

Comments



Separator Sheet

MEMORANDUM

City of Las Vegas Planning & Development Department

To: Land Development
From: Steve Gebeke
Phone: (702) 229-5410 Fax: (702) 385-7268
CC: Land Development Civil Plan Ref. # 19249
Date: 01/22/07 1st Review
Re: McDonald's @ 215 and Decatur

The Planning Department has reviewed the aforementioned plans and has the following comments:

1. The signature line on the cover sheet should state "Doug Rankin, AICP, Current Planning Manager" and "This plan meets the applicable standards of the Planning and Development Department."
2. The cover sheet should include the correct commercial subdivision name.
3. On all applicable sheets, remove handicap access for the van accessible space from the traffic lane by moving the space against the building.
4. Please revise all applicable sheets to show wheel stops adjacent to all landscape planters (regardless of planter width) and sidewalks that are less than 7-feet wide. Wheel stops within zero-curb handicap parking spaces must be shown. Include a construction note to reference the wheel stops.
5. Please place a general note within the Grading Plan to depict landscaped areas. Indicate locations of these areas within the Grading Plan.
6. Please place a general note within the Utility Plan stating that all above ground utility appurtenances will be placed a minimum of three (3) feet from the back of sidewalk and will be in conformance with Title 19.12.040.
7. Civil plan redlines must be returned with mylars for planning signature.

NOTE: Please be aware that it is the applicant's responsibility to ensure that all plans submitted for permits; including, civil improvement plans, building permit submittals and final maps, must be identical in terms of site design.

Deed



Separator Sheet

FACSIMILE TRANSMITTAL**CHICAGO TITLE**

2300 W. Sahara Ave., #140
Las Vegas, NV 89102
(702) 251-4777
Fax: (702) 253-0099

Date: August 29, 2006

Time: 9:28:57 AM

Escrow No. 06020409-086-JR

From: Sarah Bartlett

To: Dee, Weststar

Fax Number: 878-8430

Reference: /McDonalds USA, LLC
APN 125-24-811-003 (Decatur & 215)

This transmission is intended only for the individual or entity to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this transmission is not the intended recipient, you are hereby notified that any communication is strictly prohibited. If you have received this communication in error, please notify sender immediately by telephone at (702) 251-4777.

Message: Copy of the vesting deed with the legal description, faxed to you at Dennis Watts' request

This transmission consists of 9 total page(s), which includes this page. Should there be a problem with this transmission, kindly advise.

Your patronage is always appreciated!



20050114-0003488

Fee: \$22.00 RPTT: \$81,600.00

N/C Fee: \$25.00

01/14/2005

14:23:51

T20050010148

Requestor:

NEVADA TITLE COMPANY

Frances Deane

DMU

Clark County Recorder

Pas: 9

A.P.N.: 125-24-802-010, 125-24-802-003, 125-24-802-004, 125-24-802-007, 125-24-802-011
R.P.T.T.: \$81,600.00

Recorded at the Request of:
Nevada Title Company
Escrow #04-02-0142-DTL

Mail tax bill to and
When recorded mail to:
Shadow Mountain Marketplace, LLC
1096 Coast Village Road
Santa Barbara, CA 93108
Mr. Darrel W. Wright

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That George Filios and Nitsa Filios as trustees of the George Filios Trust R-501; F & F, a Nevada Partnership; Gary M. Flangas and Amanda L. Flangas, husband and wife as joint tenants; William G. Flangas and Marilyn P. Flangas, trustees, or their successors in trust, under the W/M F Living Trust; Albert A. Flangas, a single man, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Shadow Mountain Marketplace, LLC, a Nevada limited liability company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

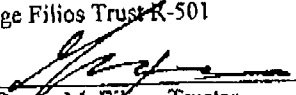
1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

50

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

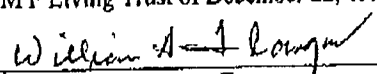
IN WITNESS WHEREOF, this instrument has been executed this 28th day of December, 2004.

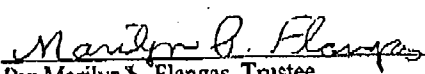
George Filios Trust R-501

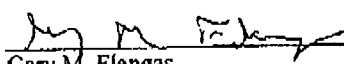

By: George M. Filios, Trustee

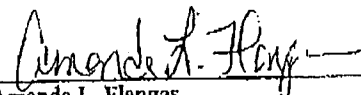

By: Nitsa Filios, Trustee

W/M F Living Trust of December 22, 1997

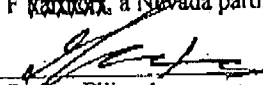

By: William G. Flangas, Trustee

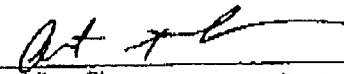

By: Marilyn B. Flangas, Trustee

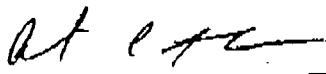

Gary M. Flangas


Amanda L. Flangas

F & F ~~Partnership~~, a Nevada partnership


By: George Filios, General Partner

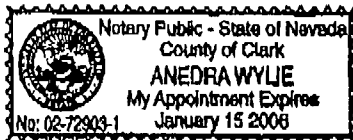

By: Albert Flangas, General Partner


Albert A. Flangas

51

State of NEVADA }
 } ss:
 County of Clark }

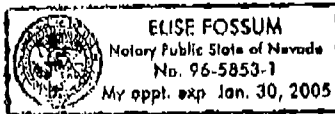
This instrument was acknowledged before me on 12-28-04
 by George Filios as Trustee
 of George Filios Trust R-501



Anedra Wylie
 NOTARY PUBLIC
 My Commission Expires: 1-15-06

State of NEVADA }
 } ss:
 County of Clark }

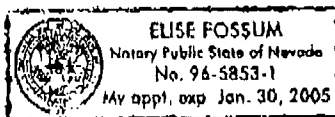
This instrument was acknowledged before me on 12-28-04
 by Nitsa Filios as Trustee
 of George Filios Trust R-501



Elise Fossum
 NOTARY PUBLIC
 My Commission Expires: 1-30-05

State of NEVADA }
 } ss:
 County of Clark }

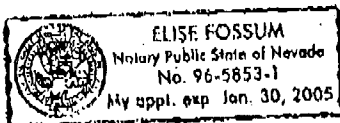
This instrument was acknowledged before me on 12-28-04
 by William G. Flangas as Trustee
 of W/M F Living Trust of December 22, 1997



Elise Fossum
 NOTARY PUBLIC
 My Commission Expires: 1-30-05

State of NEVADA)
) ss:
 County of Clark)

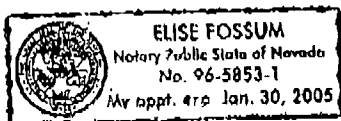
This instrument was acknowledged before me on 12-28-04
 by Marilyn P. Flangas as Trustee
 of W/M F Living Trust of December 22, 1997



Elise Fossum
 NOTARY PUBLIC
 My Commission Expires: 1-30-05

State of NEVADA)
) ss:
 County of Clark)

This instrument was acknowledged before me on 12-28-04
 by Amanda Flangas and Gary M. Flangas



Elise Fossum
 NOTARY PUBLIC
 My Commission Expires: 1-30-05

State of NEVADA)
) ss:
 County of Clark)

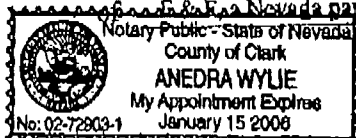
This instrument was acknowledged before me on 12-28-04
 by Gary M. Flangas

Elise Fossum
 NOTARY PUBLIC
 My Commission Expires: 1-30-05

54

State of NEVADA }
 } ss:
 County of Clark }

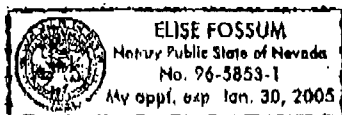
This instrument was acknowledged before me on 12-28-04
 by George Filios as General Partner
 of F & F Partners, a Nevada partnership



Anedra Wylie
 NOTARY PUBLIC
 My Commission Expires: 1-15-06

State of NEVADA }
 } ss:
 County of Clark }

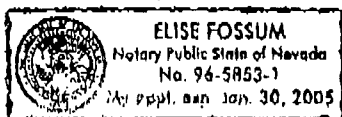
This instrument was acknowledged before me on 12-28-04
 by Albert Flangas as General Partner
 of F & F Partners, a Nevada partnership



Elise Fossum
 NOTARY PUBLIC
 My Commission Expires: 1-30-05

State of NEVADA }
 } ss:
 County of Clark }

This instrument was acknowledged before me on 12-28-04
 by Albert A. Flangas



Elise Fossum
 NOTARY PUBLIC
 My Commission Expires: 1-30-05

SHADOW MOUNTAIN MARKETPLACE, LLC

Business Entity Information			
Status:	Active on 5/19/2006	File Date:	4/27/2004
Type:	Domestic Limited-Liability Company	Corp Number:	LLC8887-2004
Qualifying State:	NV	List of Officers Due:	4/30/2007
Managed By:	Managers	Expiration Date:	4/27/2504

Resident Agent Information			
Name:	CAPITOL CORPORATE SERVICES, INC.	Address 1:	202 S. MINNESOTA ST.
Address 2:		City:	CARSON CITY
State:	NV	Zip Code:	89703
Phone:		Fax:	
Email:		Mailing Address 1:	
Mailing Address 2:		Mailing City:	
Mailing State:		Mailing Zip Code:	

Financial Information			
No Par Share Count:	0	Capital Amount:	\$ 0
No stock records found for this company			

Officers				☐ Include Inactive Officers	
Manager - MARK LINEHAN					
Address 1:	5330 DEBBIE ROAD	Address 2:	SUITE 100		
City:	SANTA BARBARA	State:	CA		
Zip Code:	93111	Country:	USA		
Status:	Active	Email:			
Manager - DARREL WRIGHT					
Address 1:	1096 COAST VILLAGE RD	Address 2:			
City:	SANTA BARBARA	State:	CA		
Zip Code:	93108	Country:			
Status:	Active	Email:			

Actions\Amendments			
Action Type:	Articles of Organization		
Document Number:	LLC8887-2004-001	# of Pages:	1
File Date:	04/27/2004	Effective Date:	
(No Notes for this action)			
Action Type:	Amendment		
Document Number:	LLC8887-2004-003	# of Pages:	1
File Date:	05/11/2004	Effective Date:	
(1)PG. CXE			
SHADOW MOUNTAIN VILLAGE, LLC CXEBUt 00001			
Action Type:	Initial List		
Document Number:	LLC8887-2004-002	# of Pages:	1
File Date:	07/15/2004	Effective Date:	
List of Officers for 2004 to 2005			
Action Type:	Annual List		

Document Number:	20050287461-55	# of Pages:	1
File Date:	07/26/2005	Effective Date:	
(No Notes for this action)			
Action Type:	Annual List		
Document Number:	20060319286-37	# of Pages:	1
File Date:	05/19/2006	Effective Date:	
(No Notes for this action)			

Legal Description



Separator Sheet

Escrow No.: 04-02-0142-DTL

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL ONE (1):

THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., NOW PURPORTEDLY DESCRIBED AS FOLLOWS:

LOT TWO HUNDRED NINETY-THREE (293) DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT CERTAIN PORTION OF LAND AS CONVEYED TO THE CITY OF LAS VEGAS BY GRANT DEED RECORDED MAY 12, 2000 IN BOOK 20000512 AS DOCUMENT NO. 00291 OF OFFICIAL RECORDS.

PARCEL TWO (2):

THAT PORTION OF THE EAST HALF (E ½) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

LOT TWO HUNDRED NINETY-SEVEN (297) ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SAID LAND WAS FORMERLY DESCRIBED AS FOLLOWS:

LOT THREE (3), AS SHOWN BY MAP THEREOF ON FILE IN FILE 37 OF PARCEL MAPS, PAGE 81, IN THE OFFICE OF THE COUNTY RECORDER OF SAID CLARK COUNTY, NEVADA.



TOGETHER WITH THAT PORTION OF TURKEY LANE AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED DECEMBER 20, 2004 IN BOOK 20041220 AS DOCUMENT NO. 03277 OF OFFICIAL RECORDS.

PARCEL THREE (3):

THAT PORTION OF THE EAST HALF (E ½) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

LOT TWO HUNDRED NINETY-SIX (296) ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

SAID LAND WAS FORMERLY DESCRIBED AS FOLLOWS:

LOT FOUR (4), AS SHOWN BY MAP THEREOF ON FILE IN FILE 37 OF PARCEL MAPS, PAGE 81, IN THE OFFICE OF THE COUNTY RECORDER OF SAID CLARK COUNTY, NEVADA.

TOGETHER WITH THAT PORTION OF TURKEY LANE AS VACATED BY THAT CERTAIN ORDER OF VACATION RECORDED DECEMBER 20, 2004 IN BOOK 20041220 AS DOCUMENT NO. 03277 OF OFFICIAL RECORDS.

PARCEL FOUR (4):

THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., NOW PURPORTEDLY DESCRIBED AS FOLLOWS:

LOT TWO HUNDRED NINETY-FIVE (295) DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

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EXCEPTING THEREFROM SAID PORTION OF LAND CONVEYED TO CITY OF LAS VEGAS IN SAID GRANT DEED RECORDED JULY 30, 2001 IN BOOK 20010730 AS DOCUMENT NO. 01355 OF OFFICIAL RECORDS.

PARCEL FIVE (5):

THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 24, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

LOT TWO HUNDRED NINETY-FOUR (294) DEPICTED ON THAT CERTAIN RECORD OF SURVEY IN FILE 52, PAGE 70 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA AND RECORDED OCTOBER 18, 1989 IN BOOK 891018 OF OFFICIAL RECORDS AS DOCUMENT NO. 00517, ADOPTED AND APPROVED AS SET FORTH IN JUDGMENT DECREE QUIETING TITLE AND PRIOR DECISIONS AND ORDERS FILE IN CASE NO. A233462 AND CASE NO. A274127 IN THE EIGHTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF CLARK AND RECORDED OCTOBER 26, 1989 IN BOOK 891026 AS DOCUMENT NO. 00794 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT CERTAIN PORTION OF LAND AS CONVEYED TO COUNTY OF CLARK, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, BY GRANT, BARGAIN, SALE DEED RECORDED FEBRUARY 11, 1998 IN BOOK 980211 AS DOCUMENT NO. 01803 OF OFFICIAL RECORDS.

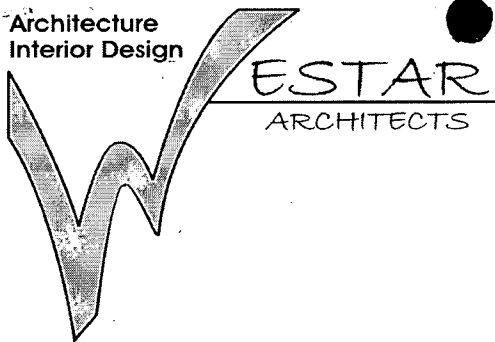
57

Justification Letter



JUSTIFICATION LETTER

Separator Sheet



August 29, 2006

City of Las Vegas
Development Service Center
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

RE: McDonald's Restaurant
Southwest Corner of Decatur Blvd. & Rome Blvd.
Shadow Mountain Marketplace Shopping Center Address: 6475 North Decatur Blvd
Las Vegas, NV 89131
Assessor's Parcel Number: A Portion of 125-24-811-003

To Whom It May Concern,

Please accept this letter as justification for the above referenced property.
Our client is requesting a Site Design Review for a New McDonald's Restaurant.

The new restaurant will be a one story building with a drive-through lane and a Cyberplace/Arcade with dining area. This is a new model for McDonald's. No longer are there the mansard roofs with red concrete tile and yellow light beams, red and white exterior colors and Playplace with large areas of glass. The new model will feature a new signage package, metal trellis, metal awnings over the Cyberplace/Arcade windows and new McDonald's colors. The exterior finish will be stucco with continuous horizontal reveals.

All new driveways, landscape areas and parking lot will be per City of Las Vegas,
Title 19 Zoning Code Standards.

SDR-16383
10/19/06 ADMIN



Building Area will be as follows: Restaurant = 3,691 square feet
Cyberplace = 797 square feet

Total building area = 4,488 square feet

50 parking spaces are required.

50 parking spaces are provided on site and with cross access parking agreement with Shadow Mountain Marketplace shopping center.

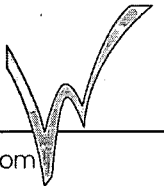
Thank you for your consideration in this matter.

Yours truly,
WESTAR Architects



Dee Frandsen
Project Manager

SDR-16383
10/19/06 ADMIN



SOFI



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16383** APN: A PORTION OF 125-24-811-003

Name of Property Owner: SHADOW MOUNTAIN MARKETPLACE LLC

Name of Applicant: MCDONALD'S CORPORATION

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

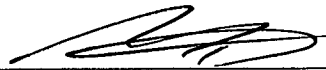
☐ No

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: Richard Truesdell-Planning Com.

Partner(s): _____

APN: _____

Signature of Property Owner:  MARIS D. LINEHAN

Print Name: Michelle J. Gore

Subscribed and sworn before me

This 22nd day of August, 20 06


Notary Public in and for said County and State



Application



Separator Sheet



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: SITE DEVELOPMENT PLAN REVIEW
Project Address (Location) SWC OF DECATUR & ROME (6475 N. DECATUR BLVD)
Project Name MCDONALD'S @ I-215 NORTH & DECATUR Proposed Use RESTAURANT
Assessor's Parcel #(s) A PORTION OF 125-24-811-003 Ward # 6
General Plan: existing _____ proposed _____ Zoning: existing R-E proposed ** C-1
Commercial Square Footage 4,570 Floor Area Ratio _____
Gross Acres 1.20 (NET 0.72) Lots/Units _____ Density 14%
Additional Information ** APPROVED ZONING C-1 PER RESOLUTION OF INTENT
APPLICATION NUMBER Z-0019-01

PROPERTY OWNER Shadow Mtn. Marketplace LLC Contact MARK D. LINEHAN
Address 6440 SKY POINT DR #140-318 Phone: 531-0294 Fax: 531-0295
City LAS VEGAS State NV Zip 89131

APPLICANT McDonald's Corporation Contact Dennis Watts
Address 2030 East Flamingo, Suite 290 Phone: 204-8504 Fax: 920-8935
City Las Vegas State Nevada Zip 89119

REPRESENTATIVE WESTAR Architects Contact Dee Frandsen
Address 701 Bridger Ave., Suite 400 Phone: 878-0000 Fax: 878-8430
City Las Vegas State Nevada Zip 89101

FOR DEPARTMENT USE ONLY

Property Owner Signature* 

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Mark D. Linehan

Subscribed and sworn before me, Michelle J. Gore

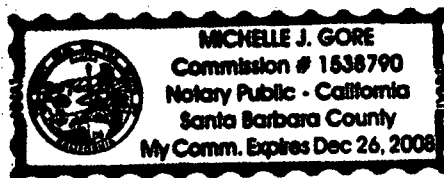
This 22nd day of August, 20 06



Notary Public in and for said County and State

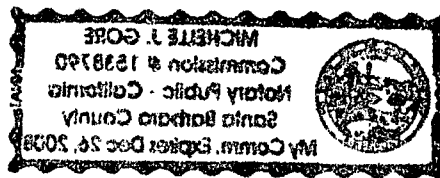
Case #	<u>SDR-16383</u>
Meeting Date:	<u>10.19.09</u> Admin
Total Fee:	<u>500 -</u>
Date Received:	<u>8.29.06</u>
Received By:	

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development Department for consistency with applicable sections of the Zoning Ordinance.



WITNESSES:
MICHELLE J. GORE
JULIE

WITNESSES:
JULIE



Project Checklist



PROJECT CHECKLIST



erator Sheet

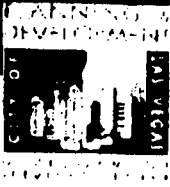
Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST		Additional Notes
Item Required				
YES	NO			
APPLICATION				
☒	☐	Signed and notarized by <i>all</i> property owners or authorized agent(s)		Administrative Review
☒	☐	Grant deed and legal description		
☒	☐	Detailed justification letter		
☒	☐	Reduced 8.5" x 11" copy of <i>all</i> plans and elevations		
☒	☐	Full size, rolled, color copy of <i>all</i> plans and elevations		
☒	☐	Correct fee(s): \$ <u>500</u> \$ _____ \$ _____ Total = \$ <u>500</u>		
☒	☐	Statement of Financial Interest		
☐	☒	Development Impact Notice and Assessment (DINA)		
☐	☒	Project of Regional Significance		
SITE PLAN Folded Plans: <u>19</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All building setbacks labeled		
☒	☐	All adjacent existing land uses and street names labeled		
☒	☐	All points of ingress and egress shown		
☒	☐	ADA accessibility requirements shown/labeled		
☒	☐	Parking standard(s) utilized: _____		
☒	☐	Parking space count and typical dimensions labeled #regular #compact #handicap Total		
☒	☐	All free-standing sign locations shown and heights and sizes noted		
LANDSCAPE PLAN Folded Plans: <u>3</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	North arrow, scale, and vicinity map		
☒	☐	All property lines and present dimensions labeled		
☒	☐	All required perimeter landscape planters shown		
☒	☐	All required parking lot fingers/islands shown		
☒	☐	Quantity, size, species/variety of <i>all</i> trees, shrubs, and ground cover		
BUILDING ELEVATIONS Folded Plans: <u>2</u> Rolled/Colored Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	North, south, east, and west elevations of <i>all</i> buildings		
☒	☐	All building materials and colors noted		
☒	☐	8" x 10" photo of original color and material board		
☒	☐	All wall sign locations shown and sizes noted		
FLOOR PLANS Folded Plans: <u>1</u> Rolled Plans: <u>1</u>				
☒	☐	11" x 17" min. to 24" x 36" max. page size		
☒	☐	Scale and building dimensions labeled		
☒	☐	All building entrances/exits shown		
☒	☐	Use of <i>all</i> rooms noted/labeled		

THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.

Applicant: Westar Application Type: Site Development Plan Review

APN: 125-24-811-003 Location: 6475 N. Decatur

Planner: [Signature] Pre-App Meeting Date: 8/15/06 Earliest PC Date: 10/19/06



☒ Meeting

☐ Telephone

Conversation Record

Project Name _____

Page 1 of 1

Date 8/15/06

Time 10:00 am pm

Conversation between CLV Representative(s):
and,

N. Goldberg, Victor Bolanos, Garry Reed
D. White

Name

Company/Department

Phone

FAX

Dee Frandsen

Westar

878-0000

878-8430

☐ see Meeting Attendance Sheet

Comments:

Filling in a pond on an approved commercial development, "Shadows Mountain Marketplace" (SDR-5050).

May be handled administratively per Doug Runkin.

DEVCO - update to drainage study
- replace substandard

This will be on "Pad D" on the SW corner of
Decatur + Rome.

Bldg + Safety - clarify handicapped access issues

Hansen Sheet



Separator Sheet

Report Date 08/31/2006 09:20 AM

Submitted By

Page 1

A/P # 16383 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages		Date / Time	By	Date / Time	By
Processed		08/29/2006 15:26	982786	Temp COO	
Approved				COO Issued	
Final				Expires	

Associated Information

Type of Work	# Plans	0	Declared Valuation	0.00
Dept of Commerce	# Plans	0	Calculated Valuation	0.00
Priority	☒ Auto Reviews	Bill Group	Actual Valuation	0.00

Description of Work

SDR-16383 - SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE - APPLICANT: MCDONALD'S CORPORATION - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - Request for a Site Development Plan Review FOR THE PROPOSED ADDITION OF A 4,570 SQUARE-FOOT FAST FOOD RESTAURANT, WITH A DRIVE THROUGH TO APPROVED PAD SITE "D" on a portion of 20.95 acres at 6475 North Decatur Boulevard (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

Parent A/P #

Project # 16383 Project/Phase Name MCDONALDS

Size/Area 20.95 ACRE Size Description

Proposed Start Proposed Stop

% Complete Formula

Phase #

Subdivision Code

% Completed 0.00

Property/Site Information

Parcel 12524811003

Location

Owner/Tenant

Contact ID AC1123576	Name SHADOW MOUNTAIN MARKETPLACE LLC	
Mailing Address 5330 DEBBIE RD #10C	Organization	
City SANTA BARBARA	State/Province CA	
ZIP/PC 93111-2098	Country	☐ Foreign
Day Phone (702)531-0294 x	Evening Phone	
Fax (702)531-0295	Mobile #	

Linked Addresses

No Addresses are linked to this Application

A/P Linked Addresses

6575 N DECATUR BLVD
LAS VEGAS, 89131-

6617 N DECATUR BLVD
LAS VEGAS, 89131-

6585 N DECATUR BLVD
LAS VEGAS, 89131-

6525 N DECATUR BLVD
LAS VEGAS, 89131-

6505 N DECATUR BLVD
LAS VEGAS, 89131-

Report Date 08/31/2006 09:20 AM

Submitted By

Page 2

Address

Parcel Link

A/P Link

6495 N DECATUR BLVD
LAS VEGAS, 89131-

6475 N DECATUR BLVD
LAS VEGAS, 89131-

6485 N DECATUR BLVD
LAS VEGAS, 89131-

6485 N DECATUR BLVD 110
LAS VEGAS, 89131-

6485 N DECATUR BLVD 120
LAS VEGAS, 89131-

6485 N DECATUR BLVD 130
LAS VEGAS, 89131-

6485 N DECATUR BLVD 140
LAS VEGAS, 89131-

6485 N DECATUR BLVD 150
LAS VEGAS, 89131-

6485 N DECATUR BLVD 160
LAS VEGAS, 89131-

6485 N DECATUR BLVD 170
LAS VEGAS, 89131-

6485 N DECATUR BLVD 180
LAS VEGAS, 89131-

6485 N DECATUR BLVD 190
LAS VEGAS, 89131-

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

12524811003

Report Date 08/31/2006 09:20 AM

Submitted By

Page 3

Check Conditions Condition Supervisor Required	Approval Required	Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
--	----------------------	-------------------------	---------------	------------	--------------	----------

No Conditions

Planning Condition	Description	Effective	Expire	Comments
--------------------	-------------	-----------	--------	----------

There is no planning condition for this project.

SITE PLAN REVIEW

N DINA Required? N Project of Regional Significance? Final City Council letter received
N Parent Project link required? Annotated minutes recieved
Will this go to the City Council? Is there a condition of approval for a Required Review?
Hearing Type
Public, Non-Public, Admin?ADMIN If yes, when does it need to be reviewed?

Meeting Information

Meeting Info Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By	Modified Date	YES Votes	NO Votes	ABSTENTIONS
10/19/2006	ADMIN	SCHEDULED		0	0	0
DDONLEY	08/29/2006	DDONLEY	08/29/2006			

Template Type A/P #	A/P Type	Status	Stage
---------------------	----------	--------	-------

No children exist for this project

Employee Employee ID	Last	First	MI	Comments
-------------------------	------	-------	----	----------

No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
PAYMNT	CK NAME,# WHO PICKED UP PERMIT westar arch group ck 6712 / dee frandsen / 878-0000	983657	08/29/2006 15:36		0.00

Final DRT



Separator Sheet

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 phone (702) 385-7268 fax

SDR-16383 - SITE DEVELOPMENT PLAN REVIEW - ADMINISTRATIVE - APPLICANT:
McDONALD'S CORPORATION - OWNER: SHADOW MOUNTAIN MARKETPLACE, LLC - Request for
a Site Development Plan Review FOR A PROPOSED 4,456 SQUARE-FOOT FAST FOOD RESTAURANT,
WITH A DRIVE THROUGH ON AN APPROVED PAD SITE "D" on a portion of 20.95 acres at 6475 North
Decatur Boulevard (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

PLANNING COMMISSION: OCTOBER 19, 2006

PLANNING SUPERVISOR: JOHN KORKOSZ



ADMINISTRATIVE

Comments Due: SEPTEMBER 18, 2006

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to Carman Burney (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

THIS ITEM WILL CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA

Route Form



Separator Sheet

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-16383

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	GARY REID	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	RAUL CRUZ	DSC
*LAND DEVELOPMENT (DPW)	JEFF GALAMBAS	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	CAROLYN CAVINESS	DSC
*SANITARY SEWERS (DPW)	TIM PARKS	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	GUY CORRADO	4212 EUCALYPTUS ANNEX
METRO	SGT. ROBERT ROSHACK	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	DAVID BRATCHER	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	TOM WILKING	3104 BONANZA ROAD
*STREETS & SANITATION (DPW)	JERRY WALKER	2900 RONEMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2900 RONEMUS
*SID (DPW)	T. McDANIEL	4 th FLOOR CITY HALL
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	DOA J. MEADE, ENGINEERING DESIGN DIVISION	1001 S. VALLEY VIEW BLVD.

*** ONLY THOSE INDICATED WITH A STAR ARE TO BE ROUTED TO GARY REID, SR. ENG. ASSOC.
ALL OTHER DIVISIONS PLEASE ROUTE YOUR COMMENTS DIRECTLY TO THE PLANNING AND
DEVELOPMENT DEPARTMENT < US MAIL DELIVERY>**

SDPR
08/30/2006

Action Letter



ACTION LETTER

Separator Sheet

October 8, 2004

Mr. George Filios
George Filios Trust, Suite R-501
3275 South Jones Boulevard, Suite #105
Las Vegas, Nevada 89145

RE: SDR-5050 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Filios:

Your request for a Site Development Plan Review and Waivers of Building Placement and Foundation Landscaping Standards FOR A PROPOSED 365,700 SQUARE-FOOT SHOPPING CENTER on 35.00 acres adjacent to the northwest corner of Decatur Boulevard and the Las Vegas Beltway (APN 125-24-802-001, 002, 003, 004, 007, 010 and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Mack), was considered by the Planning Commission on October 7, 2004.

The Planning Commission voted to recommend ***APPROVAL*** of your request, subject to the following:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped August 23, 2004, except as amended by conditions herein.
3. The elevations for building Major A (Costco) shall be revised and approved by staff, prior to the time application is made for a building permit, with the replacement of the metal exterior element with architectural materials that conform to the preferred material as defined by Title 19.08.045 F2a.
4. The site plan shall be revised and approved by Planning and Development Department prior to the time application is made for a building permit, to depict the proper striping of handicap parking spaces within the proposed development, as well as the subsequent adjusted parking analysis.
5. The site plan shall be revised and approved by Planning and Development Department prior to the time application is made for a building permit for the controller enclosure of the gas pump service station, to depict the mechanical equipment outside of the 15-foot landscape buffer along Rome Boulevard.

6. An updated parking analysis is to be submitted with any building permits for a Certificate of Occupancy.
7. The perimeter screen wall along Thom Boulevard and a portion of Rome Boulevard is to be constructed at a height of eight feet to reduce the effect of noise and light pollution on adjacent residential uses.
8. A Master Sign Plan shall be approved submitted prior to the issuance of a Certificate of Occupancy for any building on the site.
9. Prior to the submittal of a building permit, the applicant shall meet with the Planning and Development Department to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
12. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ' shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize ' shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.

16. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

19. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any building permits for this site.
20. Provide a copy of a recorded Joint Access and Parking Agreement between all parcels comprising the overall site prior to the issuance of any permits; alternatively, the applicant may record a map acceptable to the City Surveyor to eliminate the existing lot lines or establish intersite access rights prior to the issuance of any building permits for this site.
21. Petition of Vacation, VAC-5069, for Turkey Lane shall record prior to the recordation of a Final Map for this site or the issuance of any building permits for this site, whichever may occur first.
22. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the submittal requirements for Bureau of Land Management (BLM) applications for Rome Boulevard adjacent to this site extending to Decatur Boulevard and provide all required documentation and material. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to the approval of construction drawings for this site or the issuance of any permits, whichever may occur first.
23. Coordinate with the Traffic Engineering Division and the City of North Las Vegas to determine acceptable driveway access prior to submittal of any construction plans, the issuance of any permits, or the recordation of a map on this site, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard

Mr. George Filios
SDR-5050 - Page Four
October 8, 2004

24. Extend public sewer to the southwest corner of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
25. Site development to comply with all applicable conditions of approval for Zoning Reclassifications Z-0019-01 and ZON-3976 and all other applicable site-related actions.

This item will be considered by the City Council on **November 3, 2004**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Val Muraoka
Namco Financial, Inc.
12121 Wilshire Boulevard, 14th Floor
Los Angeles, California 90025

Ms. Amanda Flangas
3275 South Jones Boulevard, Suite #105
Las Vegas, Nevada 89145

Ms. Kimberly Schizas
Shodow Mountain Marketplace, LLC
5330 Debbie Road, Suite #100
Santa Barbara, California 93111

Mr. Albert Flangas
F & F, a Nevada Partnership
3275 South Jones Boulevard, Suite #105
Las Vegas, Nevada 89145

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 4, 2006

Mr. Mark Linehan
Shadow Mountain Marketplace, LLC
6440 Sky Point Drive, Suite #140-318
Las Vegas, Nevada 89131

RE: SDR-16383 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Linehan:

Your request for a Site Development Plan Review FOR A PROPOSED 4,456 SQUARE-FOOT FAST FOOD RESTAURANT, WITH A DRIVE THROUGH ON AN APPROVED PAD SITE "D" on a portion of 20.95 acres at 6475 North Decatur Boulevard (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. Conformance to the Conditions of Approval for (SDR-5050) for the Shadow Mountain Marketplace Subdivision including all related actions shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped August 29, 2006, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. To ensure adequate screening and cover the applicant shall submit plan elevations for the trash enclosure prior to the issuance of any permits.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Site development to comply with all applicable conditions of approval for SDR-5050, the Shadow Mountain Market Place Commercial Subdivision and all other applicable site-related actions.

Mr. Mark Linehan
SDR-16383 - Page Three
October 4, 2006

This action by the Planning and Development Department staff is final.

Sincerely,



John Korkosz, Planning Supervisor
Planning and Development Department
Current Planning Division

JK:clb

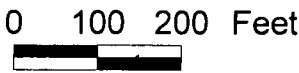
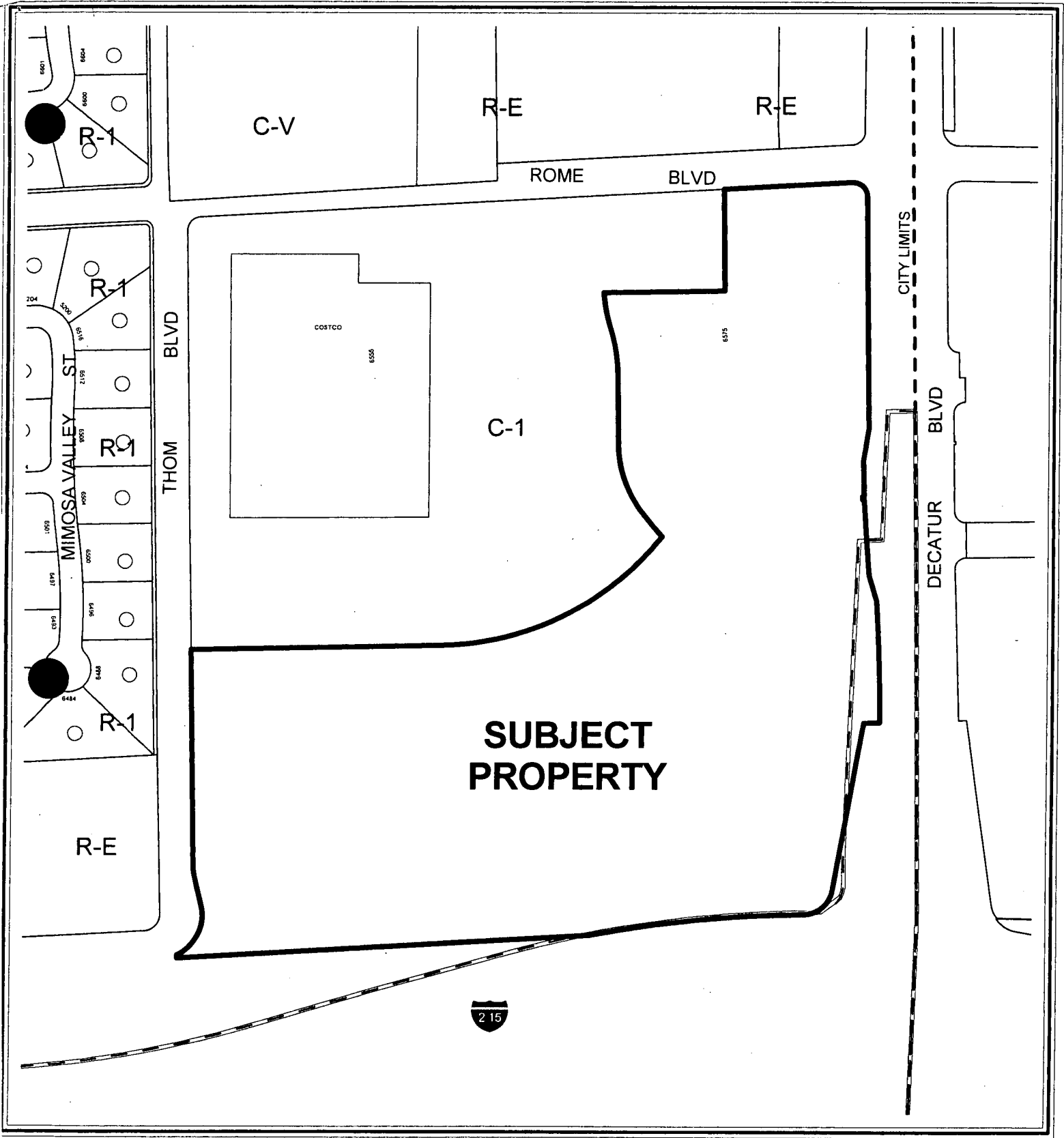
cc: Mr. Dennis Watts
McDonald's Corporation
2030 East Flamingo Road, Suite #290
Las Vegas, Nevada 89119

Mr. Dee Frandsen
WESTAR Architects
701 Bridger Avenue, Suite #400
Las Vegas, Nevada 89101

Plans (PMT)



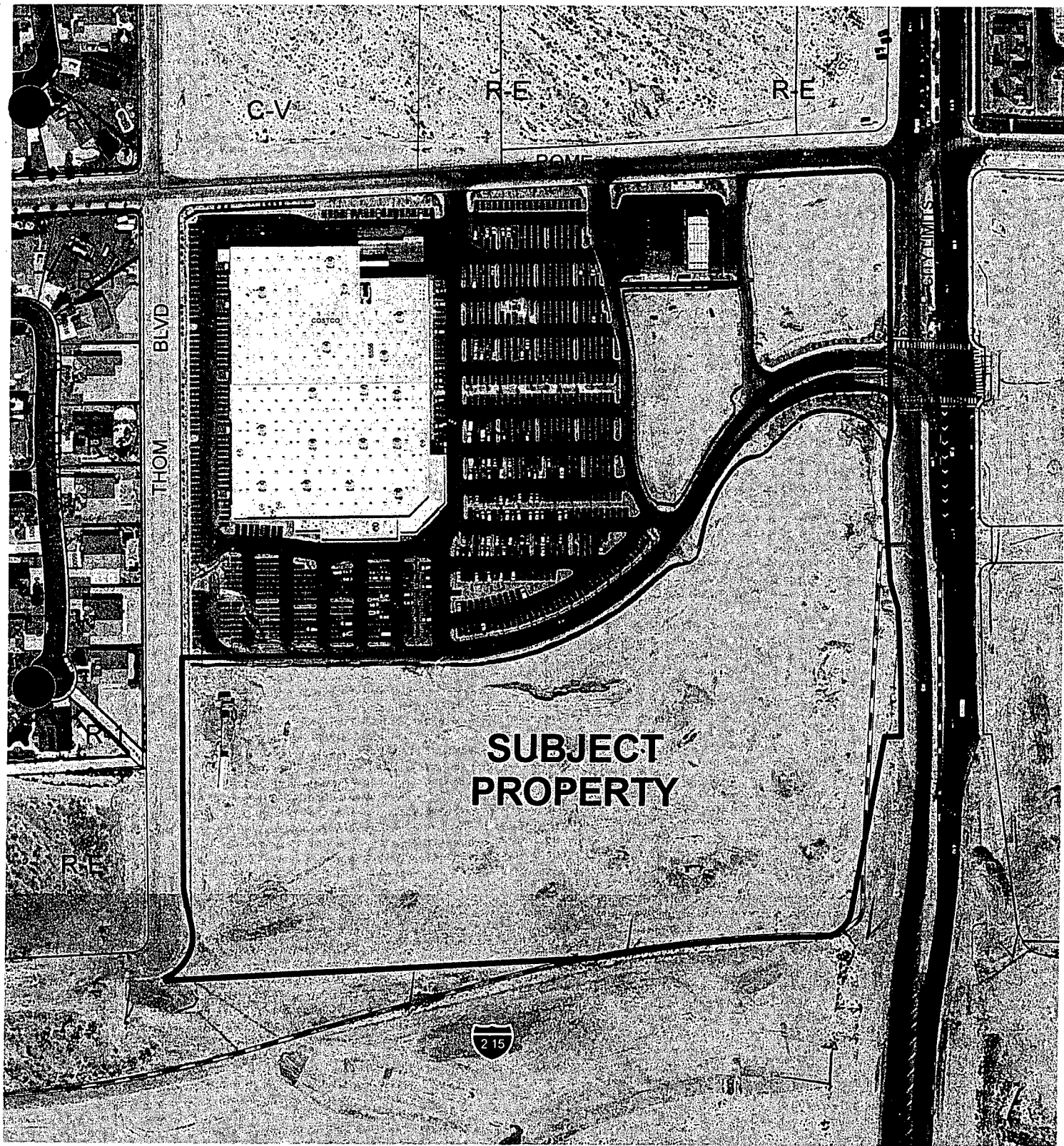
Separator Sheet



CASE: SDR-16383

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)





CASE: SDR-16383

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 100 200 Feet





~R=25.00
L=40.28
T=26.03

- | TREES | |
|---|------------------------------------|
|  | PURPLE LEAF PLUM - 24" BOX |
|  | SOUTHERN LIVE OAK - 24" BOX |
| SHRUBS | |
|  | GREEN GLOBE NINE - 3 GALLON |
|  | SILVER LEAF CASSIA - 3 GALLON |
| SEMI-DWARF | |
|  | DOG HOUSING LEAF - 1 GALLON |
|  | MEADOW FLOWERS PRUNELLA - 1 GALLON |
|  | RED-LEAFED DOGWOOD |

1/2" MO. AVE GOLD DECOMPOSED GRANITE, 2' DEPTH

[illegible]

ESTAR ARCHITECTS
ARCHITECTURE • PLANNING • INTERIOR DESIGN
701 BRIDGE AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 678-5000 FAX: (702) 678-8430
www.wagnarchitects.com

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DATE: AUGUST 28, 2004 AT 0:07:00 PRODUCT NUMBER: 060009 FILE NAME: 060009LS-1.dwg

LAST UPDATED BY: ITCORP\JAN. 06/20/04

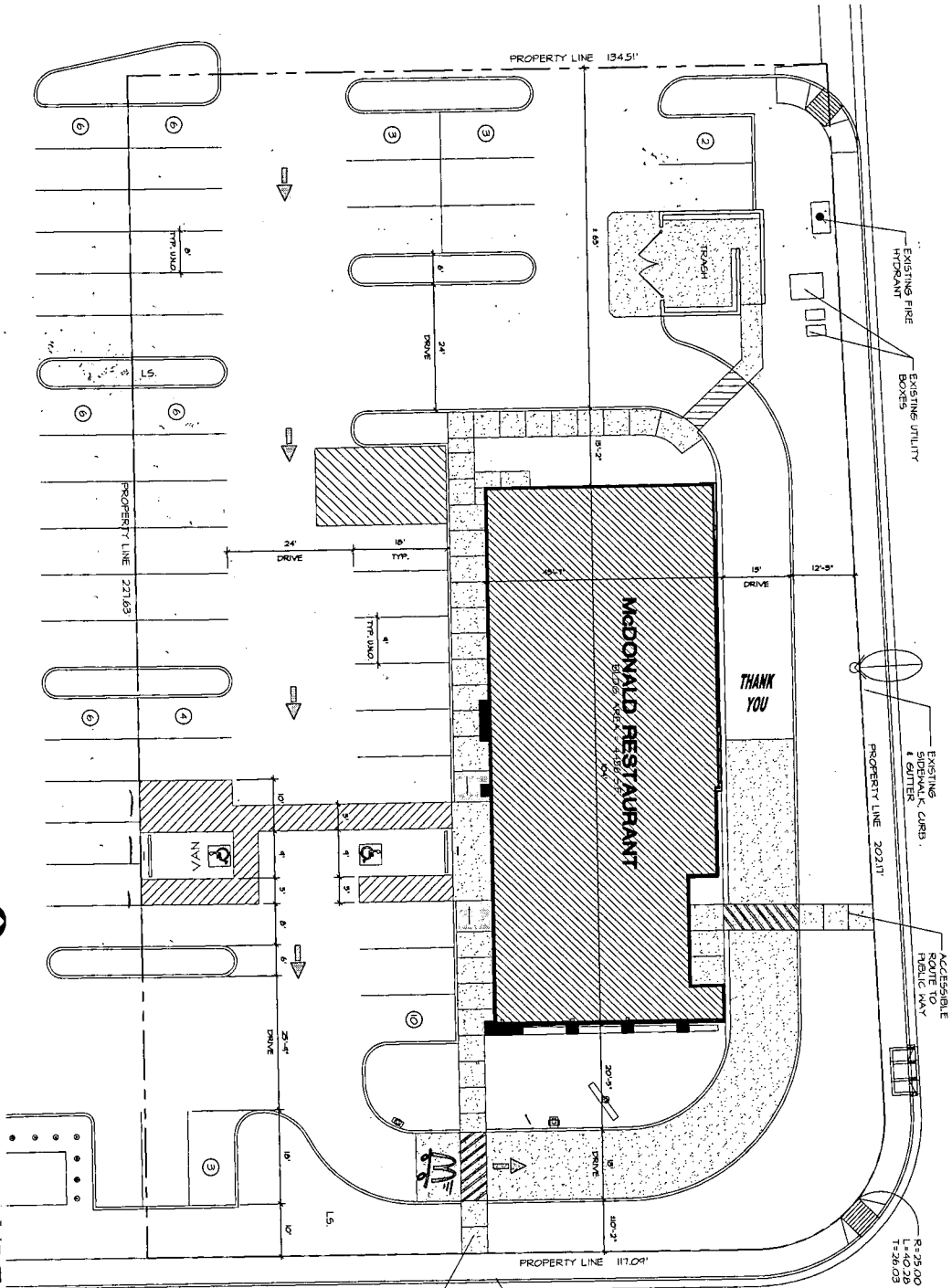
LANDSCAPE PLAN
SCALE: 1" = 10'-0"



AUG 29 2005
SDR-16383

10/19/06 ADMIN

ROME BLVD.



SITE IMPROVEMENT PLAN

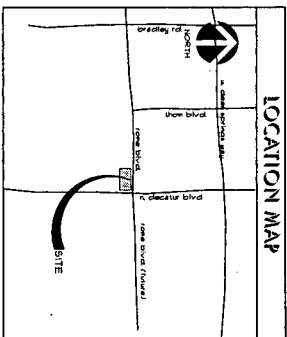


RECEIVED

NO. DECATUR BLVD.

SITE INFORMATION

BUILDING USE:	RESTAURANT WITH DRIVE-THROUGH	PROPOSED:	20044 FT.
SITE AREA:	66,000 SQ. FT. (1.50 ACRES)	NET SHARED:	6,073 ACRES
BUILDING FOOTPRINT AREA:	4,500 SQ. FT.		
PROPOSED ANALYSIS:			
REQUIRED:	40 SPACES	SIZE:	4'-0" FT. BY 8'-0" FT.
PROPOSED:	50 SPACES	SIZE:	8'-0" FT. BY 8'-0" FT.
COMPACT:	5 SPACES	SIZE:	4'-0" FT. BY 8'-0" FT.
EXISTING:	41 SPACES	SIZE:	4'-0" FT. BY 8'-0" FT.



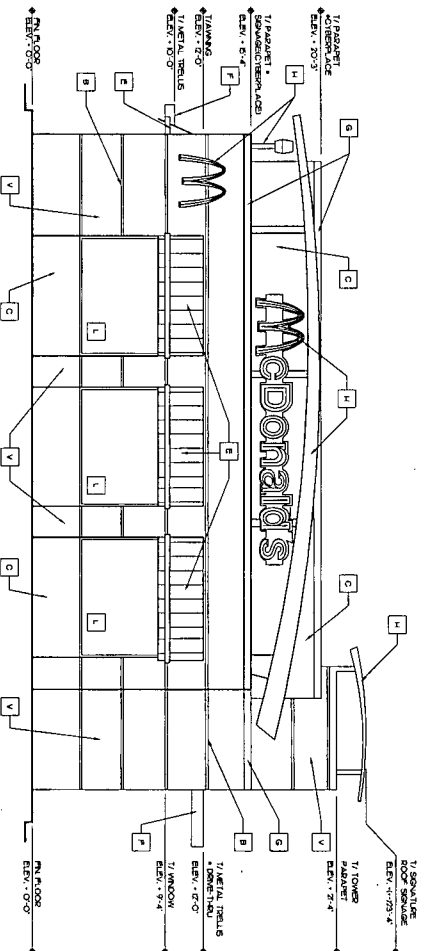
A PROPOSED RESTAURANT FOR:
McDonald's Corporation



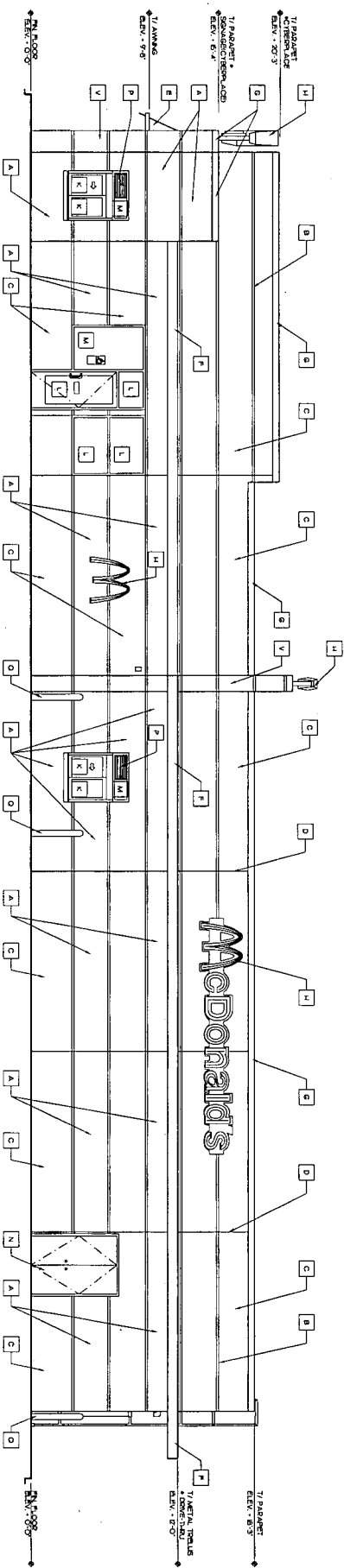
10/19/06 ADMIN

AUG 29 2006
SDR-16383

McDonald's Corporation I-215 NORTH & DECATUR ROAD



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

- KEY NOTES:**
- 1. T. TOWER SIGN SYSTEM, GLASS SET IN ALUM. FRAME, 1/2\"/>

RECEIVED

AUG 29 2006

SDR-16383

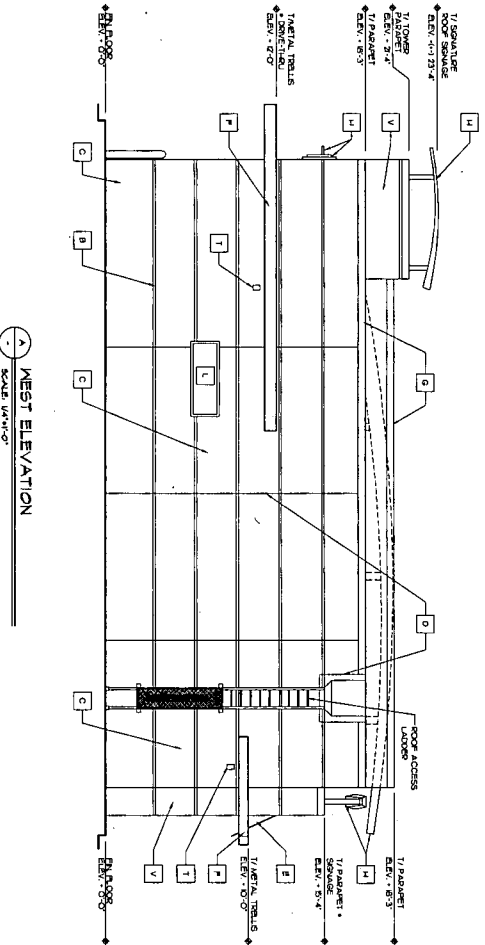
10/19/06 ADMIN

**A PROPOSED RESTAURANT FOR:
McDonald's Corporation**

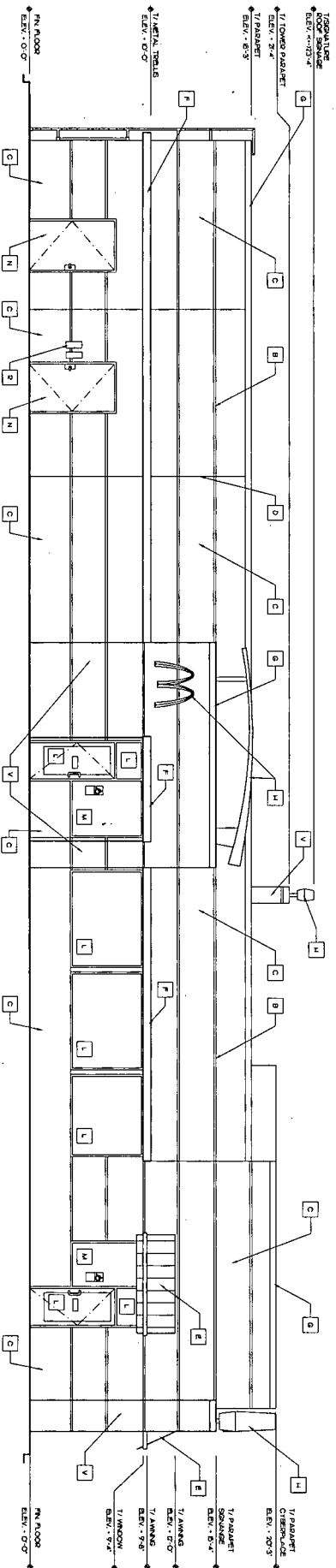
WESTAR ARCHITECTS
ARCHITECTURE-PLANNING-INTERIOR DESIGN
701 BRIDGE AVENUE SUITE 400 LAS VEGAS, NEVADA 89101
TELEPHONE: (702) 878-0000 FAX: (702) 878-8430
www.westarchitects.com

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McDonald's Corporation I-215 NORTH & DECATUR ROAD



WEST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

- KEY NOTES:**
- 1. THERMO-CUT GLASS SYSTEM
 - 2. THERMO-CUT GLASS SYSTEM
 - 3. THERMO-CUT GLASS SYSTEM
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AUG 29 2006

SDR-16383

10/19/06 ADMIN

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TELEPHONE: (214) 878-0000 FAX: (214) 878-8430
WWW.WESTARCHITECTS.COM

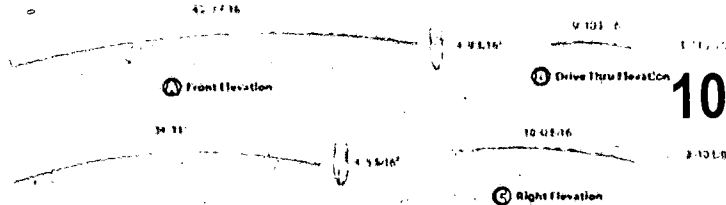
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DATE: August 18, 2006 4:10 PM
PROJECT NUMBER: 00000 FILE NAME: 00001-2.dwg
NOT LOST: ISSUED BY: TONY/CH/MS

HIGH IMPACT RE-IMAGING

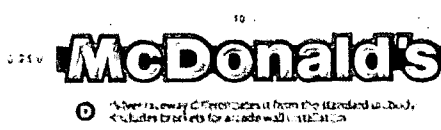
SIGNATURE ROOF



SDR-16383

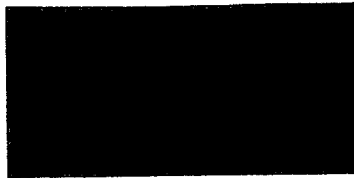
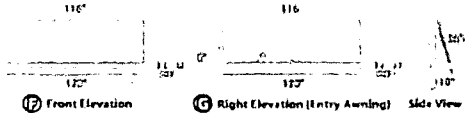
10/19/06 ADMIN

UNIBODY ELEMENTS

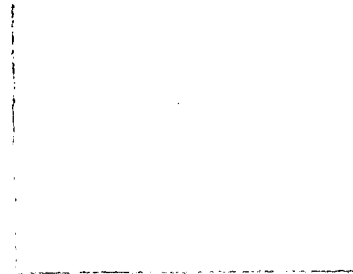


AWNINGS / WELCOME SIGN

Awnings provided with up-lighting. Standard signs shown. Custom signs available upon request.



PAINT @ DRIVE-THRU & ACCENT STRIPPING

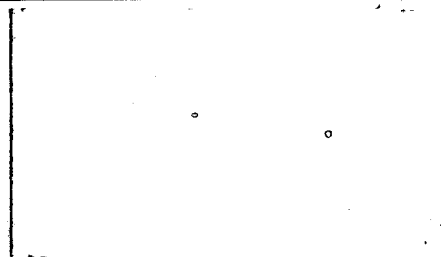


PAINT @ SIGNATURE ROOF & AWNINGS

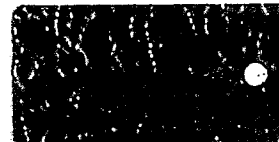


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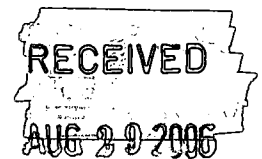
PLAYFACE (FRONT, SIDE, & HEARTH)



CEMENT PLASTER (STUCCO)



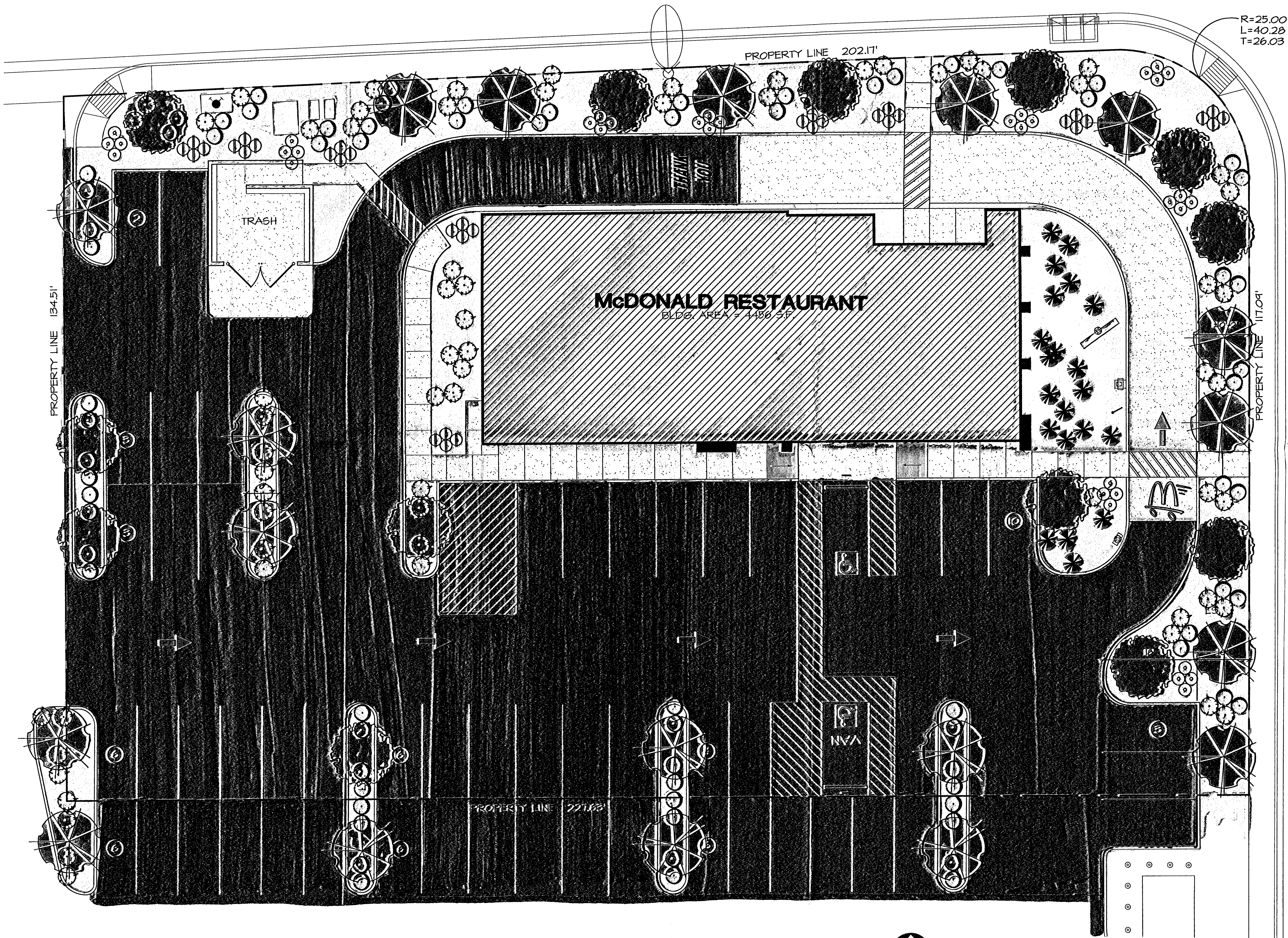
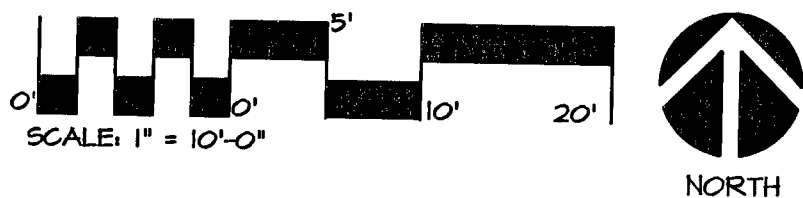
METAL @ WINDOWS, TRELLIS, & AWNING SUPPORT



McDonald's
I-215 NORTH & DECATUR RD.

Architecture
Interior Design
WESTAR
ARCHITECTS
1000 W. 10TH ST. SUITE 100
DENVER, CO 80202
(303) 733-1111

McDonald's Corporation
I-215 NORTH & DECATUR ROAD



LANDSCAPE LEGEND

- TREES**
- PURPLE LEAF PLUM - 24" BOX
 - SOUTHERN LIVE OAK - 24" BOX
- SHRUBS**
- GREEN CLOUD SAGE - 5 GALLON
 - SILVER LEAF CASSIA - 5 GALLON
- GROUND COVER**
- BUSH MORNING GLORY - 1 GALLON
 - MEXICAN EVENING PRIMROSE - 1 GALLON
 - REGAL MIST DEER GRASS
 - 1/2" MOJAVE GOLD DECOMPOSED GRANITE, 2" DEPTH

LANDSCAPE NOTES

ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND WELL "HARDENED OFF." ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIBROUS ROOT SYSTEMS WHICH ARE NEITHER ROOT-NOR-POT-BOT AND FREE OF KINKED OR GIRDLING ROOTS. ALL TREES SHALL STAND REASONABLE ERECT WITHOUT SUPPORTS.

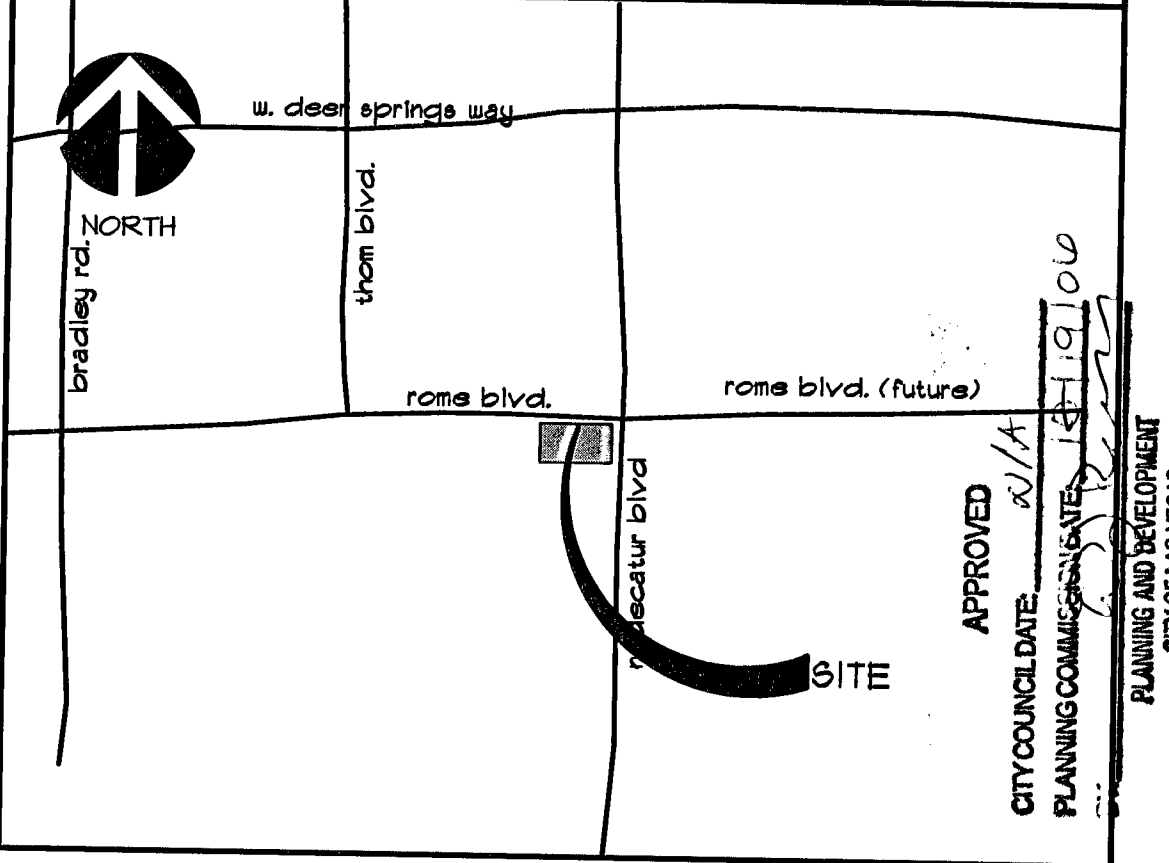
TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. DEEP BASIN OR WELL, 12" WIDE AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (MIN) DEEP BASIN OR WELL, 9 INCH WIDE AROUND ROOT BALL.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAN THE ROOTBALL ITSELF.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING PLANTING AND SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLUDES:

LOCATION MAP



LANDSCAPE PLAN

SCALE: 1" = 10'-0"



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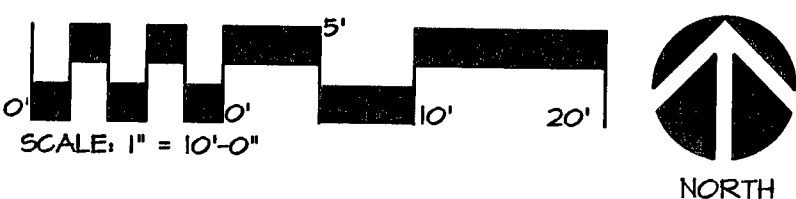
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DATE: August 21, 2006 at 1:42pm PROJECT NUMBER: 06069 FILE NAME: 06069LS-1.dwg
WAS LAST MODIFIED BY TECHNICIAN: glazara

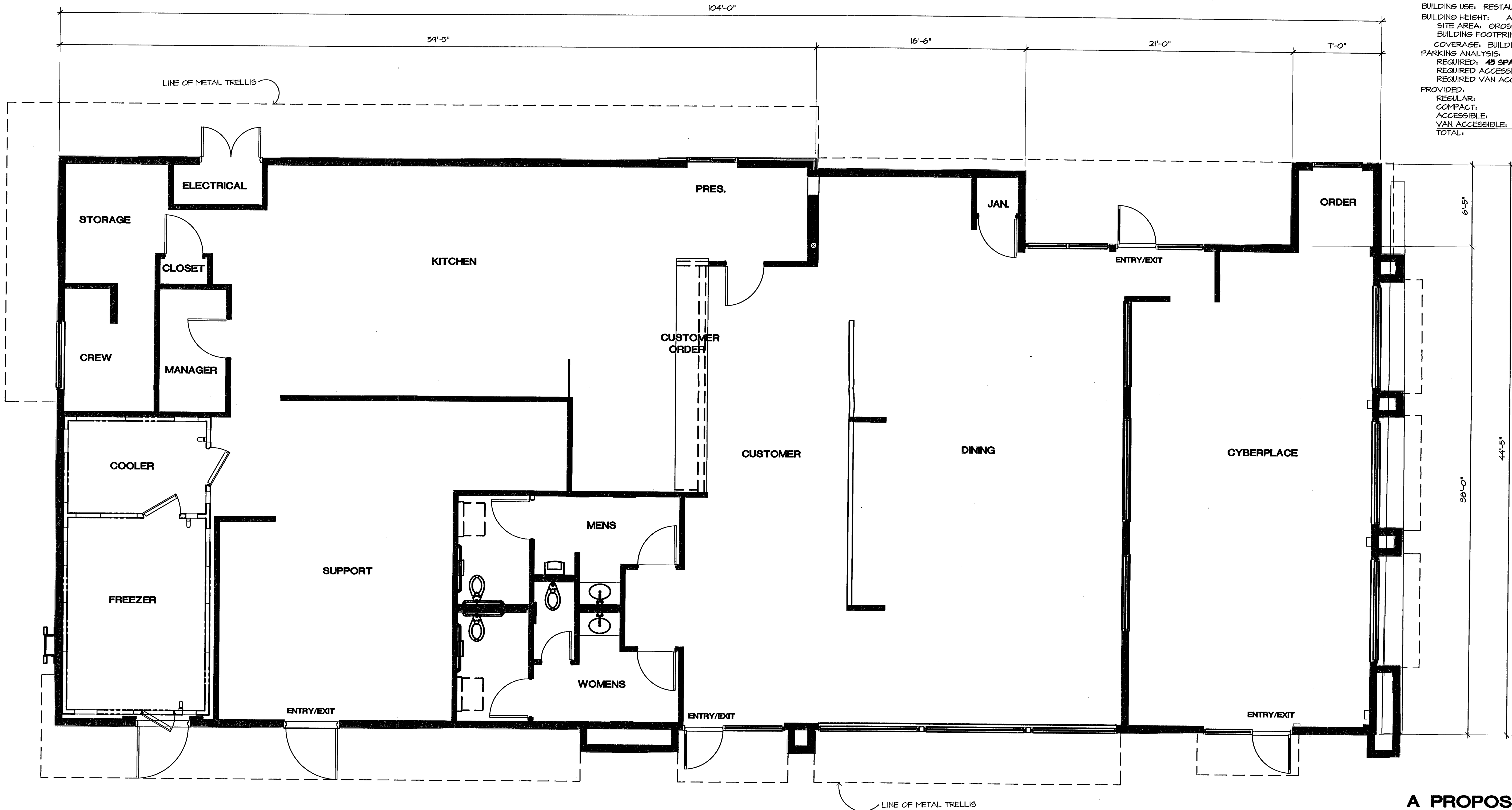
302-16503 10/16/06 L ADMIN

McDonald's Corporation
I-215 NORTH & DECATUR ROAD



SITE INFORMATION

BUILDING USE: RESTAURANT WITH DRIVE-THROUGH
BUILDING HEIGHT: ALLOWED: 40'-0" FT. PROVIDED: 23'-4" FT.
SITE AREA: GROSS 52,620 SF 1.20 ACRES NET 31,403 SF 0.72 ACRES
BUILDING FOOTPRINT AREA: 4,530 SF
COVERAGE: BUILDING AREA 4,480 SF / NET SITE AREA 14%
PARKING ANALYSIS:
REQUIRED: 45 SPACES
REQUIRED ACCESSIBLE SPACES = 1 SPACE
REQUIRED VAN ACCESSIBLE SPACES = 1 SPACE
PROVIDED:
REGULAR: 32 SPACES SIZE 9'-0" X FT. BY 18'-0" FT.
COMPACT: 13 SPACES SIZE 8'-0" X FT. BY 18'-0" FT.
ACCESSIBLE: 1 SPACES SIZE 9'-0" X FT. BY 18'-0" FT.
VAN ACCESSIBLE: 1 SPACES SIZE 9'-0" X FT. BY 18'-0" FT.
TOTAL: 47 SPACES



CONCEPTUAL FLOOR PLAN

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

4456 SF.



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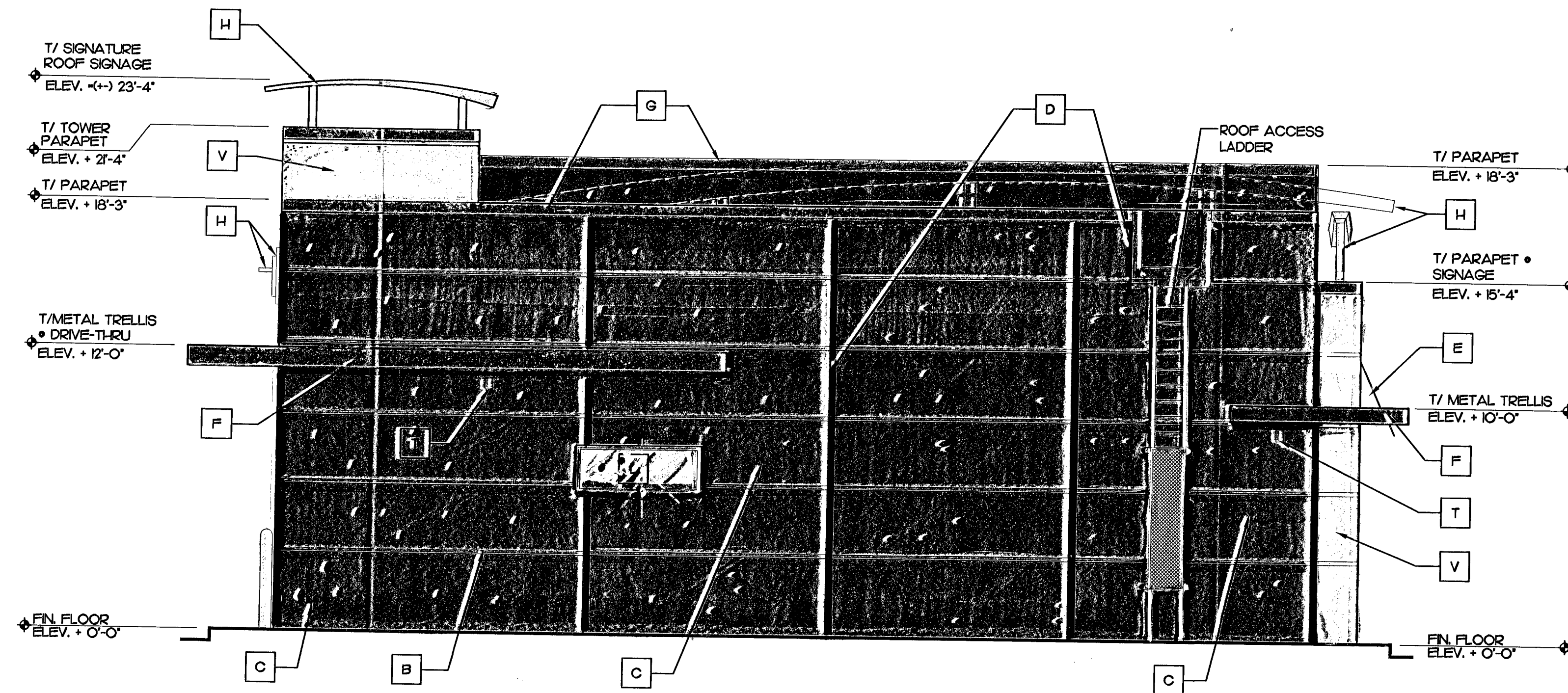
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DATE: August 28, 2006 at 3:14pm PROJECT NUMBER: 06069 FILE NAME: 06069A-1.dwg
WAS LAST MODIFIED BY TECHNICIAN: alazaro

APPROVED
CITY COUNCIL DATE: 8/14
PLANNING COMMISSION DATE: 10/19/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

SDR-16383 10/19/06 PL ADMIN

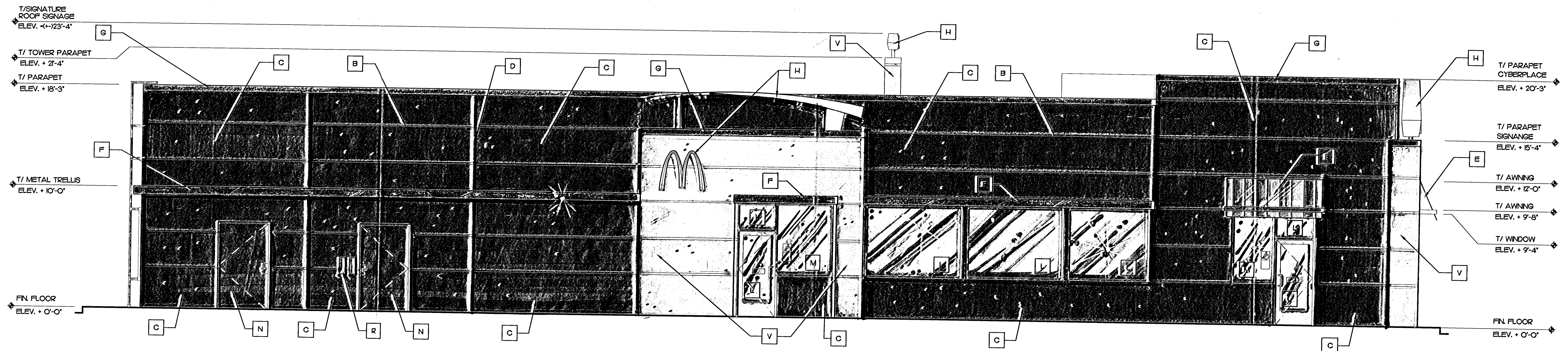
McDonald's Corporation I-215 NORTH & DECATUR ROAD



A WEST ELEVATION
SCALE: 1/4"=1'-0"

KEY NOTES:

- | | |
|---|--|
| A 7/8" TERRA COTTA STUCCO FINISH SYSTEM COLOR TO BE ACCENT STRIP EARTHLY RUSSET 273-10 BY BENJAMIN MOORE | K 1/2" TEMPERED SAFETY GLASS SET IN AN ANOD. ALUM. CLEAR THERMAL BREAK WINDOW FRAME. |
| B CONTINUOUS AESTHETIC HORIZONTAL REVEAL | L 1" CLEAR INSULATED GLASS SET IN AN ANOD. ALUM. THERMAL BREAK WINDOW FRAME. |
| C 7/8" TERRA COTTA STUCCO FINISH SYSTEM COLOR TO BE AZTEC BRICK 2175-10 BY BENJAMIN MOORE | M 1" CLEAR INSULATED TEMP. GLASS SET IN AN ANOD. ALUM. THERMAL BREAK WINDOW FRAME. |
| D CONTROL JOINT | N HOLLOW METAL DOOR, COLOR TO MATCH BASE BUILDING COLOR. |
| E METAL AWNING - UNDER SEPARATE PERMIT. COLOR TO BE ALTERNATING STRIPES TO MATCH PANTONE 166U AND 109C. | P AIR-CURTAIN UNIT - PAINT TO MATCH WALL |
| F ALUMINUM TUBE STEEL TRELLIS FINISH PAINTED TO MATCH STOREFRONT ALUM. COLOR. | Q PIPE BOLLARD. |
| G METAL COPING, COLOR TO MATCH ANOD. ALUM. WINDOW FRAME. | R FILL BOX, PAINT TO MATCH WALL. |
| H MCDONALD'S SIGNAGE BY OTHER - UNDER SEPARATE PERMIT. | S ROOF DRAIN DOWN INSIDE WALL & TO DISCHARGE AT CURB FACE OR CONNECT TO SITE DRAINAGE SYSTEM. |
| J 1/2" TEMPERED SAFETY GLASS SET IN AN ANOD. ALUM. CLEAR THERMAL BREAK DOOR FRAME. | T ROOF DRAIN OVERFLOW PIPE TO BE GROUDED INSIDE BUILDING, AND DISCHARGE THRU REAR WALL. |
| | V ARCADE FRONT, SIDE, AND HEARTH - STUCCO COLOR TO BE DOVE WHITE |



B SOUTH ELEVATION
SCALE: 1/4"=1'-0"

APPROVED
CITY COUNCIL DATE: 11/14/06
PLANNING COMMISSION DATE: 10/18/06
BY: [Signature]
PLANNING AND DEVELOPMENT
CITY OF LAS VEGAS

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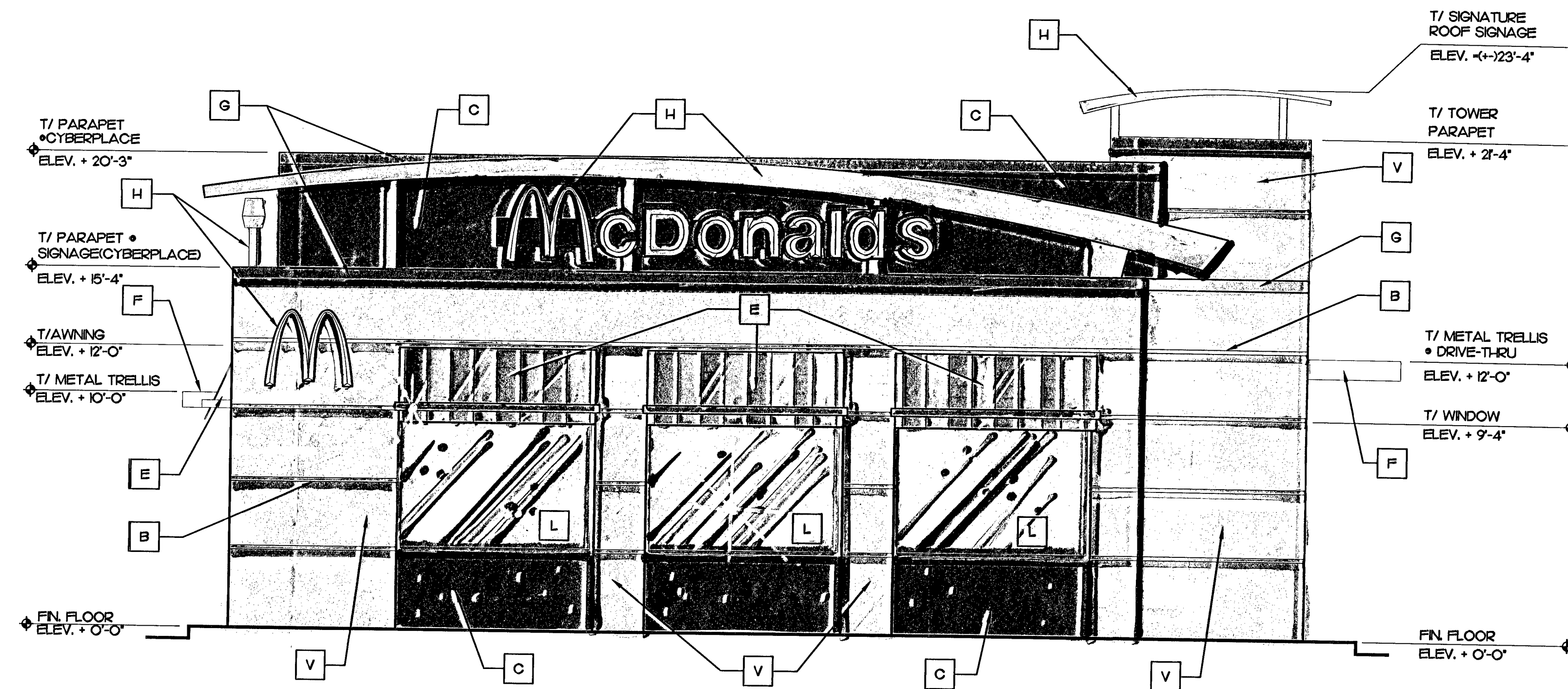
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WAS LAST MODIFIED BY TECHNICIAN: alazaro

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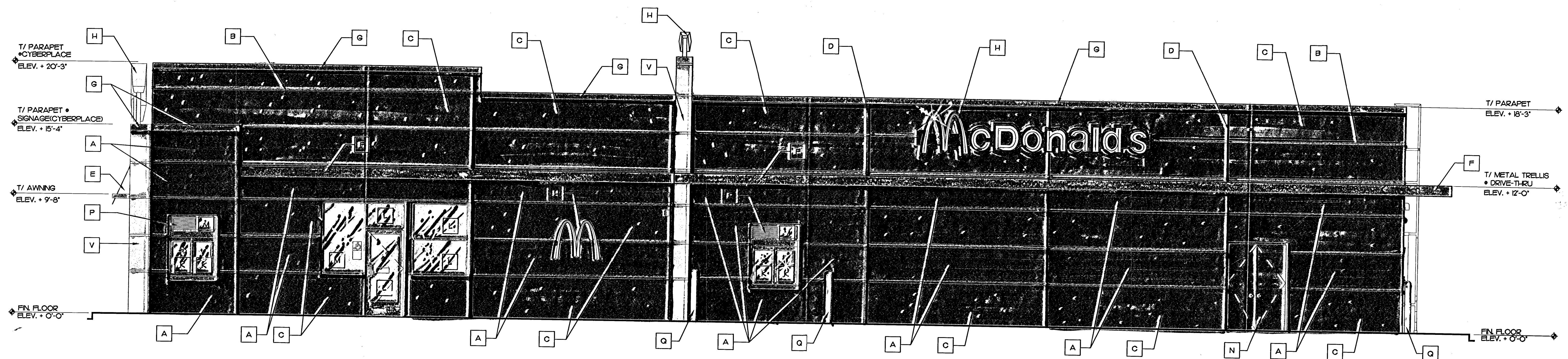
I-215 NORTH & DECATUR ROAD



A EAST ELEVATION
SCALE: 1/4"=1'-0"

KEY NOTES:

- | | |
|---|---|
| A 7/8" TERRA COTTA STUCCO FINISH SYSTEM
COLOR TO BE ACCENT STRIP
EARTH-LY RUSSET 2173-10 BY BENJAMIN MOORE | K 1/2" TEMPERED SAFETY GLASS SET IN AN ANOD.
ALUM. CLEAR THERMAL BREAK WINDOW FRAME. |
| B CONTINUOUS AESTHETIC HORIZONTAL
REVEAL | L 1" CLEAR INSULATED GLASS SET IN AN ANOD.
ALUM. THERMAL BREAK WINDOW FRAME. |
| C 7/8" TERRA COTTA STUCCO FINISH SYSTEM
COLOR TO BE AZTEC BRICK 2175-10 BY BENJAMIN
MOORE | M 1" CLEAR INSULATED TEMP. GLASS SET IN AN
ANOD. ALUM. THERMAL BREAK WINDOW FRAME. |
| D CONTROL JOINT | N HOLLOW METAL DOOR, COLOR TO MATCH
BASE BUILDING COLOR. |
| E METAL AWNING - UNDER SEPARATE PERMIT.
COLOR TO BE ALTERNATING STRIPES TO MATCH
PANTONE 66U AND 109C. | P AIR-CURTAIN UNIT - PAINT TO MATCH WALL |
| F ALUMINUM TUBE STEEL TRELLIS FINISH PAINTED TO
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| G METAL COPING, COLOR TO MATCH ANOD. ALUM.
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INSIDE BUILDING, AND DISCHARGE THRU REAR WALL. |
| | V ARCADE FRONT, SIDE, AND HEARTH - STUCCO
COLOR TO BE DOVE WHITE |



B NORTH ELEVATION
SCALE: 1/4"=1'-0"

APPROVED
CITY COUNCIL DATE: 10/14/06
PLANNING AND DEVELOPMENT
BY: [Signature]
CITY OF LAS VEGAS

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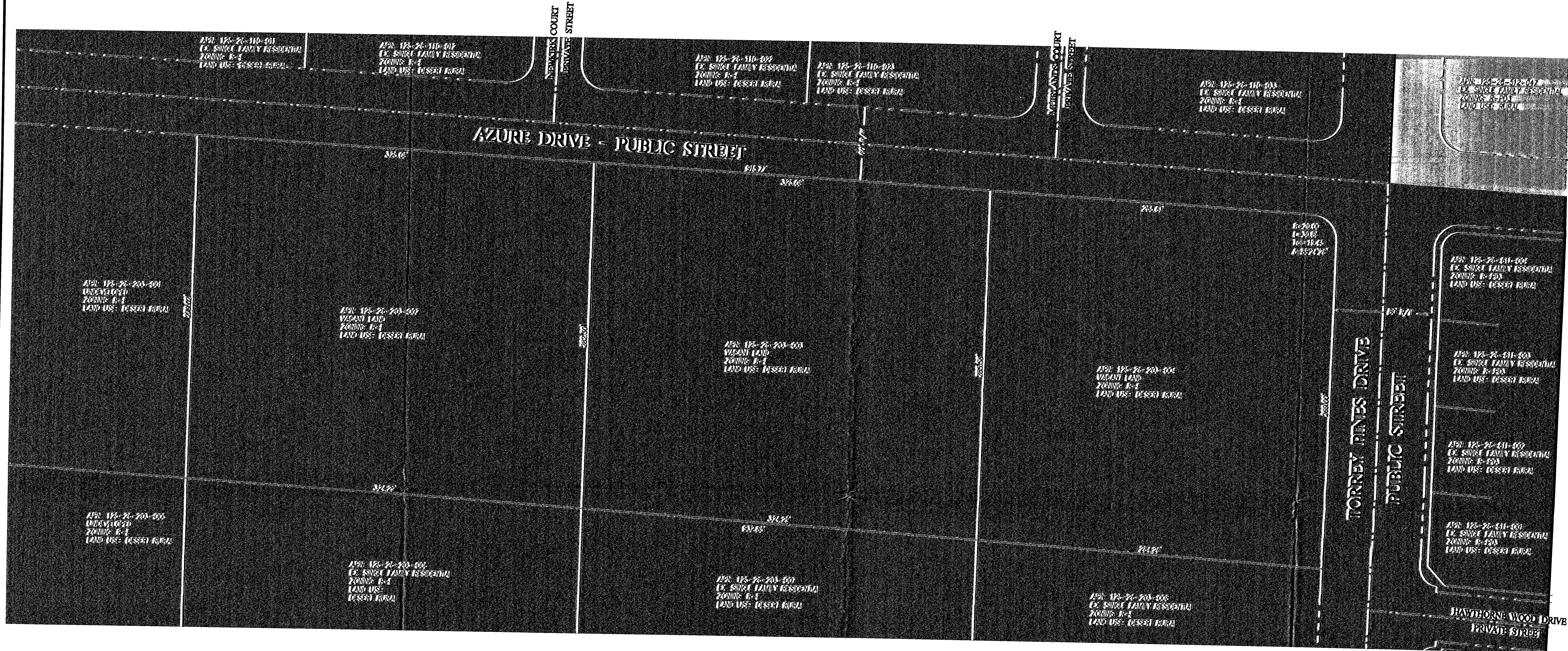
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WAS LAST MODIFIED BY TECHNICIAN: diazaro

502-162573 10/14/06 RE ADMN

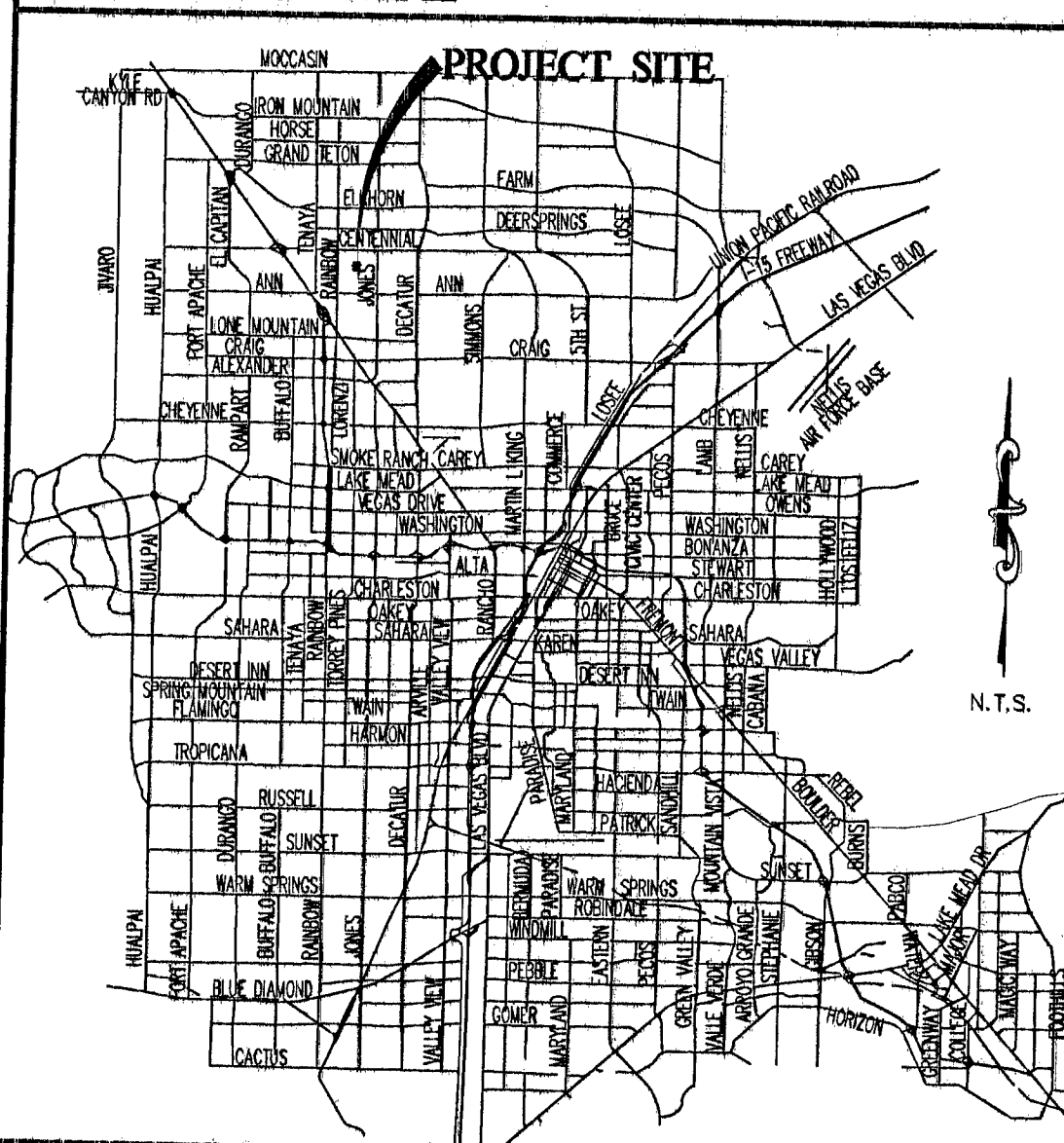


LAND USE LEGEND

DESERT RURAL - UP TO 2.49 DU/AC

RURAL - UP TO 3.59 DU/AC

VICINITY MAP



SCALE

GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

OWNER

APN: 125-28-203-002, -003, & -004
NEVADA MANAGEMENT HOLDING COMPANY LLC
8550 W DESERT INN #102-120
LAS VEGAS NV 89117-4401

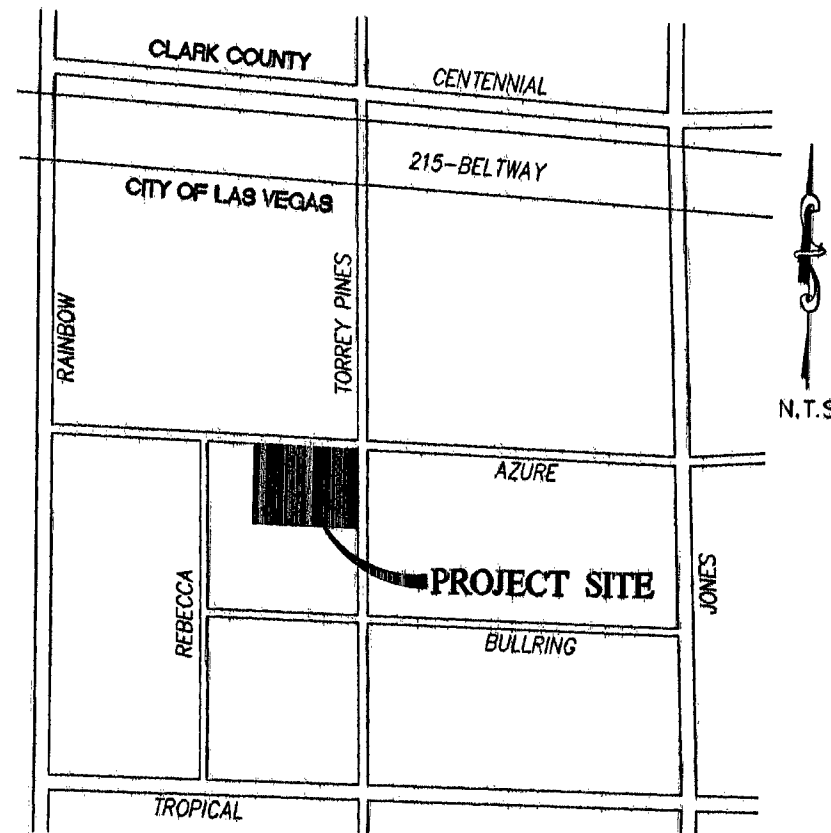
DEVELOPER

NATIONAL HOMES CORPORATION
4445 SOUTH BUFFALO DRIVE
LAS VEGAS NV 89147
(702) 871-3322 OFFICE
(702) 871-3307 FAX

SITE INFORMATION

ASSESSORS PARCEL NUMBER 125-28-203-002, 003, 004
PROPOSED USE OF PROPERTY SINGLE FAMILY RESIDENTIAL SUBDIVISION
EXISTING GENERAL PLAN DESIGNATION D-R (DESERT RURAL)
EXISTING ZONING R (RURAL)
PROPOSED ZONING R-E (RESIDENTIAL ESTATES DISTRICT)
TOTAL PROPOSED LOTS 21 LOTS
GROSS ACRES 21.02±
NET ACRES 6.08±
DENSITY (BASED ON GROSS ACRES) 2.99 LOTS/ACRE
PARKING REQUIRED 2 PER UNIT = 42 SPACES
PARKING PROVIDED 42 SPACES IN 2' CAR GARAGES, DRIVEWAYS
USABLE OPEN SPACE REQUIRED (1.65 x 2.99 = 4.93%) 15,086 SF
OPEN SPACE PROVIDED 15,228 SF
AVERAGE LOT SIZE 9,430 SF
SMALLEST LOT SIZE 7,880 SF
LARGEST LOT SIZE 10,756 SF

KEY MAP



LEGEND

RIGHT-OF-WAY	---
BOUNDARY LINE	---
PROPERTY LINE	---
EASEMENT	---
STREET CENTERLINE	---
LOT NUMBER	1
WATER LINE	---
SEWER LINE W/ MANHOLE	---
EDGE OF PAVEMENT	---

LEGEND

AC ASPHALTIC CONCRETE	RT/W RIGHT-OF-WAY
BC BACK OF CURB	SS SANITARY SEWER
BCR BACK OF CURB RADIUS	SW SIDEWALK
BVC BEGINNING OF VERTICAL CURVE	STA STATION
BM BENCHMARK	SD STORM DRAIN
CATV CABLE TELEVISION	STD STANDARD
CCC CITY OF CLARK COUNTY	STC STREET TIGHT
CLC CLARK COUNTY	TC TOP OF CURB
CN CLARK COUNTY	TP TYPICAL
CYC CUBIC YARD	VERT VERTICAL
CR CROP INLET	VC VERTICAL CURVE
DESIGN GRADE	VG VALLEY GUTTER
END OF CURVE	VCP VITRIFIED CLAY PIPE
END OF PAVEMENT	W WATER
END OF VERTICAL CURVE	WM WATER METER
EXISTING FINISH GRADE	
FINISH GRADE	
FINISH FLOOR ELEVATION	
FEET	
FF FIRE HYDRANT	
FL FLOW LINE	
GRADE BREAK	
INVERT	
LOW FINISH FLOOR ELEVATION	
LINEAR FEET	
LAS VEGAS VALLEY WATER DISTRICT	
MANHOLE	
MAXIMUM	
MINIMUM	
NOT TO SCALE	
ON CENTER	
POINT OF INTERSECTION	
POINT OF REVERSE CURVE	
POINT OF CURVE	
POINT OF TANGENCY	
POINT OF COMPOUND CURVE	
POWER POLE	
PROPERTY LINE	
PULL BOX	
RADIUS	

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AZURE & TORREY PINES

GPA-15638
10/19/06 PC

ENGINEER'S SEAL
DATE: 09/05/06
SCALE: 1"=40'
JOB NO:
DESIGNED BY: RDC
DRAWN BY: RDC
SHEET NAME: S1
SHEET: 1 OF 1

TANNEY ENGINEERING
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LAS VEGAS, NV 89103
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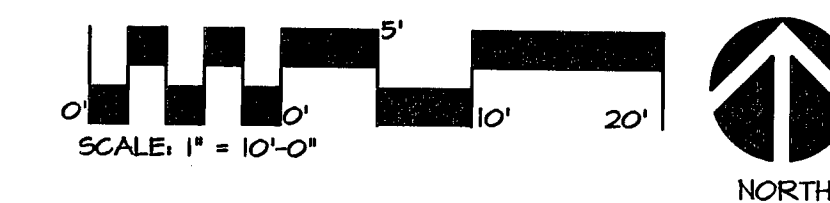
LOCATION MAP

NO.	DESCRIPTION	BY	DATE	APPR.
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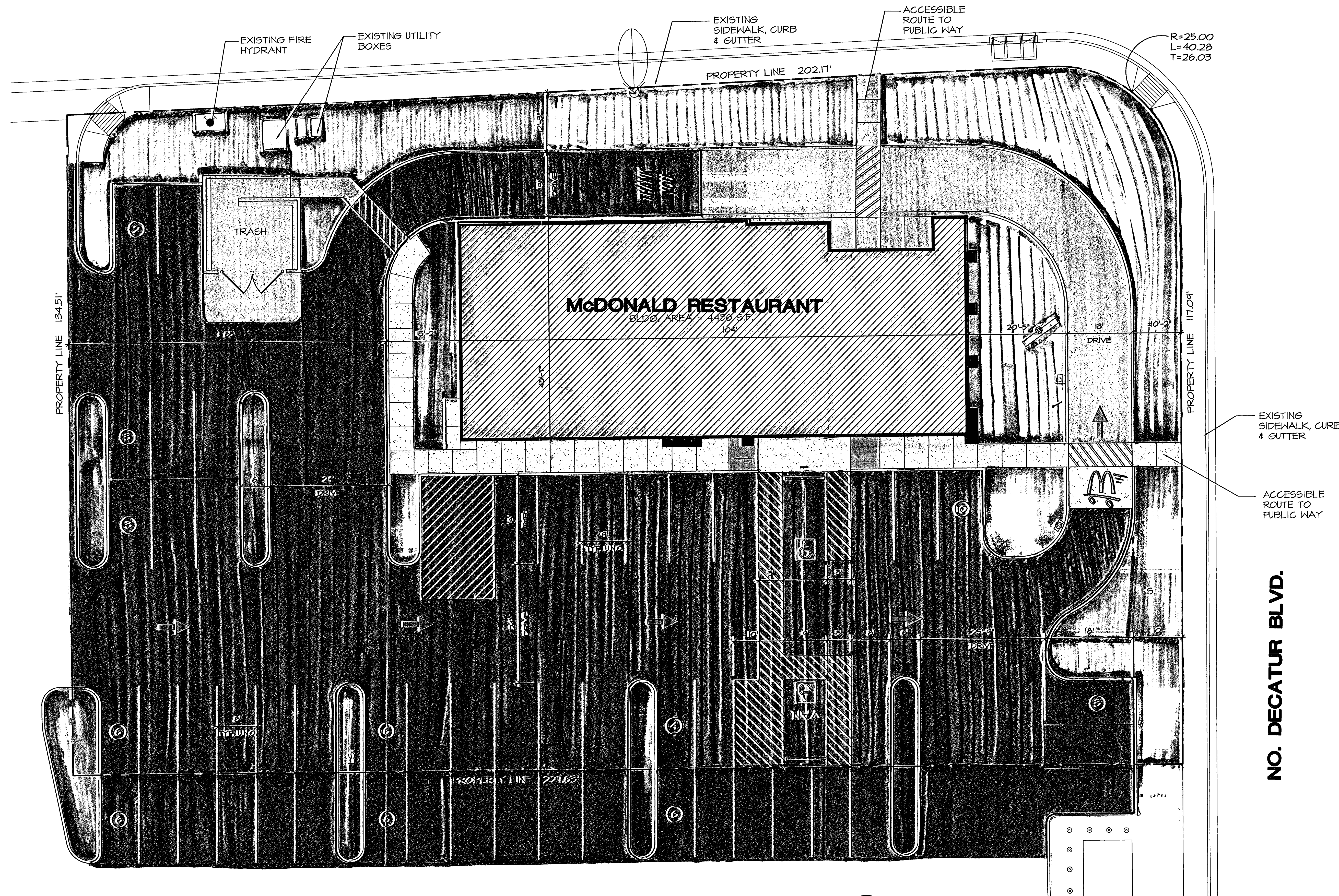
GPA-15638 PC 10/19/06 ADMIN

McDonald's Corporation

I-215 NORTH & DECATUR ROAD



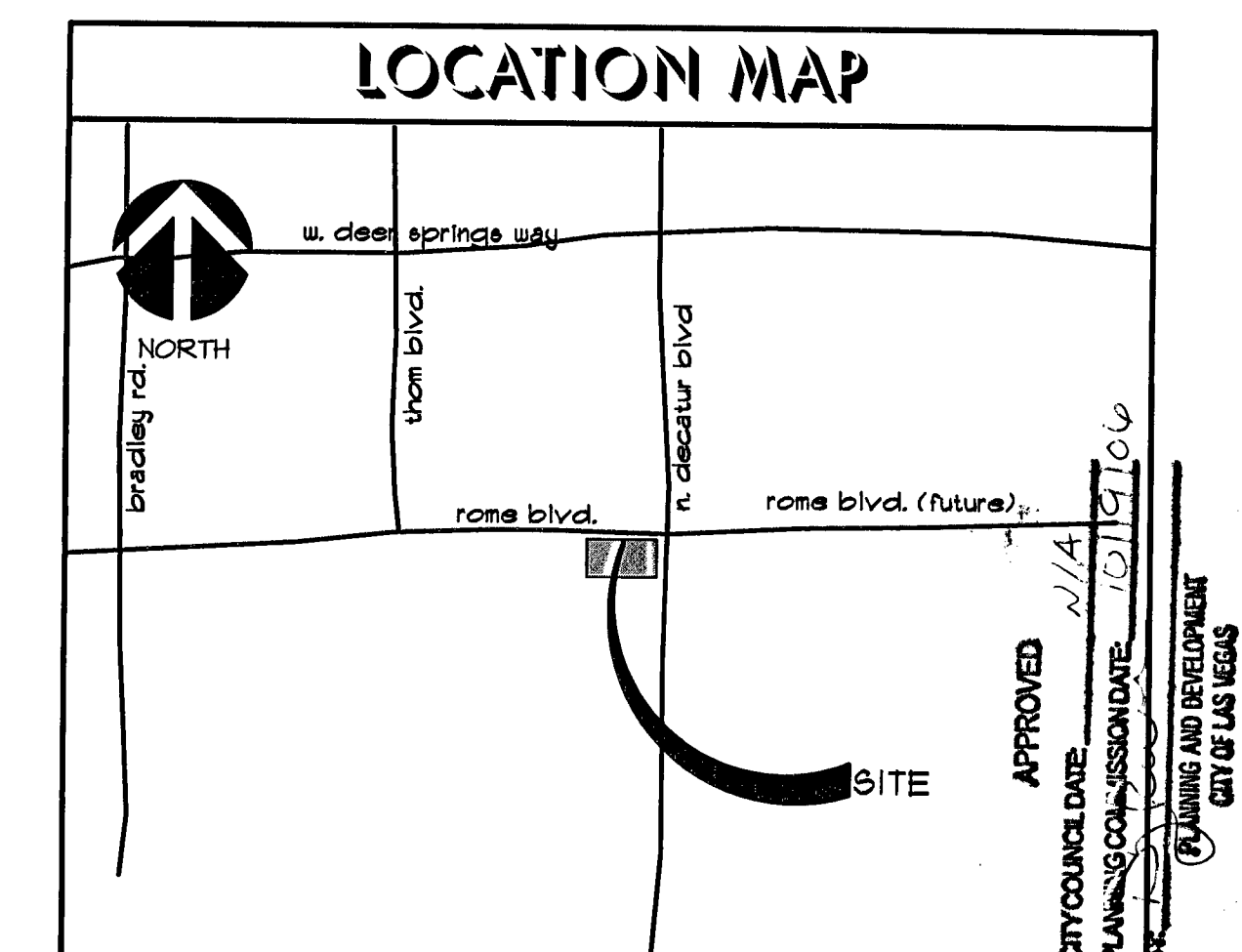
ROME BLVD.



SITE INFORMATION

BUILDING USE: RESTAURANT WITH DRIVE-THROUGH
 BUILDING HEIGHT: ALLOWED: 40'-0" FT. PROVIDED: 23'-4" FT.
 SITE AREA: GROSS 52,620 SF 1.20 ACRES NET 31,485 SF 0.72 ACRES
 BUILDING FOOTPRINT AREA: 4,530 SF
 COVERAGE: BUILDING AREA 4,486 SF / NET SITE AREA 14%
 PARKING ANALYSIS:
 REQUIRED: 49 SPACES
 REQUIRED ACCESSIBLE SPACES = 1 SPACE
 REQUIRED VAN ACCESSIBLE SPACES = 1 SPACE
 PROVIDED:
 REGULAR: 32 SPACES SIZE 9'-0" X FT. BY 18'-0" FT.
 COMPACT: 13 SPACES SIZE 8'-0" X FT. BY 18'-0" FT.
 ACCESSIBLE: 1 SPACES SIZE 9'-0" X FT. BY 18'-0" FT.
 VAN ACCESSIBLE: 1 SPACES SIZE 9'-0" X FT. BY 18'-0" FT.
 TOTAL: 47 SPACES

NO. DECATUR BLVD.



SITE IMPROVEMENT PLAN

SCALE: 1" = 10'-0"



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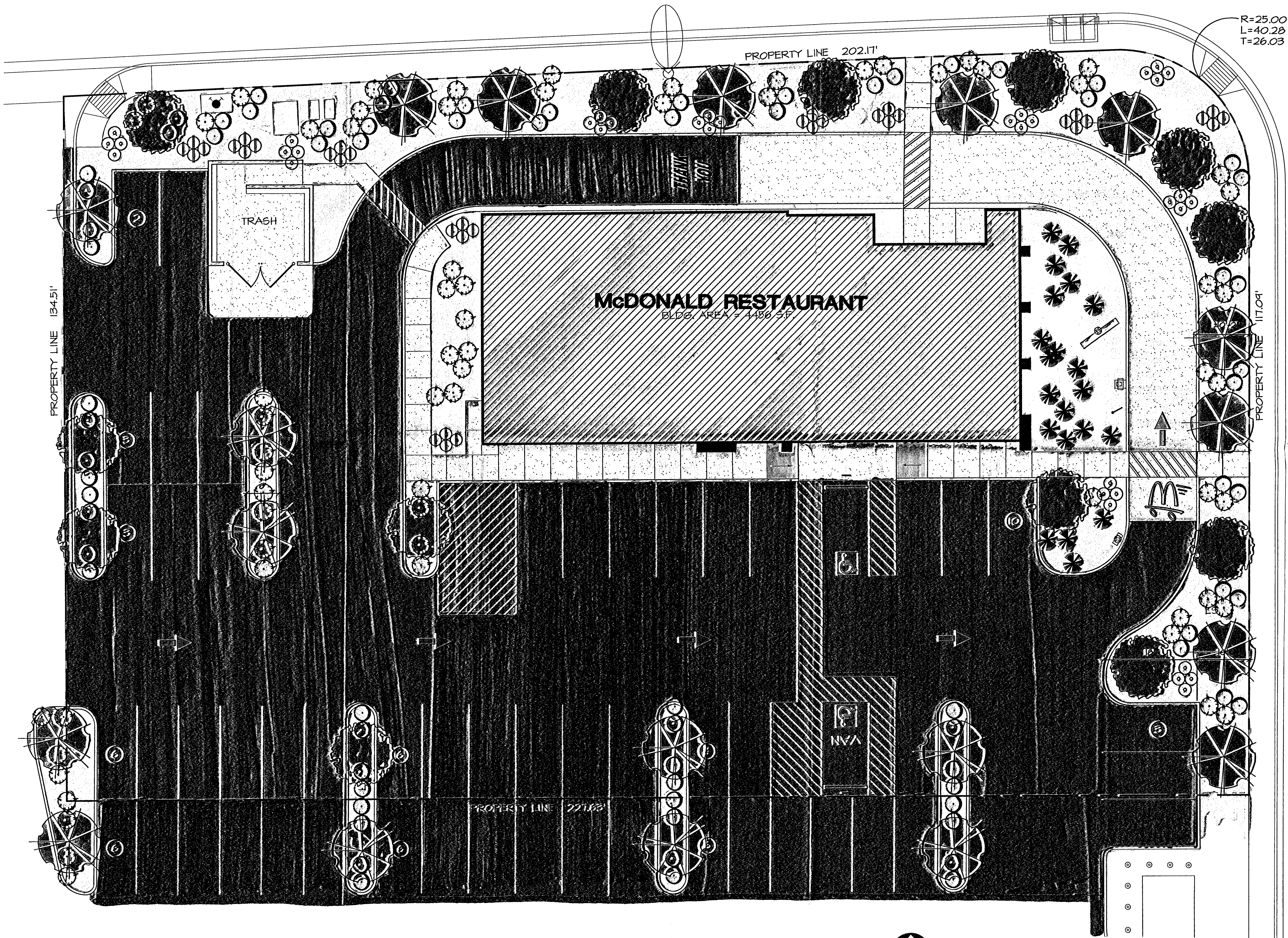
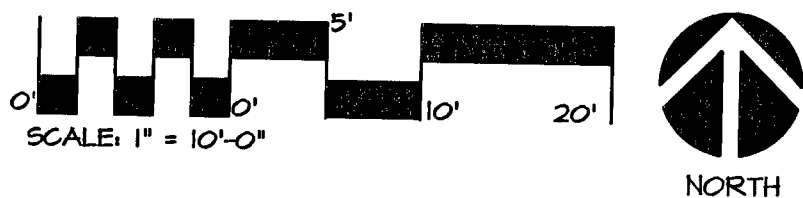
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 WAS LAST MODIFIED BY TECHNICIAN: elozero

500-6383 10/19/06 R S ADMIN

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I-215 NORTH & DECATUR ROAD



LANDSCAPE LEGEND

TREES

- PURPLE LEAF PLUM - 24" BOX
- SOUTHERN LIVE OAK - 24" BOX

SHRUBS

- GREEN CLOUD SAGE - 5 GALLON
- SILVER LEAF CASSIA - 5 GALLON

GROUND COVER

- BUSH MORNING GLORY - 1 GALLON
- MEXICAN EVENING PRIMROSE - 1 GALLON
- REGAL MIST DEER GRASS
- 1/2" MOJAVE GOLD DECOMPOSED GRANITE, 2" DEPTH

LANDSCAPE NOTES

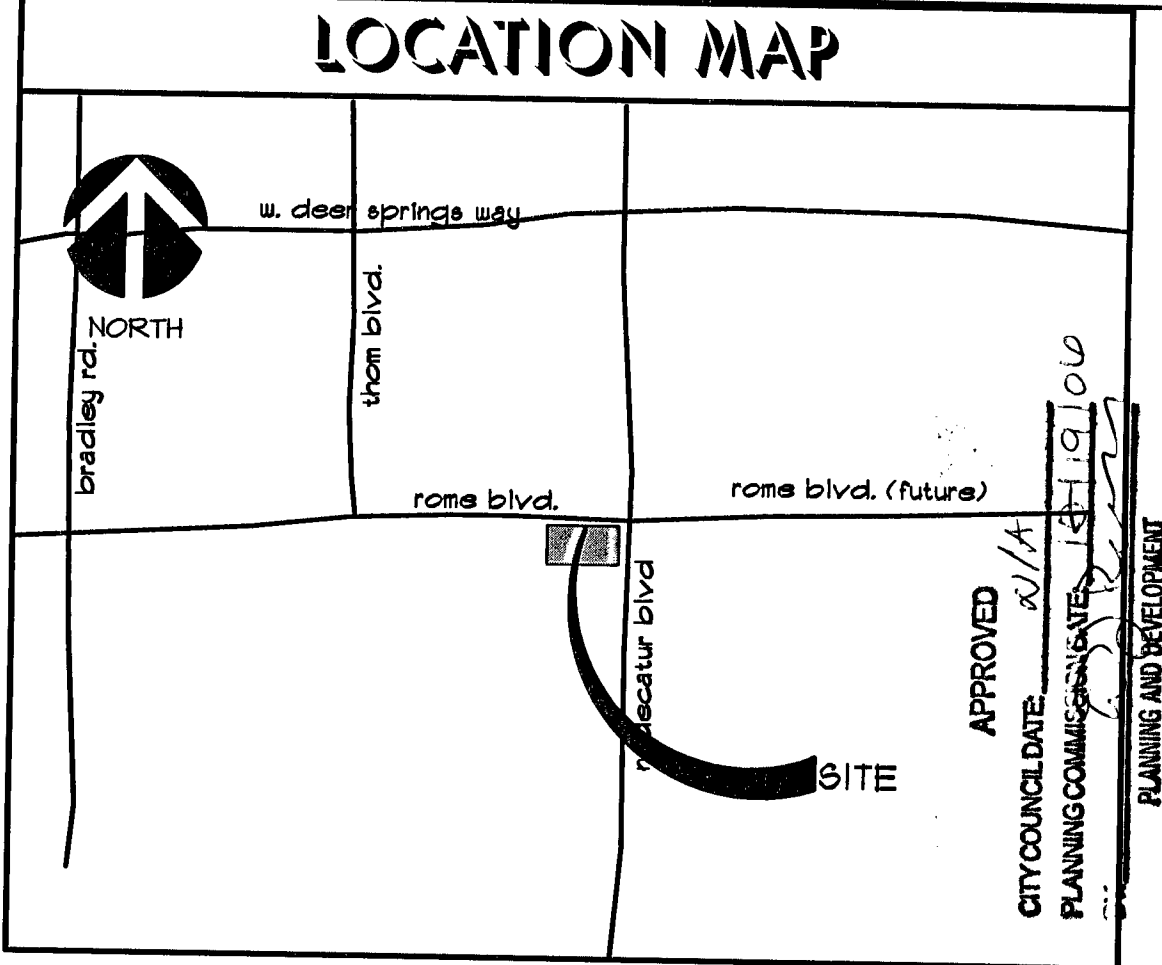
ALL PLANTS SHALL HAVE A GROWTH HABIT NORMAL TO THE SPECIES AND SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PEST, PLANT DISEASES, SUN SCALDS, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS. TREE TRUNKS SHALL BE STURDY AND WELL "HARDENED OFF." ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCH SYSTEMS, AND VIGOROUS AND FIBROUS ROOT SYSTEMS WHICH ARE NEITHER ROOT-NOR-POT-BOT AND FREE OF KINKED OR GIRDLING ROOTS. ALL TREES SHALL STAND REASONABLE ERECT WITHOUT SUPPORTS.

TREES SHALL NOT BE PLANTED WITHIN THREE (3) FEET OF A DEDICATED RIGHT-OF-WAY. ANY TREES WITHIN 5' OF A SIDEWALK OR WALL SHALL BE PLANTED WITH A ROOT SHIELD DESIGNED TO DIRECT ROOT GROWTH DOWNWARD. ANY PLANT OR TREE THAT DOES NOT SURVIVE, OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.

SHRUBS SHALL BE PLANTED TO COVER MORE THAN FIFTY (50) PERCENT OF THE LANDSCAPED AREA. TREES SHALL BE PROVIDED WITH A 1 INCH MIN. DEEP BASIN OR WELL, 12" WIDE AROUND ROOT BALL. SHRUBS SHALL BE PROVIDED WITH A 1 INCH (MIN) DEEP BASIN OR WELL, 9 INCH WIDE AROUND ROOT BALL.

PLANTING HOLES FOR TREES SHOULD BE AT LEAST TWO TO THREE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD BE NO DEEPER THAN THE CONTAINER. SHRUBS SHOULD HAVE A HOLE THREE TO FIVE TIMES THE WIDTH OF THE ROOTBALL AND SHOULD NOT BE DEEPER THAN THE ROOTBALL ITSELF.

MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING PLANTING AND SHALL CONTINUE ON A PERMANENT BASIS. REQUIRED MAINTENANCE INCLUDES:



LANDSCAPE PLAN
SCALE: 1" = 10'-0"
NORTH

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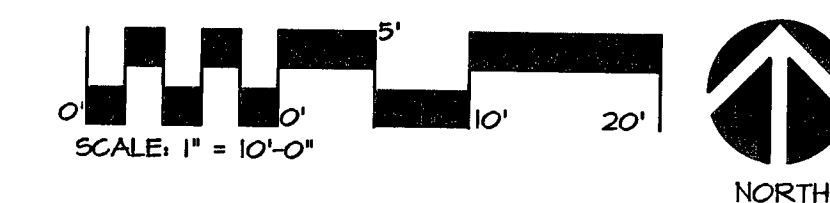
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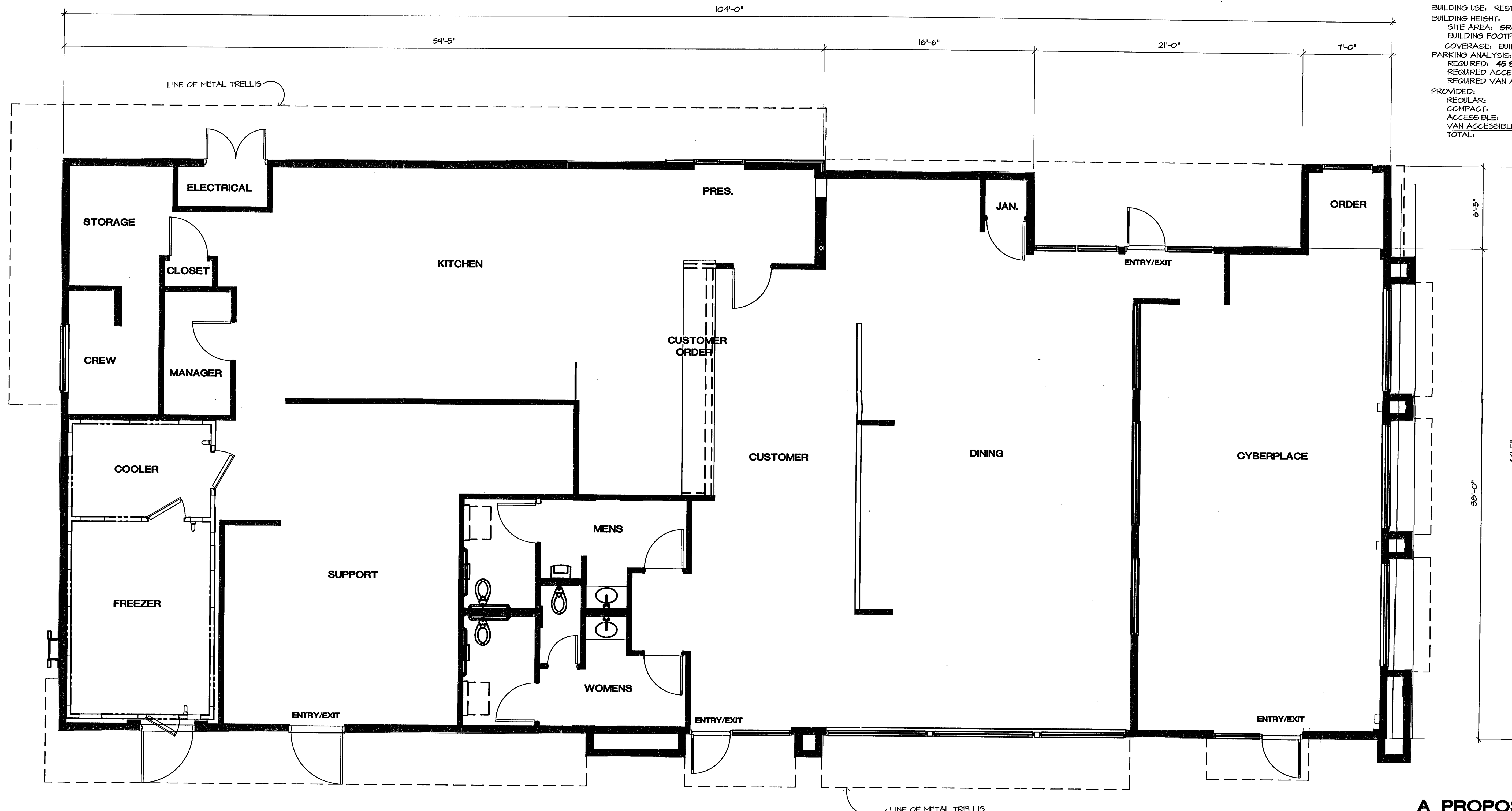
McDonald's Corporation

I-215 NORTH & DECATUR ROAD



SITE INFORMATION

BUILDING USE: RESTAURANT WITH DRIVE-THROUGH
 BUILDING HEIGHT: ALLOWED: 40'-0" FT. PROVIDED: 23'-4" FT.
 SITE AREA: GROSS 52,620 SF 1.20 ACRES NET 31,403 SF 0.72 ACRES
 BUILDING FOOTPRINT AREA: 4,530 SF
 COVERAGE: BUILDING AREA 4,480 SF / NET SITE AREA 14%
 PARKING ANALYSIS:
 REQUIRED: 45 SPACES
 REQUIRED ACCESSIBLE SPACES = 1 SPACE
 REQUIRED VAN ACCESSIBLE SPACES = 1 SPACE
 PROVIDED:
 REGULAR: 32 SPACES SIZE 9'-0" X FT. BY 18'-0" FT.
 COMPACT: 13 SPACES SIZE 8'-0" X FT. BY 18'-0" FT.
 ACCESSIBLE: 1 SPACES SIZE 9'-0" X FT. BY 18'-0" FT.
 VAN ACCESSIBLE: 1 SPACES SIZE 9'-0" X FT. BY 18'-0" FT.
 TOTAL: 47 SPACES



CONCEPTUAL FLOOR PLAN

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

4456 SF.



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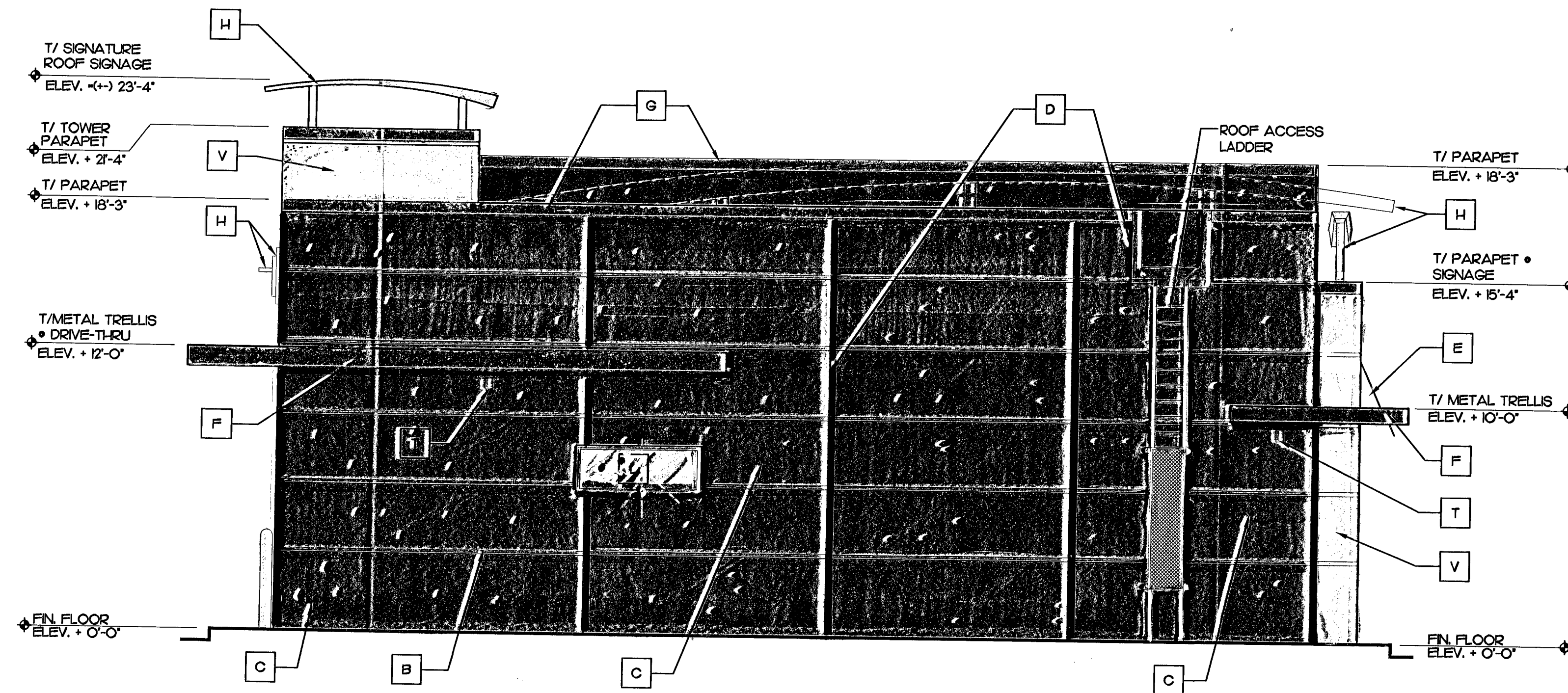
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APPROVED
 CITY COUNCIL DATE: 8/14
 PLANNING COMMISSION DATE: 10/19/06
 BY: [Signature]
 PLANNING AND DEVELOPMENT
 CITY OF LAS VEGAS

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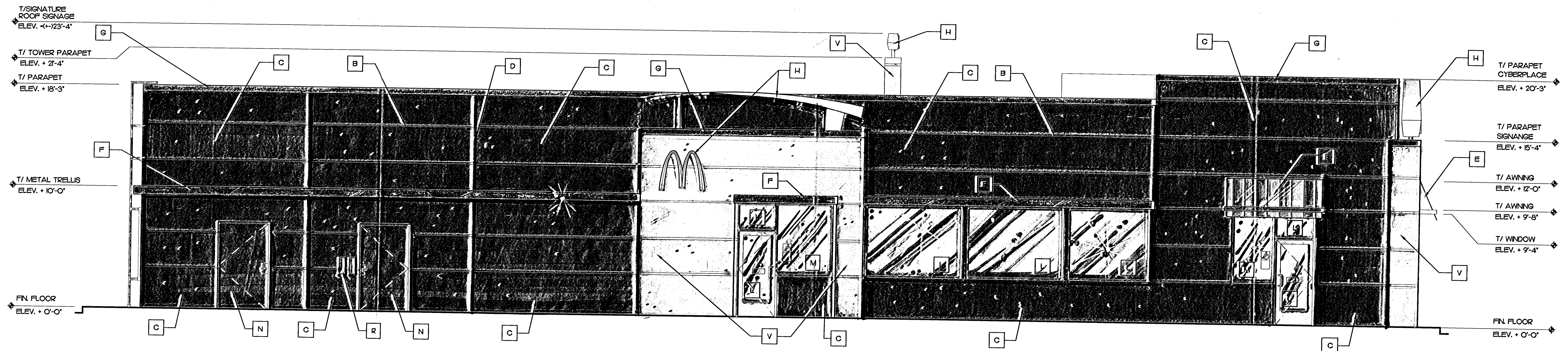
McDonald's Corporation I-215 NORTH & DECATUR ROAD



A WEST ELEVATION
SCALE: 1/4"=1'-0"

KEY NOTES:

- | | |
|---|---|
| [A] 7/8" TERRA COTTA STUCCO FINISH SYSTEM COLOR TO BE ACCENT STRIP EARTHLY RUSSET 2173-10 BY BENJAMIN MOORE | [K] 1/2" TEMPERED SAFETY GLASS SET IN AN ANOD. ALUM. CLEAR THERMAL BREAK WINDOW FRAME. |
| [B] CONTINUOUS AESTHETIC HORIZONTAL REVEAL | [L] 1" CLEAR INSULATED GLASS SET IN AN ANOD. ALUM. THERMAL BREAK WINDOW FRAME. |
| [C] 7/8" TERRA COTTA STUCCO FINISH SYSTEM COLOR TO BE AZTEC BRICK 2175-10 BY BENJAMIN MOORE | [M] 1" CLEAR INSULATED TEMP. GLASS SET IN AN ANOD. ALUM. THERMAL BREAK WINDOW FRAME. |
| [D] CONTROL JOINT | [N] HOLLOW METAL DOOR, COLOR TO MATCH BASE BUILDING COLOR. |
| [E] METAL AWNING - UNDER SEPARATE PERMIT. COLOR TO BE ALTERNATING STRIPES TO MATCH PANTONE 166U AND 109C. | [P] AIR-CURTAIN UNIT - PAINT TO MATCH WALL |
| [F] ALUMINUM TUBE STEEL TRELLIS FINISH PAINTED TO MATCH STOREFRONT ALUM. COLOR. | [Q] PIPE BOLLARD. |
| [G] METAL COPING, COLOR TO MATCH ANOD. ALUM. WINDOW FRAME. | [R] FILL BOX, PAINT TO MATCH WALL. |
| [H] MCDONALD'S SIGNAGE BY OTHER - UNDER SEPARATE PERMIT. | [S] ROOF DRAIN DOWN INSIDE WALL & TO DISCHARGE AT CURB FACE OR CONNECT TO SITE DRAINAGE SYSTEM. |
| [J] 1/2" TEMPERED SAFETY GLASS SET IN AN ANOD. ALUM. CLEAR THERMAL BREAK DOOR FRAME. | [T] ROOF DRAIN OVERFLOW PIPE TO BE GROUPEL INSIDE BUILDING, AND DISCHARGE THRU REAR WALL. |
| | [V] ARCADE FRONT, SIDE, AND HEARTH - STUCCO COLOR TO BE DOVE WHITE |



B SOUTH ELEVATION
SCALE: 1/4"=1'-0"

APPROVED
CITY COUNCIL DATE: 11/14/06
PLANNING COMMISSION DATE: 10/18/06
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CITY OF LAS VEGAS

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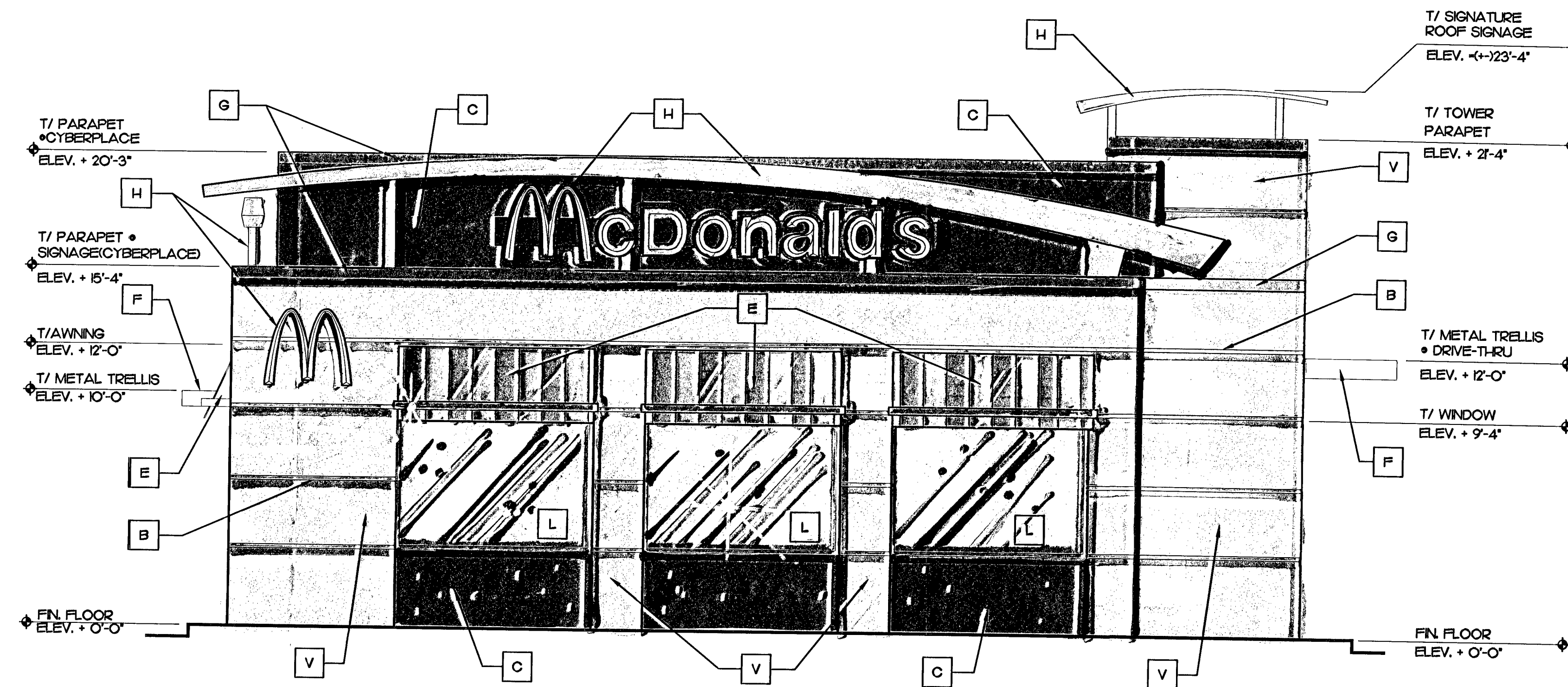
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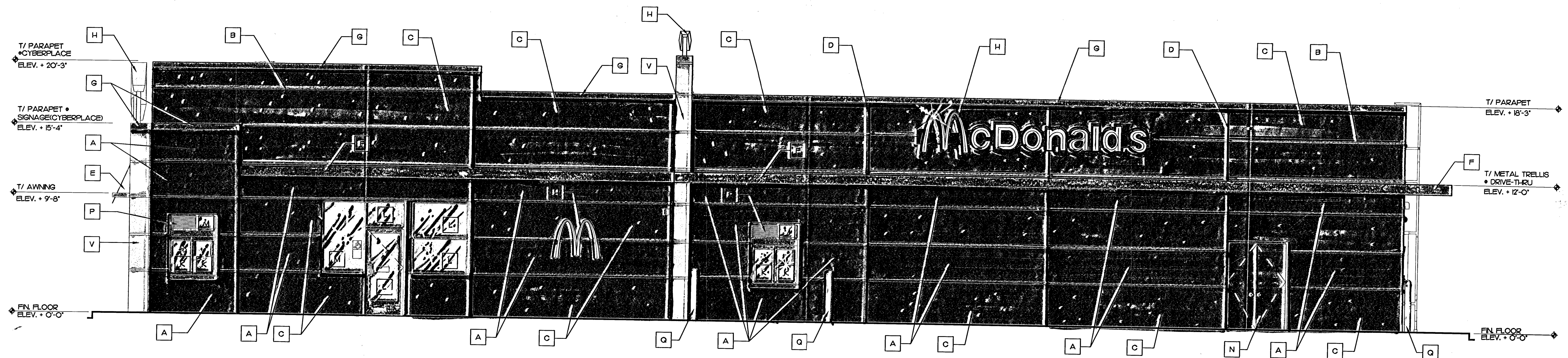
I-215 NORTH & DECATUR ROAD



A EAST ELEVATION
SCALE: 1/4"=1'-0"

KEY NOTES:

- | | |
|---|---|
| A 7/8" TERRA COTTA STUCCO FINISH SYSTEM
COLOR TO BE ACCENT STRIP
EARTH-LY RUSSET 2173-10 BY BENJAMIN MOORE | K 1/2" TEMPERED SAFETY GLASS SET IN AN ANOD.
ALUM. CLEAR THERMAL BREAK WINDOW FRAME. |
| B CONTINUOUS AESTHETIC HORIZONTAL
REVEAL | L 1" CLEAR INSULATED GLASS SET IN AN ANOD.
ALUM. THERMAL BREAK WINDOW FRAME. |
| C 7/8" TERRA COTTA STUCCO FINISH SYSTEM
COLOR TO BE AZTEC BRICK 2175-10 BY BENJAMIN
MOORE | M 1" CLEAR INSULATED TEMP. GLASS SET IN AN
ANOD. ALUM. THERMAL BREAK WINDOW FRAME. |
| D CONTROL JOINT | N HOLLOW METAL DOOR, COLOR TO MATCH
BASE BUILDING COLOR. |
| E METAL AWNING - UNDER SEPARATE PERMIT.
COLOR TO BE ALTERNATING STRIPES TO MATCH
PANTONE 66U AND 109C. | P AIR-CURTAIN UNIT - PAINT TO MATCH WALL |
| F ALUMINUM TUBE STEEL TRELLIS FINISH PAINTED TO
MATCH STOREFRONT ALUM. COLOR. | Q PIPE BOLLARD. |
| G METAL COPING, COLOR TO MATCH ANOD. ALUM.
WINDOW FRAME. | R FILL BOX, PAINT TO MATCH WALL. |
| H MCDONALD'S SIGNAGE BY OTHER - UNDER
SEPARATE PERMIT. | S ROOF DRAIN DOWN INSIDE WALL & TO DISCHARGE AT
CURB FACE OR CONNECT TO SITE DRAINAGE SYSTEM. |
| J 1/2" TEMPERED SAFETY GLASS SET IN AN ANOD.
ALUM. CLEAR THERMAL BREAK DOOR FRAME. | T ROOF DRAIN OVERFLOW PIPE TO BE GROUPED
INSIDE BUILDING, AND DISCHARGE THRU REAR WALL. |
| | V ARCADE FRONT, SIDE, AND HEARTH - STUCCO
COLOR TO BE DOVE WHITE |



B NORTH ELEVATION
SCALE: 1/4"=1'-0"

APPROVED
CITY COUNCIL DATE: 10/14/06
PLANNING AND DEVELOPMENT
BY: [Signature]
CITY OF LAS VEGAS

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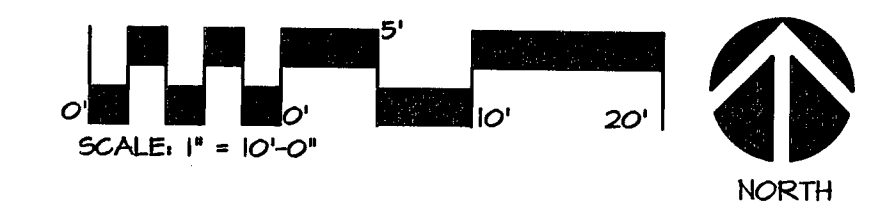
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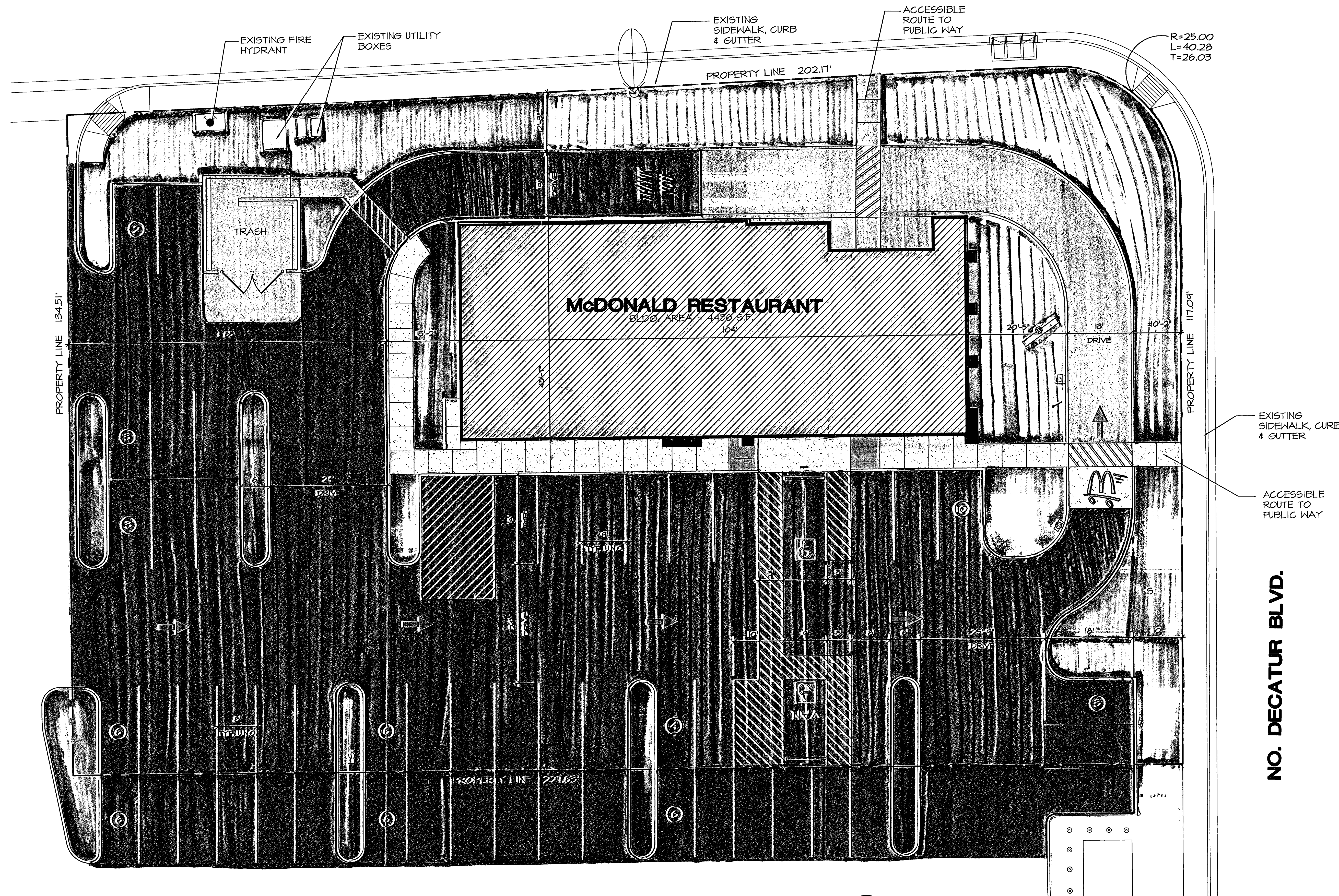
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I-215 NORTH & DECATUR ROAD



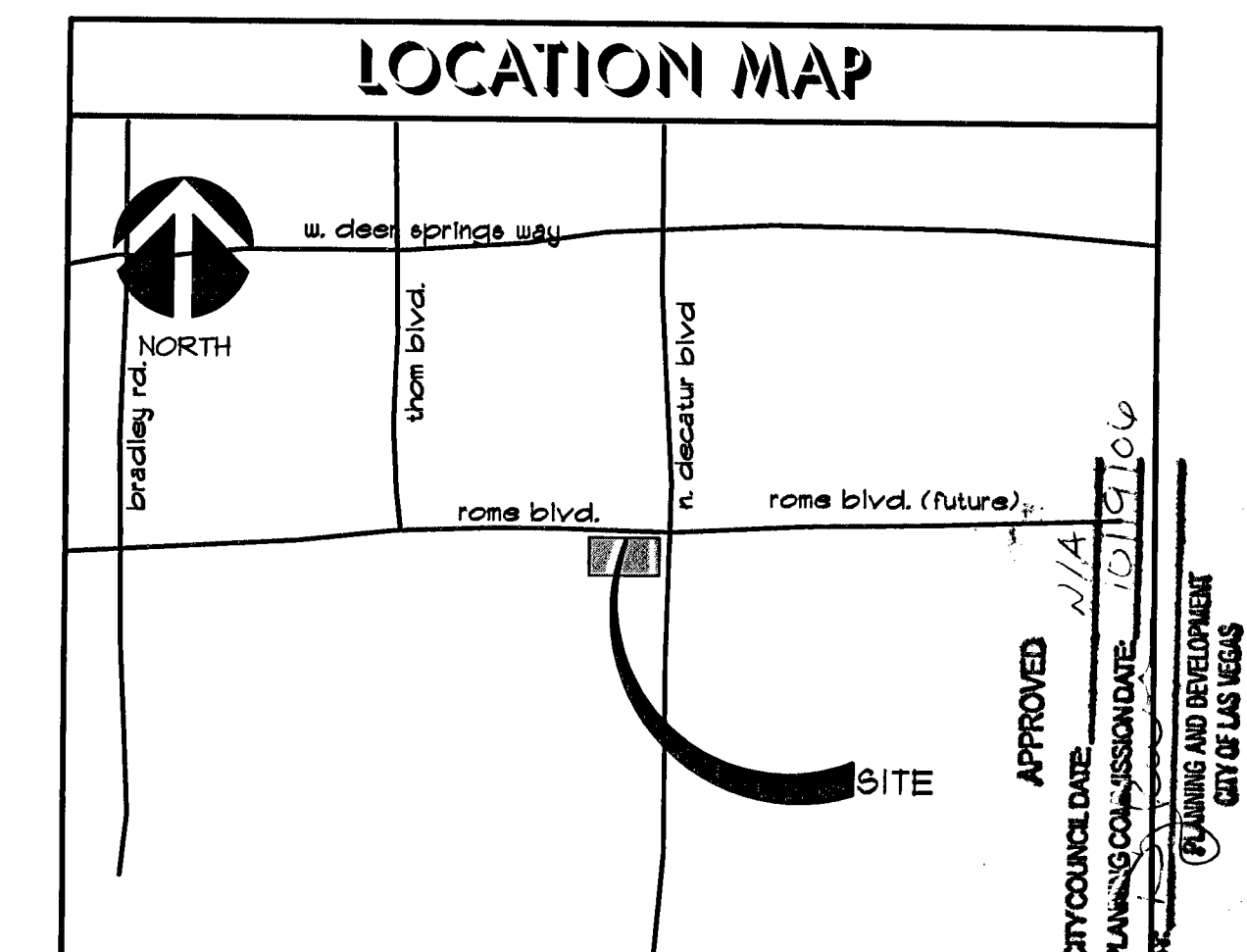
ROME BLVD.



SITE INFORMATION

BUILDING USE: RESTAURANT WITH DRIVE-THROUGH
 BUILDING HEIGHT: ALLOWED: 40'-0" FT. PROVIDED: 23'-4" FT.
 SITE AREA: GROSS 52,620 SF 1.20 ACRES NET 31,485 SF 0.72 ACRES
 BUILDING FOOTPRINT AREA: 4,530 SF
 COVERAGE: BUILDING AREA 4,486 SF / NET SITE AREA 14%
 PARKING ANALYSIS:
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 ACCESSIBLE: 1 SPACES SIZE 9'-0" X FT. BY 18'-0" FT.
 VAN ACCESSIBLE: 1 SPACES SIZE 9'-0" X FT. BY 18'-0" FT.
 TOTAL: 47 SPACES

NO. DECATUR BLVD.



SITE IMPROVEMENT PLAN

SCALE: 1" = 10'-0"



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 DATE: August 21, 2006 at 2:03pm PROJECT NUMBER: 06069 FILE NAME: 06069SP-1.dwg
 WAS LAST MODIFIED BY TECHNICIAN: elazero

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