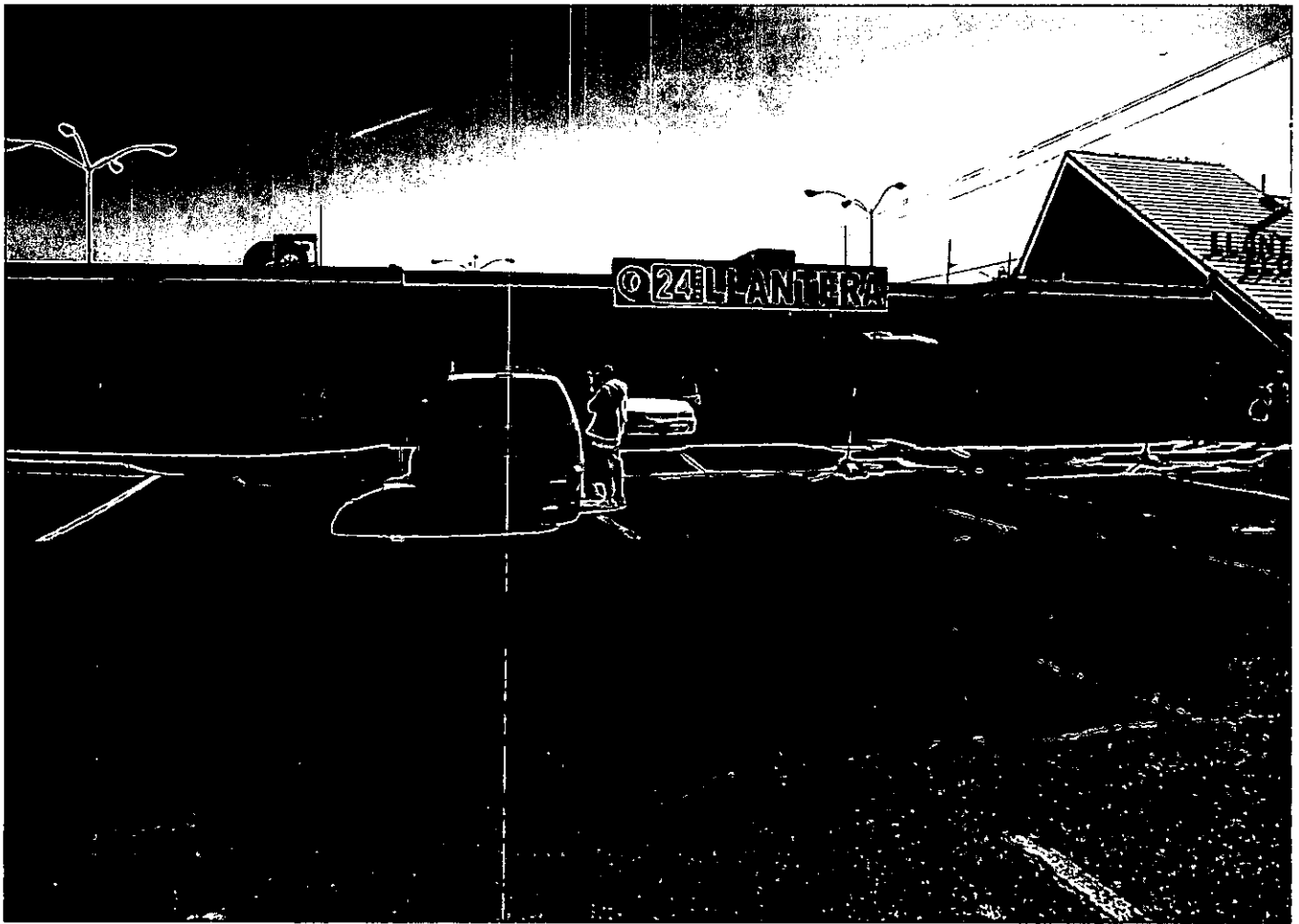
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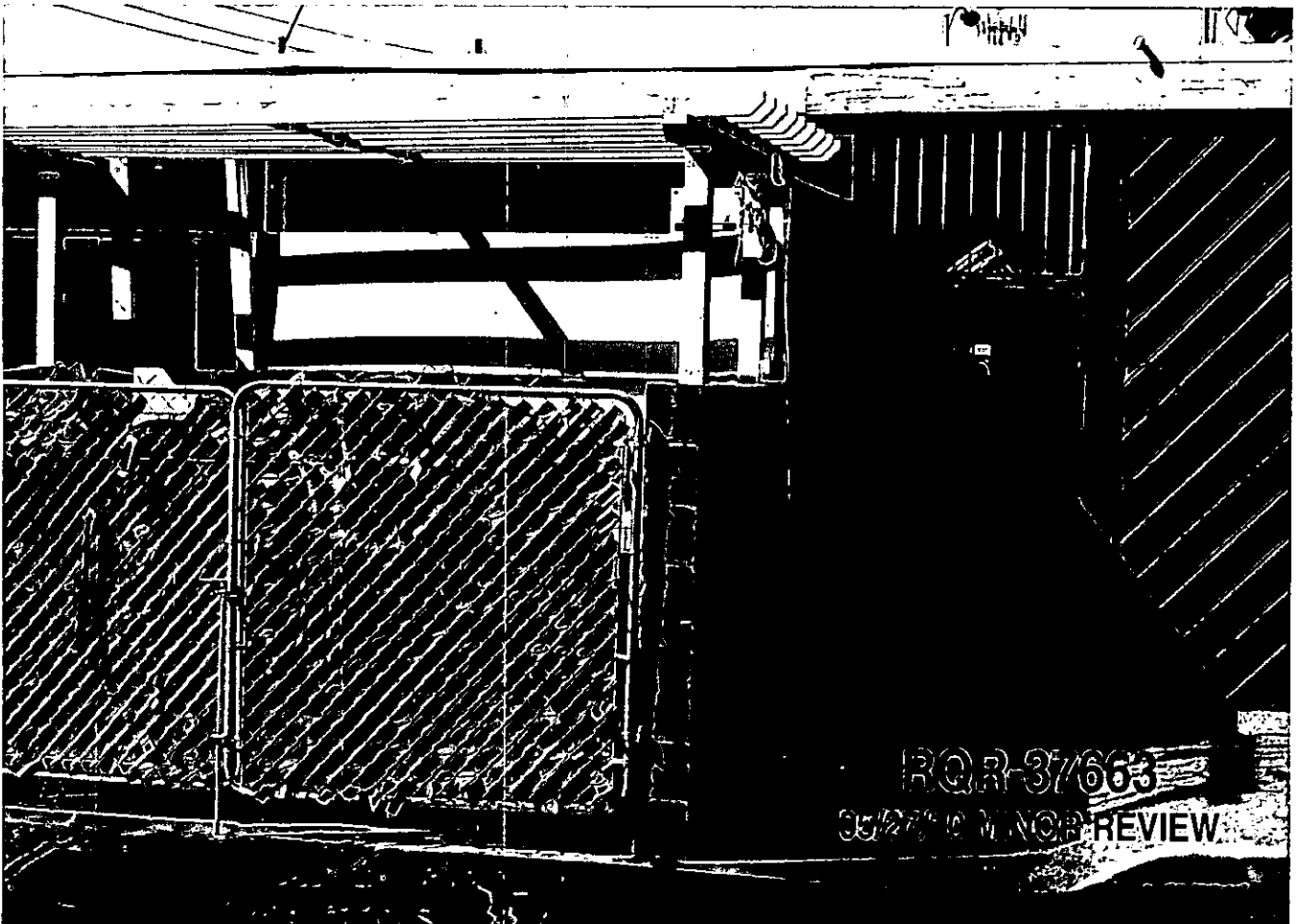
4401 E. Stewart
Photos of Existing Building

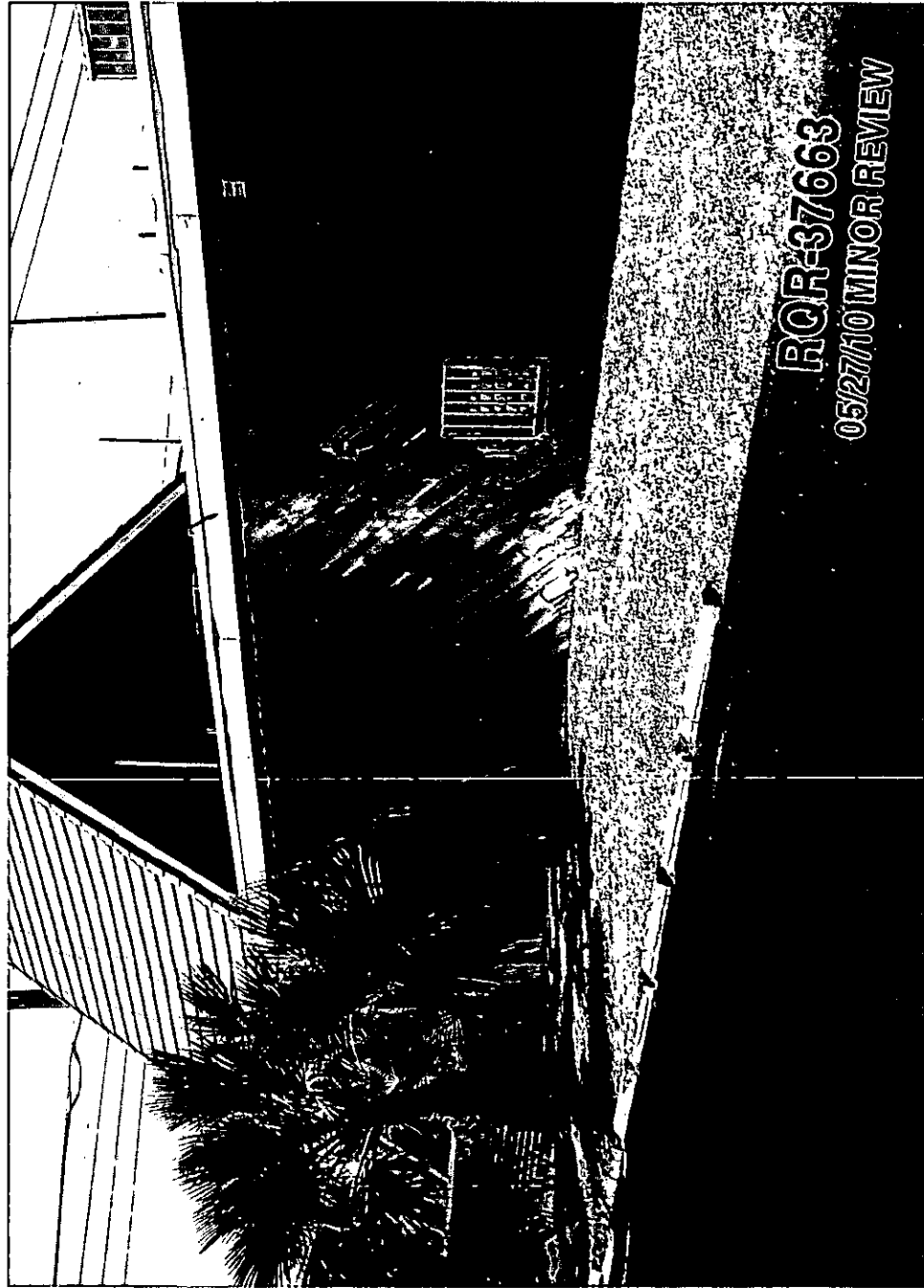
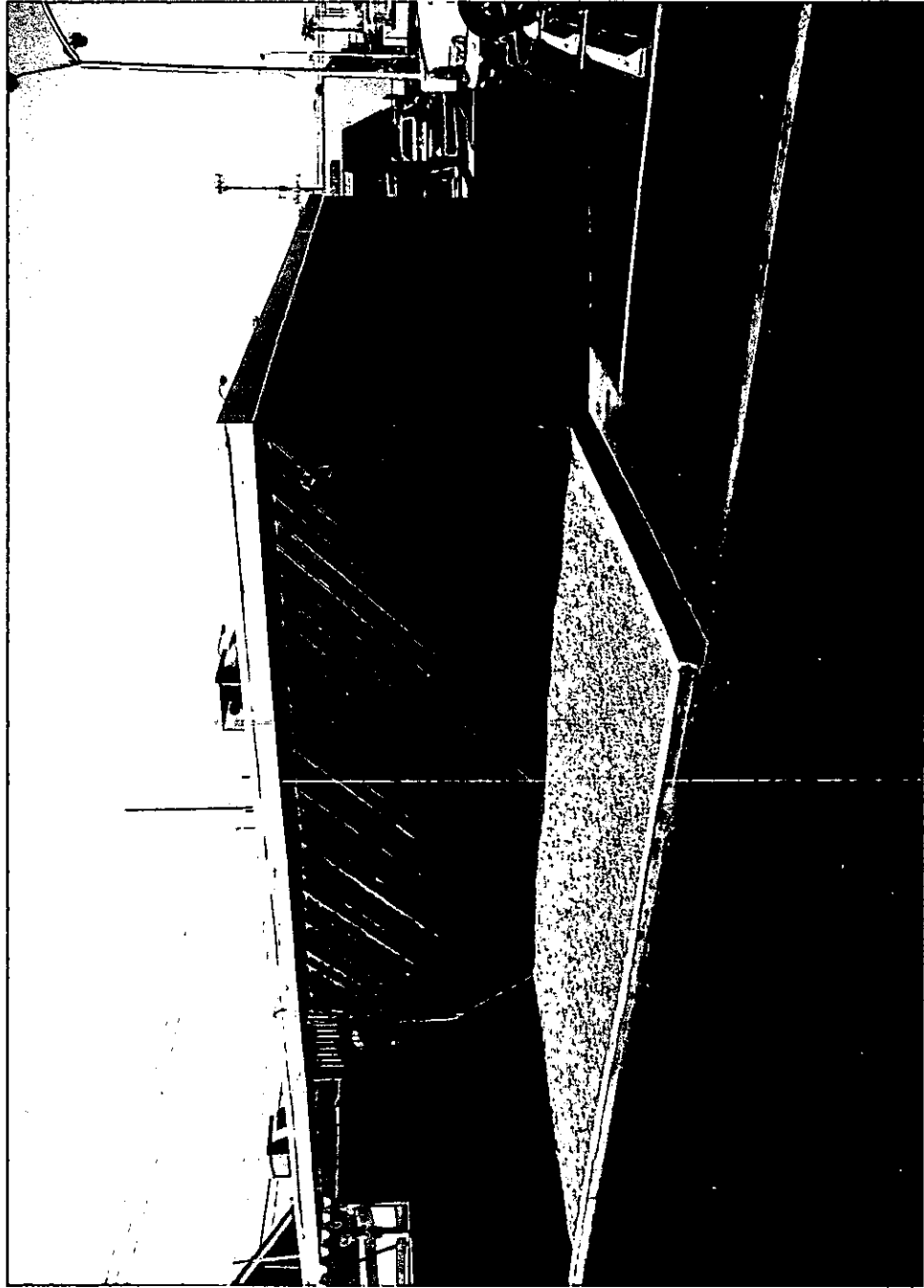

GCGARCIA
A Planning & Development Services Corporation
September 2009



RQR-37663
05/27/10 MINOR REVIEW







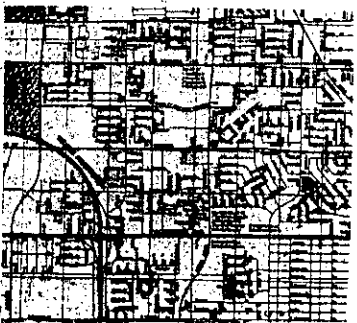
RQR-37663
05/27/10 MINOR REVIEW

KEYNOTES

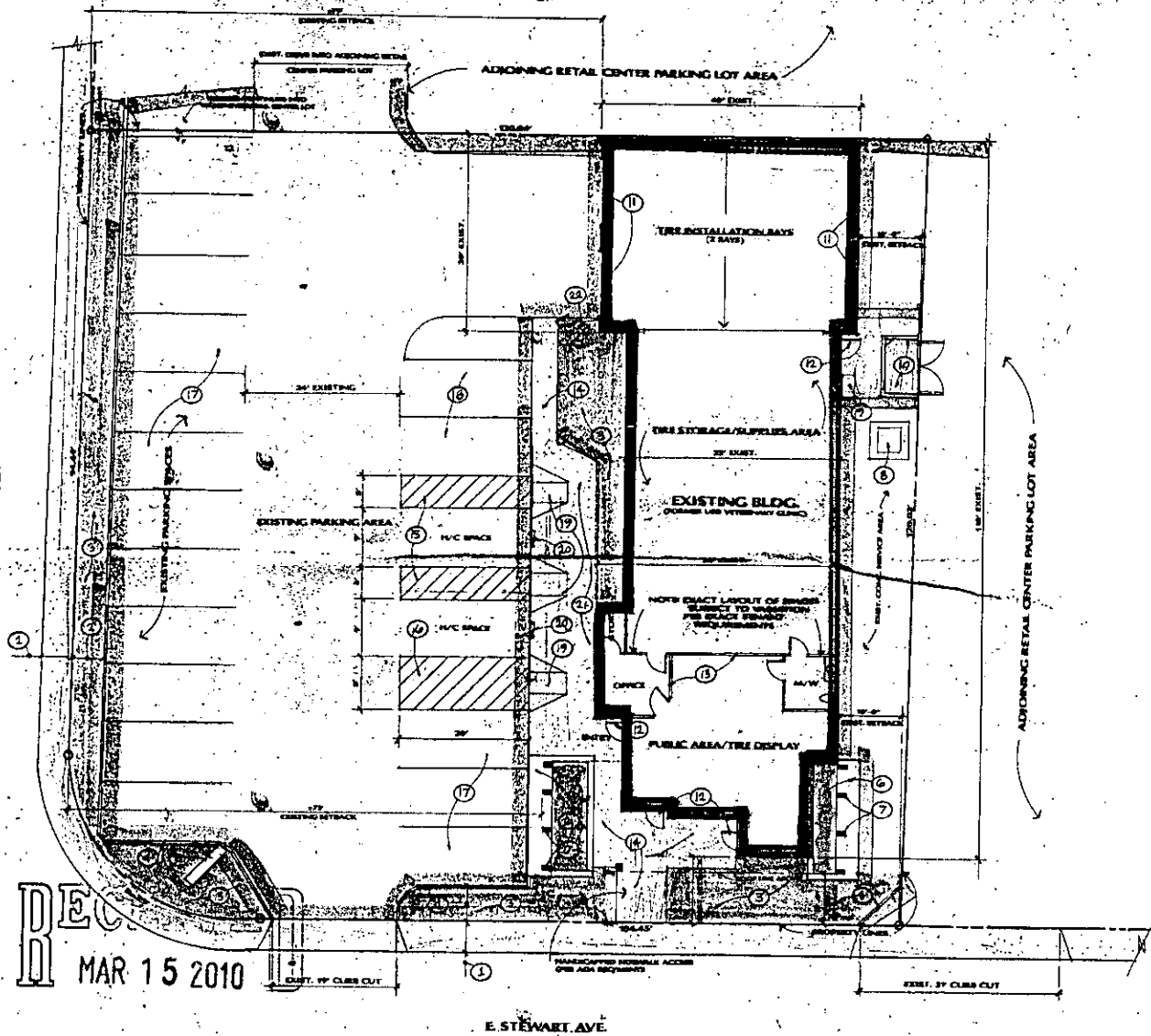
- 1. EXIST. 8" CONC. WALK
- 2. EXIST. ASPHALT PAVING AREA
- 3. CONC. CURB
- 4. EXIST. 4" CONC. WALK
- 5. EXIST. 4" CONC. WALK
- 6. EXIST. 4" CONC. WALK
- 7. EXIST. 4" CONC. WALK
- 8. EXIST. 4" CONC. WALK
- 9. EXIST. 4" CONC. WALK
- 10. EXIST. 4" CONC. WALK
- 11. EXIST. 4" CONC. WALK
- 12. EXIST. 4" CONC. WALK
- 13. EXIST. 4" CONC. WALK
- 14. EXIST. 4" CONC. WALK
- 15. EXIST. 4" CONC. WALK
- 16. EXIST. 4" CONC. WALK
- 17. EXIST. 4" CONC. WALK
- 18. EXIST. 4" CONC. WALK
- 19. EXIST. 4" CONC. WALK
- 20. EXIST. 4" CONC. WALK
- 21. EXIST. 4" CONC. WALK
- 22. EXIST. 4" CONC. WALK

TABULATION

NOTES: CONSTRUCTION (SEE NOTES)
 ROAD, USA - FIRE DEPARTMENT (BLDG. EXIST.)
 TOTAL BLDG. AREA: 1,170 SQ. FT.
 PARKING PROVIDED: 18 (INCLUDING 2 HANDICAPPED SPACES)



VICINITY MAP



SITE/FLOOR PLAN

REC
 MAR 15 2010

APPROVED
 CITY ENGINEER
 PLANNING DEPARTMENT
 R. [Signature]
 DATE: 05/27/10

REVISION	BY

TIRE STORE
 (EXISTING BUILDING WITHIN EXISTING BLDG.)
 78 STEWART AVE. AT LAMB BLVD.



Address:
 City:
 State:
 ZIP:
 Date:
 Title:

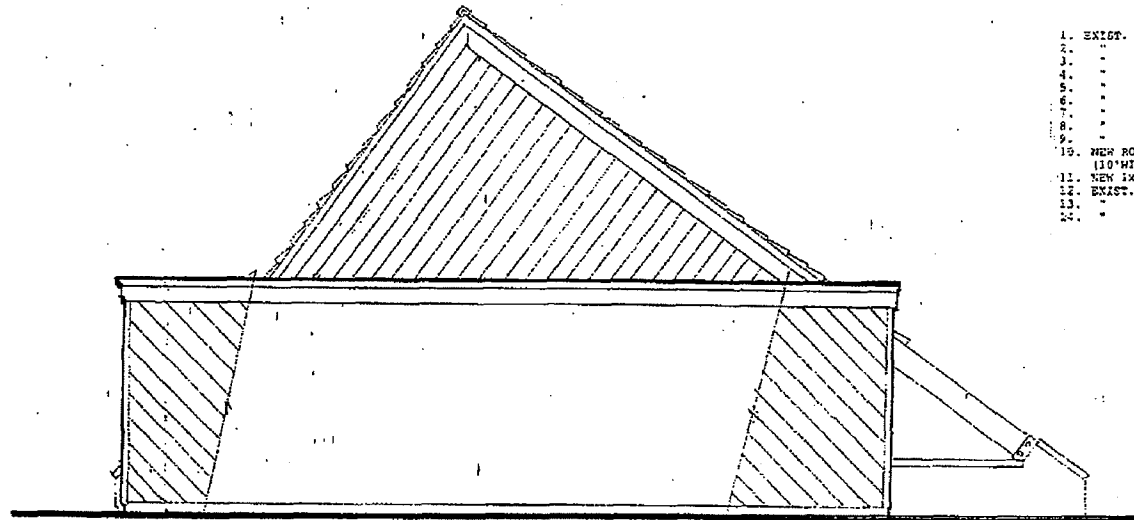
SITE/FLOOR PLAN

Drawn	
Check	
Scale	
Sheet	1
Of	2

RQR-37663
 05/27/10 MINOR REVIEW

KEYNOTES

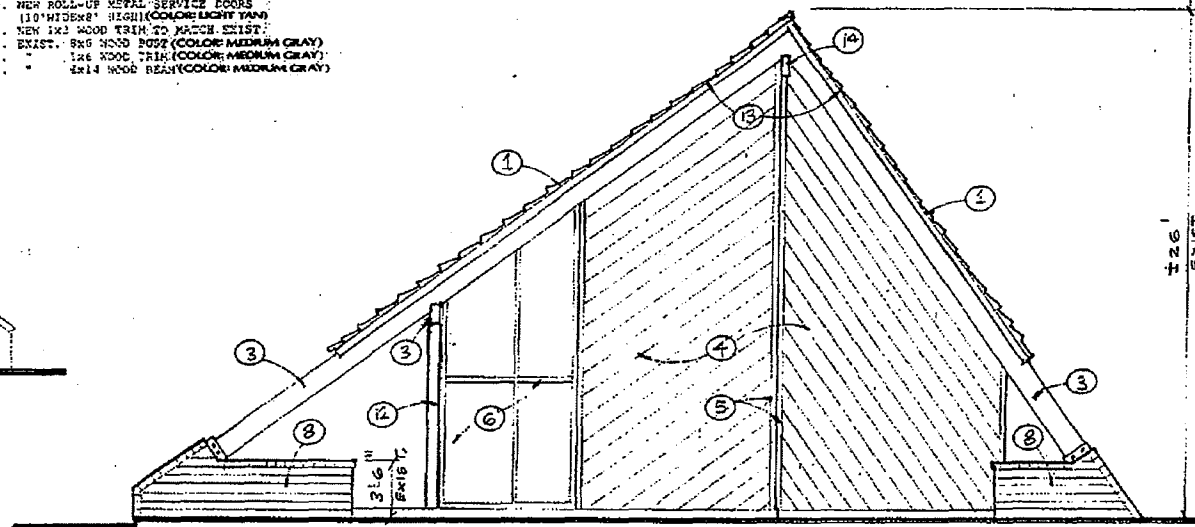
1. EXIST. CEDAR SHAKE SHINGLE ROOF (COLOR: REDDISH BROWN)
2. DOOR
3. 2x14 WOOD BEAMS (COLOR: MEDIUM GRAY)
4. CEDAR SIDING (1/2" BOARDS) (COLOR: LIGHT TAN)
5. 1x3 WOOD TRIM (COLOR: MEDIUM GRAY)
6. WINDOW UNIT
7. 2x12 ROOF FASCIA (COLOR: MEDIUM GRAY)
8. BRICK FLATTOP (COLOR: REDDISH BROWN)
9. G.I. GRAVEL STOP
10. NEW ROLL-UP METAL SERVICE DOORS (10' WIDE x 8' HIGH) (COLOR: LIGHT TAN)
11. NEW 2x3 WOOD TRIM TO MATCH EXIST.
12. EXIST. 2x6 WOOD ROOF (COLOR: MEDIUM GRAY)
13. EXIST. 1x6 WOOD TRIM (COLOR: MEDIUM GRAY)
14. 2x14 WOOD BEAM (COLOR: MEDIUM GRAY)



EAST ELEVATION

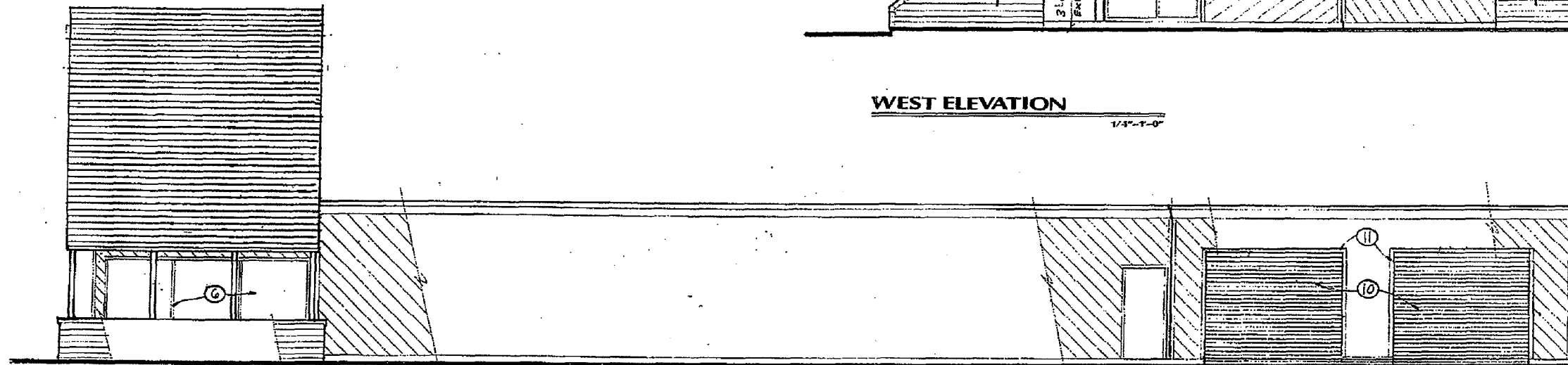
KEYNOTES SAME AS WEST & NORTH ELEV.

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

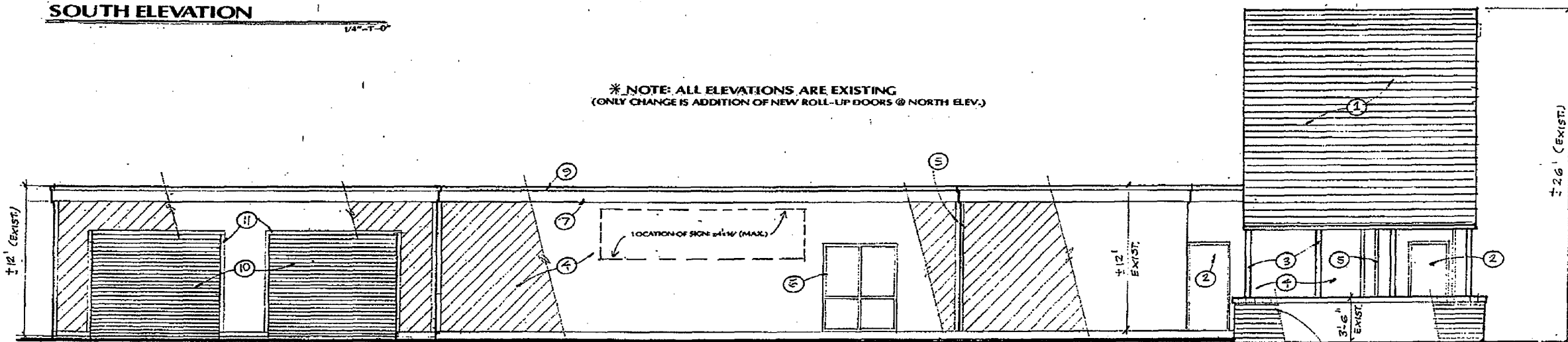


SOUTH ELEVATION

1/4" = 1'-0"

KEYNOTES SAME AS ELEVATION BELOW

* NOTE: ALL ELEVATIONS ARE EXISTING
(ONLY CHANGE IS ADDITION OF NEW ROLL-UP DOORS @ NORTH ELEV.)



NORTH ELEVATION

1/4" = 1'-0"

REVISIONS

TIRE STORE
(INTERIOR REMODEL
WITHIN EXISTING BLDG.)



Architect
Design and
Development

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RQR-37663
05/27/10 MINOR REVIEW

