



# 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 \_\_\_\_\_

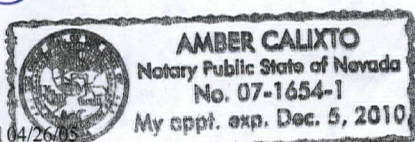
APPLICANT J & N Development Contact Joel Higginbotham  
 Address 1830 East Elliot, Suite 104 Phone: (480) 491-6651 Fax: \_\_\_\_\_  
 City Tempe State AZ Zip 85284

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

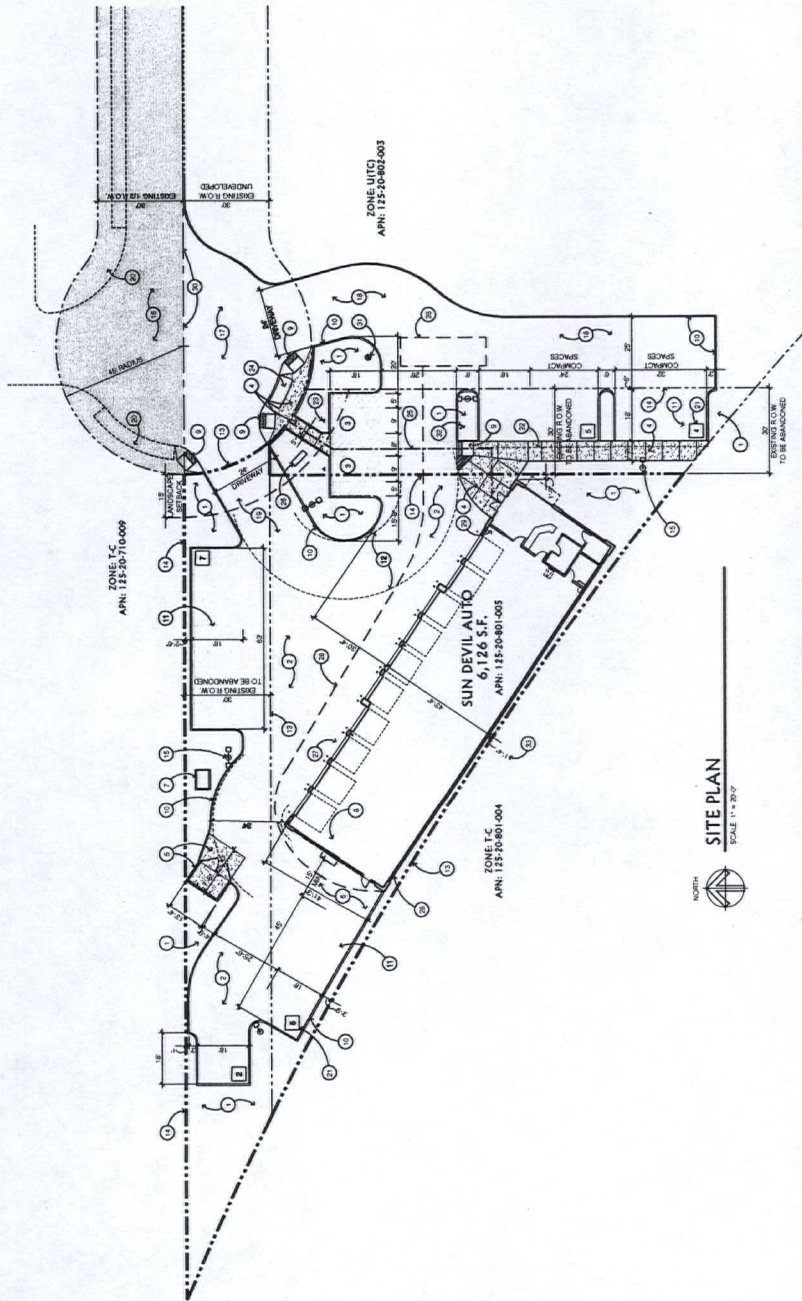
### FOR DEPARTMENT USE ONLY

|                 |                  |
|-----------------|------------------|
| 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

MAA

J & N Development



**SITE PLAN**  
SCALE 1" = 20'

| KEY NOTE                                                                    | PROJECT DIRECTORY                     |
|-----------------------------------------------------------------------------|---------------------------------------|
| 1. UNDESIGNED PLANTER AREA, TYPICAL                                         | <b>PROJECT OWNER</b>                  |
| 2. ACCESSIBLE PARKING SPACES, TYPICAL                                       | 1. A.N. DEVELOPMENT                   |
| 3. ACCESSIBLE PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE  | JEFF LOCKER ARCHITECT                 |
| 4. CONCRETE SIDEWALK, TYPICAL                                               | 1200 S. DURANGO DR. SUITE 215         |
| 5. HIGH-CURB TYPICAL ENCLOSURE WITH CONCRETE APRON                          | LAS VEGAS, NEVADA 89149               |
| 6. LOADING ZONE WITH PAINTED STRIPING (MIN. 19' X 20')                      | <b>ARCHITECT</b>                      |
| 7. PROPOSED ELECTRIC UTILITY TRANSFORMER                                    | JEFF LOCKER ARCHITECT                 |
| 8. ELECTRIC SERVICE ENTRY SECTION (SEE S)                                   | 1200 S. DURANGO DR. SUITE 215         |
| 9. ACCESSIBLE PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE  | LAS VEGAS, NEVADA 89149               |
| 10. CONCRETE CURB, TYPICAL                                                  | <b>PROJECT OWNER'S REPRESENTATIVE</b> |
| 11. PROPOSED PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE   | KAMMER GONNELL                        |
| 12. PROPOSED PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE   | 1200 S. DURANGO DR. SUITE 215         |
| 13. PROPOSED PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE   | LAS VEGAS, NEVADA 89149               |
| 14. EXISTING PROPERTY LINE AFTER EXISTING 10' W. ABANDONMENT                | <b>PROJECT OWNER'S REPRESENTATIVE</b> |
| 15. SITE LIGHT FIXTURES & POLE, TYPICAL                                     | KAMMER GONNELL                        |
| 16. EXISTING 1/2 TAVES STREET TO REMAIN                                     | 1200 S. DURANGO DR. SUITE 215         |
| 17. COMPLETE EXISTING 1/2 CALLE DE SAC PER CITY'S STANDARD DETAILS          | LAS VEGAS, NEVADA 89149               |
| 18. NEW PAVED DRIVE WAY ON ADJACENT PROPERTY                                | <b>PROJECT OWNER'S REPRESENTATIVE</b> |
| 19. EXISTING 1/2 CALLE DE SAC PER CITY'S STANDARD DETAILS                   | KAMMER GONNELL                        |
| 20. NEW PAVED DRIVE WAY ON ADJACENT PROPERTY                                | 1200 S. DURANGO DR. SUITE 215         |
| 21. EXISTING 1/2 CALLE DE SAC PER CITY'S STANDARD DETAILS                   | LAS VEGAS, NEVADA 89149               |
| 22. INDICATED 2' PARKING OVERHANG                                           | <b>PROJECT OWNER'S REPRESENTATIVE</b> |
| 23. ACCESSIBLE PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE | KAMMER GONNELL                        |
| 24. PROPOSED PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE   | 1200 S. DURANGO DR. SUITE 215         |
| 25. PROPOSED PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE   | LAS VEGAS, NEVADA 89149               |
| 26. PROPOSED PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE   | <b>PROJECT OWNER'S REPRESENTATIVE</b> |
| 27. PROPOSED PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE   | KAMMER GONNELL                        |
| 28. PROPOSED PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE   | 1200 S. DURANGO DR. SUITE 215         |
| 29. PROPOSED PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE   | LAS VEGAS, NEVADA 89149               |
| 30. PROPOSED PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE   | <b>PROJECT OWNER'S REPRESENTATIVE</b> |
| 31. PROPOSED PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE   | KAMMER GONNELL                        |
| 32. PROPOSED PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE   | 1200 S. DURANGO DR. SUITE 215         |
| 33. PROPOSED PARKING SPACES WITH DETECTABLE DOMES AND MINIMUM 11' F. WIDE   | LAS VEGAS, NEVADA 89149               |

**Jeff Locker Architect**  
2021 E. SOUTHERN AVE.  
TAMPA, FLORIDA 33605  
PHONE: 813-731-1778  
FAX: 813-731-1779

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

**REVISIONS**

| NO. | DATE     | DESCRIPTION       |
|-----|----------|-------------------|
| 1   | 12/15/10 | ISSUED FOR PERMIT |

| BUILDING CODE ANALYSIS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PROJECT DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <p><b>GOVERNMENT CODES</b></p> <ul style="list-style-type: none"> <li>1997 UNIFORM ADMINISTRATIVE CODE (UAC) WITH SUPPLEMENTAL DOCUMENTS</li> <li>2008 INTERNATIONAL BUILDING CODE (IBC) WITH SOUTHERN NEVADA AMENDMENTS</li> <li>2008 NATIONAL ELECTRICAL CODE (NEC) WITH SOUTHERN NEVADA AMENDMENTS</li> <li>2008 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704 RATING</li> <li>2008 UNIFORM MECHANICAL CODE (UMC) WITH SOUTHERN NEVADA AMENDMENTS</li> <li>2008 UNIFORM PLUMBING CODE (UPC) WITH SOUTHERN NEVADA AMENDMENTS</li> <li>2008 UNIFORM FIRE CODE (UFC) WITH SOUTHERN NEVADA AMENDMENTS</li> <li>2008 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH SOUTHERN NEVADA AMENDMENTS</li> </ul> <p><b>OCCUPANCY (IBC 204.3.1)</b></p> <ul style="list-style-type: none"> <li>B-1 LOBBY (GROUP 1) SECTION 303.1.1 EXEMPTION 1</li> <li>B-2 OFFICE (GROUP 1) SECTION 303.1.1 EXEMPTION 1</li> <li>B-3 ACTION VEHICLE REPAIR GARAGE</li> <li>B-4 (REPAIRS)</li> <li>B-5 (REPAIRS)</li> <li>B-6 (REPAIRS)</li> <li>B-7 (REPAIRS)</li> <li>B-8 (REPAIRS)</li> <li>B-9 (REPAIRS)</li> <li>B-10 (REPAIRS)</li> <li>B-11 (REPAIRS)</li> <li>B-12 (REPAIRS)</li> <li>B-13 (REPAIRS)</li> <li>B-14 (REPAIRS)</li> <li>B-15 (REPAIRS)</li> <li>B-16 (REPAIRS)</li> <li>B-17 (REPAIRS)</li> <li>B-18 (REPAIRS)</li> <li>B-19 (REPAIRS)</li> <li>B-20 (REPAIRS)</li> <li>B-21 (REPAIRS)</li> <li>B-22 (REPAIRS)</li> <li>B-23 (REPAIRS)</li> <li>B-24 (REPAIRS)</li> <li>B-25 (REPAIRS)</li> <li>B-26 (REPAIRS)</li> <li>B-27 (REPAIRS)</li> <li>B-28 (REPAIRS)</li> <li>B-29 (REPAIRS)</li> <li>B-30 (REPAIRS)</li> <li>B-31 (REPAIRS)</li> <li>B-32 (REPAIRS)</li> <li>B-33 (REPAIRS)</li> <li>B-34 (REPAIRS)</li> <li>B-35 (REPAIRS)</li> <li>B-36 (REPAIRS)</li> <li>B-37 (REPAIRS)</li> <li>B-38 (REPAIRS)</li> <li>B-39 (REPAIRS)</li> <li>B-40 (REPAIRS)</li> <li>B-41 (REPAIRS)</li> <li>B-42 (REPAIRS)</li> <li>B-43 (REPAIRS)</li> <li>B-44 (REPAIRS)</li> <li>B-45 (REPAIRS)</li> <li>B-46 (REPAIRS)</li> <li>B-47 (REPAIRS)</li> <li>B-48 (REPAIRS)</li> <li>B-49 (REPAIRS)</li> <li>B-50 (REPAIRS)</li> <li>B-51 (REPAIRS)</li> <li>B-52 (REPAIRS)</li> <li>B-53 (REPAIRS)</li> <li>B-54 (REPAIRS)</li> <li>B-55 (REPAIRS)</li> <li>B-56 (REPAIRS)</li> <li>B-57 (REPAIRS)</li> <li>B-58 (REPAIRS)</li> <li>B-59 (REPAIRS)</li> <li>B-60 (REPAIRS)</li> <li>B-61 (REPAIRS)</li> <li>B-62 (REPAIRS)</li> <li>B-63 (REPAIRS)</li> <li>B-64 (REPAIRS)</li> <li>B-65 (REPAIRS)</li> <li>B-66 (REPAIRS)</li> <li>B-67 (REPAIRS)</li> <li>B-68 (REPAIRS)</li> <li>B-69 (REPAIRS)</li> <li>B-70 (REPAIRS)</li> <li>B-71 (REPAIRS)</li> <li>B-72 (REPAIRS)</li> <li>B-73 (REPAIRS)</li> <li>B-74 (REPAIRS)</li> <li>B-75 (REPAIRS)</li> <li>B-76 (REPAIRS)</li> <li>B-77 (REPAIRS)</li> <li>B-78 (REPAIRS)</li> <li>B-79 (REPAIRS)</li> <li>B-80 (REPAIRS)</li> <li>B-81 (REPAIRS)</li> <li>B-82 (REPAIRS)</li> <li>B-83 (REPAIRS)</li> <li>B-84 (REPAIRS)</li> <li>B-85 (REPAIRS)</li> <li>B-86 (REPAIRS)</li> <li>B-87 (REPAIRS)</li> <li>B-88 (REPAIRS)</li> <li>B-89 (REPAIRS)</li> <li>B-90 (REPAIRS)</li> <li>B-91 (REPAIRS)</li> <li>B-92 (REPAIRS)</li> <li>B-93 (REPAIRS)</li> <li>B-94 (REPAIRS)</li> <li>B-95 (REPAIRS)</li> <li>B-96 (REPAIRS)</li> <li>B-97 (REPAIRS)</li> <li>B-98 (REPAIRS)</li> <li>B-99 (REPAIRS)</li> <li>B-100 (REPAIRS)</li> </ul> | <p><b>PROJECT DATA</b></p> <p>1. BUILDING LOCATION: NORTHWEST OF THE INTERSECTION BETWEEN N. DURANGO DR. &amp; CLARK COUNTY HWY. 215</p> <p>2. BUILDING TYPE: AUTO-REPAIR GARAGE (MINOR), 10 BAYS</p> <p>3. CITY: LAS VEGAS</p> <p>4. COUNTY: CLARK</p> <p>5. ZONING: TC-U</p> <p>6. EXISTING ZONING: TC-U</p> <p>7. PROPOSED ZONING: TC-U</p> <p>8. NET SITE AREA: 22,846 S.F. (0.52 ACRES)</p> <p>9. TOTAL GROSS BUILDING AREA: 6,126 S.F.</p> <p>10. TOTAL GROSS PARKING AREA: 23,846 S.F. + 28 BAY</p> <p>11. UNDESIGNED AREA: 4,297 S.F. + 28 BAY</p> <p>12. PARKING CALCULATION (TITLE 15.1A, TABLE 2): 23,846 S.F. + 28 BAY</p> <p>13. PARKING SPACES PROVIDED (TITLE 15.1A, TABLE 2): 23</p> <p>14. PARKING SPACES REQUIRED (TITLE 15.1A, TABLE 2): 23</p> <p>15. ACCESSIBLE PARKING SPACES PROVIDED (TITLE 15.1A, TABLE 2): 2</p> <p>16. ACCESSIBLE PARKING SPACES REQUIRED (TITLE 15.1A, TABLE 2): 2</p> <p>17. LOADING SPACES PROVIDED (TITLE 15.1A, TABLE 2): 0</p> <p>18. LOADING SPACES REQUIRED (TITLE 15.1A, TABLE 2): 0</p> |

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**01/28/10 PC**

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