

April 18, 2007

City of Las Vegas Development Services Center
Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: Revision to April 5th submittal for Request for Site Development Review of Caroline's Court with associated Special Use Permits and Waivers of Development Standards, APN's 125-17-601-012, 125-17-601-017, and 125-17-202-001

SITE DEVELOPMENT REVIEW

The subject property (23.62 acres) is located at the west quadrant of the intersection of Durango Road and El Capitan Way (Farm). The development lies within the Town Center Development area and is designated SC-TC defined as Service Commercial. This development is to comply with the Town Center Development Standards.

Caroline's Court comprises a commercial retail center including a Lowe's Home Improvement Center, fast food restaurants, a retail strip center with a major anchor, full service restaurants, as well as a 2-story office building. The total site area is 1,031,509 square feet with building area gross of 269,734 square feet and 1,137 parking spaces. The open space totals approximately 226,058 square feet.

The property is bounded on the north by a residential subdivision. The landscape buffer between the development and the residential subdivision has been designated as a multi-use transportation trail in compliance with the Transportation Trails Element of the City of Las Vegas Master Plan. The frontage of the property along El Capitan Way has also been designated for a multi-use transportation trail

Additionally, the bulk of the development has been placed at the far end of the property from the residential subdivision, with the nearest building being the 2-story office building. The placement of the buildings is such that the development itself helps screen the residences from the freeway. The service road for the Lowe's Home Improvement Center was purposely placed at the furthest possible location from the residences. The parking lot landscaping will provide additional screening and will be an appealing amenity in the project.

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SPECIAL USE PERMITS

The Caroline's Court Development will require the acquisition of 3 separate Special Use Permits (SUP) per the Town Center Development Standards, Section 4. Two permits will be for the Lowe's Home Improvement Center and one will be for fast food sales:

1) BUILDING AND LANDSCAPE MATERIAL / LUMBERYARD:

All lumber sales are conducted within the building at the Lowe's Home Improvement Center. Any outside storage of building materials will be screened from view of adjacent properties and streets within the provided "Staging Area" by approved methods referred to within the Town Center Development Standards. The Garden Center, while being an open-air facility, is completely enclosed with upgraded fencing and screening materials. Live plant displays frame the front entrance to the Garden Center with a wide variety of living seasonal colors. Additionally, all outside lighting will be designed so as not to shine directly into any abutting residential property.

2) OUTDOOR DISPLAY OF NEW MERCHANDISE:

The display of new seasonal home improvement merchandise directly adjacent to the outside perimeter of the store is an integral component of the Lowe's operation. Seasonal items such as barbeques, lawn mowers, swing sets, etc., will be displayed in a neat and orderly manner so as not to spill out into or interfere with the normal flow of pedestrians or vehicles in the parking lot. Additionally, these displays will comply with minimum standards determined by the Director of Planning and Development.

3) DRIVE-THROUGH WINDOW:

The Fast Food restaurant shown as Fast Food "A" will require Special Use Permit for its associated drive-through window. This stand-alone building will be designed to blend in with the general architectural features of the overall development.

NECESSARY WAIVERS

Our letter of March 12th asked for 2 waivers specific to fast food Restaurants. Those waivers were withdrawn April 5th. Since then the second drive through restaurant has been removed entirely from the site plan. The requested two removed waivers have been reinstated with the current site plan, but only for one restaurant pad: please see items 3 and 4.

1) PERIMETER LANDSCAPING ALONG THE DEDICATED TRAIL.

Since there is now an inclusion of a Multi-Use Trail Element along El Capitan Way and the north boundary line of the development, and that Trail Element is comprised of a 5' Transition Strip (landscaped), a 10' concrete sidewalk, and a 5' private landscape strip, we request the waiver of landscaping requirements called

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for in the Town Center Development Code along those alignments. This waiver request does not include the Fast Food Restaurants, which will have an additional 10' of landscaping along the Trail alignment, but we request that any further requirements for additional landscaping along those alignments be waived.

2) LANDSCAPE ISLAND CONFIGURATION:

The typical landscape island in the parking lots within the Town Center Development area is 6' wide and 18' long. The narrow width of these parking lot planters in this extreme desert climate is non-conducive to healthy plant growth. As a result, we have proposed many wider planter areas, typically 18' by 18', to provide landscape areas that are more likely to thrive. The same number of trees will be provided in this alternate method, but will almost certainly grow faster and hardier. If a waiver is necessary for this configuration, we respectfully request it.

3) EXPOSURE OF FAST FOOD RESTAURANT:

Fast Food "A" is adjacent to the main entrance to the development. In order to facilitate safe traffic flow within the development, maintain the necessary throat depth of the main entrance/exit drive, and expose more building and less parking to the surround streets, the drive for Fast Food "A" wraps around 3 sides of the building where only 2 sides are allowed. We request a waiver for this drive through.

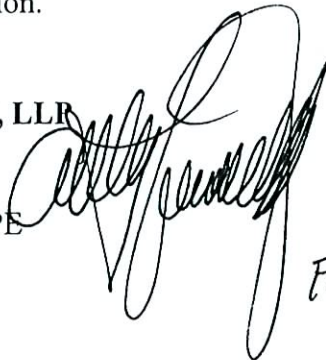
4) ADDITIONAL LANDSCAPING FOR FAST FOOD:

Fast Food "A" has been set back the additional 10 feet from the required setback, but the additional land will not be landscaped. Rather, in order to facilitate the proper amount of stacking for the drive through lanes, and to avoid circulation problems in the parking lot, the drive through lane has been routed through this additional 10 feet. We request a waiver to use the additional landscape area for the drive through.

Please notify me with any further concerns as staff reviews this site as it is our goal to work with staff in order to gain their recommendation for approval of the Planning Commission.

Sincerely,
AMTI SUNBELT, LLR

Lazell H. Preator, PE
Principal Engineer



For Lazell H. Preator
AMTI
4.18.07

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