



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 LLC

Name of Applicant: T & N Development

Name of Representative: ANTHONY J 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

X 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: _____

RECEIVED
DEC 15 2009

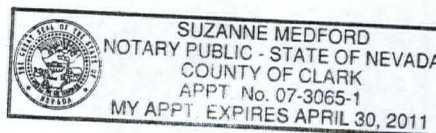
Signature of Property Owner: Barbara A. Lawson

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: 702 640 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.-

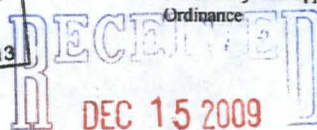
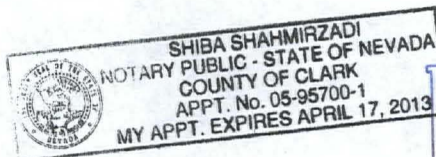
Date Received:

12.15.09

Received By:

UFA

*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 ◆	DEC 04/2011 15, 2009		A-0
JOB NO	LC887		

WAIVERS & VARIANCES	
SITE DEVELOPMENT REQUEST WAIVERS	
1	80% OF THE BUILDING FLOOR TO ADAPT THE BUILDING TO LAND
2	PERMITTER LANDSCAPING FOR BOTH PARCELS
3	PERMITTER LANDSCAPING FOR BOTH PARCELS
VARIANCE	10' FRONT SETBACK
1	
2	

[illegible]

REVISED
01/28/10 PC

Jeff Looker
Architect

2015 E. SOUTHERN AVE
TAMPE, ARIZONA 85282
PH: 480-584-1171
FAX: 480-584-6537

THE FOLLOWING LANDSCAPE ARCHITECT'S SEAL IS A TRUE AND CORRECT COPY OF THE ORIGINAL SEAL OF THE LANDSCAPE ARCHITECT OF THE STATE OF ARIZONA. IT IS THE PROPERTY OF THE LANDSCAPE ARCHITECT OF THE STATE OF ARIZONA AND IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE OF THIS SEAL IS A VIOLATION OF THE PROFESSIONAL ETHICS OF THE LANDSCAPE ARCHITECT OF THE STATE OF ARIZONA.

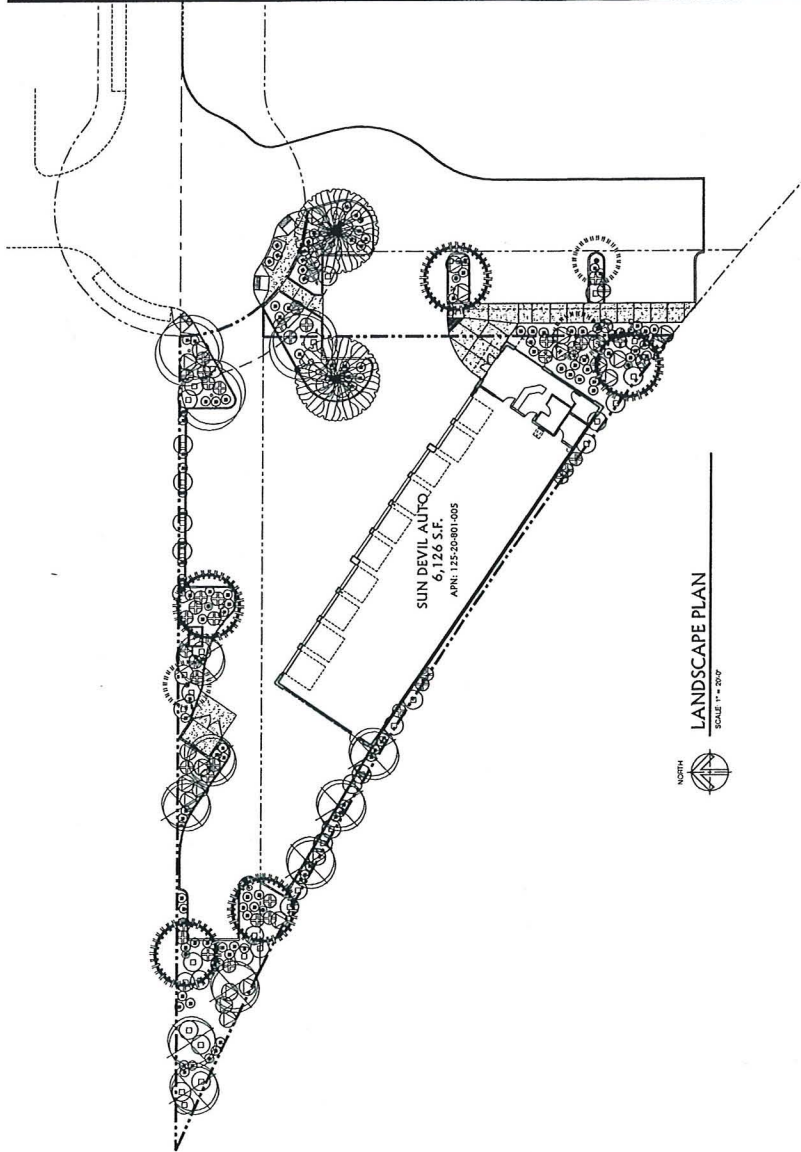
SUN DEVIL AUTO
N. Durango Dr. & Clark County Hwy. 215
LAS VEGAS, NEVADA 89149

LANDSCAPE PLAN

REVISIONS



ISSUE DATE
DECEMBER 15, 2008
JOB NO.
L-0401
SCALE
L-1



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 'RADIANT'	1 GAL. 121
	MERQUIE - THORNLESS CHILEAN MESQUITE	24" BOX 9		EUCALYPTUS L. 'RIO BRAVO' RIO BRAVO SAGE	5 GAL. 43
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX 5		CASSIA ARTEMISIODES FEATHERY CASSIA	5 GAL. 28
	ROBINIA ALBIGULA 'PURPLE ROBE' PURPLE ROBE LOCUST	36" BOX (3" DIA.) 3		HESPERALOE PARVIFOLIA RED YUCCA	5 GAL. 48
				XYLOSMA CONGESTUM SHINY XYLISMA	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
 2015 E SOUTHERN AVE
 TEMPE, ARIZONA 85282
 PHONE: 480-730-1776
 FAX: 480-730-1871

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

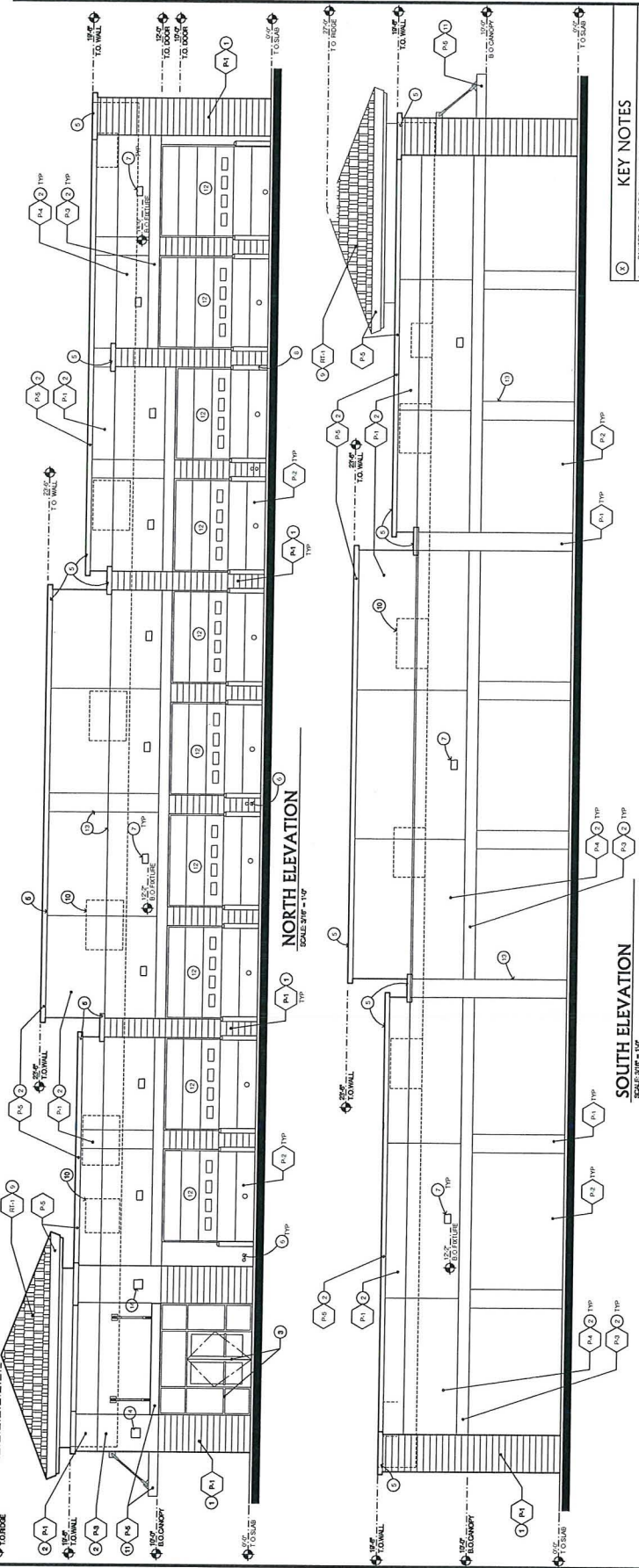
EXTERIOR
ELEVATIONS

REVISIONS



ISSUED DATE: DECEMBER 15, 2009
 DRAWN BY: J. LOOKER
 CHECKED BY: J. LOOKER
 A-2

SDR-36953
01/28/10 PC

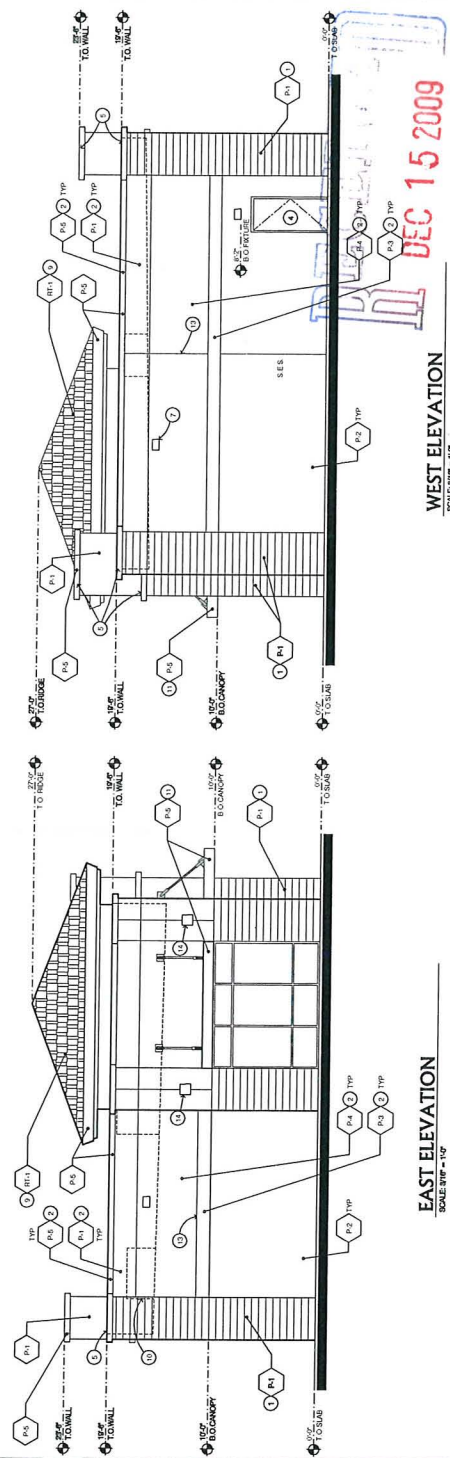


KEY NOTES

1. PAINTED BRIT FINE CHALK WALL, TYPICAL
2. EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
3. ALUMINUM STORM/POOR SYSTEM
4. TYPICAL METAL COLOR & FINISH
5. EPS BAND, TYPICAL
6. ROOF DRAIN & OVERFLOW LEADERS TO DRAINAGE ABOVE FINISH GRADE
7. WALL MOUNTED LIGHT FIXTURE, TYPICAL
8. CONCRETE ROOF FLEES
9. MECHANICAL UNITS SCREENED BY FINISH, TYPICAL
10. PAINTED METAL CANOPY
11. PAINTED STEEL OVERHEAD DOORS
12. EPS RENEWAL TYPICAL
13. WALL MOUNTED DECORATIVE LIGHT FIXTURE

KEY NOTES

1. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
2. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
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DEC 15 2009

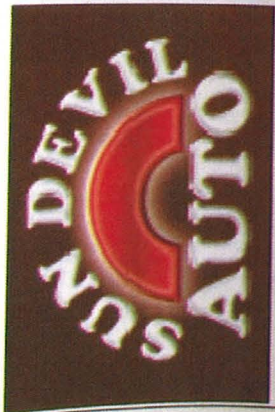
EAST ELEVATION
 SCALE: 1/8" = 1'-0"

◆ ISSUE DATE ◆	
DISCLOSURE DATE	2006
JOB NO	LC687
A-1	



1	PAVED CONCRETE FLOOR WITH FLAT TOP SURFACES TYPICAL	1	12" x 12" x 1/2" GULLY DRAIN WALL, TYPICAL
2	TRIM-TYPE	2	12" x 12" x 1/2" GULLY DRAIN WALL, TYPICAL
3	CONCRETE FLOOR WITH FLAT TOP SURFACES TYPICAL	3	12" x 12" x 1/2" GULLY DRAIN WALL, TYPICAL
4	ALUMINUM FILLED IN STEEL JOIST ABOVE	4	12" x 12" x 1/2" GULLY DRAIN WALL, TYPICAL
5	CONCRETE FLOOR WITH FLAT TOP SURFACES TYPICAL	5	12" x 12" x 1/2" GULLY DRAIN WALL, TYPICAL
6	PAINTED OVERHEAD STEEL DOOR TYPICAL	6	12" x 12" x 1/2" GULLY DRAIN WALL, TYPICAL
7	PAINTED IN SLOTTED METAL DOOR	7	12" x 12" x 1/2" GULLY DRAIN WALL, TYPICAL
8	TRIM-TYPE	8	12" x 12" x 1/2" GULLY DRAIN WALL, TYPICAL
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64	TRIM-TYPE	64	12" x 12" x 1/2" GULLY DRAIN WALL, TYPICAL
65	TRIM-TYPE		

SDR-36953
01/28/10 PC

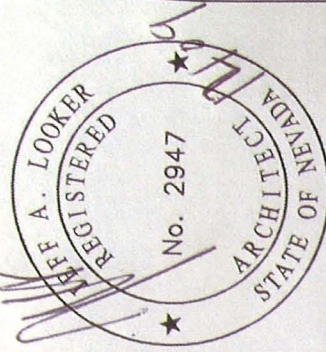


SUN DEVIL AUTO

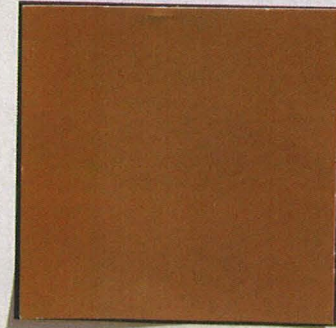
N. DURANGO DRIVE & CLARK
COUNTY HWY 215
LAS VEGAS, NEVADA 89149

Jeff Looker
Architect

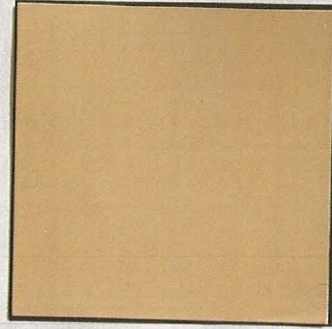
2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PHONE: (480) 730-1776
FAX: (480) 988-6571



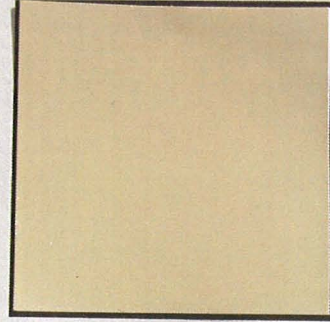
COLOR AND MATERIALS BOARD



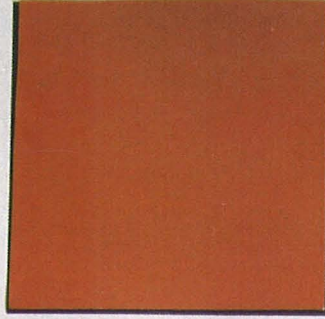
P-1
SHERMAN WILLIAMS
SW 6118
"LEATHER BOUND"



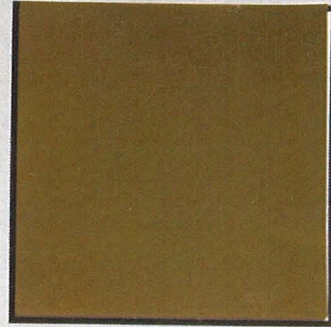
P-2
SHERMAN WILLIAMS
SW 6122
"CAMELBACK"



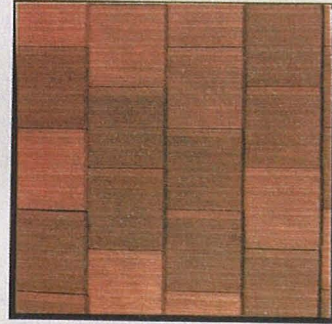
P-3
SHERMAN WILLIAMS
SW 6120
"BELIEVABLE BUFF"



P-4
SHERMAN WILLIAMS
SW 6356
"COPPER MOUNTAIN"



P-5
SHERMAN WILLIAMS
SW 6139
"MOSSY GOLD"



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

RECEIVED
DEC 15 2009

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.				