



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Special Use Permit , Site Development Review

**Project Address** (Location) 7737 N EL CAPITAN WAY, Las Vegas NV 89143

**Project Name** Caroline's Court Jiffy Lube **Proposed Use** Minor Automotive

**Assessor's Parcel #(s)** 12517612013 **Ward #** 6

**General Plan:** Existing INCORP Proposed INCORP **Zoning:** Existing T-C Proposed T-C

**Additional Information** \_\_\_\_\_

**Property Owner** Durango Auto Care, LLC **Contact** Micheal Kest

**Address** 4221 Wilshire Blvd. **City** Los Angeles **State** CA **Zip** 90010

**E-mail** mk@kestgroup.com **Phone** 323-648-3289

**Applicant** SCA Design **Contact** Brandon Stronks

**Address** 2525 W Horizon Ridge Pkwy **City** Henderson **State** NV **Zip** 89052

**E-mail** brandon@scadesign.com **Phone** 702-719-2020

**Representative** SCA Design **Contact** Sheldon Colen

**Address** 2525 W Horizon Ridge Pkwy **City** Henderson **State** NV **Zip** 89052

**E-mail** sheldon@scadesign.com **Phone** 702-719-2020

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 ☒ 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)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**X Property Owner Signature** \_\_\_\_\_  
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** MICHAEL KEST, MANAGER, LV MANAGEMENT, MANAGER

Subscribed and sworn before me

This \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Notary Public in and for said County and State

**22-0198**  
04/14/2022

*See the attached for Notary.*



**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1–6 below)  
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], not Notary)

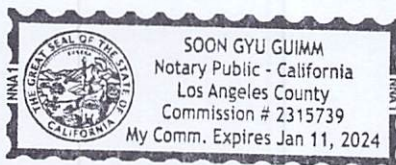
\_\_\_\_\_  
 Signature of Document Signer No. 1

\_\_\_\_\_  
 Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles



Subscribed and sworn to (or affirmed) before me

on this 12<sup>th</sup> day of April, 2022,  
 by \_\_\_\_\_ Date \_\_\_\_\_ Month \_\_\_\_\_ Year \_\_\_\_\_

(1) Michael Kest

(and (2) \_\_\_\_\_),  
 Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Soon Gyu Guimm

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Application/ petition form & statement of financial interest

Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: No other signers

**22-0198**  
 04/14/2022

# AUTOMOTIVE (JEFFY LUBE) – SITE PLAN

SCALE: 1/16"=1'-0"  
03.07.2022  
21392

## SITE INFORMATION

APN: 125-1-0-03-003  
 PROPOSED ZONING: YOUNG CENTER DISTRICT (Y-C)  
 PROPOSED ZONING: YOUNG CENTER DISTRICT (Y-C)

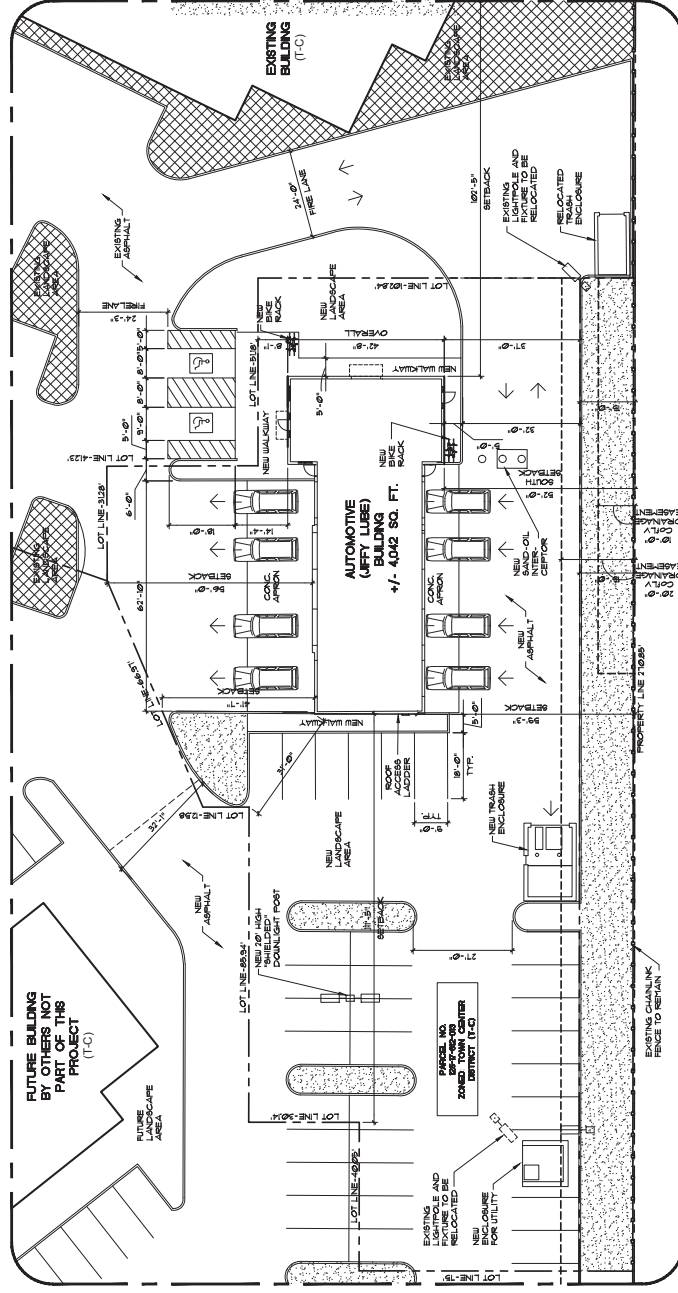
SITE AREA	213,500 SF. = 0.64 ACRES
BUILDING FOOTPRINT	1,642 SF. TOTAL
% OF SITE COVERED BY BUILDING	0.77%
BUILDING FOOTPRINT SF. / PROPERTY SF.	1,642 SF. / 213,500 SF. = 0.0073 = 0.73%
REQUIRED SETBACKS	
FRONT SETBACK	20'-0"
REAR SETBACK	20'-0"
PROVIDED SETBACKS	
EAST SETBACK	105'-13"
WEST SETBACK	105'-13"

22-0198

## PARKING CALCULATION

AUTOMOTIVE (JURY LUNG) (GROSS RS. +/- JURY BS.  
REQUIRED PARKING PER TABLE 12:40:4-4.  
METAL: 1 PER 300 SQ FT. 4642 SQ FT. / 200 SQ FT. = 24 SPACES  
REQUIRED ACCESSIBLE PARKING:  
2 SPACES PER 26 TO 50 TOTAL PARKING SPACES PROVIDED  
PROVIDED ON-SITE PARKING:  
STANDARD SPACES: 26 SPACES  
ACCESSIBLE SPACES: 2 SPACES (1 VAN ACCESSIBLE & 1 CAR ACCESSIBLE)  
TOTAL SPACES: 28 SPACES  
REQUIRED BICYCLE PARKING PER 12:40:4-5.  
1 PARKING SPACE PER EVERY 10 VEHICULAR PARKING SPACES  
TOTAL BICYCLE SPACES PROVIDED: 2  
PROVIDED BICYCLE SPACES:  
2 BICYCLE SPACES

## KEY MAP







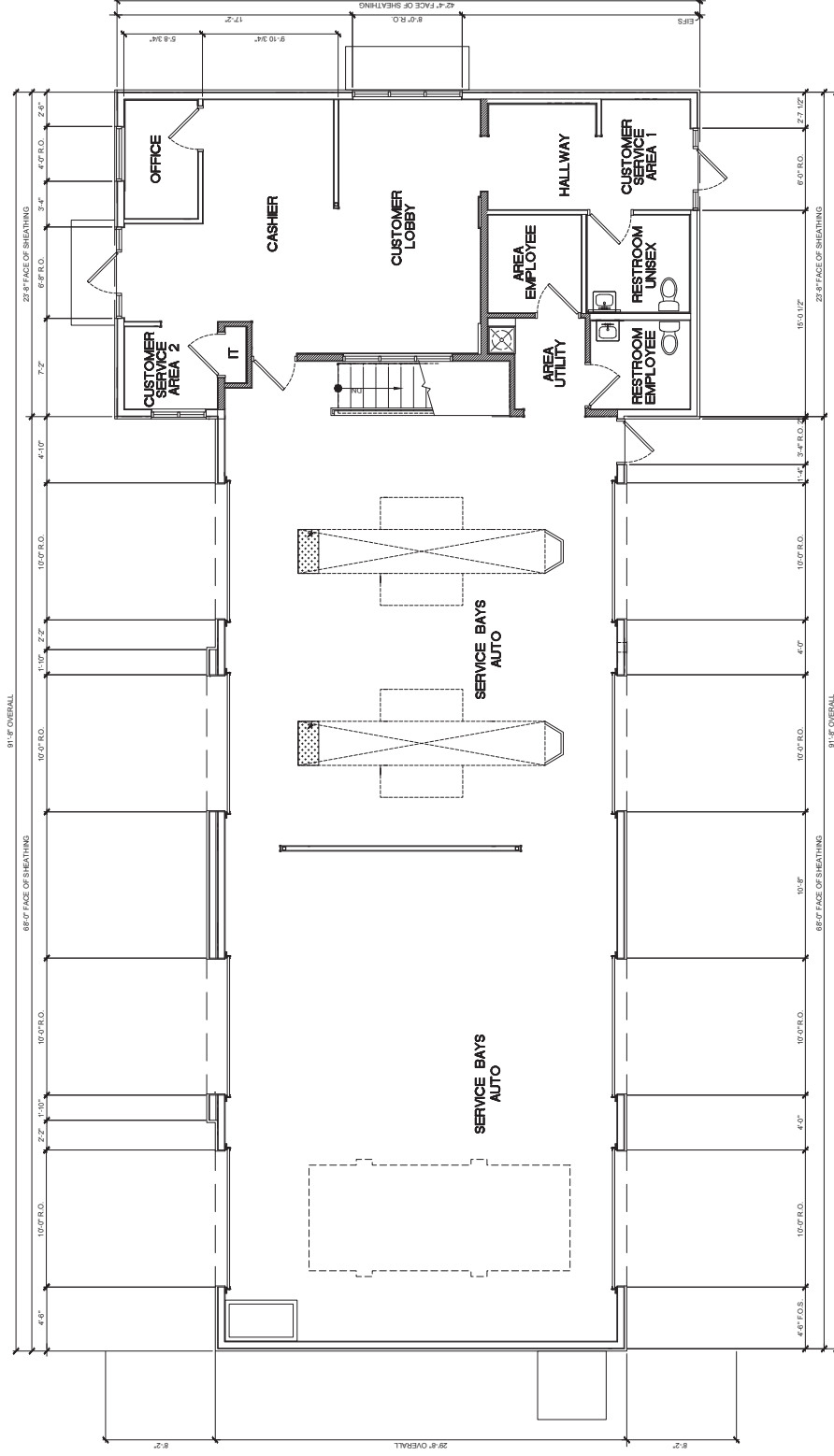
SCALE: 1/4"=1'-0"  
03.08.2022  
21392

# IFFY LUBE - FLOOR PLAN

## FLOOR PLAN INFO

SQUARE FOOT BREAKDOWN

BUILDING	
AUTO SERVICE BAYS	1330 SF
EMPLOYEE RESTROOM	48 SF
UNISEX RESTROOM	56 SF
UTILITY AREA	65 SF
EMPLOYEE AREA	56 SF
HALLWAY	48 SF
CUSTOMER LOBBY	48 SF
CASHIER	48 SF
OFFICE	48 SF
CUSTOMER SERVICE	42 SF
TOTAL BUILDING	1942 SF



SCALE: 1/4"=1'-0"  
1 UPPER BAY FLOOR PLAN



2580 ST. ROSE PKWY., SUITE 305  
HENDERSON, NEVADA 89074  
PH (702) 719-2020 FX (702) 269-9673

N. DURANGO DR. & N. EL CAPITAN WAY A1.1

APN: 125-17-612-013

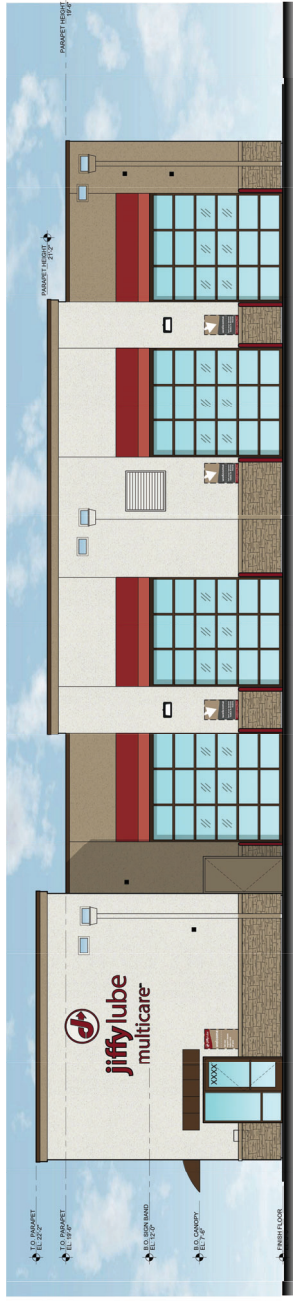
SCALE: 1/4"=1'-0"  
03.08.2022  
21392

## EXTERIOR ELEVATIONS



# COLORED EXTERIOR ELEVATIONS

22-0198  
04/14/2022



4 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"