



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: _____

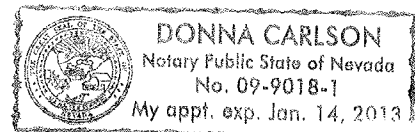
Signature of Property Owner: [Signature]

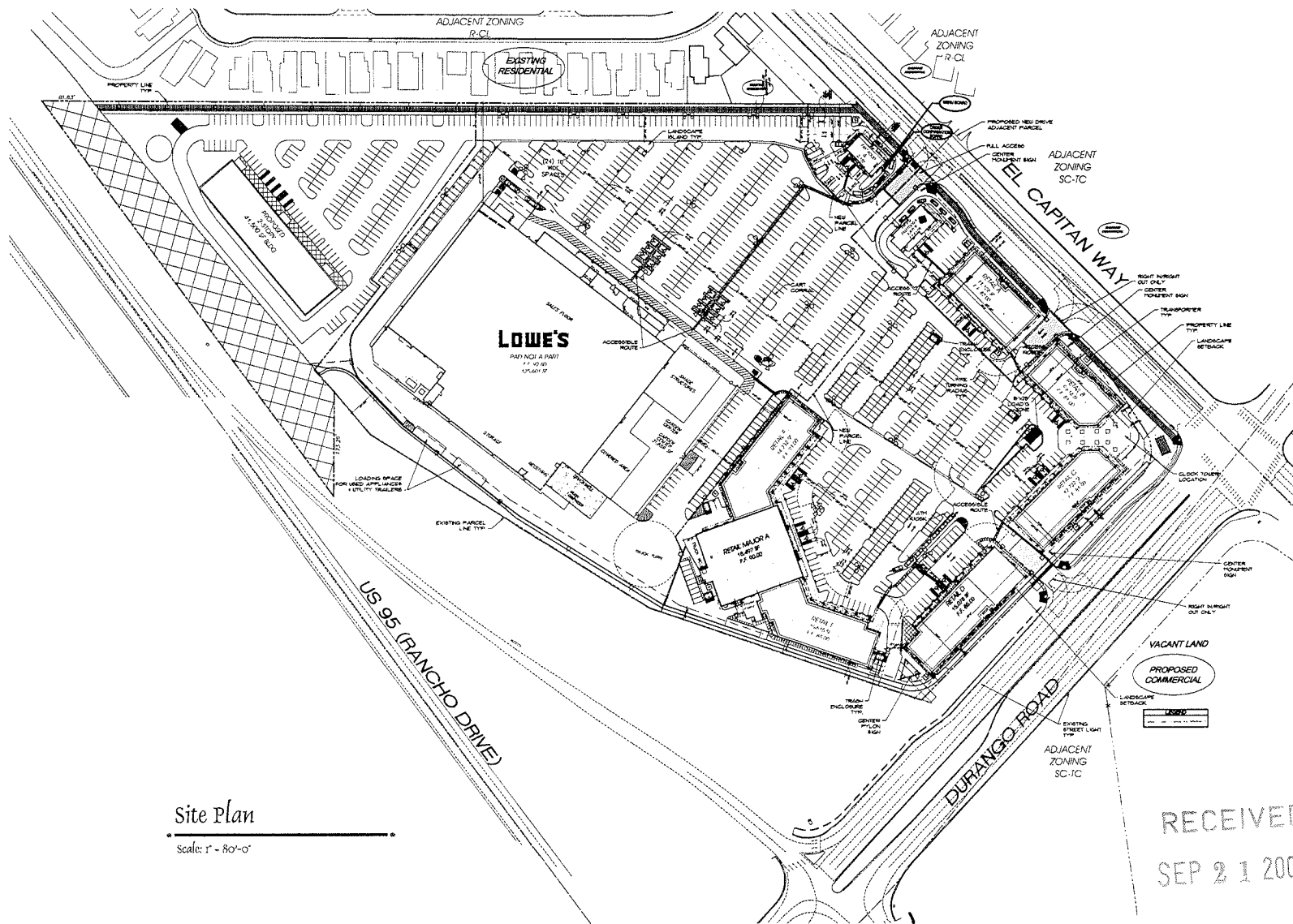
Print Name: JACOB KORY KHAKSHOURI

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

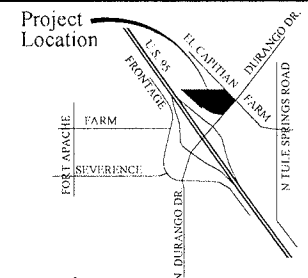
Building Open Space:

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

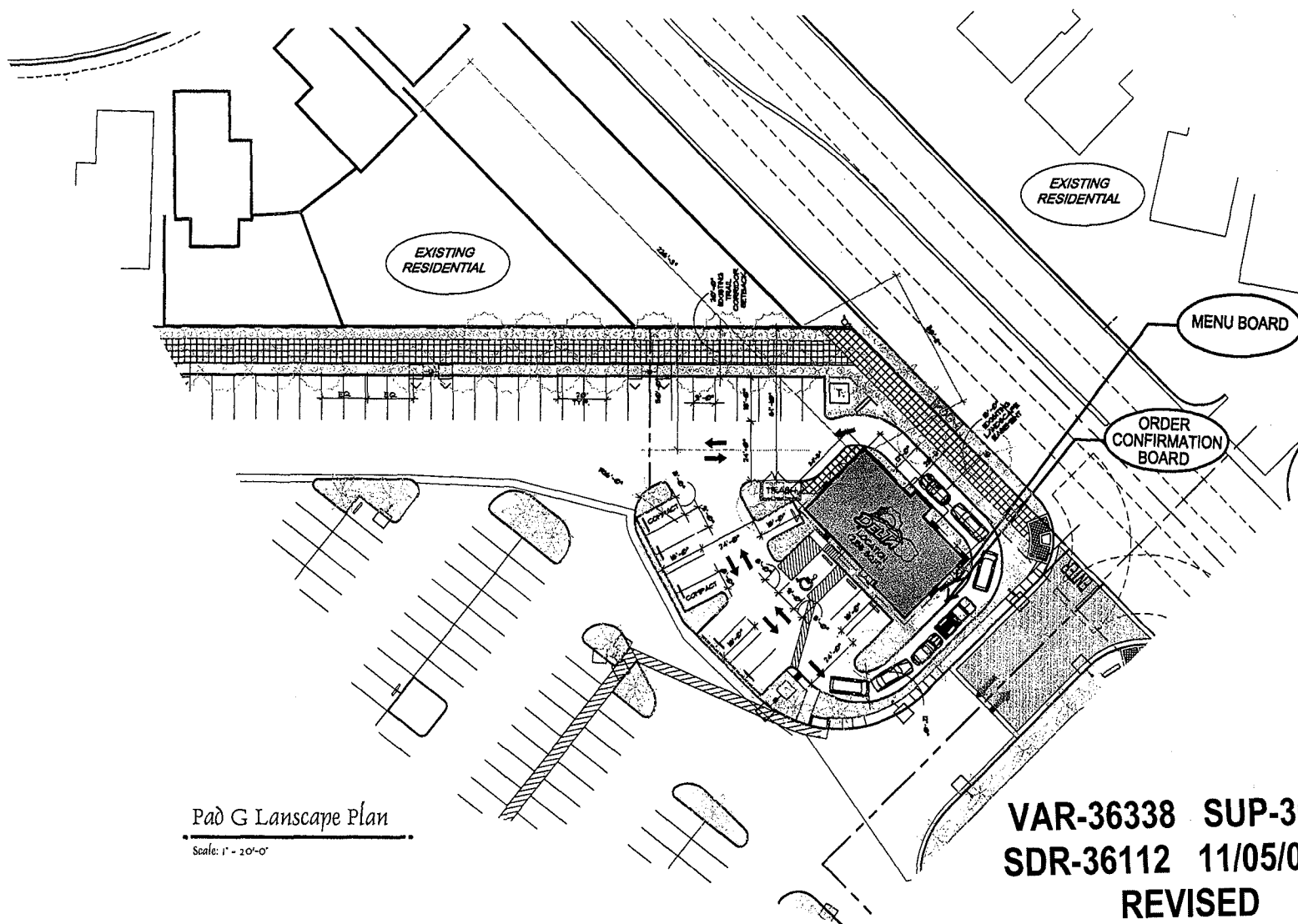
Caroline's Court

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

September 22, 2009



(702) 456-1777



Pad G Landscape Plan

Scale: 1" = 20'-0"

CAROLINE'S COURT TREE LEGEND

SYMBOL	BOTANICAL/COPYRIGHT NAME	SIZE	COPYRIGHT	SPACING
* (star)	CECROPYUS HYBRID HYBRID PLANT	SEE NOTE 9 BELOW	10' HGT. TRUNK	TURPLE STAGE
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SHRUB LEGEND

SYMBOL	BOTANICAL/COPYRIGHT NAME	SIZE	COPYRIGHT
○ (circle)	CAROLINE'S COURT	1 GAL	4'-0" OC.
○ (circle)	CAROLINE'S COURT	1 GAL	4'-0" OC.
○ (circle)	CAROLINE'S COURT	1 GAL	4'-0" OC.
○ (circle)	CAROLINE'S COURT	1 GAL	4'-0" OC.
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GROUND COVER/VINE/PERENNIAL LEGEND

SYMBOL	BOTANICAL/COPYRIGHT NAME	SIZE	COPYRIGHT
■ (square)	CAROLINE'S COURT	1 GAL	4'-0" OC.
■ (square)	CAROLINE'S COURT	1 GAL	4'-0" OC.
■ (square)	CAROLINE'S COURT	1 GAL	4'-0" OC.

POT LEGEND

SYMBOL	BOTANICAL/COPYRIGHT NAME	SIZE	COPYRIGHT
○ (circle)	CAROLINE'S COURT	1 GAL	4'-0" OC.
○ (circle)	CAROLINE'S COURT	1 GAL	4'-0" OC.
○ (circle)	CAROLINE'S COURT	1 GAL	4'-0" OC.

ROCK MULCH

SYMBOL	BOTANICAL/COPYRIGHT NAME	SIZE	COPYRIGHT
■ (square)	CAROLINE'S COURT	1 GAL	4'-0" OC.
■ (square)	CAROLINE'S COURT	1 GAL	4'-0" OC.
■ (square)	CAROLINE'S COURT	1 GAL	4'-0" OC.

1. ALL TREES TO HAVE TRUNK PROTECTORS INSTALLED TO 4' HGT. FOR TRUNK PROTECTION.
2. ALL TREES TO HAVE TRUNK PROTECTORS INSTALLED TO 4' HGT. FOR TRUNK PROTECTION.
3. ALL TREES TO HAVE TRUNK PROTECTORS INSTALLED TO 4' HGT. FOR TRUNK PROTECTION.
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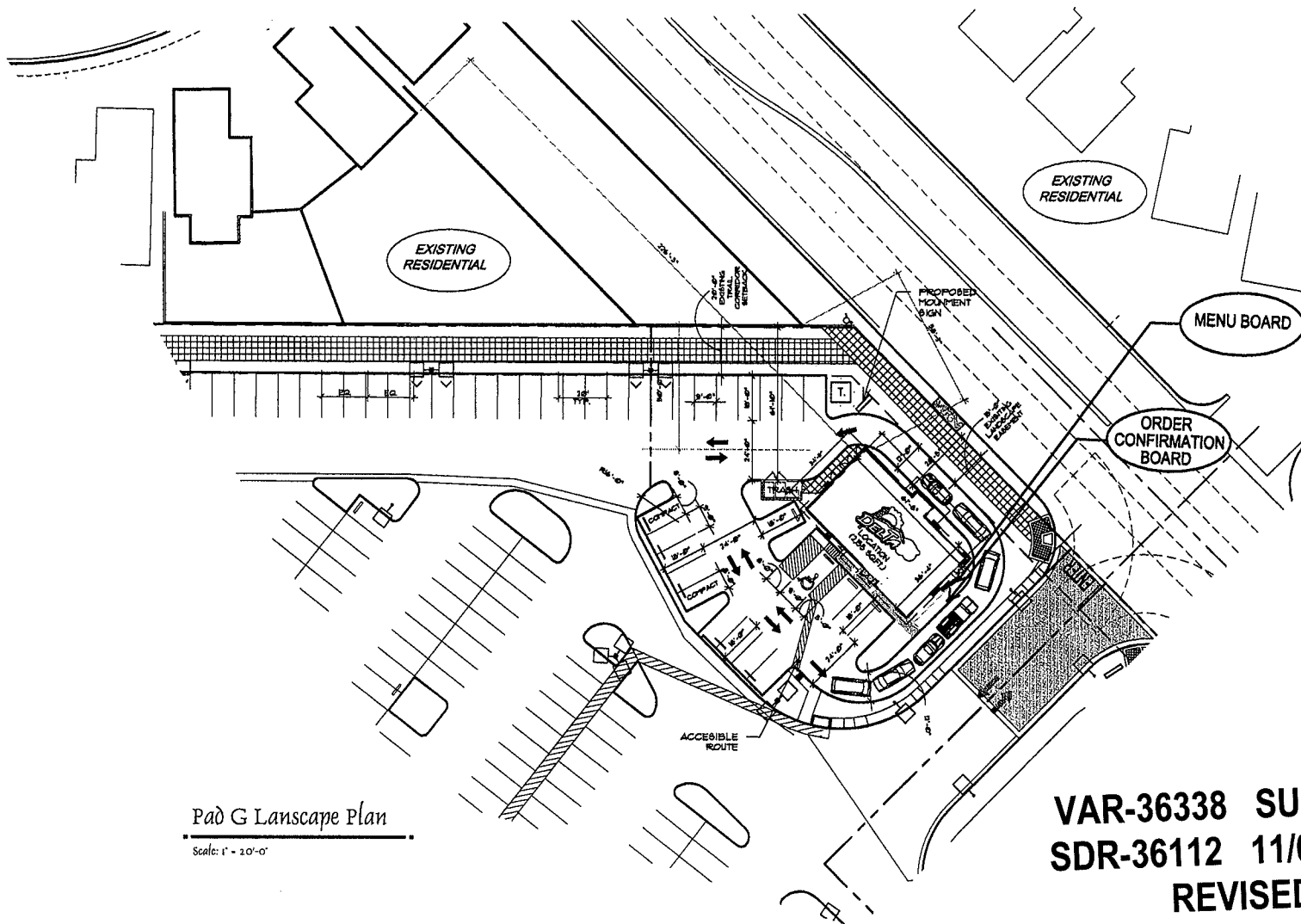
Caroline's Court (Del Taco Pad G)

Schematic Design

October 15, 2009
Las Vegas, Nevada

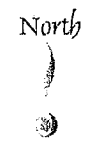
OCT 15 2009

Indian Architecture, Inc.
(702) 456-2772



Pad G Landscape Plan

Scale: 1" = 20'-0"

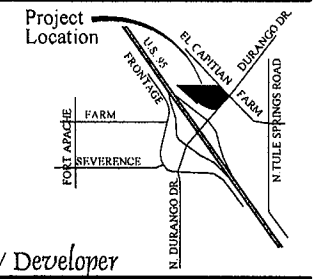


VAR-36338 SUP-36111
SDR-36112 11/05/09 PC
REVISED

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

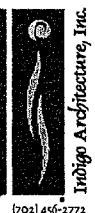
CAROLINE'S COURT, LLC
 10877 WILSHIRE BLVD. SUITE 1407
 LOS ANGELES, CA 90024
 JACOB KOBY KHAKHOURI (310) 208-7770
 CAMILL AFTALION (310) 208-7770 EXT. 113

7757 N. El Capitan

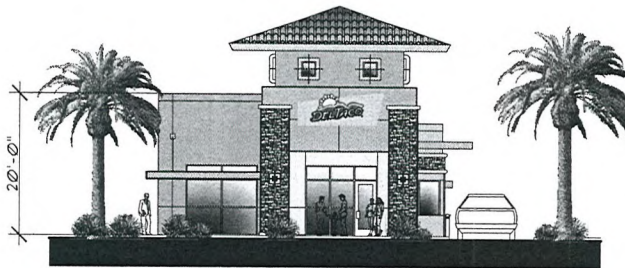
Caroline's Court (Del Taco Pad G)

October 14, 2009

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



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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07270 Lease

Caroline's Court (Del Taco Pad G)

Schematic Design

FOR APPROVAL ONLY - NOT FOR CONSTRUCTION

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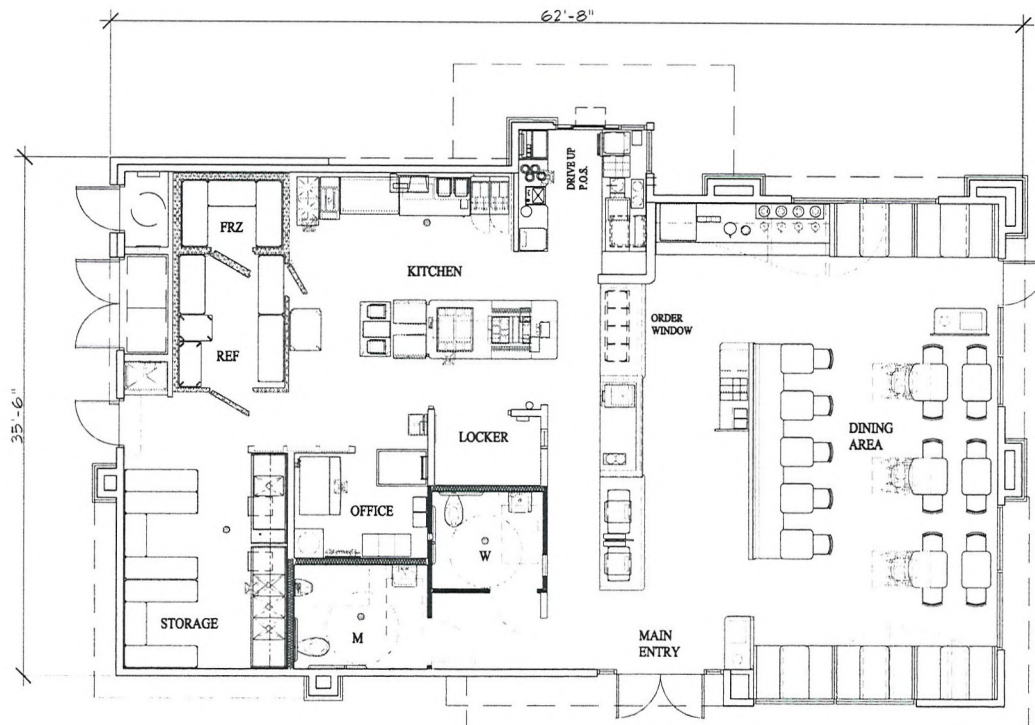
SUP-36111

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



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

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