

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: _____

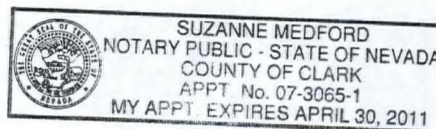
Signature of Property Owner: Barbara A. Lawson

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~~ 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: 702 640 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

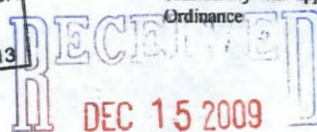
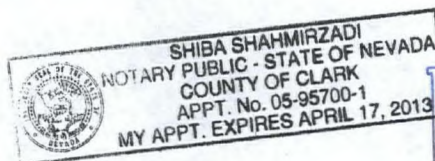
This 15th day of December, 2009

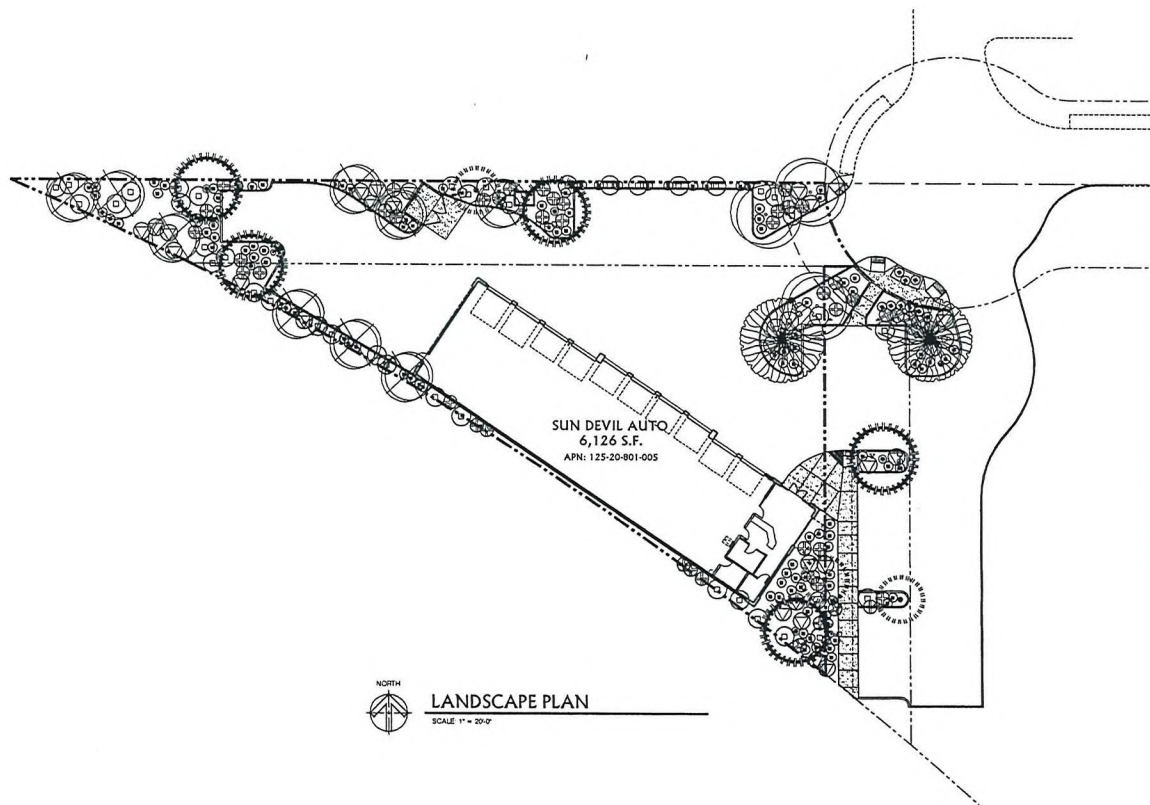
[Signature]
 Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # SDR 36953
 Meeting Date: 1.28.10
 Total Fee: \$1,030.-
 Date Received: 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.





LANDSCAPE PLAN

SCALE: 1" = 20'-0"

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

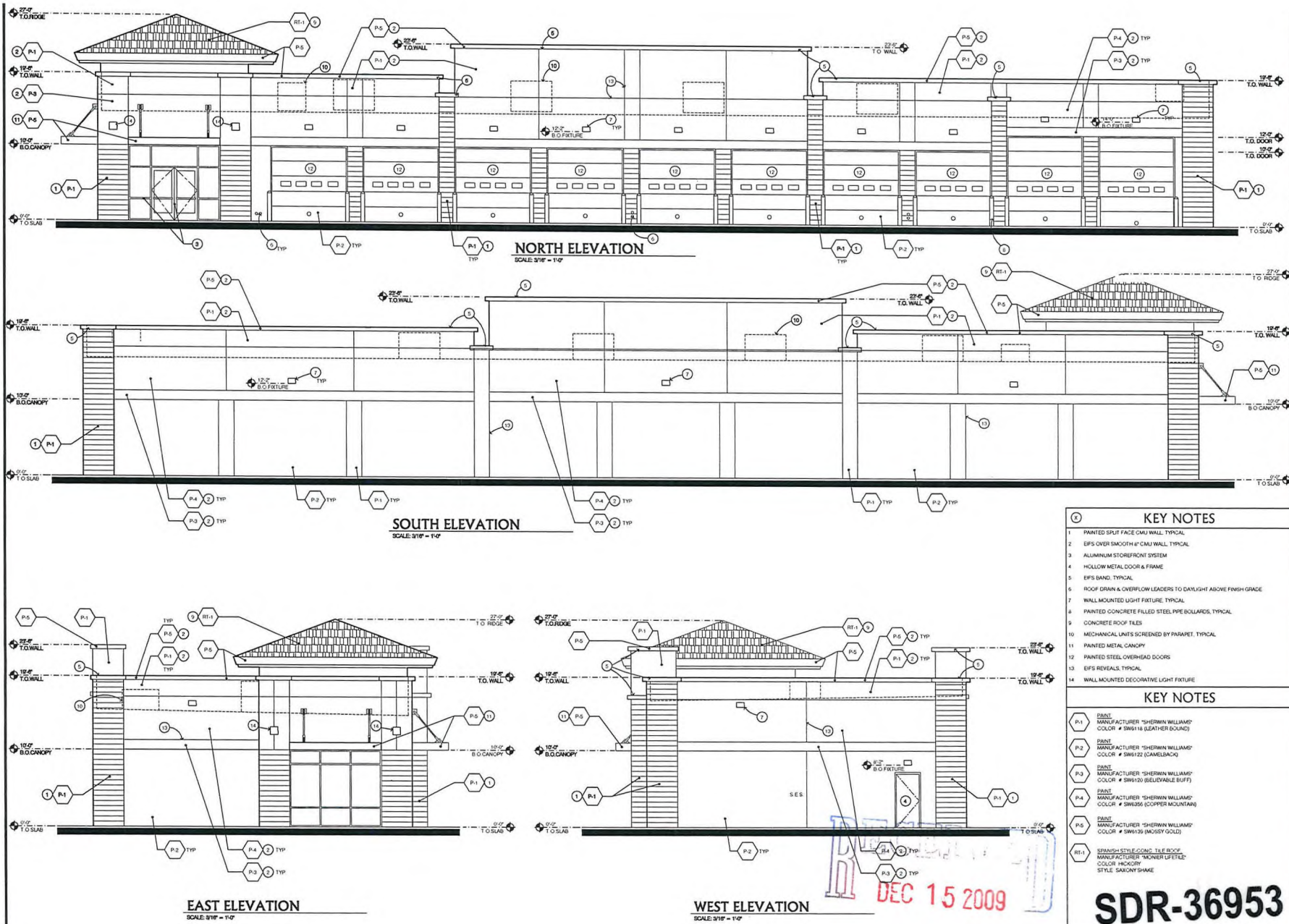
JEFF A. LOOKER
ARCHITECT
No. 2947
STATE OF NEVADA

ISSUE DATE

DECEMBER 15, 2009

JOB NO. LC487

L-1



Jeff Looker Architect

2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
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FAX 480-968-6571

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SUN DEVIL AUTO

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

EXTERIOR ELEVATIONS

• REVISIONS •

JEFF LOOKER ARCHITECT
No. 2947
ARCHITECT
STATE OF NEVADA

• ISSUE DATE •
DECEMBER 15, 2009
JOB NO. 10687

A-2

SDR-36953
01/28/10 PC

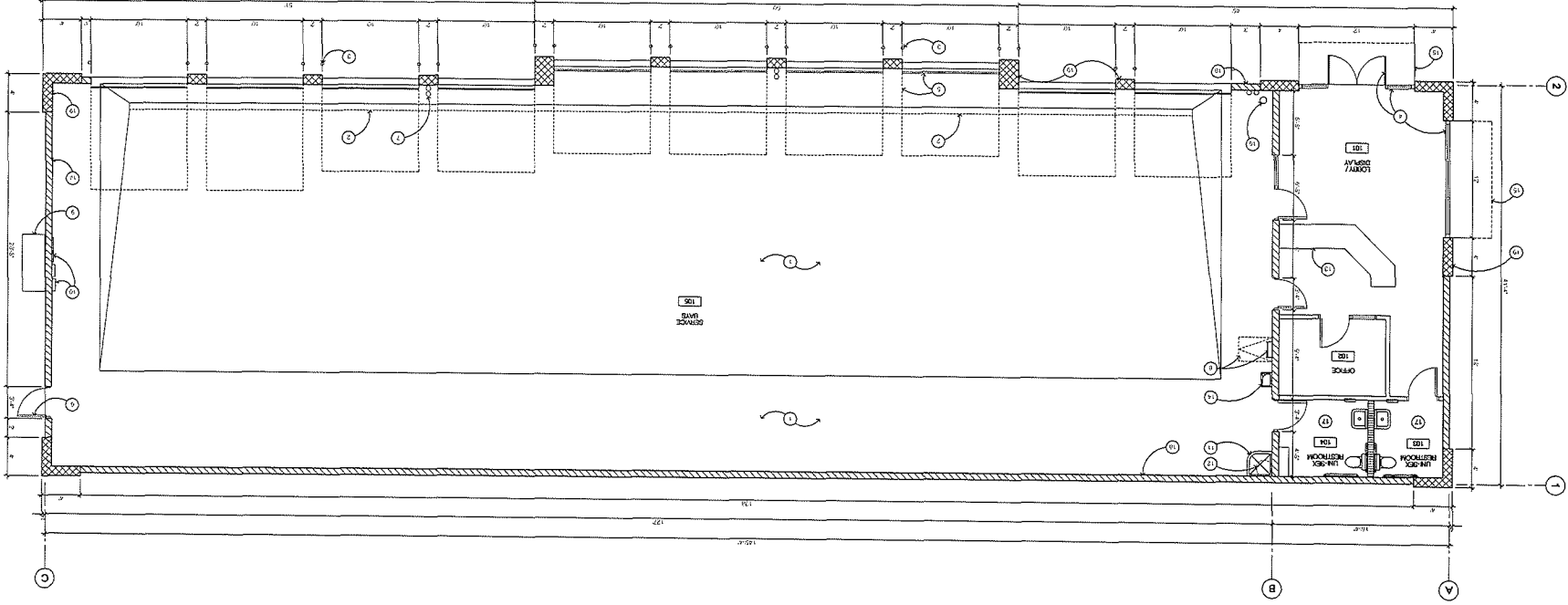
DEC 15 2009

SDR-36953
01/28/10 PC

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DEC 15 2009

- KEY NOTES
1. FINISH GRADE
 2. CONCRETE FLOOR
 3. ALUMINUM STUD PARTITION WINDOW & DOOR SYSTEM
 4. PAINTED OVERHEAD STEEL DOOR TYPICAL
 5. PAINTED OVERHEAD STEEL DOOR TYPICAL
 6. FLOOR DRAIN & OVERFLOW LEADERS TO DRAINAGE AT MIN. 1/4" D. TYPICAL
 7. FLOOR ACCESS UNDER & HATCH ABOVE
 8. SERVICE ENTRANCE SECTION (S.E.)
 9. ELECTRICAL PANELS AND TELEPHONE MOUNTING BOARD (T.M.B.)
 10. FLOOR MOUNTED HATCH
 11. FLOOR MOUNTED HATCH
 12. MATH HATCH MOUNTED HATCH
 13. CUSTOMER SERVICE COUNTER
 14. CHASSIS FLOORING
 15. METAL CONCRETE JOINT
 16. FLOOR JOINT
 17. ACCESSIBLE WALKWAY RESTROOM
 18. 12" x 12" x 1/2" GROUT EXPANSION WALL TYPICAL
 19. 12" x 12" x 1/2" GROUT EXPANSION WALL TYPICAL

FLOOR PLAN



A-1

DATE	REVISION
10/1/09	1



REVISIONS

DATE	REVISION
10/1/09	1

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

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FAX: 400.968.5271

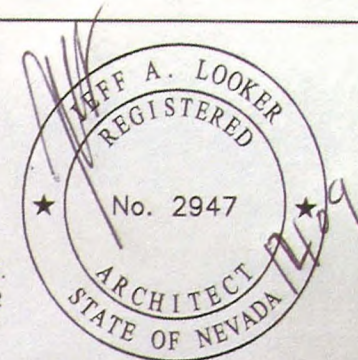


SUN DEVIL AUTO

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

Jeff
Looker
Architect

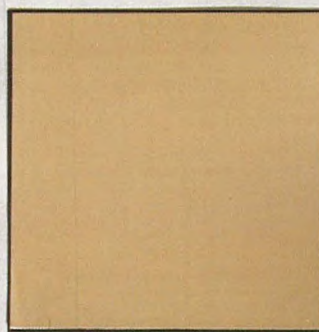
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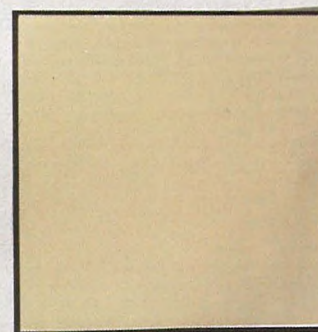
COLOR AND MATERIALS BOARD



P-1 SHERMAN WILLIAMS
SW 6118
"LEATHER BOUND"



P-2 SHERMAN WILLIAMS
SW 6122
"CAMELBACK"

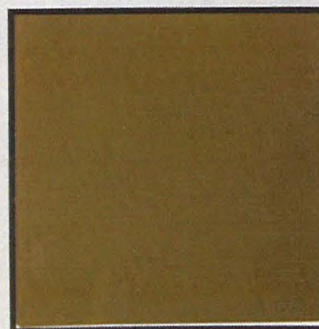


P-3 SHERMAN WILLIAMS
SW 6120
"BELIEVABLE BUFF"



P-4 SHERMAN WILLIAMS
SW 6356
"COPPER MOUNTAIN"

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P-5 SHERMAN WILLIAMS
SW 6139
"MOSSY GOLD"



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

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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.				