



STATEMENT OF FINANCIAL INTEREST

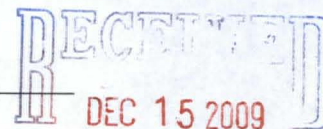
Name of Representative: ANTHONY J Celeste

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?

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.

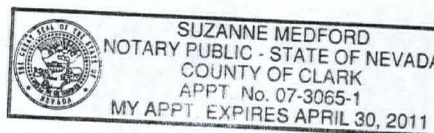
APN: _____



Print Name: BARBARA A. LAWSON

Subscribed and sworn before me

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.-

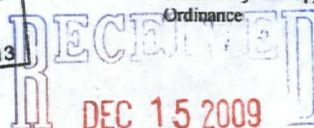
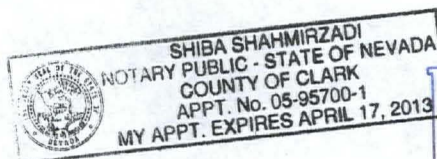
Date Received:

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 ◆	DECEMBER 15, 2009		A-0
JOB NO	LC887		

WAIVERS & VARIANCES	
SITE DEVELOPMENT REQUIREMENTS	
1	80% OF THE FOLLOWING APPLIED TO ABOUT THE BUILDING TO USE
2	PERMITTING
3	PERMITTING LANDSCAPING FOR BOTH PARCELS
VARIANCE	1. (LAND USE) 2. (PERMITTING) 3. (LANDSCAPING)

BUILDING CODE ANALYSIS		VICINITY MAP	
GOVERNING CODES	1997 UNIFORM ADMINISTRATIVE CODE (UAC) WITH SUPPLEMENTAL DOCUMENTS 2006 INTERNATIONAL BUILDING CODE (IBC) WITH SOUTHERN NEIGHBORHOODS AMENDMENTS 2006 INTERNATIONAL PLUMBING CODE (IPC) WITH SOUTHERN NEIGHBORHOODS AMENDMENTS 2006 INTERNATIONAL ELECTRICAL CODE (IEC) WITH SOUTHERN NEIGHBORHOODS AMENDMENTS 2006 UNIFORM MECHANICAL CODE (UMC) WITH SOUTHERN NEIGHBORHOODS AMENDMENTS 2006 UNIFORM PLUMBING CODE (UPC) WITH SOUTHERN NEIGHBORHOODS AMENDMENTS 2006 UNIFORM FIRE CODE (UFC) WITH SUPPLEMENTAL DOCUMENTS 2006 UNIFORM ELECTRICAL CODE (UEC) WITH SOUTHERN NEIGHBORHOODS AMENDMENTS	OCCUPANT LOAD (IBC 1004 & TABLE 1004.1) 103 = 1 LOBBY / DISPLAY 400 S.F. / 15 = 27 STAIRS 100 S.F. / 10 = 10 STAIR OCCUPANT LOAD 100 S.F. / 10 = 10 BOYS (IBC TABLE 1015.4 & TABLE 1015.1, 1019.1, 1019.2) REQUIRED 2 FIRE RESISTANCE REQUIRED 2 HOURS (IBC 703.2, 703.4, 703.5, 703.6, 703.7, 703.8, 703.9, 703.10, 703.11, 703.12, 703.13, 703.14, 703.15, 703.16, 703.17, 703.18, 703.19, 703.20, 703.21, 703.22, 703.23, 703.24, 703.25, 703.26, 703.27, 703.28, 703.29, 703.30, 703.31, 703.32, 703.33, 703.34, 703.35, 703.36, 703.37, 703.38, 703.39, 703.40, 703.41, 703.42, 703.43, 703.44, 703.45, 703.46, 703.47, 703.48, 703.49, 703.50, 703.51, 703.52, 703.53, 703.54, 703.55, 703.56, 703.57, 703.58, 703.59, 703.60, 703.61, 703.62, 703.63, 703.64, 703.65, 703.66, 703.67, 703.68, 703.69, 703.70, 703.71, 703.72, 703.73, 703.74, 703.75, 703.76, 703.77, 703.78, 703.79, 703.80, 703.81, 703.82, 703.83, 703.84, 703.85, 703.86, 703.87, 703.88, 703.89, 703.90, 703.91, 703.92, 703.93, 703.94, 703.95, 703.96, 703.97, 703.98, 703.99, 704.00, 704.01, 704.02, 704.03, 704.04, 704.05, 704.06, 704.07, 704.08, 704.09, 704.10, 704.11, 704.12, 704.13, 704.14, 704.15, 704.16, 704.17, 704.18, 704.19, 704.20, 704.21, 704.22, 704.23, 704.24, 704.25, 704.26, 704.27, 704.28, 704.29, 704.30, 704.31, 704.32, 704.33, 704.34, 704.35, 704.36, 704.37, 704.38, 704.39, 704.40, 704.41, 704.42, 704.43, 704.44, 704.45, 704.46, 704.47, 704.48, 704.49, 704.50, 704.51, 704.52, 704.53, 704.54, 704.55, 704.56, 704.57, 704.58, 704.59, 704.60, 704.61, 704.62, 704.63, 704.64, 704.65, 704.66, 704.67, 704.68, 704.69, 704.70, 704.71, 704.72, 704.73, 704.74, 704.75, 704.76, 704.77, 704.78, 704.79, 704.80, 704.81, 704.82, 704.83, 704.84, 704.85, 704.86, 704.87, 704.88, 704.89, 704.90, 704.91, 704.92, 704.93, 704.94, 704.95, 704.96, 704.97, 704.98, 704.99, 705.00, 705.01, 705.02, 705.03, 705.04, 705.05, 705.06, 705.07, 705.08, 705.09, 705.10, 705.11, 705.12, 705.13, 705.14, 705.15, 705.16, 705.17, 705.18, 705.19, 705.20, 705.21, 705.22, 705.23, 705.24, 705.25, 705.26, 705.27, 705.28, 705.29, 705.30, 705.31, 705.32, 705.33, 705.34, 705.35, 705.36, 705.37, 705.38, 705.39, 705.40, 705.41, 705.42, 705.43, 705.44, 705.45, 705.46, 705.47, 705.48, 705.49, 705.50, 705.51, 705.52, 705.53, 705.54, 705.55, 705.56, 705.57, 705.58, 705.59, 705.60, 705.61, 705.62, 705.63, 705.64, 705.65, 705.66, 705.67, 705.68, 705.69, 705.70, 705.71, 705.72, 705.73, 705.74, 705.75, 705.76, 705.77, 705.78, 705.79, 705.80, 705.81, 705.82, 705.83, 705.84, 705.85, 705.86, 705.87, 705.88, 705.89, 705.90, 705.91, 705.92, 705.93, 705.94, 705.95, 705.96, 705.97, 705.98, 705.99, 706.00, 706.01, 706.02, 706.03, 706.04, 706.05, 706.06, 706.07, 706.08, 706.09, 706.10, 706.11, 706.12, 706.13, 706.14, 706.15, 706.16, 706.17, 706.18, 706.19, 706.20, 706.21, 706.22, 706.23, 706.24, 706.25, 706.26, 706.27, 706.28, 706.29, 706.30, 706.31, 706.32, 706.33, 706.34, 706.35, 706.36, 706.37, 706.38, 706.39, 706.40, 706.41, 706.42, 706.43, 706.44, 706.45, 706.46, 706.47, 706.48, 706.49, 706.50, 706.51, 706.52, 706.53, 706.54, 706.55, 706.56, 706.57, 706.58, 706.59, 706.60, 706.61, 706.62, 706.63, 706.64, 706.65, 706.66, 706.67, 706.68, 706.69, 706.70, 706.71, 706.72, 706.73, 706.74, 706.75, 706.76, 706.77, 706.78, 706.79, 706.80, 706.81, 706.82, 706.83, 706.84, 706.85, 706.86, 706.87, 706.88, 706.89, 706.90, 706.91, 706.92, 706.93, 706.94, 706.95, 706.96, 706.97, 706.98, 706.99, 707.00, 707.01, 707.02, 707.03, 707.04, 707.05, 707.06, 707.07, 707.08, 707.09, 707.10, 707.11, 707.12, 707.13, 707.14, 707.15, 707.16, 707.17, 707.18, 707.19, 707.20, 707.21, 707.22, 707.23, 707.24, 707.25, 707.26, 707.27, 707.28, 707.29, 707.30, 707.31, 707.32, 707.33, 707.34, 707.35, 707.36, 707.37, 707.38, 707.39, 707.40, 707.41, 707.42, 707.43, 707.44, 707.45, 707.46, 707.47, 707.4	

SDR-36953
REVISED
01/28/10 PC

Jeff Looker
Architect

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

THE ARCHITECT'S LANDSCAPE ARCHITECTURE
DESIGN AND CONSTRUCTION SERVICES
ARE PROVIDED BY THE ARCHITECT'S LANDSCAPE
ARCHITECTURE DIVISION, WHICH IS A
SEPARATE LEGAL ENTITY FROM THE ARCHITECT'S
FIRM. THE ARCHITECT'S LANDSCAPE
ARCHITECTURE DIVISION IS NOT A
LICENSED LANDSCAPE ARCHITECTURE
FIRM IN THE STATE OF ARIZONA.

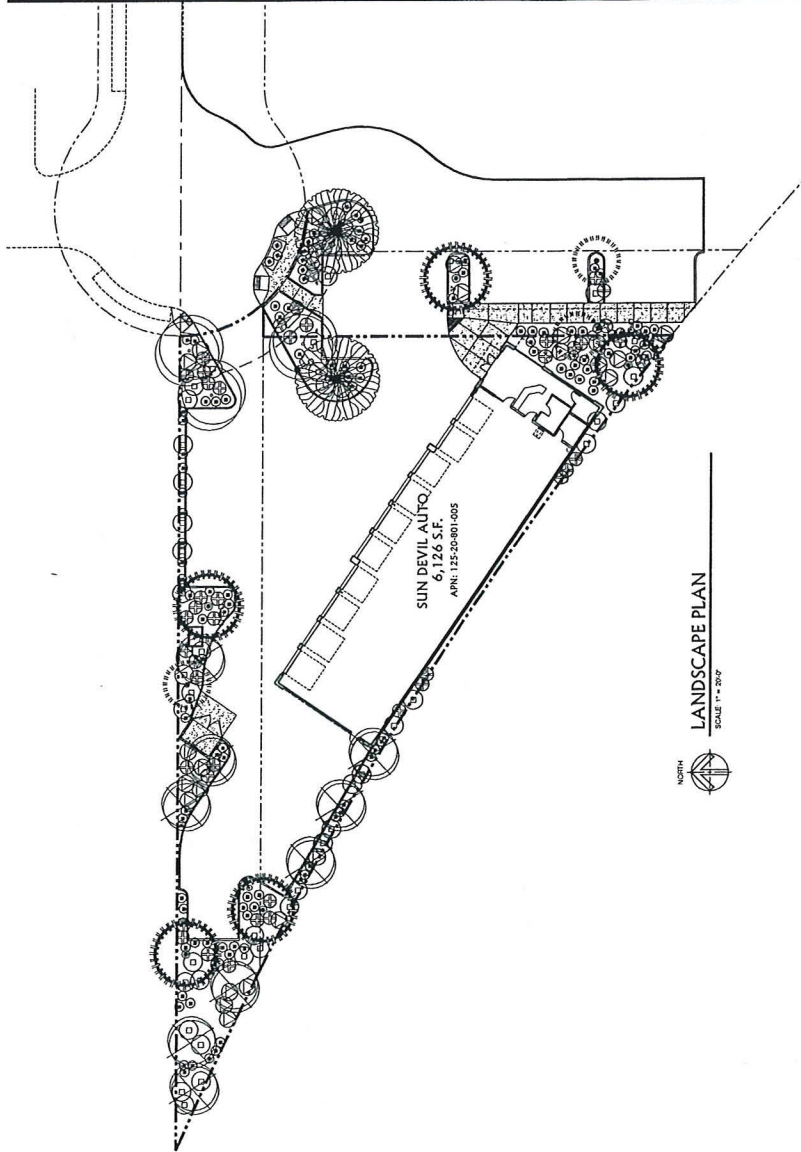
SUN DEVIL AUTO
N. Durango Dr. & Clark County Hwy. 215
LAS VEGAS, NEVADA 89149

LANDSCAPE PLAN

REVISIONS



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



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 'RED RAINBOW'	1 GAL. 121
	MERQUISE 'THORNLESS' CHILEAN MESQUITE	24" BOX 9		EUCALYPTUS 'RIO BRAVO' RIO BRAVO EUCALYPTUS	5 GAL. 43
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX 5		CASSIA ARTEMISIOIDES FEATHERY CASSIA	5 GAL. 28
	ROBINIA ALBIGULA 'PURPLE ROBE' PURPLE ROBE LOCUST	36" BOX (3" DIA.) 3		HESPERALOE 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
 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

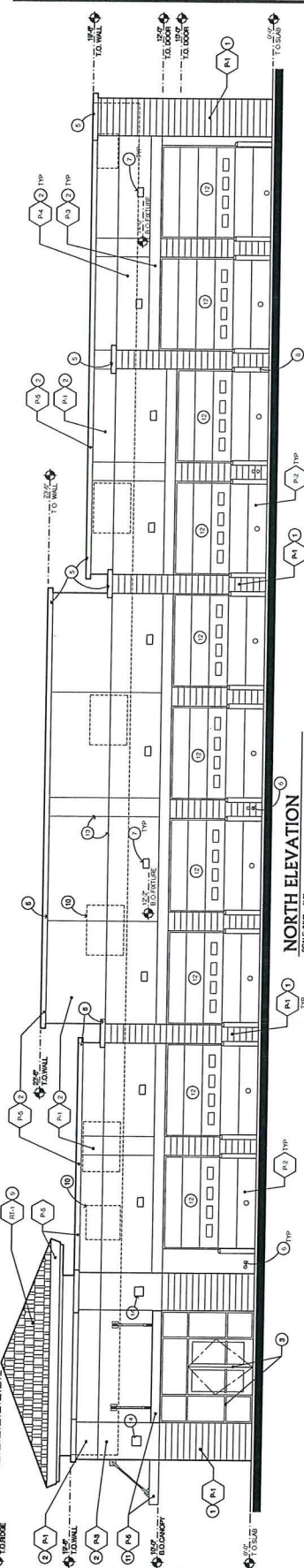
EXTERIOR
ELEVATIONS

REVISIONS

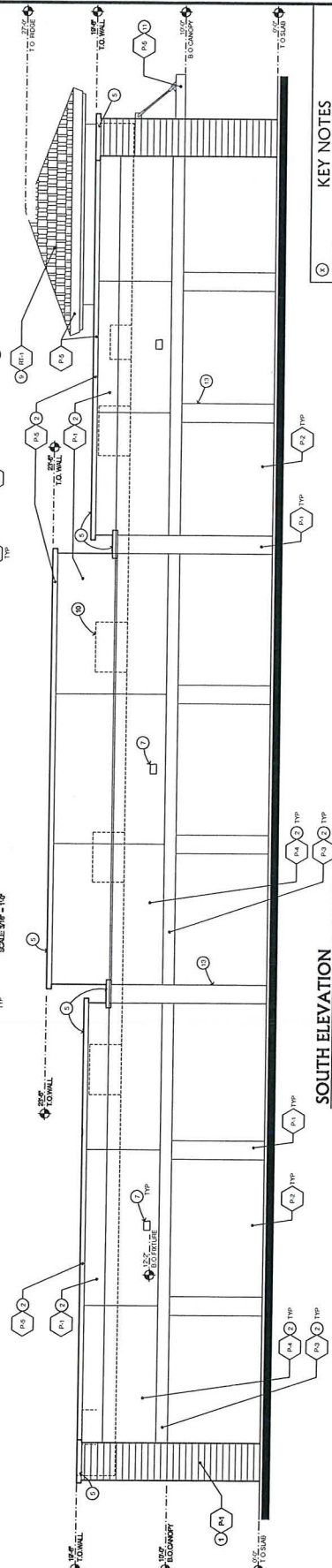


ISSUED DATE
 12/15/2009
 DRAWN BY
 J. LOOKER
 A-2

SDR-36953
01/28/10 PC



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



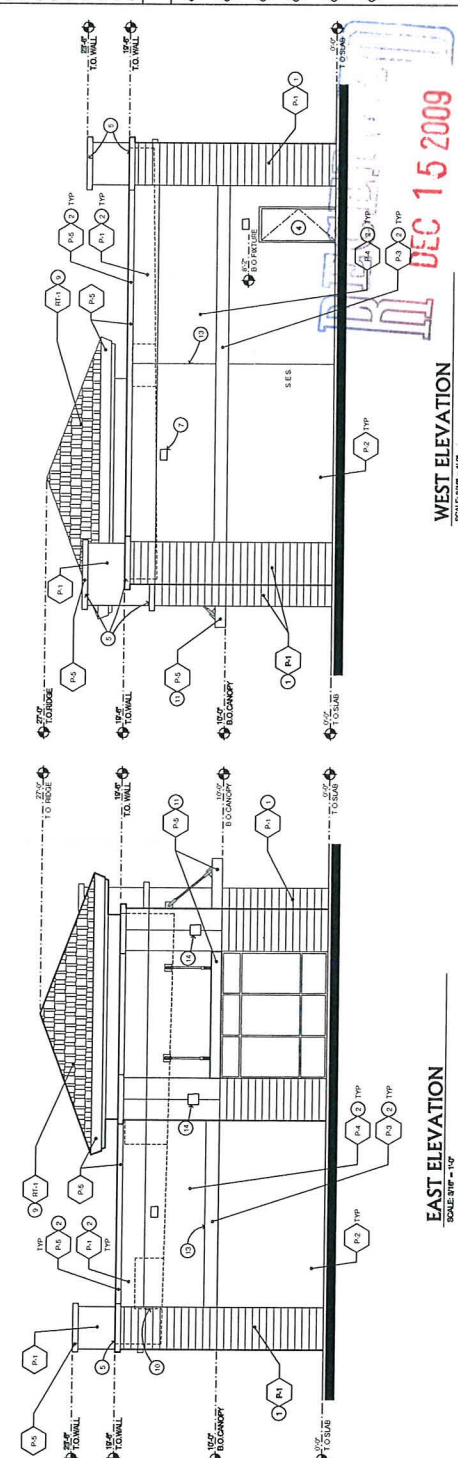
SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

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
3. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
4. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
5. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
6. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
7. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
8. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
9. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
10. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
11. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
12. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
13. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL
14. WALL: EPS OVER SMOOTH 1/2" CHALK WALL, TYPICAL



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

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

DEC 15 2009

JEFF LOOKER
Architect

2001 E. SOUTHERN AVE.
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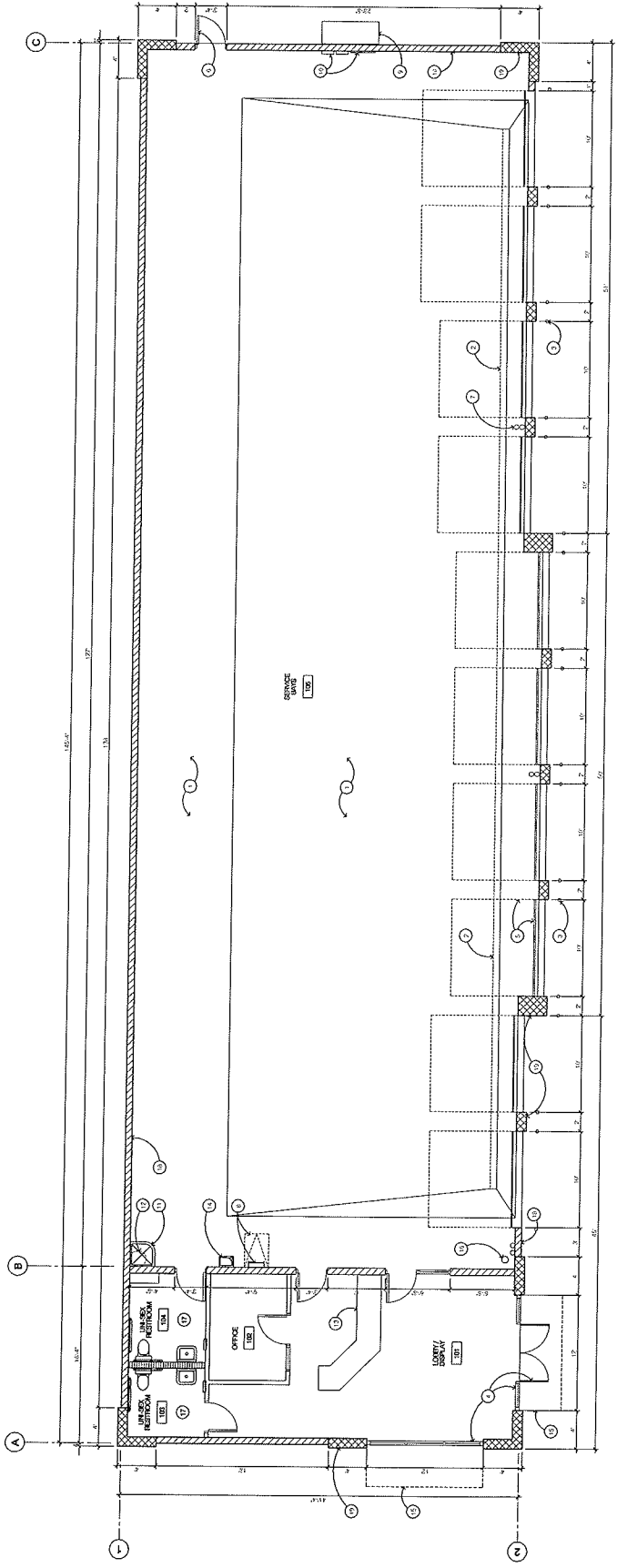
SUN DEVIL AUTO

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

FLOOR PLAN

REVISIONS

DATE	BY	CHKD	APPD
12/15/2009	JEFF LOOKER		
A-1			



FLOOR PLAN
SCALE 3/8" = 1'-0"

- KEY NOTES**
1. FINISH CONCRETE FLOOR WITH POLISHED SURFACE TYPICAL
 2. TRIM-IT-RAIN
 3. CONCRETE FILLER & STEEL BOLARD TYPICAL
 4. ALUMINUM STURDIPANT WINDOW & DOOR SYSTEM
 5. PAINTED OVERHEAD STEEL DOOR TYPICAL
 6. PAINTED HOLLOW METAL DOOR
 7. ROOF DRAIN & OVERFLOW LEADERS TO DRAINAGE AT MIN. 6" x 6" TYPICAL
 8. ROOF ACCESS LADDER & HATCH ABOVE
 9. SERVICE ENTRANCE SECTION (S.E.S.)
 10. ELECTRIC PANELS AND TELEPHONE MOUNTING BOARD (T.M.B.)
 11. FLOOR MOUNTED MAP RAIL
 12. WATER HEATER MOUNTED ABOVE
 13. CUSTOMER SERVICE COUNTER
 14. DRINKING FOUNTAIN
 15. RETAIL DISPLAY RACK
 16. SERVICE AREA
 17. ACCESSIBLE INSULATED REFRIG.
 18. 6" x 6" x 1'-0" EXTERIOR WALL TYPICAL
 19. 12" x 6" x 1'-0" EXTERIOR WALL TYPICAL

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DEC 15 2009

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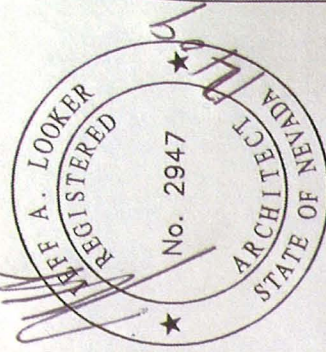


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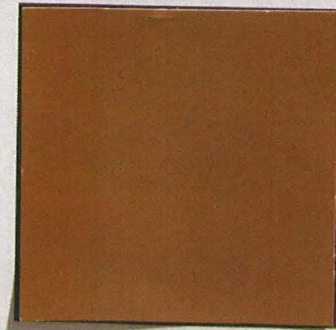
N. DURANGO DRIVE & CLARK
COUNTY HWY 215
LAS VEGAS, NEVADA 89149

Jeff Looker
Architect

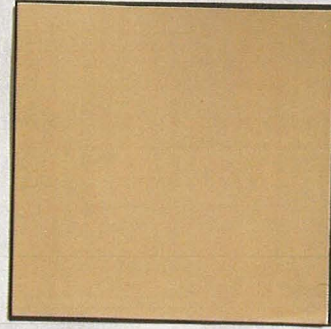
2070 E. SOUTHERN AVE.
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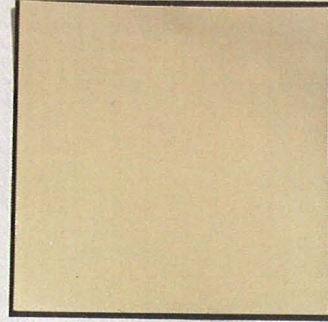
COLOR AND MATERIALS BOARD



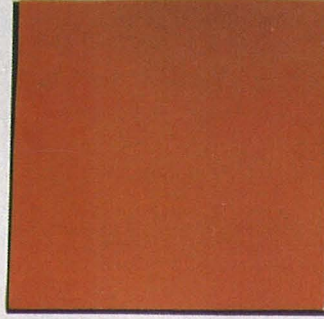
P-1
SHERMAN WILLIAMS
SW 6118
"LEATHER BOUND"



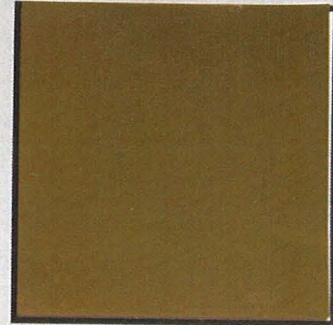
P-2
SHERMAN WILLIAMS
SW 6122
"CAMELBACK"



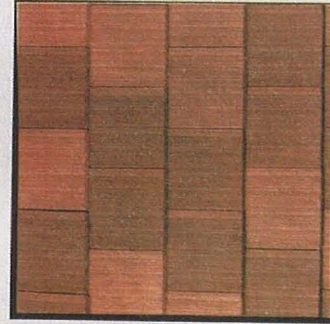
P-3
SHERMAN WILLIAMS
SW 6120
"BELIEVABLE BUFF"



P-4
SHERMAN WILLIAMS
SW 6356
"COPPER MOUNTAIN"



P-5
SHERMAN WILLIAMS
SW 6139
"MOSSY GOLD"



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

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DEC 15 2009

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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.				