



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-36111 APN: 125-17-612-001

Name of Property Owner: Caroline's Court, LLC

Name of Applicant: Caroline's Court, LLC

Name of Representative: Jacob Khakshouri

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): _____

APN: _____

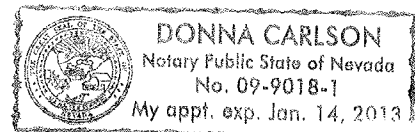
Signature of Property Owner: [Signature]

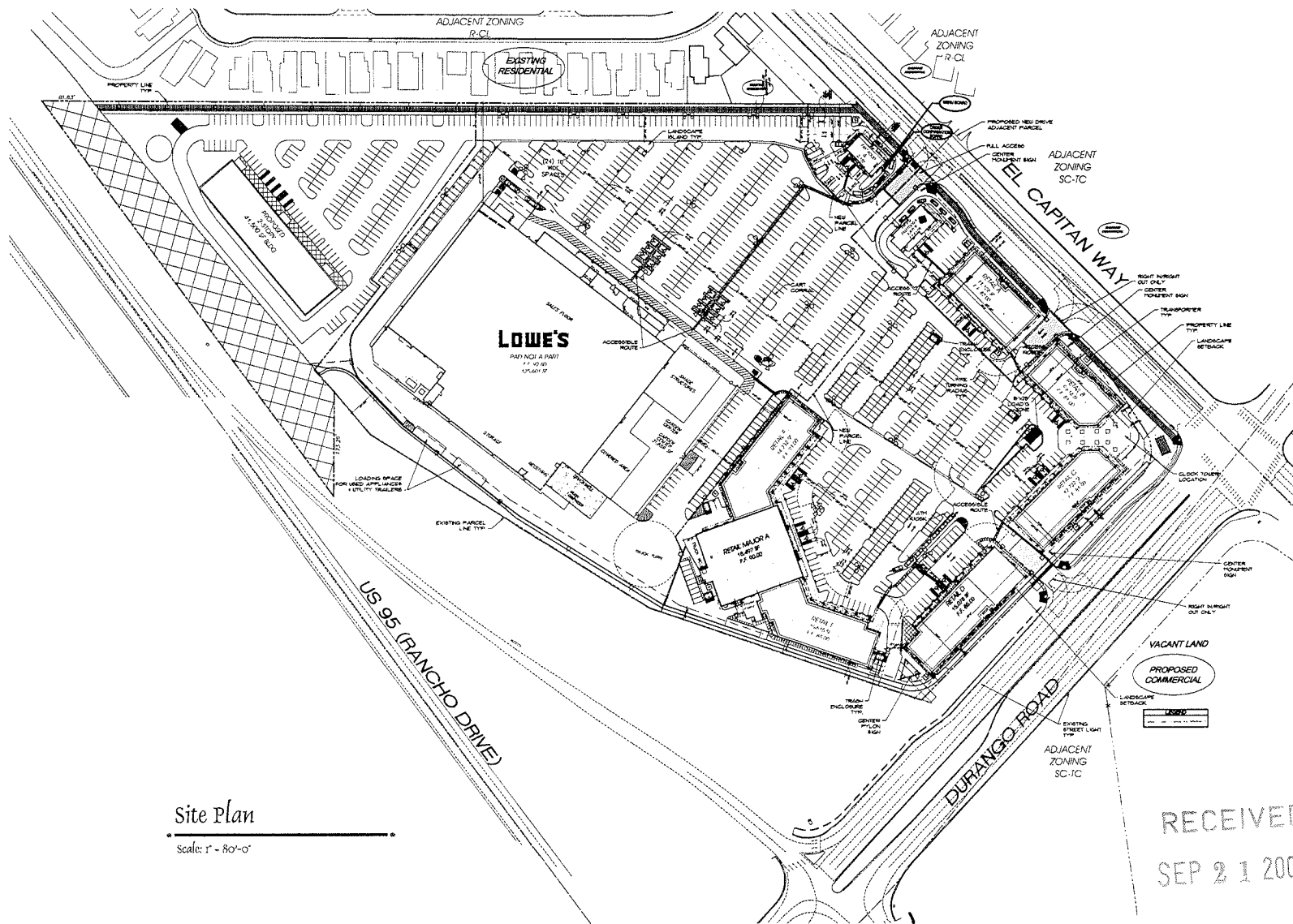
Print Name: JACOB KORY KHAKSHOURI

Subscribed and sworn before me

This 31st day of August, 20 09

Donna Carlson
Notary Public in and for said County and State Nevada
Clark





Site Plan

Scale: 1" = 80'-0"

North

Note: This Design is Conceptual in Nature and No Guarantee of its accuracy is implied.

Site Data

ASSESSOR'S PARCEL NUMBER (APN) 125-17-601-017
CURRENT ZONING T-C

Site Area Data

SITE GROSS +/- 23.62 ACRES 1,031,500 S.F.
BUILDING AREA GROSS 264,189 S.F. GROSS
SITE COVERAGE 26 PERCENT

2 STORY BUILDING SITE +/- 3.4 ACRES 144,638 S.F.
BUILDING AREA GROSS 41,500 S.F. GROSS
SITE COVERAGE 29 PERCENT

LOWE'S SITE +/- 11 ACRES 417,900 S.F.
BUILDING AREA GROSS 120,578 S.F. GROSS
SITE COVERAGE 29 PERCENT

RETAIL SITE / FASTFOOD SITE +/- 8.89 ACRES 387,000 S.F.
BUILDING AREA GROSS 102,111 S.F. GROSS
SITE COVERAGE 26.3 PERCENT

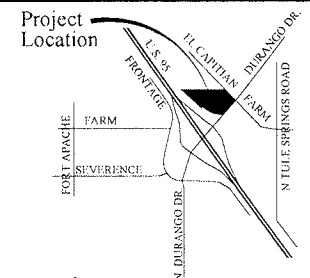
Building Open Space:

AREA REQUIRED 20% +/- 206,302 SF +/- 4.7 ACRES
AREA PROVIDED 23.4% +/- 241,135 SF +/- 5.3 ACRES

Parking Data:

BUILDING			PARKING	
BLDG	BLDG AREA	REQ'D RATIO	REQ'D	PROVIDED
Fast Food A	2,400 S.F.	1/250	11	17 = 71/1000
RETAIL A.C.D.E.F.	67,448 S.F.	1/250	270	290 = 4.5/1000
RETAIL B	9,674 S.F.	1/250	39	48 = 5/1000
Fast Food G	2,155 S.F.	1/250	13	22 = 10/1000
LOWE'S	120,578 S.F.	1/250	483	510 = 4.3/1000
MAJOR A	18,497 S.F.	1/250	74	74 = 4/1000
2 STORY BLDG	41,500 S.F.	1/250	166	166 = 4/1000
Total	264,189 S.F.		1056	4.3/1000 1127

Vicinity Map



Owner / Developer

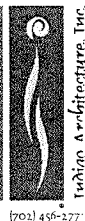
CAROLINE'S COURT, LLC
10877 WILSHIRE BLVD. SUITE 1407
LOS ANGELES, CA 90024
JACOB KOBAYASHI (310) 208-7770

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SEP 21 2009

Caroline's Court

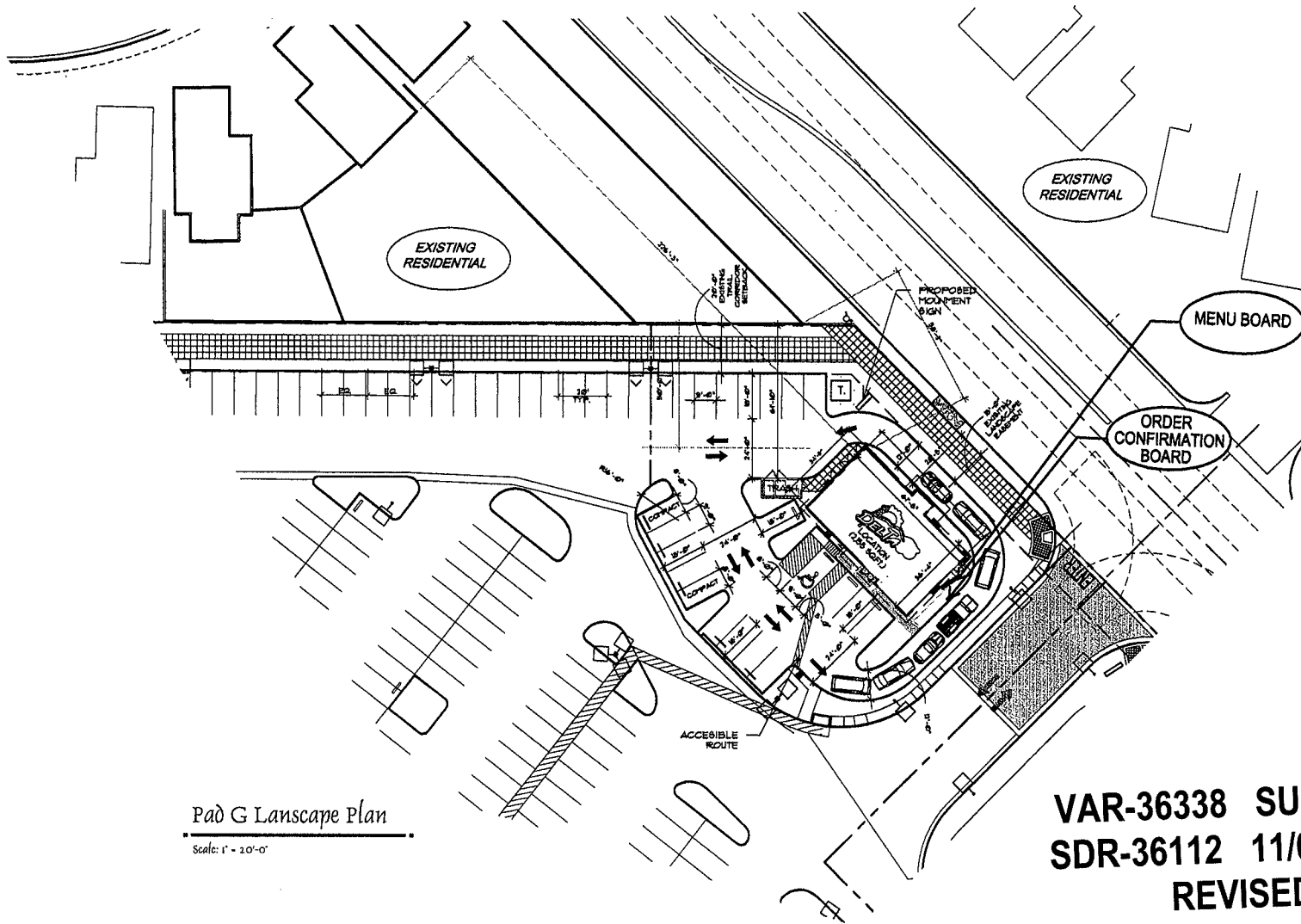
SUP-36111
SDR-36112
11/05/09 PC

September 22, 2009



(702) 456-1777





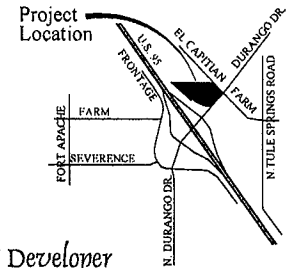
Pad G Landscape Plan

Scale: 1" = 20'-0"

Site Data

ASSESSORS PARCEL NUMBER (APN)	125-17-501-017
CURRENT ZONING	T-C
PARKING REQUIRED (2,155 sf)	1/250 9 SPACES
PARKING PROVIDED	10,11/1000 22 SPACES

Vicinity Map



Owner / Developer

CAROLINE'S COURT, LLC
10877 WILSHIRE BLVD. SUITE 1407
LOS ANGELES, CA 90024
JACOB KOBY KHAKHOURI (310) 208-7770
CAMILLE AFTALION (310) 208-7770 EXT. 113

VAR-36338 SUP-36111
SDR-36112 11/05/09 PC
REVISED

7757 N. El Capitan

North

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Caroline's Court (Del Taco Pad G)

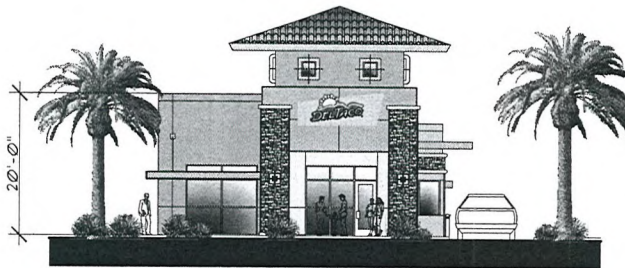
Schematic Plan

October 14, 2009

INDIGO ARCHITECTURE, INC.

Indigo Architecture, Inc.
(702) 450-2772

OCT 15 2009



South Elevation

Scale: 1/8" = 1'-0"

- PT-1 Frazee: Beach Grass 775IW
- PT-2 Frazee: Tannery 7755D
- PT-3 Frazee: Contemporary Maple 7786N
- PT-4 Frazee: Antique Pine 8165D



North Elevation

Scale: 1/8" = 1'-0"



East Elevation

Scale: 1/8" = 1'-0"



West Elevation

Scale: 1/8" = 1'-0"

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SEP 21 2009

07270 Lease

Caroline's Court (Del Taco Pad G)

Schematic Design

FOR APPROVAL ONLY - NOT FOR CONSTRUCTION

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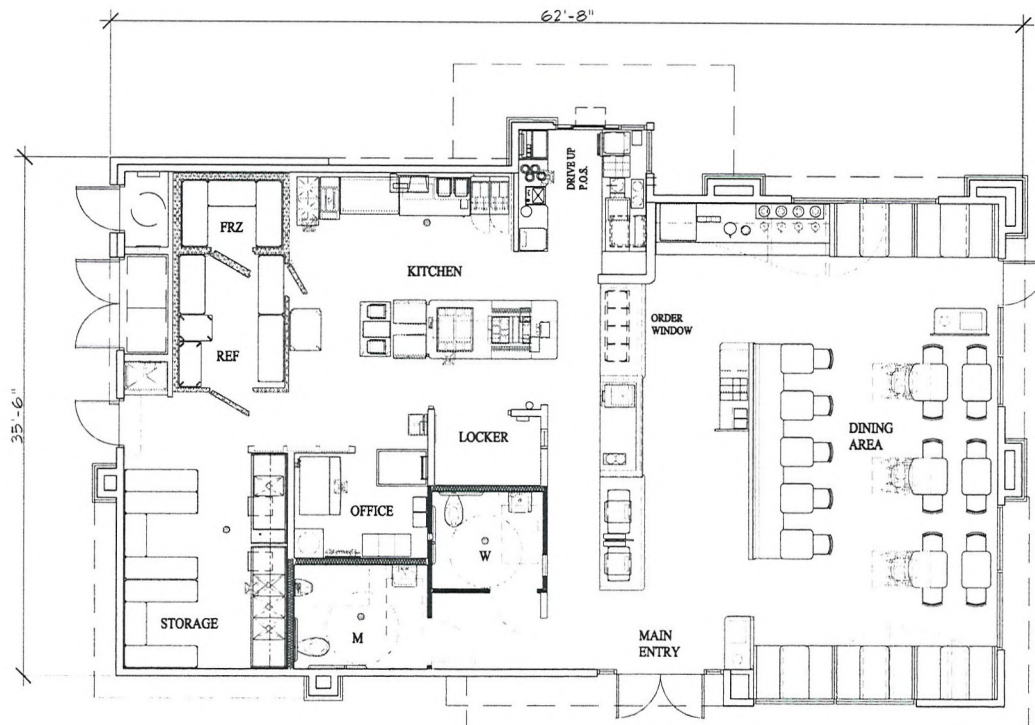
SUP-36111

SDR-36112

11/05/09 PC

August 31, 2009
Las Vegas, Nevada

Indigo Architecture, Inc.
(702) 456-2772



Floor Plan 2,155 Gross SF
Scale: 1/4" = 1'-0"

OCCUPANT LOAD				
MAXIMUM OCCUPANT LOAD CALCULATION				
DINING	(ASSEMBLY - UNCONCENTRATED)	529 S.F. / 15	35.27	
	FIXED SEATS	214 S.F.	32	
KITCHEN	(COMMERCIAL)	692 S.F. / 200	3.46	
STORAGE	(MERCANTILE)	81 S.F. / 300	.27	
MECH./EQUIP.		63 S.F. / 300	.177	
LOCKER ROOM	(EMPLOYEES)	41 S.F. / 50	.82	
OFFICE	(BUSINESS AREA)	36 S.F. / 100	.36	
RESTROOMS	(2)	216 S.F. / 200	1.8	
COOLER	(COOLER / FREEZER)	163 S.F. / 300	.51	
HALLWAY	(2)	62 S.F. / 200	.31	
TOTAL MAXIMUM OCCUPANT LOAD			75	
EXIT WIDTH				
2006 IBC, TABLE 1005.1				
EXIT WIDTH = OCCUPANT LOAD x 0.2 (EXIT FACTOR) 75 x 0.2 = 15				
15 INCHES = 1'-3" REQUIRED				
17'-0" TOTAL EXIT WIDTH PROVIDED AT THREE (3) DOORS				

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SEP 21 2009



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Caroline's Court (Del Taco Pad G)

Schematic Design

As designed by: CAROLINE'S COURT, INC.

SUP-36111
SDR-36112
11/05/09 PC

September 22, 2009
Luis Vojta, Architect



(702) 496-2772