

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-36953** APN: 125-20-802-003 125-20-801-005

Name of Property Owner: ISAIAH ST 17 LC

Name of Applicant: T & N Development

Name of Representative: ANTHONY I CELESTE

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 9 day of December, 2007 9

Notary Public in and for said County and State



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Plan Review

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 Isaiah 54 17 LLC

Contact BARBARA LAWSON

Address 10420 DESIGNATA

Phone: 702 878 3000 Fax: 702 648 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 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

[Signature]

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #

SDR 36953

Meeting Date:

1.28.10

Total Fee:

\$1,030.-

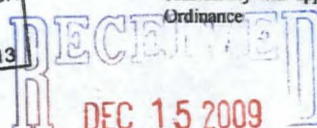
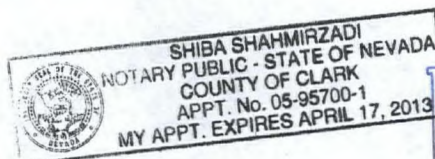
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12.15.09

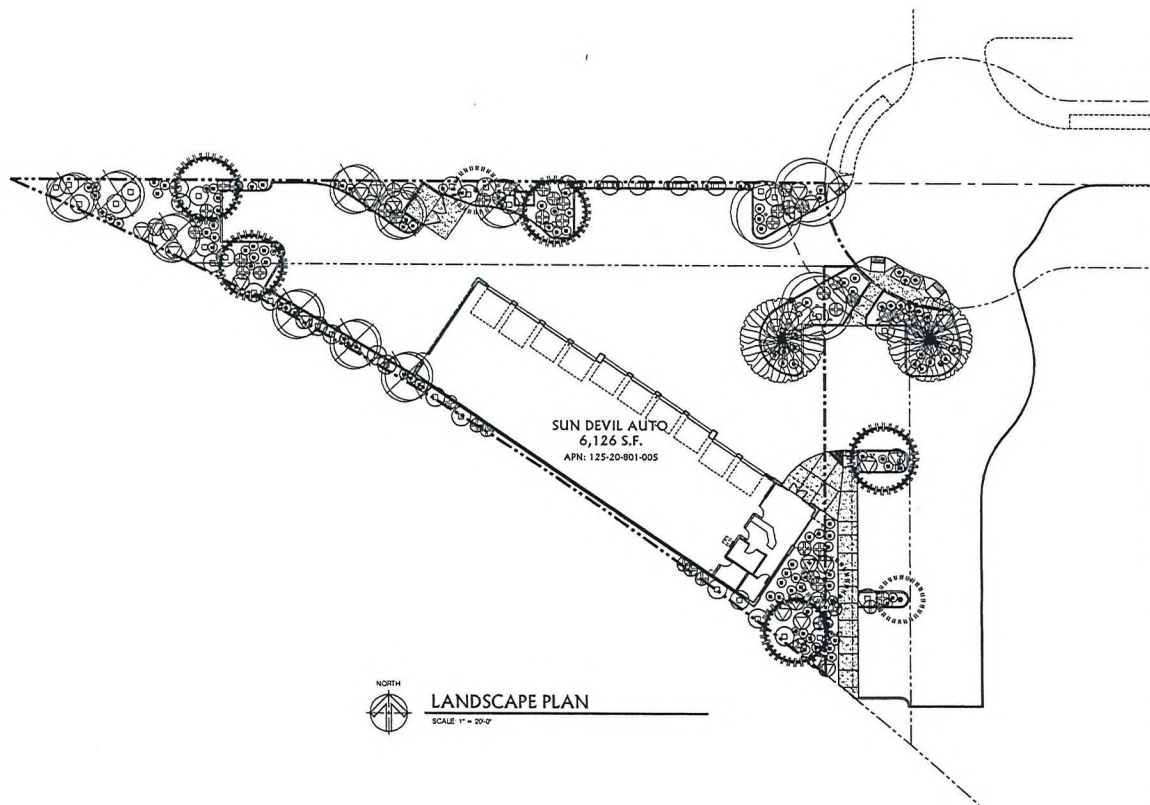
Received By:

[Signature]

*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



Jeff Looker
Architect



PLANT LIST

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.
	QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	24" BOX 3		LANTANA CAMARA LANTANA "RADIATION"	1 GAL. 121
	MESQUITE- THORNLESS CHILEAN MESQUITE	24" BOX 9		LEUCOPHYLLUM L. 'RIO BRAVO' RIO BRAVO SAGE	5 GAL. 43
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX 5		CASSIA ARTEMISIOIDES FEATHERY CASSIA	5 GAL. 28
	ROBINIA AMBIGUA "PURPLE ROBE" PURPLE ROBE LOCUST	36" BOX (3" DIA.) 3		HEPERALOE PARVIFOLIA RED YUCCA	5 GAL. 48
	FRAXINUS VELUTINA RIO GRANDE RIO GRANDE ASH	36" BOX (3" DIA.) 2		XYLOSMA CONGESTUM SHINY XYLOSMA	5 GAL. 0

LANDSCAPE CALCULATIONS

SITE AREA: 22,840 S.F. (0.52 ACRES)
SITE LANDSCAPED AREA:

SDR-36953
REVISED
01/28/10 PC

RECEIVED
JAN 04 2010

**Jeff
Looker
Architect**

2070 E. SOUTHERN AVE
TEMPE, ARIZONA 85282
PHONE: 480-730-1776
FAX: 480-966-6271

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

LANDSCAPE PLAN

REVISIONS

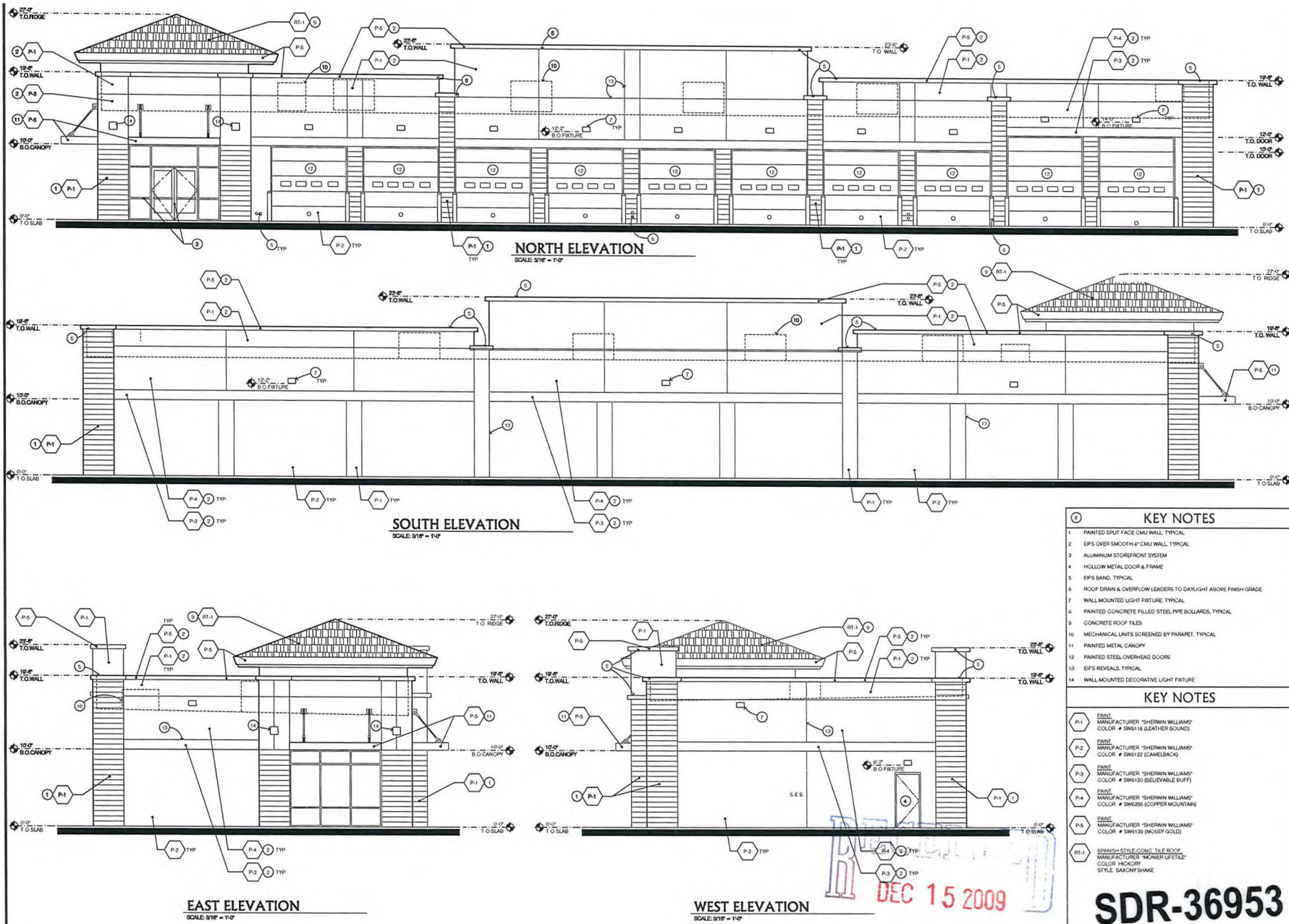
JEFF A. LOOKER
ARCHITECT
No. 2247
STATE OF NEVADA

ISSUE DATE

DECEMBER 15, 2009

JOB NO. LC487

L-1



Jeff Looker
Architect

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LAS VEGAS, NEVADA 89149

EXTERIOR ELEVATIONS

REVISIONS

JEFF LOOKER
ARCHITECT
No. 2947
STATE OF NEVADA

ISSUE DATE
DECEMBER 15, 2009
JOB NO. 10687

A-2

SDR-36953
01/28/10 PC

DEC 15 2009

3070 E. SCOTTSDALE AVE
TAMPA, FLORIDA 33602
FAX 408-668-6571

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N. DURANGO DRIVE & CLARK
COUNTY HWY 215
LAS VEGAS, NEVADA 89149

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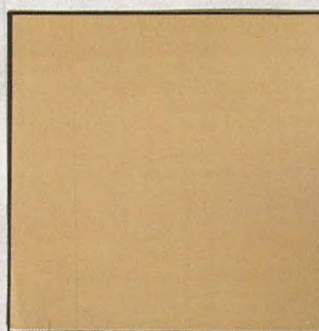
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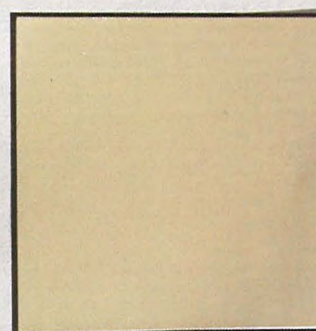
COLOR AND MATERIALS BOARD



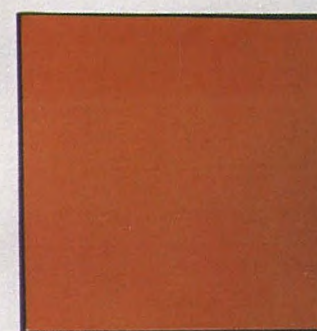
P-1 SHERMAN WILLIAMS
SW 6118
"LEATHER BOUND"



P-2 SHERMAN WILLIAMS
SW 6122
"CAMELBACK"

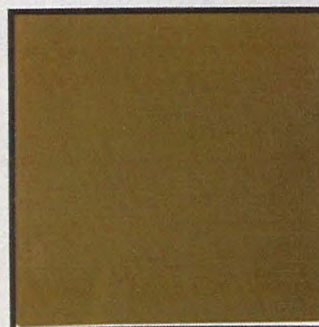


P-3 SHERMAN WILLIAMS
SW 6120
"BELIEVABLE BUFF"



P-4 SHERMAN WILLIAMS
SW 6356
"COPPER MOUNTAIN"

RECEIVED
DEC 15 2009



P-5 SHERMAN WILLIAMS
SW 6139
"MOSSY GOLD"



RT-1 MONIER LIFETILE CONCRETE ROOF TILE
SAXONY SHAKE
"HICKORY"

RECEIVED
DEC 15 2009

SDR-36953
01/28/10 PC

SDR 36953				
J & N Development				
South side of Rome Blvd., west of Riley St.				
Proposed 6.13 thousand square foot automobile repair garage development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	AUTOMOBILE CARE CENTER [1000SF]	6.13	42.25	259
AM Peak Hour			2.94	18
PM Peak Hour			3.38	21
Existing traffic on all nearby streets:				
Durango Dr.				
Average Daily Traffic (ADT)	33,422			
PM Peak Hour (heaviest 60 minutes)	2674			
Deer Springs Way				
Average Daily Traffic (ADT)	7,666			
PM Peak Hour (heaviest 60 minutes)	613			
Grand Montecito Pkwy.				
Average Daily Traffic (ADT)	1,291			
PM Peak Hour (heaviest 60 minutes)	103			
Centennial Pkwy.				
Average Daily Traffic (ADT)	9,624			
PM Peak Hour (heaviest 60 minutes)	770			
Traffic Capacity of adjacent streets:				
Adjacent Street ADT Capacity				
Durango Dr.	51800			
Deer Springs Way	17115			
Grand Montecito Pkwy.	34500			
Centennial Pkwy.	34500			
This project will add approximately 259 trips per day on Durango Dr., Deer Springs Way, Grand Montecito Pkwy., and Centennial Pkwy. This will increase expected volumes by about 1 percent on Durango, by about 3 percent on Deer Springs, by about 20 percent on Grand Montecito, and by about 3 percent on Centennial. Currently, Durango is at about 65 percent of capacity, Deer Springs is at about 45 percent of capacity, Grand Montecito is at about 4 percent of capacity, and Centennial is at about 28 percent of capacity. Count data was unavailable for Rome Blvd; however it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 21 additional cars into the area; or about 1 every 3 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				