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April 8, 2022

City of Las Vegas Planning Department
495 S Main St,
Las Vegas, NV 89101

RE: Justification Letter for proposed Automotive (Jiffy Lube) at N. Durango Dr. and N. El Capitan Way

Please accept this justification letter for the proposed construction of (1) new automotive building at the corner of N. Durango Dr. and N. El Capitan Way APN: 125-17-612-013 currently zoned as Town Center (T-C). Through this submittal, we respectfully request your approval of the Final Development Plan.

The proposed Automotive (Jiffy Lube) has a gross square footage of 4,042 square feet and stands 22'-2" tall. The design intent, color scheme, and finishes are to match the standard colors of the franchise while harmoniously blending with the ongoing new construction in the Las Vegas Valley and create a welcoming environment for the surrounding community to gather in. The site is accessible from N. Durango Dr. via 30'-10" driveway and N. El Capitan Dr. via 28'-5 and 38'-3" driveways, as well as ADA compliant pedestrian walkways.

The Automotive (Jiffy Lube) where 26 parking spaces are required, a total of 28 parking spaces are provided including 1 car accessible and 1 van accessible space. Two bike racks are also being provided, one on each side of the building. For the QSR (Starbucks) where 11 parking spaces are required, a total of 11 parking spaces are provided including 1 car accessible and 1 van accessible space. Two bike racks are also being provided, one on each side of the building. All parking can be easily accessed by customers and employees via walkways located at the building entrances. Access will be made available to allow efficient travel between the proposed building and adjacent parcels and will not impede the flow of traffic from any existing businesses. As shown on site plan, all parking is to be illuminated by new 20-foot-tall shielded down-light posts to eliminate any light pollution outside of the site, to comply with City of Las Vegas regulations. Additional wall mounted lighting is provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

Adequate landscape is being provided in the form of right of way buffers, terminal islands, and landscape fingers at parking stalls. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list.

1 new proposed trash enclosures are located on the site. They will be constructed of 6-foot 42 CMU

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walls. A solid cover over the trash enclosure will also be provided which consists of tube steel beams and columns with a metal covering to match the existing trash enclosures on site. The enclosures shall be illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that this Automotive building (Jiffy Lube) and will attract new business patrons to the area, which in return will create customer opportunities for the community. Jiffy Lube has operational stores in 4 western states with 31 locations. The proposed location will be open from 8:00am to 6:00pm Mondays-Saturday with 8-12 employees working these hours. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Brandon Stronks
SCA Design

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04/14/2022