



## PLANNING & DEVELOPMENT DEPARTMENT

### STATEMENT OF FINANCIAL INTEREST

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

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

☐ Yes

☒ No

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

City Official: \_\_\_\_\_

Partner(s): \_\_\_\_\_

APN: \_\_\_\_\_

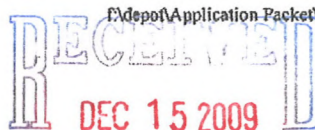
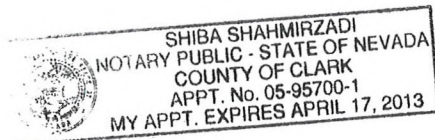
Signature of Property Owner: Barbara A. Lawson

Print Name: BARBARA A. LAWSON

Subscribed and sworn before me

This 15<sup>th</sup> day of December, 2009

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





## PLANNING & DEVELOPMENT DEPARTMENT

### APPLICATION / PETITION FORM

Application/Petition For: Variance  
Project Address (Location) Southwest Corner of Rome and Riley  
Project Name Town Center Auto Repair Garage (Minor) Proposed Use Auto Repair Garage (Minor)  
Assessor's Parcel #(s) 125-20-801-005 Ward # 6  
General Plan: existing TC proposed n/a Zoning: existing U(TC) 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 \_\_\_\_\_  
Address 10420 DESIGNATA AVE Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
City LAS VEGAS State NV Zip 89135

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

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

Property Owner Signature\* Barbara A Lawson

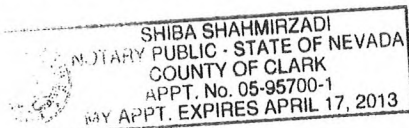
\*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name BARBARA A LAWSON

Subscribed and sworn before me

This 15<sup>th</sup> day of December, 2009

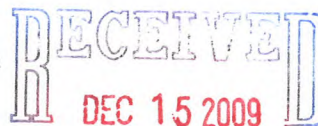
Shiba Shahmirzadi  
Notary Public in and for said County and State

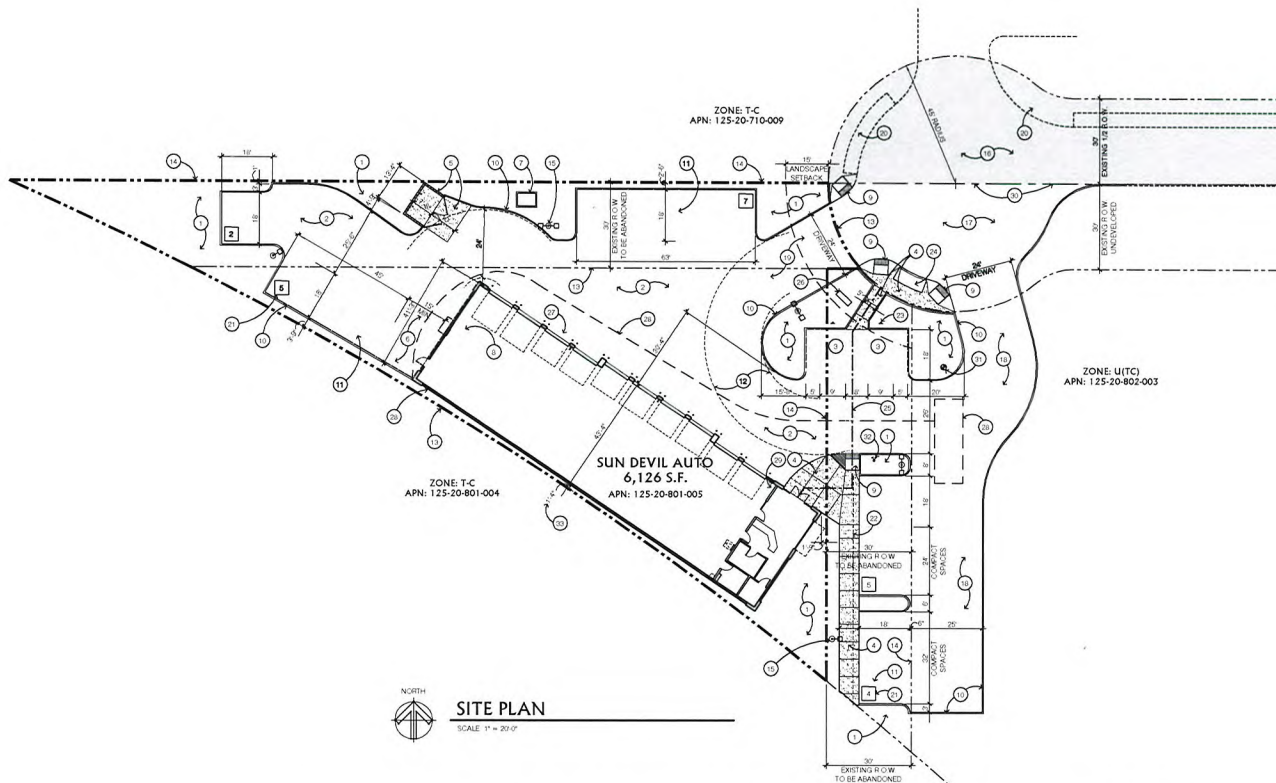


#### FOR DEPARTMENT USE ONLY

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

\*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





**SITE PLAN**  
SCALE: 1" = 20'-0"

### BUILDING CODE ANALYSIS

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <p><b>GOVERNING CODES</b></p> <p>1997 UNIFORM ADMINISTRATIVE CODE (UAC) WITH SUPPLEMENTAL DOCUMENT</p> <p>2006 INTERNATIONAL BUILDING CODE (IBC) WITH SOUTHERN NEVADA AMENDMENTS</p> <p>2006 NATIONAL ELECTRICAL CODE (NEC) WITH SOUTHERN NEVADA AMENDMENTS AND DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE NATIONAL ELECTRICAL CODE 2006 EDITION"</p> <p>2006 UNIFORM MECHANICAL CODE (UMC) WITH SOUTHERN NEVADA AMENDMENTS</p> <p>2006 UNIFORM PLUMBING CODE (UPC) WITH SOUTHERN NEVADA AMENDMENTS</p> <p>2003 UNIFORM FIRE CODE, NFPA 1 (UFC) WITH SUPPLEMENTAL DOCUMENT</p> <p>2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH SOUTHERN NEVADA AMENDMENTS</p> <p><b>OCCUPANCY (IBC 304.3.11)</b></p> <p>B - OFFICE</p> <p>D - LOBBY / DISPLAY (ASSEMBLY SECTION 303.1, EXCEPTION 1)</p> <p>S-1 - MOTOR VEHICLE REPAIR GARAGES</p> <p><b>CONSTRUCTION TYPE (IBC CHAP. 6)</b></p> <p>V-B (SPRINKLERED)</p> <p><b>FIRE SPRINKLERS (IBC 903.3)</b></p> <p>YES, NFPA 13</p> <p><b>FIRE ALARM (IBC 907)</b></p> <p>YES</p> <p><b>BUILDING HEIGHT (IBC 503.504 &amp; TABLE 503)</b></p> <p>ALLOWED: 40' 0" (5 STORY MAX)</p> <p>ACTUAL: 27' 0" (3 STORY)</p> <p><b>ALLOWABLE AREA (IBC 503.507 &amp; TABLE 503)</b></p> <p>39,292 S.F. = <math>(9,000 + (9,000 + 3,675) \times (10,000 \times 3))</math></p> <p>AA = <math>(141' \times 141' \times 10' \times 141' \times 141')</math></p> <p>3,675 = <math>(141' \times 141' \times 10' \times 141' \times 141')</math></p> <p>IF = <math>(141' \times 141' \times 10' \times 141' \times 141')</math></p> <p>39,292 S.F. ALLOWED</p> <p>6,126 S.F. ACTUAL</p> | <p><b>OCCUPANT LOAD (IBC 1004 &amp; TABLE 1004.1.1)</b></p> <p>OFFICE 18 S.F. / 100 = 1</p> <p>LOBBY / DISPLAY 400 S.F. / 15 = 27</p> <p>SERVICE BAYS 5,145 S.F. / 100 = 52</p> <p><b>TOTAL OCCUPANT LOAD</b></p> <p>79</p> <p><b>EXITS (IBC TABLE 1015 &amp; TABLES 1015.1, 1015.1.1, 1015.2)</b></p> <p>REQUIRED: 2</p> <p>PROVIDED: 2</p> <p><b>FIRE RESISTANCE OF EXTERIOR WALLS (IBC 704, 711.4 AND TABLE 601 &amp; 602)</b></p> <p>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</p> <p><b>FIRE RESISTANCE FOR BUILDING ELEMENTS (IBC 506, CHAP. 7, 1020, 1022, 2006.4 AND TABLES 601 &amp; 1017.1)</b></p> <p>ALLOWABLE ZERO HOURS (TABLE 601)</p> <p>ACTUAL ZERO HOURS</p> <p><b>SPACES REQUIRING FIRE RESISTANCE RATED SEPARATION (IBC 506 AND TABLE 506.3.3)</b></p> <p>THIS PROJECT DOES NOT HAVE SPACES REQUIRING FIRE RESISTANCE SEPARATION</p> <p><b>ROOF COVERING MATERIAL (IBC TABLE 1505.1)</b></p> <p>ALLOWABLE CLASS "C"</p> <p>ACTUAL CLASS "B"</p> <p><b>REQUIRED &amp; PROVIDED PLUMBING FIXTURES (IBC 2902 AND TABLE 2902.1)</b></p> <p>"B" OCCUPANCY: 1 WATER CLOSET, 1 LAVATORY, 1 DRINKING FOUNTAIN, 1 SERVICE SINK</p> <p>"S-1" OCCUPANCY: 1 WATER CLOSET, 1 LAVATORY, 1 DRINKING FOUNTAIN, 1 EMERGENCY SHOWER &amp; EYEWASH, 1 SERVICE SINK</p> <p><b>NON-RESIDENTIAL USE (IBC 506.3.2)</b></p> <p>THIS PROJECT HAS NON-RESIDENTIAL USES AND WILL USE OCCUPANCY CLASSIFICATION "S-1" TO APPLY THE PROVISIONS OF IBC SECTIONS 403 AND CHAPTER 9 TO THE ENTIRE BUILDING</p> |
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### VICINITY MAP



### KEY NOTE

1. LANDSCAPED / PLANTER AREA, TYPICAL
2. ASPHALT PAVED PARKING & DRIVEWAY, TYPICAL
3. ACCESSIBLE PARKING WITH REQUIRED PAINTED STRIPING AND SYMBOL
4. CONCRETE SIDEWALK, TYPICAL
5. 6" HIGH CMU TRASH ENCLOSURE WITH CONCRETE APRON
6. LOADING ZONE WITH PAINTED STRIPING (MIN. 10' X 20')
7. PROPOSED ELECTRIC UTILITY TRANSFORMER
8. ELECTRIC SERVICE ENTRY SECTION (S.E.S.)
9. ACCESSIBLE RAMP WITH DETECTABLE DOMES AND MINIMUM 1:12 FLARED WINGS
10. 6" CONCRETE CURB, TYPICAL
11. PARKING STRIPING, TYPICAL
12. TRUCK TURNING RADIUS: 20' INSIDE, 40' OUTSIDE, TYPICAL
13. EXISTING PROPERTY LINE
14. PROPOSED PROPERTY LINE AFTER EXISTING R.O.W. ABANDONMENT
15. SITE LIGHT FIXTURE & POLE, TYPICAL
16. EXISTING 1/2 PAVED STREET TO REMAIN
17. COMPLETE EXISTING 1/2 CUL-DE-SAC PER CITY STANDARD DETAILS
18. NEW PAVED DRIVEWAY ON ADJACENT PROPERTY
19. NEW PAVED DRIVEWAY
20. EXISTING SIDEWALK & AMENITY ZONE TO REMAIN
21. INDICATED NUMBER OF PARKING SPACES IN ROW, TYPICAL
22. INDICATES 3 PARKING OVERHANGS
23. ACCESSIBLE PARKING SIGNAGE PER CITY 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 260' MINIMUM DISTANCE (219' 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                                                                                                                                                      | ARCHITECT                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| J & N DEVELOPMENT<br>C/O SUN DEVIL AUTO, INC.<br>1030 E. ELLIOT RD.<br>TEMPE, AZ 85284<br>PHONE: (480) 491-6651<br>FAX: (480) 491-4204<br>CONTACT: JOEL HOSKINGHAM | JEFF LOOKER ARCHITECT<br>2070 E. SOUTHERN AVE.<br>TEMPE, AZ 85282<br>PHONE: (480) 730-1776<br>FAX: (480) 360-6571<br>CONTACT: JEFF LOOKER |
| PROJECT OWNER'S REPRESENTATIVE                                                                                                                                     |                                                                                                                                           |
| KAMPEER CROWELL<br>1540 W. SUNSET RD., #750<br>LAS VEGAS, NV 89113<br>PHONE: (702) 792-2000<br>FAX: (702) 792-7181<br>CONTACT: ANTHONY J. CELESTE                  |                                                                                                                                           |

### PROJECT DATA

|                                                     |                                                                                                      |
|-----------------------------------------------------|------------------------------------------------------------------------------------------------------|
| ADDRESS                                             | T.B.D.                                                                                               |
| LOCATION                                            | NORTHEAST OF THE INTERSECTION BETWEEN N. DURANGO DR. & CLARK COUNTY HIGHWAY 215, LAS VEGAS, NV 89149 |
| DESCRIPTION                                         | AUTO REPAIR GARAGE (MINOR), 10 BAYS                                                                  |
| JURISDICTION                                        | CITY OF LAS VEGAS                                                                                    |
| APN                                                 | 125-20-801-005                                                                                       |
| EXISTING ZONING                                     | T-C-U                                                                                                |
| PROPOSED ZONING                                     | T-C-S                                                                                                |
| NET SITE AREA                                       | 22,440 S.F. (0.52 ACRES)                                                                             |
| TOTAL GROSS BUILDING AREA                           | 6,126 S.F.                                                                                           |
| BUILDING LOT COVERAGE                               | 6,126 S.F. / 22,440 S.F. = 26.4%                                                                     |
| LANDSCAPED AREA COVERAGE                            | 4,752 S.F. / 22,440 S.F. = 20.4%                                                                     |
| PARKING CALCULATION (TITLE 19.04, TABLE 2)          |                                                                                                      |
| PARKING SPACES REQUIRED: 19,126 S.F. / 2000 + 5     | = 36                                                                                                 |
| PARKING SPACES PROVIDED (TITLE 19.10, TABLE 4)      |                                                                                                      |
| 16 (STANDARD), 7 (COMPACT, 20%)                     | = 23                                                                                                 |
| AUTO REPAIR SPACES PROVIDED (TITLE 19.13, TABLE 2)  | = 5                                                                                                  |
| TOTAL PARKING PROVIDED (REFERENCE PARKING VARIANCE) | = 28                                                                                                 |
| LOADING SPACES (TITLE 19.10, TABLE 4)               |                                                                                                      |
| REQUIRED                                            | 1                                                                                                    |
| PROVIDED                                            | 1                                                                                                    |

### WAIVERS & VARIANCES

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

| VARIANCES           |
|---------------------|
| 1. BUILDING SETBACK |
| 2. PARKING          |

**Jeff Looker Architect**

2070 E. SOUTHERN AVE.  
TEMPE, ARIZONA 85282  
PHONE: 480-730-1776  
FAX: 480-360-6571

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**SUN DEVIL AUTO**

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

### SITE PLAN

### REVISIONS

| NO. | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 01/28/10 | ISSUED FOR PERMIT |



### ISSUE DATE

|         |                   |
|---------|-------------------|
| DATE    | DECEMBER 15, 2009 |
| JOB NO. |                   |
| LOG#    |                   |

**A-0**

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

**RECEIVED  
JAN 04 2010**

**Jeff  
Looker  
Architect**

2070 E. SOUTHERN AVE.  
TEMPE, ARIZONA 85282  
PHONE: 480-740-1770  
FAX: 480-960-0571

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DATE: 12/15/2009  
JLH: 12/15/2009

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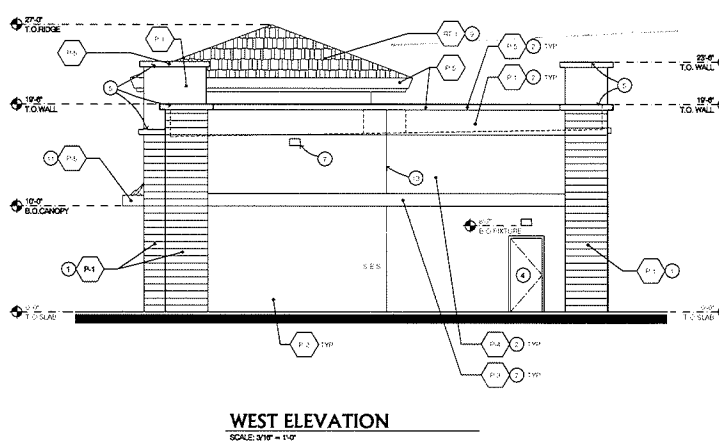
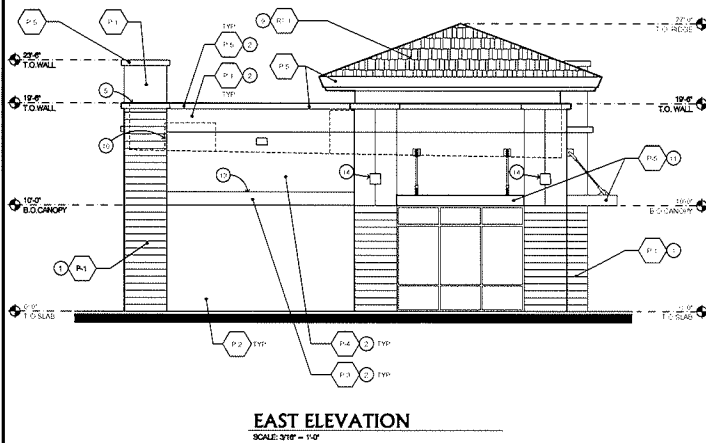
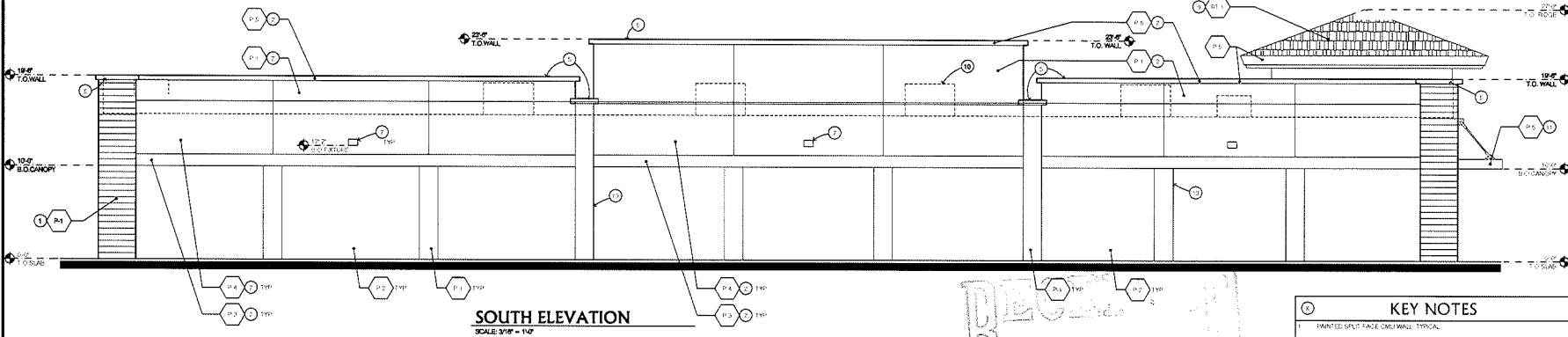
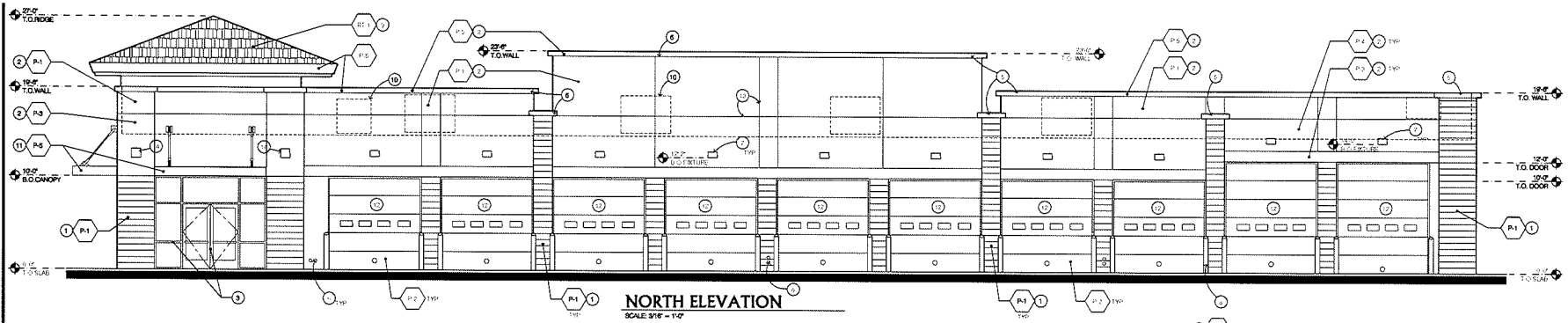
EXTERIOR  
ELEVATIONS

REVISIONS

JEFF A. LOOKER  
ARCHITECT  
No. 2947  
STATE OF NEVADA

ISSUE DATE  
DECEMBER 15, 2009  
JOB NO. 10007

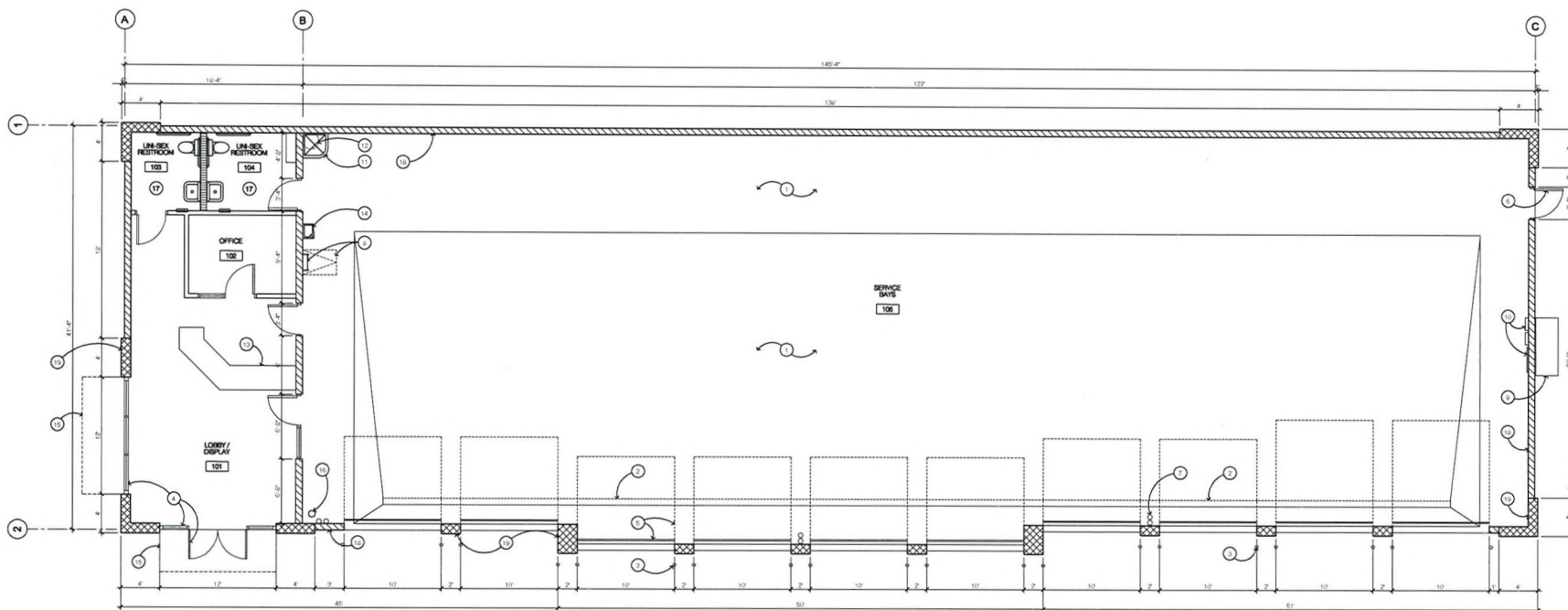
A-2



- KEY NOTES**
1. PAINTED METAL PANEL, COLOR: WHITE
  2. EPS OVER SMOOTH GYPSUM WALL TYPICAL
  3. ALUMINUM STOREFRONT SYSTEM
  4. HOLLOW METAL COLOR & FINISH
  5. EPS BOARD TYPICAL
  6. ROOF DRAIN & OVERFLOW LEADERS TO DRAINAGE ABOVE FINISH GRADE
  7. WALL MOUNTED LIGHT FIXTURE TYPICAL
  8. PAINTED CONCRETE FILLER STEEL PIPE BACKLASH TYPICAL
  9. CONCRETE ROOF TILES
  10. MECHANICAL UNITS SCREENED BY PERMET TYPICAL
  11. PAINTED METAL CANOPY
  12. PAINTED STEEL OVERHEAD DOORS
  13. EPS REVEALS TYPICAL
  14. WALL MOUNTED DECORATIVE LIGHT FIXTURE

- KEY NOTES**
- P-1: PAINTED METAL PANEL, COLOR: WHITE
  - P-2: PAINTED METAL PANEL, COLOR: WHITE
  - P-3: PAINTED METAL PANEL, COLOR: WHITE
  - P-4: PAINTED METAL PANEL, COLOR: WHITE
  - P-5: PAINTED METAL PANEL, COLOR: WHITE
  - P-6: PAINTED METAL PANEL, COLOR: WHITE
  - P-7: PAINTED METAL PANEL, COLOR: WHITE
  - P-8: PAINTED METAL PANEL, COLOR: WHITE
  - P-9: PAINTED METAL PANEL, COLOR: WHITE
  - P-10: PAINTED METAL PANEL, COLOR: WHITE
  - P-11: PAINTED METAL PANEL, COLOR: WHITE
  - P-12: PAINTED METAL PANEL, COLOR: WHITE
  - P-13: PAINTED METAL PANEL, COLOR: WHITE
  - P-14: PAINTED METAL PANEL, COLOR: WHITE
  - P-15: PAINTED METAL PANEL, COLOR: WHITE
  - P-16: PAINTED METAL PANEL, COLOR: WHITE
  - P-17: PAINTED METAL PANEL, COLOR: WHITE
  - P-18: PAINTED METAL PANEL, COLOR: WHITE
  - P-19: PAINTED METAL PANEL, COLOR: WHITE
  - P-20: PAINTED METAL PANEL, COLOR: WHITE

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



FLOOR PLAN

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

RECEIVED  
DEC 15 2009

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

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

**Jeff  
Looker  
Architect**

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TEMPE, ARIZONA 85282  
PHONE: 480-750-1776  
FAX: 480-966-0571

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LAS VEGAS, NEVADA 89149

FLOOR PLAN

REVISIONS



ISSUE DATE

DECEMBER 15, 2009

JOB NO. 10887

**A-1**