





PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Major Modification
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 TC-U proposed TC-SC
Commercial Square Footage _____ Floor Area Ratio _____
Gross Acres 6 +/- 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

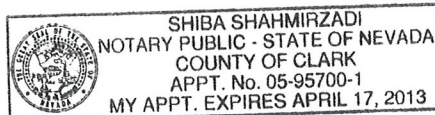
REPRESENTATIVE Kaempfer Crowell Contact Anthony J. Celeste
Address 8345 W. Sunset 89117 Phone: (702) 792-7000 Fax: (702) 796-7181
City Las Vegas Suite 250 State NV Zip 89169

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



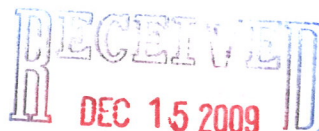
Revised 04/26/05
687,310v1

MAA

FOR DEPARTMENT USE ONLY

Case # MOD36955
Meeting Date: 1.28.10
Total Fee: \$1,000.-
Date Received:* 12.15.09
Received By: JFA

*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



J & N Development

◆ ISSUE DATE ◆	
DECEMBER 15, 2009	
JOB NO.	LC587
A-0	

ADDRESS	LOCATION	TED	
DESCRIPTION	NORTHEAST OF THE INTERSECTION BETWEEN SANTA ANITA AVENUE AND SAN JOAQUIN COUNTY HIGHWAY 15 IN LAS VEGAS, NV 89149		
JURISDICTION	AUTO-REPAIR GARAGE (MANOR), 18 BAYS		
APN	CITY OF LAS VEGAS 195-09-00-006		
EXISTING ZONING	T-CU		
PROPOSED ZONING	T-CSC		
NET SITE AREA	22,848 SF (0.51 ACRES)		
EXISTING BUILDING AREA	22,848 SF (0.51 ACRES)		
PROPOSED BUILDING FOOTPRINT COVERAGE	6,108 SF / 72,840 SF = 20.4%		
UNDEVELOPED AREA COVERAGE	1,707 SF / 72,840 SF = 2.3%		
PARKING CALCULATION (TITLE 19.6A TABLE 2)			
PARKING SPACES PROVIDED	18 (1.25 F / 2001 + 5)	=	36
PARKING SPACES REQUIRED (TITLE 19.6A TABLE 4)			
18 (1.25 F / 2001 + 5)		=	36
ADDITIONAL SPACES PROVIDED (TITLE 19.6A TABLE 2)		=	0
ADDITIONAL SPACES REQUIRED (TITLE 19.6A TABLE 2)		=	25
NET BALANCE (REFERENCE PARAGRAPH 19.6A(2))			
LOADING SPACES (TITLE 19.6A TABLE 6)			
REQUIRED 1			
PROVIDED 1			

WAIVERS & VARIANCES



JAN 04 2010

SITE DEVELOPMENT SUBMITTALS

1. PRELIMINARY PLANS
2. 30% OPEN SPACE
3. PRELIMINARY PLANS FOR SITE IMPROVEMENTS
4. PRELIMINARY PLANS FOR SITE IMPROVEMENTS
5. PRELIMINARY PLANS FOR SITE IMPROVEMENTS

VARIANCE REQUESTS

1. PARKING SPACES
2. PARKING SPACES

BUILDING CODE ANALYSIS		VICINITY MAP	
GOVERNING CODES	1097 UNIFORM ADMINISTRATIVE CODE (UAC) WITH SUPPLEMENTAL DOCUMENT 2006 INTERNATIONAL BUILDING CODE (IBC) WITH SOUTHERN NEVADA AMENDMENTS 2006 INTERNATIONAL FIRE CODE (IFC) WITH SOUTHERN NEVADA AMENDMENTS 2006 INTERNATIONAL PLUMBING CODE (IPC) WITH SOUTHERN NEVADA AMENDMENTS 2006 INTERNATIONAL ELECTRICAL CODE (NEC) WITH SOUTHERN NEVADA AMENDMENTS 2006 UNIFORM MECHANICAL CODE (UMC) WITH SOUTHERN NEVADA AMENDMENTS 2006 UNIFORM PLUMBING CODE (UPC) WITH SOUTHERN NEVADA AMENDMENTS 2003 UNIFORM FIRE CODE (UFC) WITH SUPPLEMENTAL DOCUMENT 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH SOUTHERN NEVADA AMENDMENTS	OCCUPANT LOAD (BC 1004.4 TABLE 1004.1.1) LOBBY / LOBBY: 400 S.F. / 110 x 27 MECHANICAL ROOM: 100 S.F. / 10 x 10 TOTAL OCCUPANT LOAD: 5,400 S.F. / 1,000 x 50 DOES NOT EXCEED TABLE 1004.1.1, 1004.1.1, 1004.1.1, 1004.1.1, 1004.1.1 REQUIRED 2 FIRE RESISTANCE OF STRUCTURAL WALLS: 75 MIN. AND FLOOR: 1 HOUR SEPARATION WALL OF BUILDING SHALL BE CONSIDERED TO BE A WALL 2 HOUR FIRE RESISTANCE BASED ON TABLE 602. OCCUPANCY 2, WHERE THE FIRE SEPARATION DISTANCE IS LESS THAN 5 FEET. REFERENCE SITE PLAN. FIRE RESISTANCE FOR BUILDING ELEMENTS (BC 504, CHAP. 7, 1002, 1002, 2004 AND TABLE 601) 1. FLOOR: 2 HOUR 2. WALL: 2 HOUR 3. ROOF: 2 HOUR 4. EXTERIOR WALL: 2 HOUR 5. EXTERIOR WALL: 2 HOUR 6. EXTERIOR WALL: 2 HOUR 7. EXTERIOR WALL: 2 HOUR 8. EXTERIOR WALL: 2 HOUR 9. EXTERIOR WALL: 2 HOUR 10. EXTERIOR WALL: 2 HOUR 11. EXTERIOR WALL: 2 HOUR 12. EXTERIOR WALL: 2 HOUR 13. EXTERIOR WALL: 2 HOUR 14. EXTERIOR WALL: 2 HOUR 15. EXTERIOR WALL: 2 HOUR 16. EXTERIOR WALL: 2 HOUR 17. EXTERIOR WALL: 2 HOUR 18. EXTERIOR WALL: 2 HOUR 19. EXTERIOR WALL: 2 HOUR 20. EXTERIOR WALL: 2 HOUR 21. EXTERIOR WALL: 2 HOUR 22. EXTERIOR WALL: 2 HOUR 23. EXTERIOR WALL: 2 HOUR 24. EXTERIOR WALL: 2 HOUR 25. EXTERIOR WALL: 2 HOUR 26. EXTERIOR WALL: 2 HOUR 27. EXTERIOR WALL: 2 HOUR 28. EXTERIOR WALL: 2 HOUR 29. 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EXTERIOR WALL: 2 HOUR 106. EXTERIOR WALL: 2 HOUR 107. EXTERIOR WALL: 2 HOUR 108. EXTERIOR WALL: 2 HOUR 109. EXTERIOR WALL: 2 HOUR 110. EXTERIOR WALL: 2 HOUR 111. EXTERIOR WALL: 2 HOUR 112. EXTERIOR WALL: 2 HOUR 113. EXTERIOR WALL: 2 HOUR 114. EXTERIOR WALL: 2 HOUR 115. EXTERIOR WALL: 2 HOUR 116. EXTERIOR WALL: 2 HOUR 117. EXTERIOR WALL: 2 HOUR 118. EXTERIOR WALL: 2 HOUR 119. EXTERIOR WALL: 2 HOUR 120. EXTERIOR WALL: 2 HOUR 121. EXTERIOR WALL: 2 HOUR 122. EXTERIOR WALL: 2 HOUR 123. EXTERIOR WALL: 2 HOUR 124. EXTERIOR WALL: 2 HOUR 125. EXTERIOR WALL: 2 HOUR 126. EXTERIOR WALL: 2 HOUR 127. EXTERIOR WALL: 2 HOUR 128. EXTERIOR WALL: 2 HOUR 129. EXTERIOR WALL: 2 HOUR 130. EXTERIOR WALL: 2 HOUR 131. EXTERIOR WALL: 2 HOUR 132. EXTERIOR WALL: 2 HOUR 133. EXTERIOR WALL: 2 HOUR 134. EXTERIOR WALL: 2 HOUR 135. EXTERIOR WALL: 2 HOUR 136. EXTERIOR WALL: 2 HOUR 137. EXTERIOR WALL: 2 HOUR 138. EXTERIOR WALL: 2 HOUR 139. EXTERIOR WALL: 2 HOUR 140. EXTERIOR WALL: 2 HOUR 141. EXTERIOR WALL: 2 HOUR 142. EXTERIOR WALL: 2 HOUR 143. EXTERIOR WALL: 2 HOUR 144. EXTERIOR WALL: 2 HOUR 145. EXTERIOR WALL: 2 HOUR 146. EXTERIOR WALL: 2 HOUR 147. EXTERIOR WALL: 2 HOUR 148. EXTERIOR WALL: 2 HOUR 149. EXTERIOR WALL: 2 HOUR 150. EXTERIOR WALL: 2 HOUR 151. EXTERIOR WALL: 2 HOUR 152. EXTERIOR WALL: 2 HOUR 153. EXTERIOR WALL: 2 HOUR 154. EXTERIOR WALL: 2 HOUR 155. EXTERIOR WALL: 2 HOUR 156. EXTERIOR WALL: 2 HOUR 157. EXTERIOR WALL: 2 HOUR 158. EXTERIOR WALL: 2 HOUR 159. EXTERIOR WALL: 2 HOUR 160. EXTERIOR WALL: 2 HOUR 161. EXTERIOR WALL: 2 HOUR 162. EXTERIOR WALL: 2 HOUR 163. EXTERIOR WALL: 2 HOUR 164. EXTERIOR WALL: 2 HOUR 165. EXTERIOR WALL: 2 HOUR 166. EXTERIOR WALL: 2 HOUR 167. EXTERIOR WALL: 2 HOUR 168. EXTERIOR WALL: 2 HOUR 169. EXTERIOR WALL: 2 HOUR 170. EXTERIOR WALL: 2 HOUR 171. EXTERIOR WALL: 2 HOUR 172. EXTERIOR WALL: 2 HOUR 173. EXTERIOR WALL: 2 HOUR 174. EXTERIOR WALL: 2 HOUR 175. EXTERIOR WALL: 2 HOUR 176. EXTERIOR WALL: 2 HOUR 177. EXTERIOR WALL: 2 HOUR 178. EXTERIOR WALL: 2 HOUR 179. 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