



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

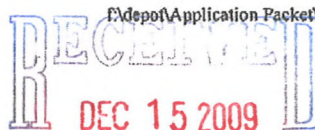
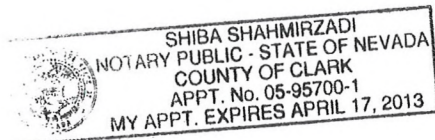
Signature of Property Owner: Barbara A. Lawson

Print Name: BARBARA A. LAWSON

Subscribed and sworn before me

This 15th 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

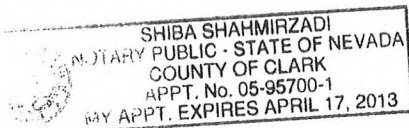
*An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name BARBARA A LAWSON

Subscribed and sworn before me

This 15th day of December, 2009

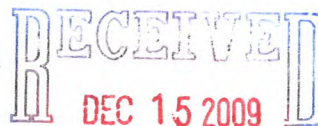
Shiba Shahmirzadi
Notary Public in and for said County and State

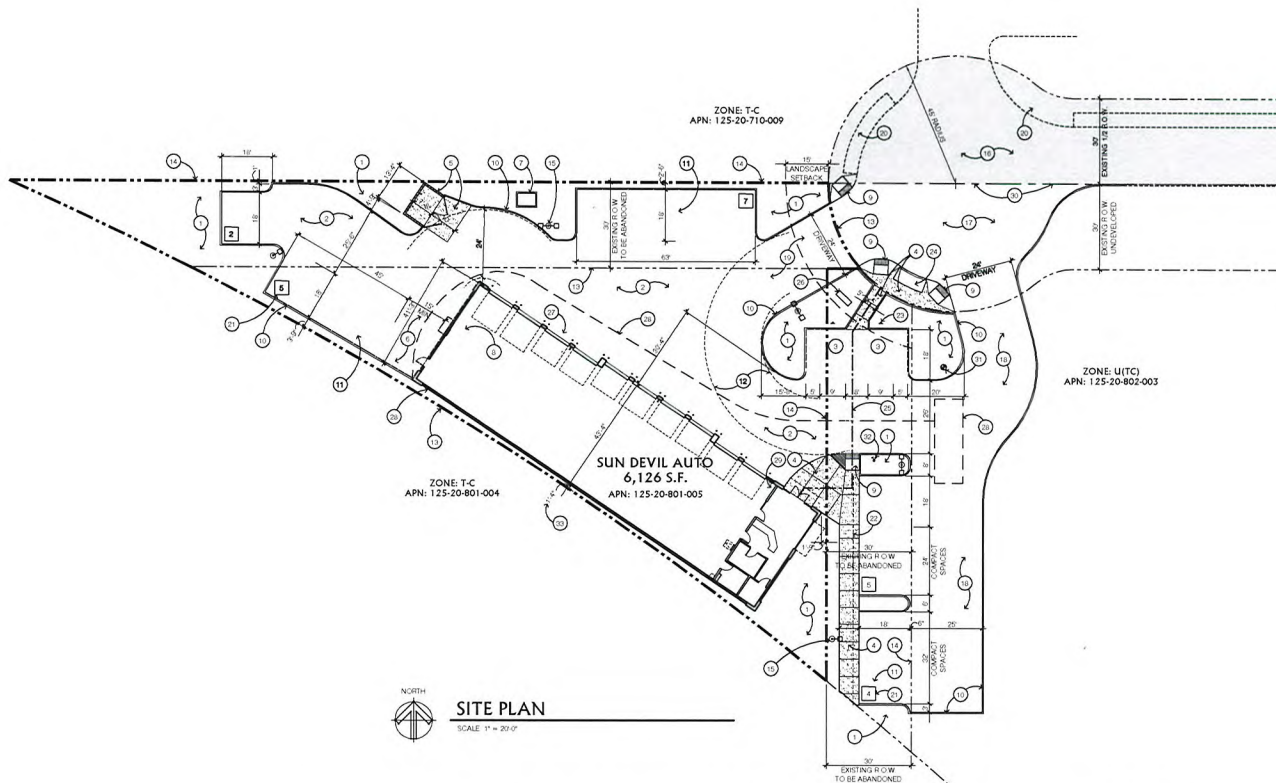


FOR DEPARTMENT USE ONLY

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

BUILDING CODE ANALYSIS

GOVERNING CODES 1997 UNIFORM ADMINISTRATIVE CODE (UAC) WITH SUPPLEMENTAL DOCUMENT 2006 INTERNATIONAL BUILDING CODE (IBC) WITH SOUTHERN NEVADA AMENDMENTS 2006 NATIONAL ELECTRICAL CODE (NEC) WITH SOUTHERN NEVADA AMENDMENTS AND DOCUMENT ENTITLED "A SUPPLEMENTAL DOCUMENT AMENDING THE NATIONAL ELECTRICAL CODE 2006 EDITION" 2006 UNIFORM MECHANICAL CODE (UMC) WITH SOUTHERN NEVADA AMENDMENTS 2006 UNIFORM PLUMBING CODE (UPC) WITH SOUTHERN NEVADA AMENDMENTS 2003 UNIFORM FIRE CODE, NFPA 1 (UFC) WITH SUPPLEMENTAL DOCUMENT 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH SOUTHERN NEVADA AMENDMENTS OCCUPANCY (IBC 304.3.11) B - OFFICE D - 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) YES, NFPA 13 FIRE ALARM (IBC 907) YES BUILDING HEIGHT (IBC 503.504 & TABLE 503) ALLOWED: 40' 0" (5 STORY MAX) ACTUAL: 27' 0" (3 STORY) ALLOWABLE AREA (IBC 503.507 & TABLE 503) 39,292 S.F. = $(9,000 + (9,000 + 3,657) \times 10,000 \times 3.1)$ AA = $(141 \times 141 \times 10) \times 141$ 3,657 = $(141 \times 141 \times 10) \times 141$ IF = $(141 \times 141 \times 10) \times 141$ 39,292 S.F. ALLOWED 6,126 S.F. ACTUAL	OCCUPANT LOAD (IBC 1004 & TABLE 1004.1.1) OFFICE 18 S.F. / 100 = 1 LOBBY / DISPLAY 400 S.F. / 15 = 27 SERVICE BAYS 5,145 S.F. / 100 = 52 TOTAL OCCUPANT LOAD EXITS (IBC TABLE 1015 & TABLES 1015.1, 1015.1.1, 1015.2) REQUIRED: 2 PROVIDED: 2 FIRE RESISTANCE OF EXTERIOR WALLS (IBC 704.711.4 AND TABLE 601 & 602) ONE EXTERIOR WALL OF THE BUILDING IS REQUIRED TO HAVE A MINIMUM 2 HOUR FIRE SEPARATION BASED ON TABLE 602 OCCUPANCY S-1 WHERE THE FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET. REFERENCE SITE PLAN FIRE RESISTANCE FOR BUILDING ELEMENTS (IBC 506, CHAP. 7, 1020, 1022, 2006.4 AND TABLES 601 & 1017.1) ALLOWABLE ZERO HOURS (TABLE 601) ACTUAL ZERO HOURS SPACES REQUIRING FIRE RESISTANCE RATED SEPARATION (IBC 506 AND TABLE 506.3.3) 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-RESIDENTIAL USE (IBC 506.3.2) 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
---	---

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 (214' 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 C/O SUN DEVIL AUTO, INC. 1030 E. ELLIOT RD. TEMPE, AZ 85284 PHONE: (480) 491-6651 FAX: (480) 491-4204 CONTACT: JOEL HOSKINOTHAM	JEFF LOOKER ARCHITECT 2070 E. SOUTHERN AVE. TEMPE, AZ 85282 PHONE: (480) 730-1776 FAX: (480) 360-6571 CONTACT: JEFF LOOKER
PROJECT OWNER'S REPRESENTATIVE	
KAMPEER CROWELL 1540 W. SUNSET RD., #750 LAS VEGAS, NV 89113 PHONE: (702) 792-2000 FAX: (702) 792-7181 CONTACT: ANTHONY J. CELESTE	

PROJECT DATA

ADDRESS	T.B.D.
LOCATION	NORTHEAST OF THE INTERSECTION BETWEEN N. DURANGO DR. & CLARK COUNTY HIGHWAY 215, LAS VEGAS, NV 89149
DESCRIPTION	AUTO REPAIR GARAGE (MINOR), 10 BAYS
JURISDICTION	CITY OF LAS VEGAS
APN	125-20-801-005
EXISTING ZONING	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-INSURANCE 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 FACADE 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

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF JEFF LOOKER ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF JEFF LOOKER ARCHITECT IS PROHIBITED. THE USER AGREES TO HOLD JEFF LOOKER ARCHITECT HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST JEFF LOOKER ARCHITECT BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.

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

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

THIS OFFICE HAS NATIONAL SERVICE
AND IS A FULL SERVICE ARCHITECTURAL
FIRM. WE ARE NOT A DESIGN-BUILD
FIRM. WE DO NOT PROVIDE
CONSTRUCTION MANAGEMENT
SERVICES. WE ARE A DESIGN-
BUILD FIRM.

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

EXTERIOR
ELEVATIONS

REVISIONS

REVISIONS

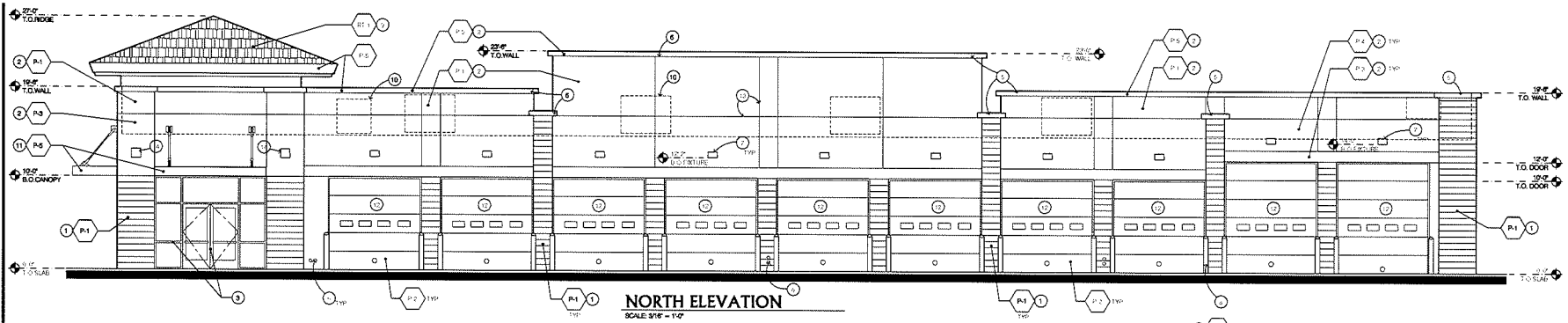
JEFF A. LOOKER
ARCHITECT
No. 2947
STATE OF NEVADA

ISSUE DATE

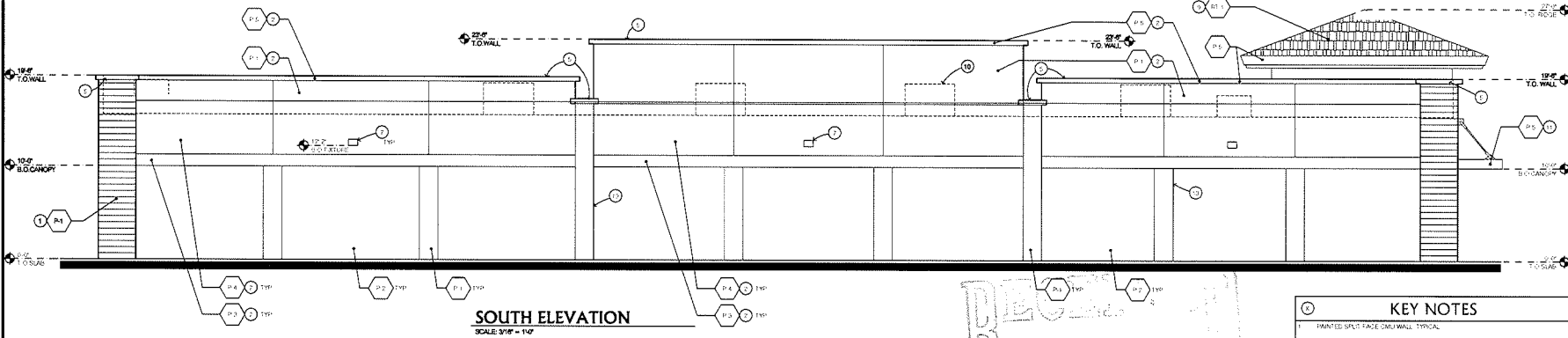
DECEMBER 15, 2009

FOR NO. 10007

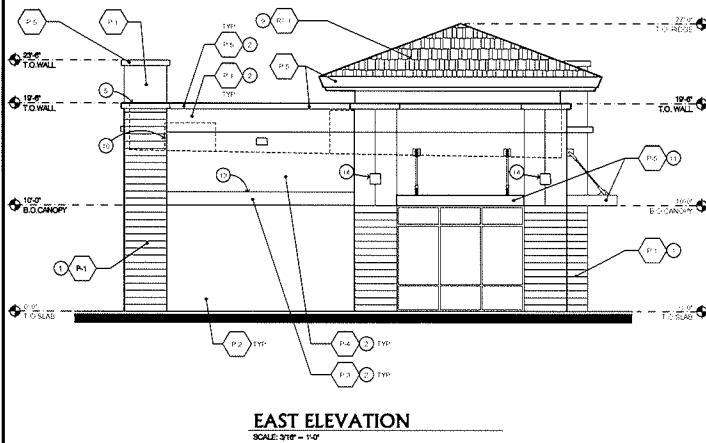
A-2



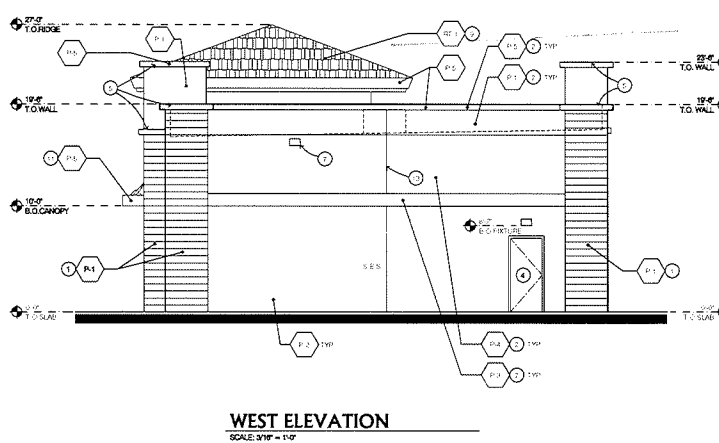
NORTH ELEVATION
SCALE: 3/16\"/>



SOUTH ELEVATION
SCALE: 3/16\"/>



EAST ELEVATION
SCALE: 3/16\"/>



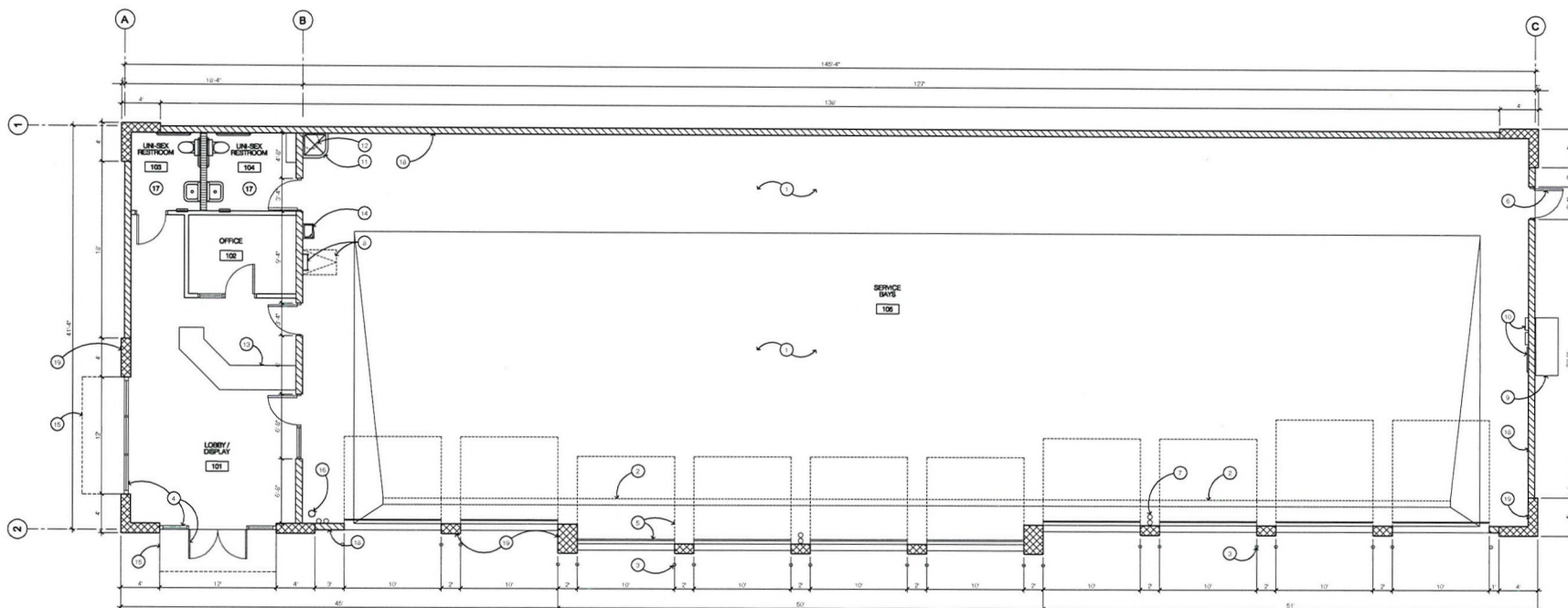
WEST ELEVATION
SCALE: 3/16\"/>

DEC 15 2009

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

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 UNI-SEX RESTROOM
18	8 x 8 x 16 CMU EXTERIOR WALL, TYPICAL
19	12 x 8 x 16 CMU EXTERIOR WALL, TYPICAL

VAR-36954
01/28/10 PC

**Jeff
Looker
Architect**

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: 480-750-1776
FAX: 480-966-0571

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH SHALL REMAIN THE PROPERTY OF JEFF LOOKER ARCHITECT, INC. AND NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF JEFF LOOKER ARCHITECT, INC. (C) 2009 JEFF LOOKER ARCHITECT, INC.

SUN DEVIL AUTO

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

FLOOR PLAN

REVISIONS



ISSUE DATE

DECEMBER 15, 2009

JOB NO. 10887

A-1