



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance - Rear Yard Setback
 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 0.35 Lots/Units n/a Density n/a
 Additional Information _____

PROPERTY OWNER Isaiah 54 17 LLC Contact _____
 Address _____ Phone: _____ Fax: _____
 City _____ State _____ Zip _____

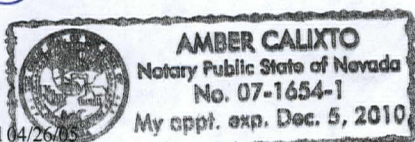
APPLICANT J & N Development Contact Joel Higginbotham
 Address 1830 East Elliot, Suite 104 Phone: (480) 491-6651 Fax: _____
 City Tempe State AZ Zip 85284

REPRESENTATIVE Kaempfer Crowell Contact Anthony J. Celeste
 Address 3800 Howard Hughes Pkwy, Seventh Floor 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 5th day of January, 2009
Amber Calixto

Notary Public in and for said County and State
County: Clark
State: NV



Revised 04/26/05

687,310v1

MAA

J & N Development

FOR DEPARTMENT USE ONLY

Case #	<u>VAR-37101</u>
Meeting Date:	<u>1/28/09</u>
Total Fee:	<u>830.00</u>
Date Received:*	<u>1/5/09</u>
Received By:	<u>MREY</u>

*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

◆ ISSUE DATE ◆	DECEMBER 15, 2009
JOB NO.	LC687
A-0	

[illegible]

BUILDING CODE ANALYSIS

GOVERNING CODES

1997 UNIFORM ADMINISTRATIVE CODE (UAC) WITH SUPPLEMENTAL DOCUMENTS

2006 INTERNATIONAL BUILDING CODE (IBC) WITH SUPPLEMENTAL DOCUMENTS

2006 NATIONAL ELECTRICAL CODE (NEC) WITH SUPPLEMENTAL DOCUMENTS

2006 NATIONAL MECHANICAL CODE (NMC) WITH SUPPLEMENTAL DOCUMENTS

2006 UNIFORM MECHANICAL CODE (UMC) WITH SOUTHERN NEVADA AMENDMENTS

2006 UNIFORM PLUMBING CODE (UPC) WITH SOUTHERN NEVADA AMENDMENTS

2009 UNIFORM FIRE CODE (UFC) WITH SUPPLEMENTAL DOCUMENT

2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH SOUTHERN NEVADA AMENDMENTS

OCCUPANCY CLASS (IBC 504 & TABLE 504.1)

LOBBY / ELEVATOR

OFFICE

ME 5.7 / 106 = 1

400 S.F. / 106 = 27

10,918 S.F. / 400 = 27.3

TOTAL OCCUPANCY LOAD

EXITS (IBC TABLE 1015 & TABLE 1015.1, 1015.2, 1015.3, 1015.4)

EXITS PROVIDED: 2

FIRE RESISTANCE OF EXTERIOR WALLS (IBC 704.711 & TABLE 601 & 602)

ONE EXTERIOR WALL OF THE BUILDING IS REQUIRED TO HAVE A MINIMUM 1-HOUR FIRE RESISTANCE RATING. THE REMAINING EXTERIOR WALLS OF THE BUILDING ARE REQUIRED TO HAVE A MINIMUM 2-HOUR FIRE RESISTANCE RATING. THE BUILDING IS NOT REQUIRED TO HAVE A MINIMUM 2-HOUR FIRE RESISTANCE RATING.

FIRE RESISTANCE FOR BUILDING ELEMENTS (IBC 703, CHAP. 7, 1020, 1020.2, 1020.3 & TABLE 601 & 101.1)

ALL BUILDING ELEMENTS ARE REQUIRED TO HAVE A MINIMUM 2-HOUR FIRE RESISTANCE RATING.

SPACER BEAMS AND FIRE RESISTANCE RATED SEPARATION (IBC 602 & TABLE 601.2)

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 & TABLE 2904.1)

10 OCCUPANCY / WATER CLOSET / 1 LAVATORY / 1 DRINKING FOUNTAIN / 1 EMERGENCY SINK / 1 SERVICE SINK

NON-SEPARATED USE (IBC 504.3)

THIS PROJECT HAS NON-SEPARATED USES AND WILL USE OCCUPANCY CLASSIFICATION 10 TO APPLY THE PROVISIONS OF IBC SECTIONS 403 AND CHAPTER 5 TO THE ENTIRE BUILDING.

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VAR-37101
01/28/10 PC