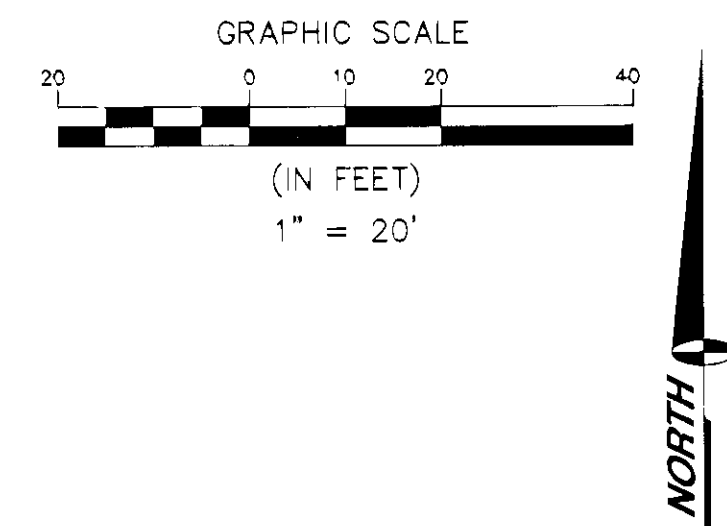
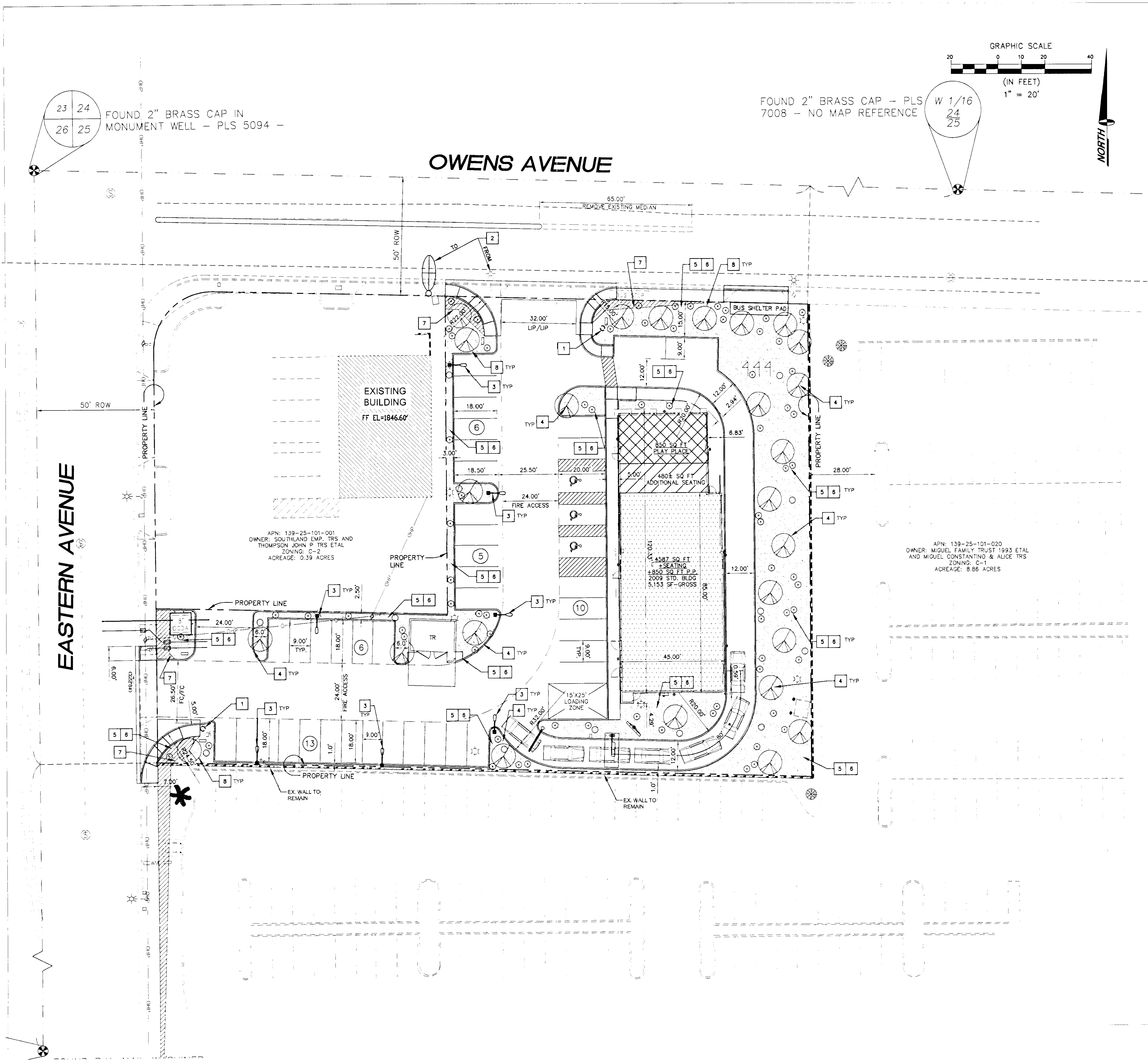


SHEET NO.	TITLE	DRAWN BY	PREPARED BY:	SPECTRUM SURVEYING & ENGINEERING 8905 W POST ROAD, SUITE 100 LAS VEGAS, NEVADA 89148 OFFICE: (702) 367-7705 FAX: (702) 367-8733	BY
	2009 STANDARD BUILDING	CC	© 2007 McDonald's USA, LLC		
	4587—WOOD/WOOD + SEATING + PP	MAY 2010			
	DESCRIPTION	REVIEWED BY			
	WOOD BEARING WALLS	KS			
	WOOD ROOF TRUSS FRAMING	DATE ISSUED			
	STUCCO EXTERIOR FINISH ARCADE/ENTRY	MAY 2010			
	SITE ID	SITE ADDRESS		RCV	DATE
	000-0000	2513/2599 E. OWENS AVENUE, LAS VEGAS, NEVADA 89101			
	A2.0 ELEVATIONS				
	</				



VAR-38586
VAR-38587
SDR-38585

[illegible]



PRELIMINARY TREE PLANT PALLET				
SYMBOL	SIZE	QUANTITY	SCIENTIFIC NAME	COMMON NAME
	24"-Box (Medium)	26 ±	Rhus Lancea	African Sumac

* TREE MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST. (OR EQUIVALENT)
LANCE BARK ELM CAN BE USED ONLY IN THE PARKING LOTS AND NOT AS A STREET TREE

PLEASE SELECT ALL SHRUBS FROM THE APPROVED LEGEND PROVIDED BELOW:

PRELIMINARY SHRUB PLANT PALLET				
SYMB.	Size	Quantity	Scientific Name	Common Name
	5-Gal	70 ±	Acacia redolens	Prostrate Acacia
	5-Gal	13 ±	Convolvulus anserum	Morning Glory

KEY NOTES:
* SHRUBS MUST COMPLY WITH CITY OF LAS VEGAS APPROVED PLANTING LIST. AND CONTAIN A VARIETY FROM THIS LIST TO MEET MINIMUM REQUIRED COVERAGES. REFER TO CHAPTER 19.10.010 & 19.12.040.

KEY NOTES:

- EXISTING TREE STANDING. McDONALD'S SIGN TO REMAIN
- RELOCATE EXISTING STREET LIGHT
- AREA LIGHTING, TYP.
- LANDSCAPING ADJACENT TO COMMERCIAL OR INDUSTRIAL USE, PROVIDE MINIMUM 24" BOX MEDIUM SIZED TREES (SPACED 30'-0" ON-CENTER PER CHAPTER 19.12.040 LANDSCAPING REQUIREMENTS. ALL TREES AND BUFFER SHRUBS ARE TO BE PER CITY OF LAS VEGAS APPROVED PLANTING LIST)
- SHRUBS WITHIN BUFFER AREAS (MINIMUM OF FOUR 5-GALLON SHRUBS FOR EVERY REQUIRED TREE PER CHAPTER 19.12.040)
- GROUND COVER REQUIRED IN ALL PORTIONS OF LANDSCAPE NOT PLANTED IN ORDER TO REDUCE DUST AND EVAPORATION AND IMPROVE APPEARANCE. NON-VEGETATIVE GROUND COVER SHALL INCLUDE ROCKS AND SMALL STONES, CRUSHED ROCK AND BARK, AND INSTALLED TO A MINIMUM DEPTH OF TWO INCHES.
- SITE VISIBILITY ZONES, TREE PLANTING SHOULD BE REDUCED TO 24" OR LESS (BASICALLY SHRUBS IN THIS ZONE)
- LANDSCAPING ALONG PUBLIC STREET, PROVIDE MINIMUM 24" BOX MEDIUM SIZED TREES (SPACED 20'-0" ON-CENTER PER CHAPTER 19.12.040 LANDSCAPING REQUIREMENTS. ALL TREES AND BUFFER SHRUBS ARE TO BE PER CITY OF LAS VEGAS APPROVED PLANTING LIST)

LEGEND

- SITE VISIBILITY ZONE
- 24' WIDE FIRE ACCESS ROUTE

1 LANDSCAPE PLAN
LS1.0 1" = 20'-0"

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST ROAD, SUITE 100
LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

PREPARED FOR:
McDonald's USA, LLC
2009 STANDARD BUILDING
4587- WOOD/WOOD + SEATING + PP
DESCRIPTION
WOOD ROOF TRUSS FRAMING
STUCCO EXTERIOR FINISH ARCADE/ENTRY
SITE ADDRESS
2513/2598 E. OWENS AVENUE, LAS VEGAS, NEVADA 89101

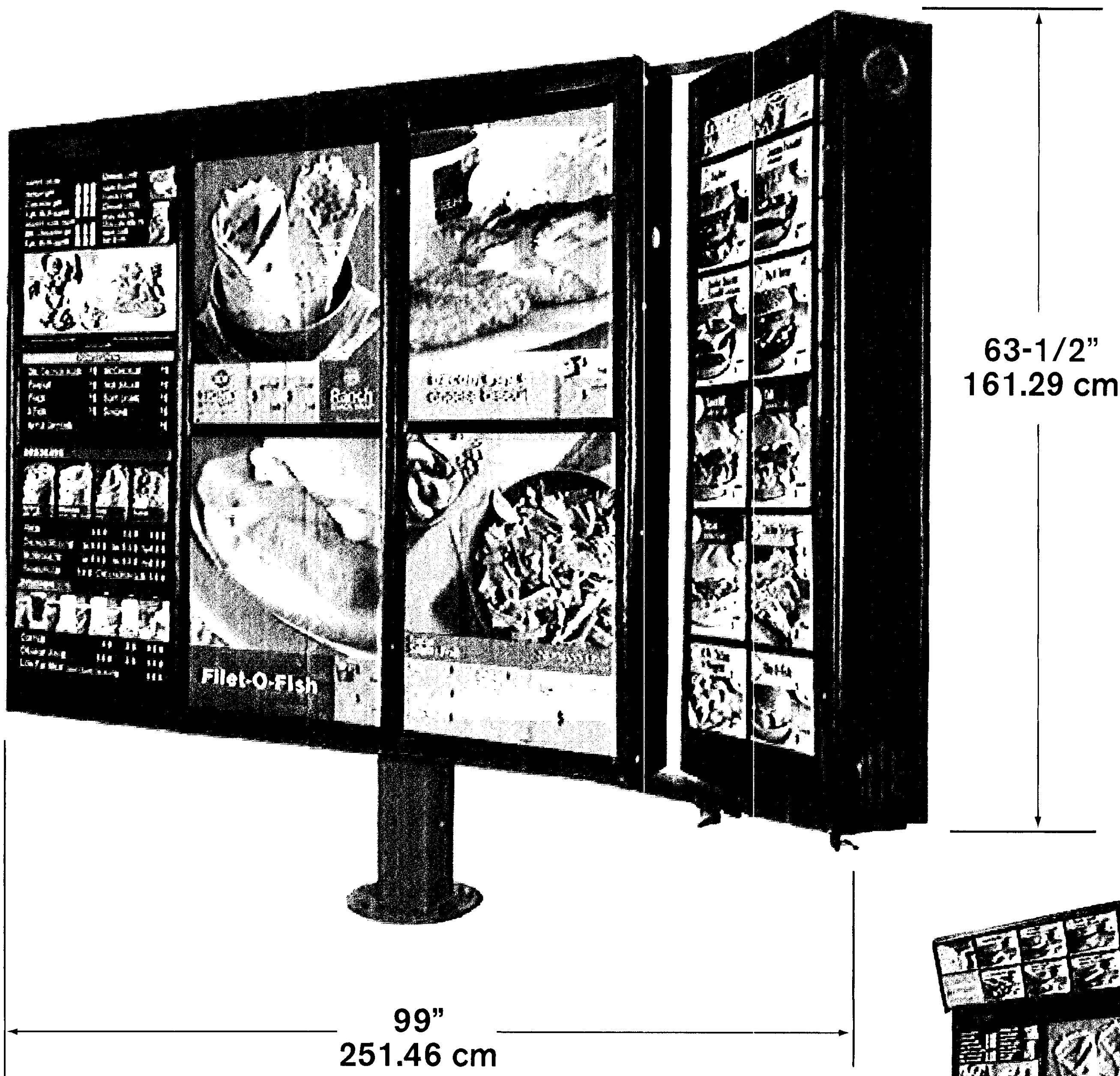
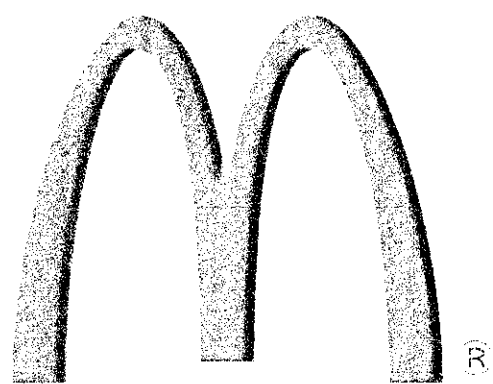
DRAWN BY:
STO ISSUE DATE
MAY 2010
REVIEWED BY:
KS
DATE ISSUED
MAY 2010

TITLE
2009 STANDARD BUILDING
4587- WOOD/WOOD + SEATING + PP
DESCRIPTION
WOOD ROOF TRUSS FRAMING
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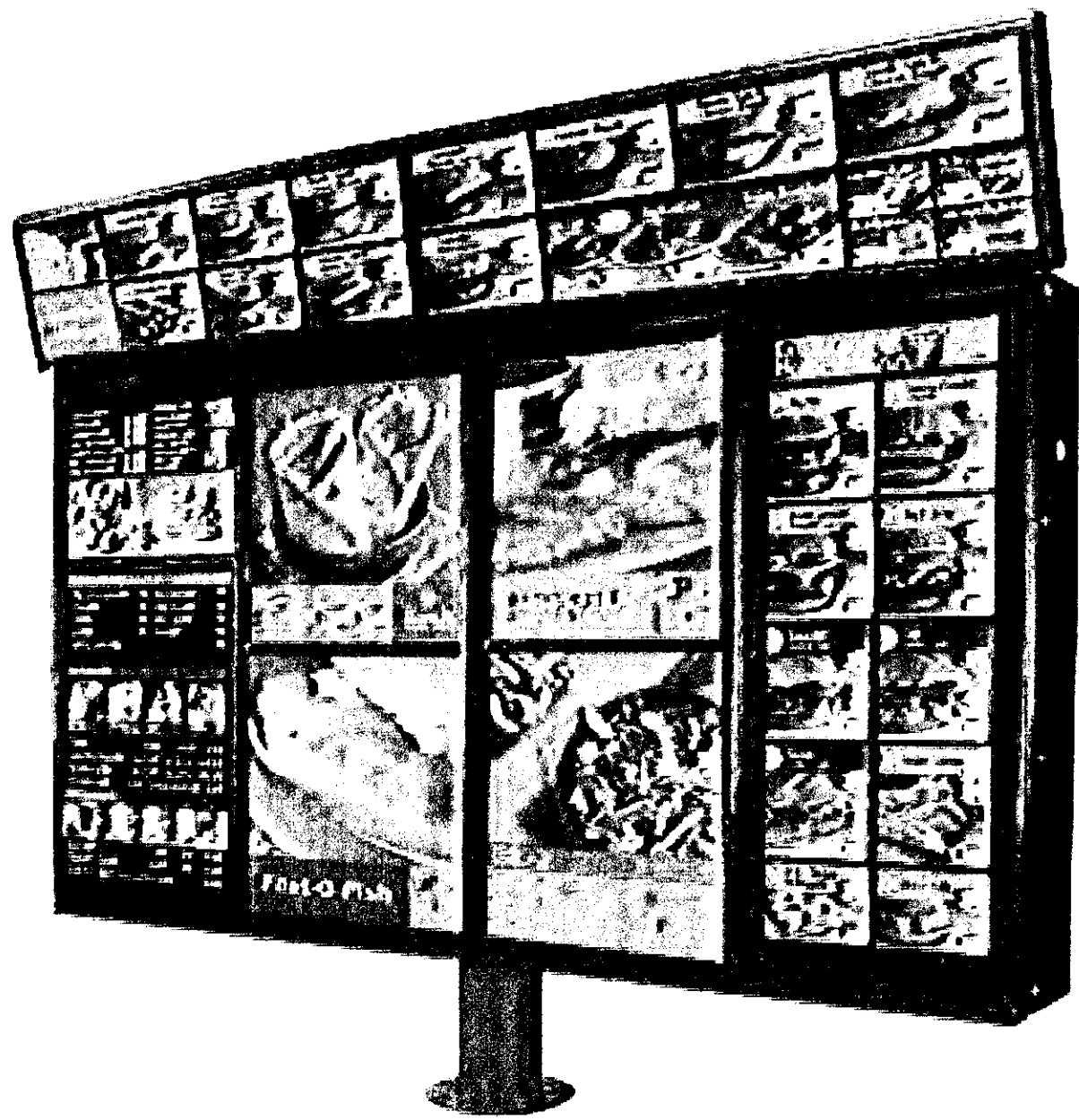
SHEET NO.
LS1.0
LANDSCAPE PLAN

RECEIVED
JUN 15 2010
VAR-38587 City of Las Vegas

FP-43 Modular Outdoor Menu Board



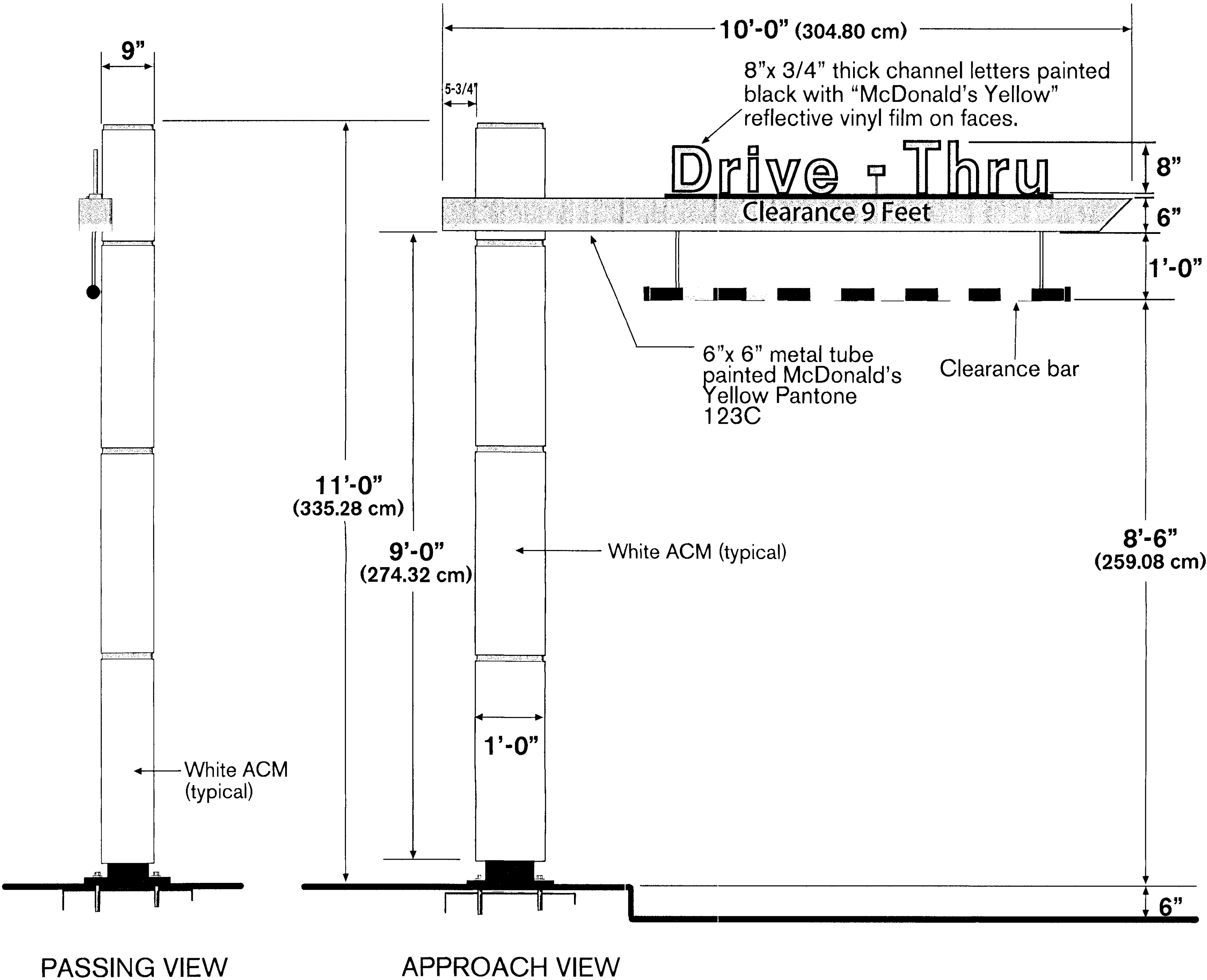
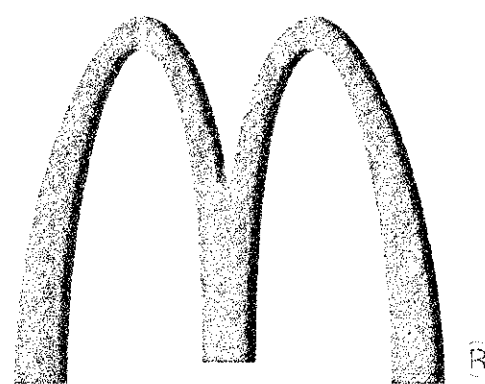
FP-43 Outdoor Menu Board w/ Flip Adder



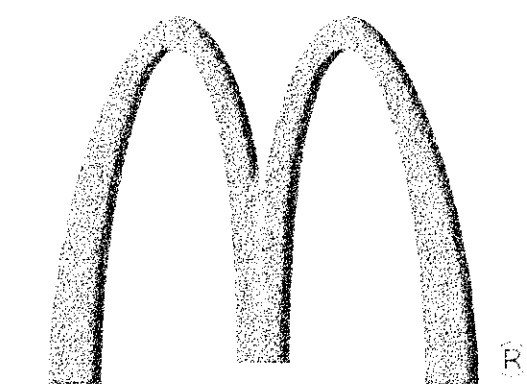
**OPTIONAL:
FP-43 Outdoor Menu Board w/ Topper**

- Illumination:** 4 - F60T12 CW/HO
2 - F36T12 CW/HO
2 - F24T12 CW/HO
2 - F60T12 CW/HO
- Electrical:** 4.9 Amps / 1.6 Amps (flipboard)
120V 60Hz
- Ballast:** Advance #RC-4560-TP
Power Lighting #V234L8-16
Power Lighting #V12L4-12
- Ship Weight:** 197 lbs.
- Other:**
- Modular design for increased flexibility
 - Adjustable channels for easy menu modification
 - Optional kit to accept Customer Order Display and/or speaker
 - Flipboard panel can rotate 180 degrees to display two dayparts
 - Please call Flordia Plastics for strips and grids
 - Topper only allowed with 4th column static board. Cannot have flip adder and topper.

Welcome Point Gateway

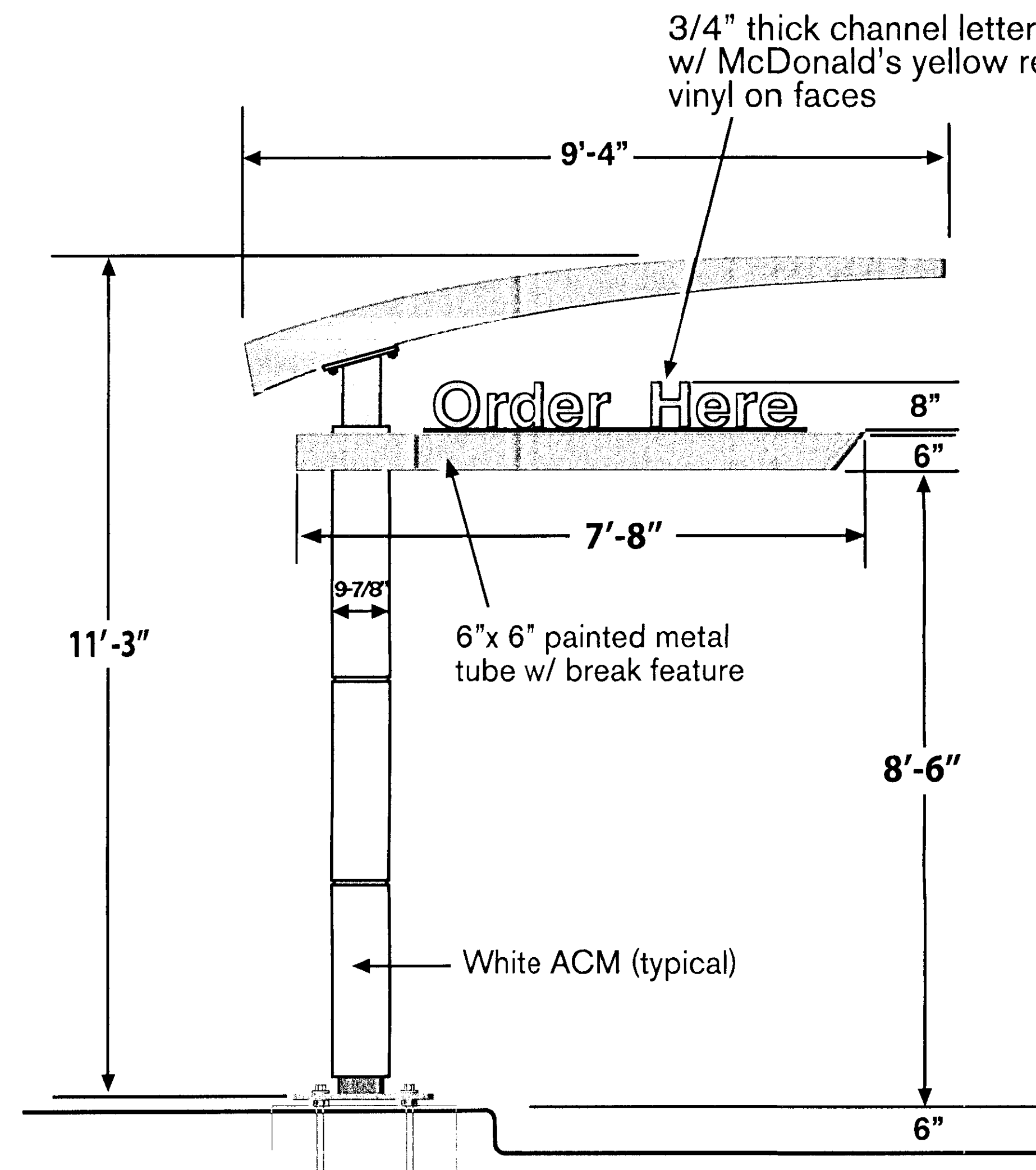


- Illumination:** N/A
- Ship Weight:** 790 lbs.
- Other:**
- Non-illuminated clearance sign with spring loaded break away clearance arm.
 - Adjustable bang bar.

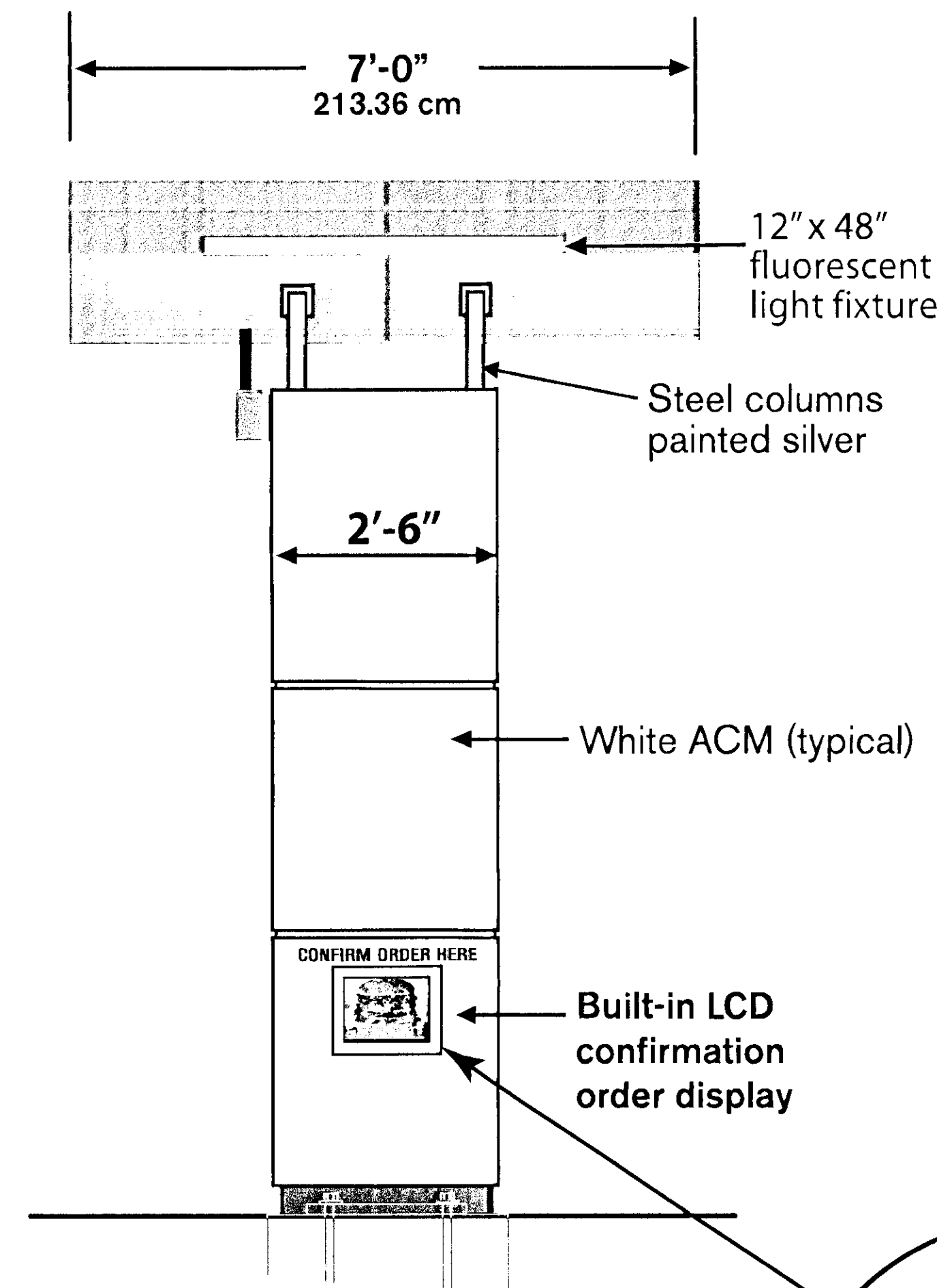


Drive-Thru Twin Pole Canopy w/ Built-In COD (Preferred)

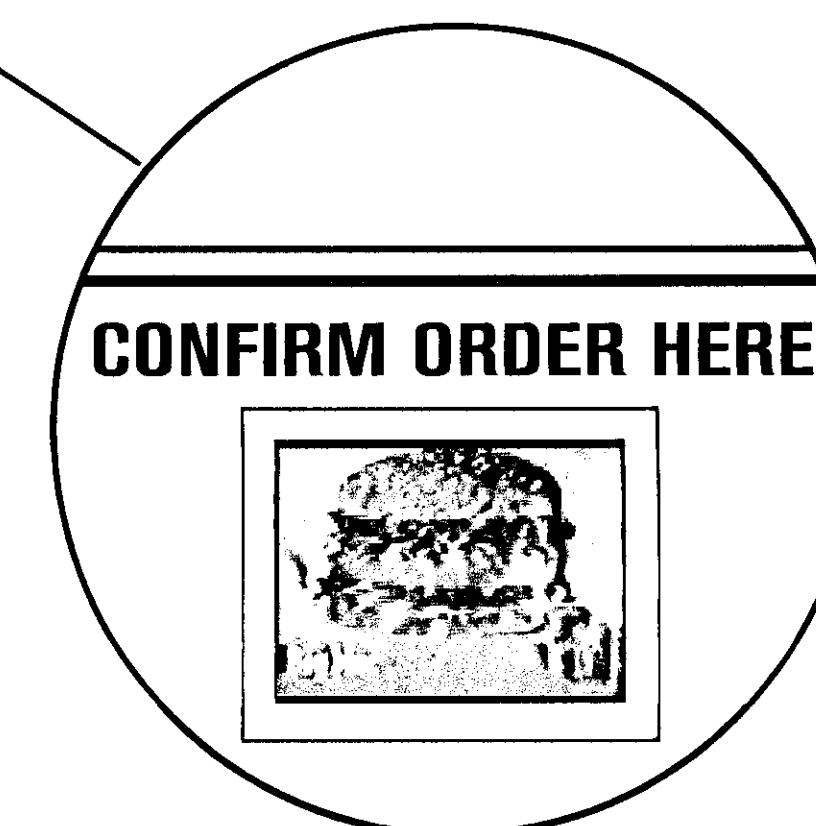
LCD Confirmation Order Display



APPROACH VIEW



PASSING VIEW



Built-in LCD Confirmation Order Display

- Illumination:** 4 - F72T12 CW/HO
- Electrical:** 15 Amp 120 Volt
- Ballast:** Fulham Workhorse 7
- Ship Weight:** 1300 lbs.
- Other:**
- Available with LED or LCD COD.
 - Spring loaded swing away 9' clearance arm
 - Illuminated awning provides a customer safe environment at night and protection from inclement weather

TRANSMITTAL



SURVEYING & ENGINEERING
8905 W. POST ROAD, SUITE 100
LAS VEGAS, NV 89148
(702) 367-7705

TO: City of Las Vegas Planning & Development
731 South Fourth Street
Las Vegas, NV 89101
ATTN: Steve Swanton

DATE: June 16, 2010
PROJECT: McDonalds at Eastern & Owens
RE: Variance- Signage Package
JOB #: AR09005/CLV#VAR-38587

ARE FORWARDING

☐ ENCLOSED ☐ OVERNIGHT MAIL ☒ BY MESSENGER
☐ BY MAIL ☐ FEDERAL EXPRESS ☐ FOR PICKUP

DESCRIPTION
Three (3) Full Size Signage Specifications for Drive Thru Twin Canopy
Three (3) Full Size Signage Specifications for Welcome Point Gateway
Three (3) Full Size Signage Specifications for Modular Menu Board

☒ FOR REVIEW AND COMMENT ☐ FOR YOUR USE
☐ FOR SIGNATURE ☐ AS REQUESTED

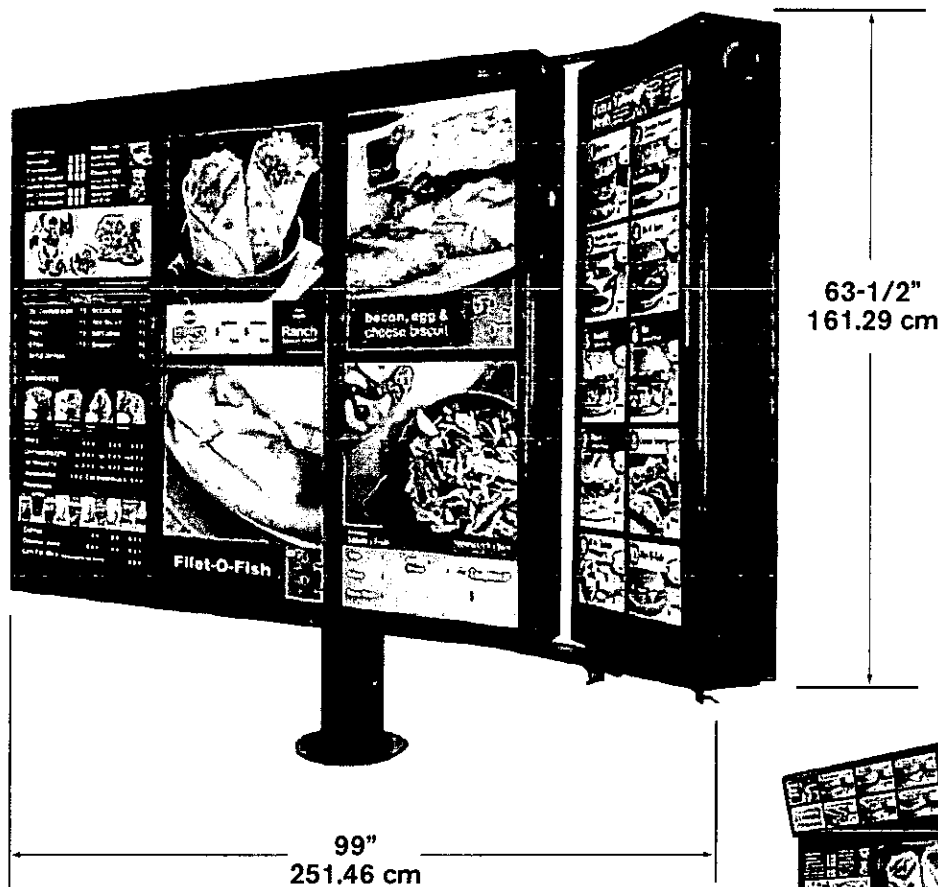
REMARKS: Please find the requested full size versions of the signage specifications for the
three signs that are being requested within the mentioned Variance Application (VAR-38587)
submitted yesterday, June 15, 2010, with Fred Solis. If you should have any questions or need any
additional items, please feel free to contact me at 702.367.7705 ext 253. Thank you.

Samantha Johnston
Samantha Johnston
Civil Engineering Project Coordinator

RECEIVED BY: _____

RECEIVED
JUN 16 PM 2:35
PLANNING AND DEVELOPMENT

FP-43 Modular Outdoor Menu Board

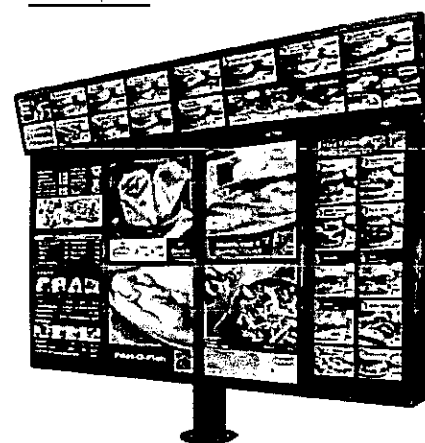


FP-43 Outdoor Menu Board w/ Flip Adder

RECEIVED

JUN 15 2010

City of Las Vegas



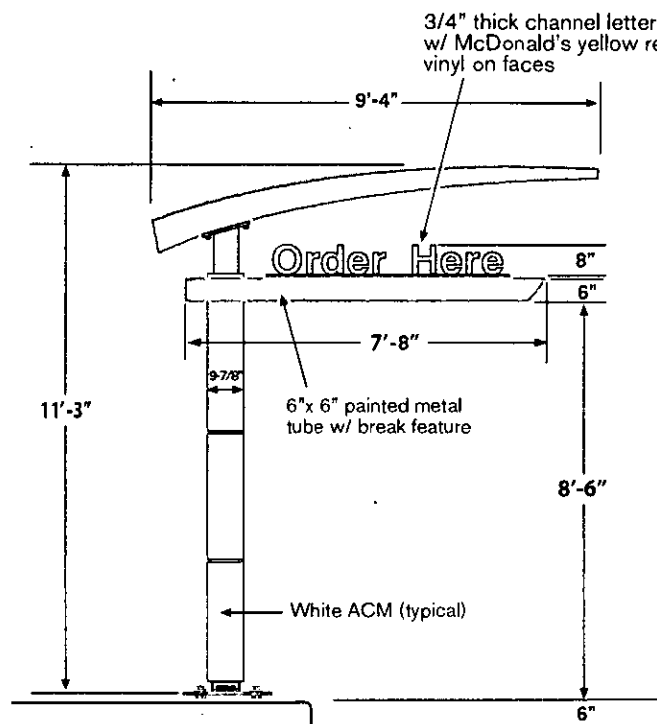
**OPTIONAL:
FP-43 Outdoor Menu Board w/ Topper**

- Illumination:** 4 - F60T12 CW/HO
2 - F36T12 CW/HO
2 - F24T12 CW/HO
2 - F60T12 CW/HO
- Electrical:** 4.9 Amps / 1.6 Amps (flipboard)
120V 60Hz
- Ballast:** Advance #RC-4560-TP
Power Lighting #V234L8-16
Power Lighting #V12L4-12
- Ship Weight:** 197 lbs.
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 - Please call Florida Plastics for strips and grids
 - Topper only allowed with 4th circuit breaker. Cannot have flip adder and topper.

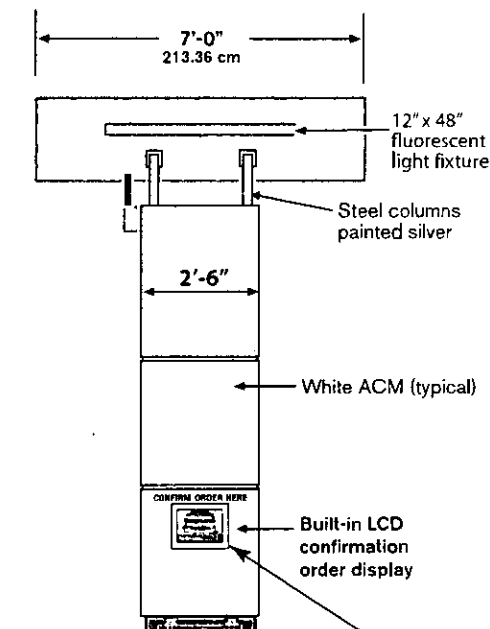
VAR-38586
VAR-38587

Drive-Thru Twin Pole Canopy w/ Built-In COD (Preferred)

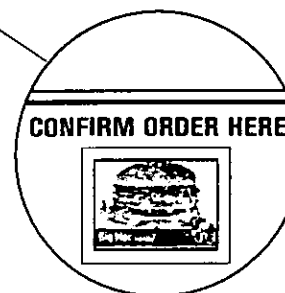
LCD Confirmation Order Display



APPROACH VIEW



PASSING VIEW



Built-in LCD Confirmation Order Display

- Illumination:** 4 - F72T12 CW/HO
- Electrical:** 15 Amp 120 Volt
- Ballast:** Fulham Workhorse 7
- Ship Weight:** 1300 lbs.
- Other:**
- Available with LED or LCD COD.
 - Spring loaded swing away 9' clearance arm
 - Illuminated awning provides a customer safe environment at night and protection from inclement weather

RECEIVED

JUN 15 2010

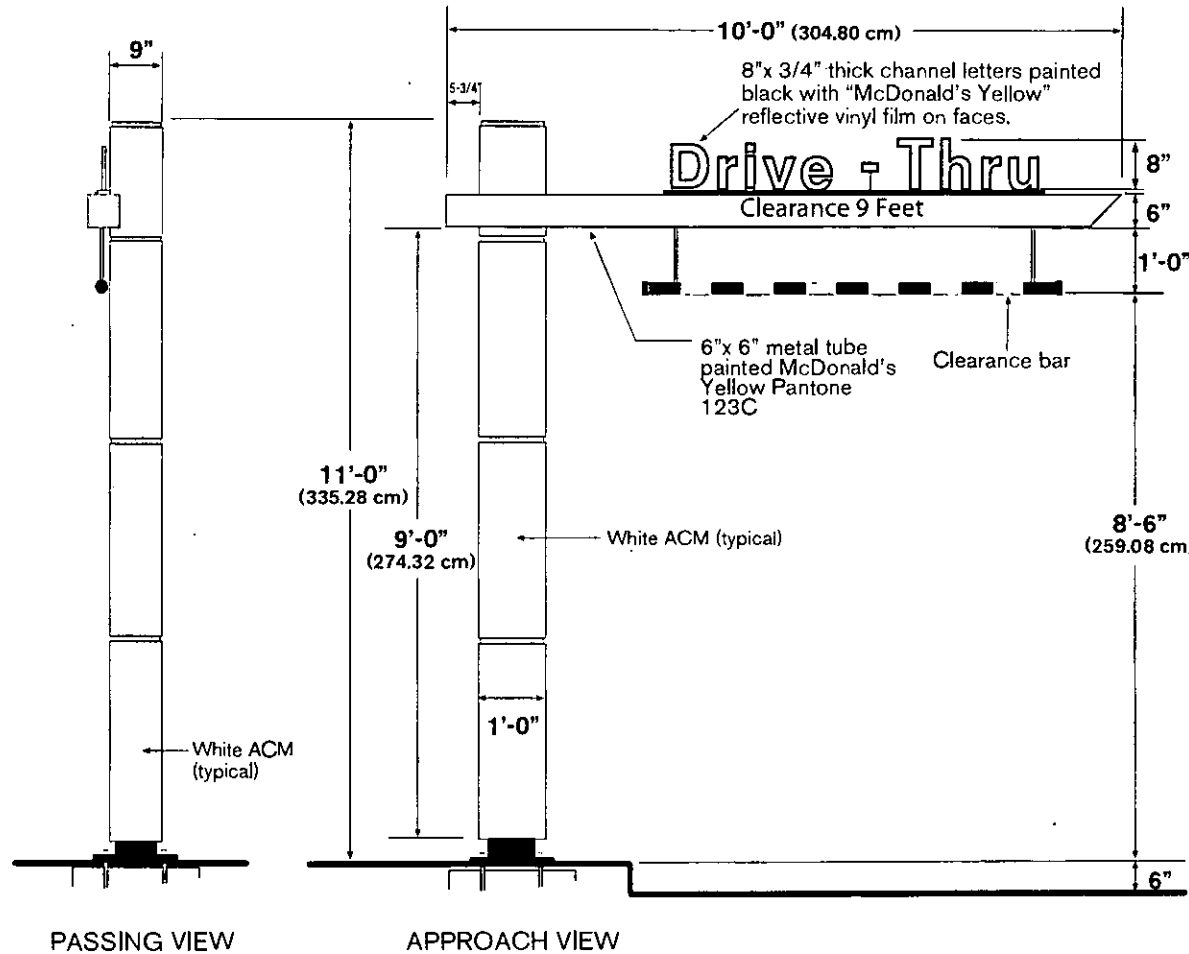
SDR-38585

VAR-38586

Everbrite, LLC, 315 Marion Ave., South Milwaukee, WI, 53172 P: 888-857-4078 F: 877-430-7363 www.everbrite.com

VAR-38587

Welcome Point Gateway



- Illumination:** N/A
- Ship Weight:** 790 lbs.
- Other:**
- Non-illuminated clearance sign with spring loaded break away clearance arm.
 - Adjustable bang bar.

SDR-38585 **RECEIVED**
VAR-38586 JUN 15 2010
VAR-38587 City of Las Vegas



CITY OF LAS VEGAS

- ☒ Meeting
☐ Conversation Record
☐ Telephone

Page: 1 of 1
Date: 04/29/10
Time: 9:00 a.m.

Project Name: McDonald's -2513 E. Owens

Conversation between CLV P&D Representative: John Grider, Planner I (229-6711 Office / 385-7268 Fax / jgrider@lasvegasnevada.gov), and:

Name	Company/Department	Phone	Fax	Email
1. John Grider	Planning & Development	229-6711		
2. Steve Gebeke	Planning & Development	229-5410		
3. Samantha Johnston		367-7705 x 253		
4.				
5. Bart Anderson				
6. Victor B.				
7. Roger Baily	CLV - PW - Dev Co	229-6578	474-7599	
8. Rick Schroeder	CLV - PW - Traffic	229-6901 / 6880		
9.	CLV - PW - Flood	229-6541	382-8551	
10.	CLV - Building and Safety	229-6251	382-1731	
11. Ozzie M.	CLV - Fire and Rescue	229-0366	229-0124	
12.	CLV - Office of Business Development	229-6551	385-3128	

OR: ☐ see Meeting Attendance Sheet

Is this project intended to meet the City of Las Vegas Green Building Rebate Program? ☐ YES ☒ NO
Please refer to <http://www.lasvegasnevada.gov/sustaininglasvegas> for more information on rebates and incentives.

The following Special Area/Master Plan(s)/Overlay District(s) apply to the project site: N/A

Meeting Notes:

1. Non-owner applicants must be a lessee, contract purchaser or optionee of the property. This is consistent with the requirements of Title 19.18 Applications and Procedures. Architectural, engineering and legal firms (among others) that do not fall within these categories may act as the representative only, not as the applicant.
- ✓ 2. A Variance will be required for parking and the total gross square footage needs to be used for calculations. This will be a separate application. ~~The play area is applied as public waiting/seating area.~~
- ✓ 3. The 13 parking spaces along the east property line can't be counted toward the onsite parking total. They are not completely on the subject property. Need cross-access agreement for these spaces.
- ✓ 4. The 2 parking spaces along the north, next to the exit aisle can't be counted toward the onsite parking total. All parking spaces must be unimpeded.
5. Revise the Justification letter to request the Parking Variance.
6. Is the 8" DCDA new? If so, 3 feet of landscaping separates the utility structure from the public street right-of-way or sidewalk if it exceeds 27 cubic feet.
7. The perimeter landscaping reduction would require waivers.
8. The parking lot landscape reduction requires an exception.
9. Remapping is required to combine lots.
10. The flags and poles must comply with Title 19.14.040 for the height and number of flags.

11. Sprinklers

12. Need CNLV Traffic Impact

13. Shorting Measuring Issue. M. Issue w/ drive on Eastern. 15. Bus Turn Out Area.

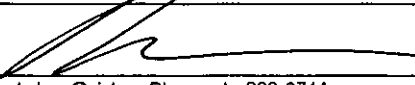
17. RFR w/ standard engineering
10. Meet w/ Flood Control
Dedication

Should this project require a neighborhood meeting or if you choose to have one, please be aware of the following:

In order to use the City to mail the postcard notices for your neighborhood meeting, you must have all information to us no later than 15 days prior to the intended meeting date. Submitting the required information for the neighborhood meeting when making your application submittal is often best. Therefore, if you want the City to mail the notices for your neighborhood meeting, please ensure that we get all required information and that the request is made at least 15 days before you are scheduling the meeting, otherwise you must make other arrangements for getting the notices mailed.

-- Please return a copy of this form with the original Pre-Application Submittal Checklist --

Complete Submittal Packets **MUST be received by Planning staff no later than 2:00 PM of the Submittal Deadline Date, no exceptions**

Pre-Application Conference		CITY OF LAS VEGAS Planning & Development Department SUBMITTAL CHECKLIST			
Item Required					
YES	NO				
APPLICATION PACKET					
☒	☐	Application signed and notarized by all property owners or authorized agent(s)			NOTES: Visit the CLV website for blank application, SOFI & DINA forms @ http://www.lasvegasnevada.gov/ (Follow - "I Want To . . ." --> "Apply for -> Planning Applications")
☒	☐	Grant deed and legal description			
☒	☐	Detailed justification letter			
☒	☐	Correct fee(s): \$ 300.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 830.00 Total			
☒	☐	Statement of Financial Interest (SOFI) signed and notarized by all property owners or authorized agent(s)			
☒	☐	Assessor's Parcel Map			
☐	☒	Development Impact Notice and Assessment (DINA)			
☐	☒	Project of Regional Significance (PRS)			
☒	☐	Color & Materials Board per Site Development Plan Review Submittal Requirements			
☒	☐	Copy of Business Licenses: (Owner: ☒ Applicant: ☒ Representative: ☒)			
SITE PLAN					
☒	☐	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 5
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 1
☒	☐	All building setbacks labeled			NOTES:
☒	☐	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 + [30% or less of total] # compact + # handicap = Total			
☒	☐	All free-standing sign locations shown and heights and sizes noted			
LANDSCAPE PLAN					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	North arrow, scale, and vicinity map			Colored, Rolled Plans: 0
☐	☒	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 BW): 0
☐	☒	All required perimeter landscape planters shown			NOTES:
☐	☒	All required parking lot fingers/islands shown			
☐	☒	Quantity, size, species/variety of all trees, shrubs, and ground cover			
BUILDING ELEVATIONS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Colored, Rolled Plans: 0
☐	☒	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 BW): 0
☐	☒	All building materials and colors noted			NOTES:
☐	☒	8" x 10" photo of original color and material board			
☐	☒	All wall sign locations shown and sizes noted			
FLOOR PLANS					
☐	☒	11" x 17" min. to 24" x 36" max. page size			Folded Plans: 0
☐	☒	Scale and building dimensions labeled			Colored, Rolled Plans: 0
☐	☒	All building entrances/exits shown			Reduced Copy (8-1/2x11 BW): 0
☐	☒	Use of all rooms noted/labeled			NDTES:
☐	☒	Maximum Occupancy (per I.B.C.)			
☐	☒	Seating Capacity (where applicable)			
THIS FORM MUST ACCOMPANY THE APPLICATION SUBMITTAL and is valid for no more than 60 days after the Pre-App date.					
Owner / Applicant:	FRANCHISE REALTY INTERSTATE CORP %MCDONALDS CORP (27-0025)		Application Type:	Variance	
Representative:	Samantha Johnston		Application Purpose:	Parking <i>Sign</i>	
APN:	139-25-101-002 <i>4000</i>		Site Location:	2513 East Owens Avenue	
Planner's Signature:			Pre-App. Meeting Date:	04/29/10	
Planner:	John Grider, Planner I - 229-6711 Steve Gebeke, Planning Spervisor - 229-5410		Earliest Submittal Deadline:	05/11/2010 <i>no later than 2:00 pm</i>	
			Earliest PC / CC Meeting Dates:	06/24/10 PC	07/21/10 CC

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

July 30, 2010

McDonald's Corporation
Franchise Realty Interstate
PO Box 182571
Columbus, Ohio 43218

**RE: VAR-38587 - VARIANCE RELATED TO VAR-38586 AND SDR-38585
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Applicant:

Your request for a Variance TO ALLOW AN EIGHT-FOOT TALL MENU BOARD WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED, TWO 12-FOOT TALL INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND EXTERNAL ILLUMINATION OF ONE OF THE INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE INTERNAL ILLUMINATION ONLY IS ALLOWED at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 004), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on July 29, 2010.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-38586) and Site Development Plan Review (SDR-38585) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **July 29, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **August 9, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Kevin McAuley
McDonald's USA, LLC
17750 Perimeter Drive, Suite #400
Scottsdale, Arizona 85255

Ms. Samantha Johnston
Spectrum Surveying & Engineering
8905 West Post Road, Suite #200
Las Vegas, Nevada 89148

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301
Fax: 702-474-0352
TTY: 702-386-9108

www.lasvegasnevada.gov

July 16, 2010

McDonald's Corporation
Franchise Realty Interstate
PO Box 182571
Columbus, Ohio 43218

**RE: VAR-38587 - VARIANCE RELATED TO VAR-38586 AND SDR-38585
PLANNING COMMISSION MEETING OF JULY 29, 2010**

Dear Applicant:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **July 29, 2010** as referred to above, will consider your request. This meeting will be held at 6:00 P. M. at the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

A copy of staff's recommendations, any conditions related to your application and the **final agenda** will be available on-line on **Friday, July 23, 2010** at www.lasvegasnevada.gov. If you do not have access to the Internet and would prefer receiving hard copies of the documentation, please call the Case Planning Division at (702) 229-6301 or come into the Development Services Center at 731 South Fourth Street to request your copies.

The Planning Commission requires that you or your representative be present at this meeting.

Sincerely,

Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Kevin McAuley
McDonald's USA, LLC
17750 Perimeter Drive, Suite #400
Scottsdale, Arizona 85255

Ms. Samantha Johnston
Spectrum Surveying & Engineering
8905 West Post Road, Suite #200
Las Vegas, Nevada 89148

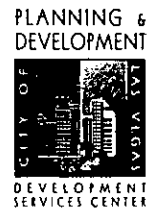
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Elizabeth N. Fretwell





CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

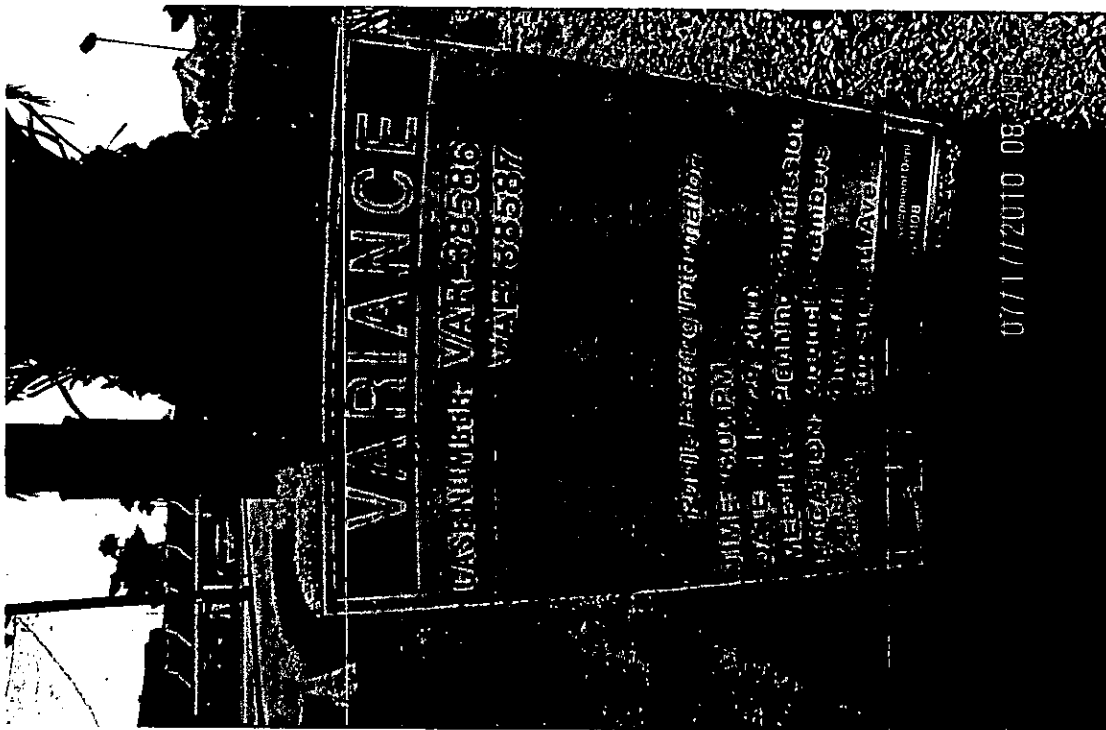


CASE NUMBER: VAR-38587

MEETING DATE: 07/29/10 PC

1 of 2

Sign Pro does hereby certify that a notice as required by Chapter 19.18.010(D) of the Zoning Code, was visibly posted for a period of not less than ten (10) calendar days prior to the first scheduled hearing.



Signature [Handwritten Signature]

Date 7-18-10
INSTALLED 7-17-10 JEW

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



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Signature [Handwritten Signature]

Date 7-18-10
INSTALLED 7-17-10 JAW

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

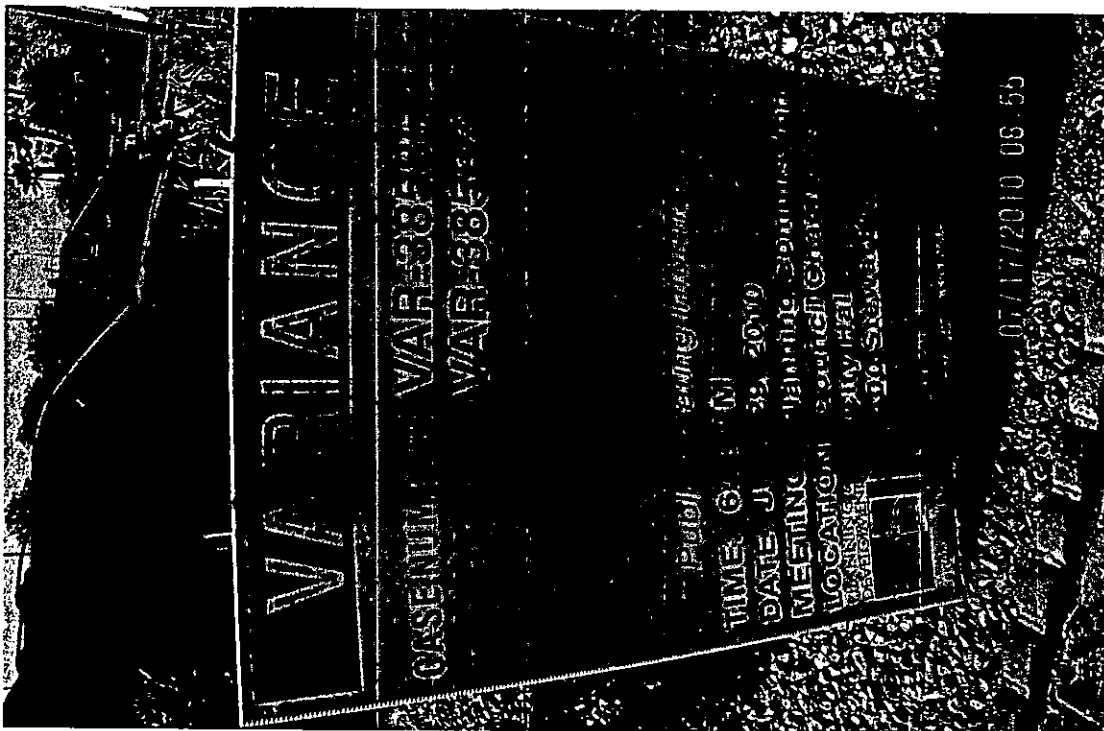


CASE NUMBER: VAR-38587

MEETING DATE: 07/29/10 PC

2 of 2

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[Signature]
Signature

7-18-10
Date

This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.

'2

ning
first



[Handwritten Signature]
Signature

7-18-10
Date

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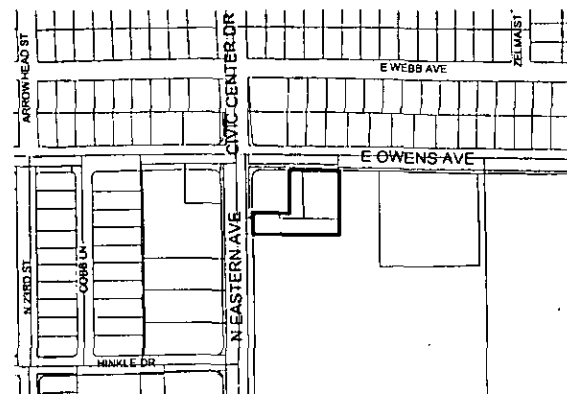
Application Information

VAR-38586 - VARIANCE - PUBLIC HEARING - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP. - A request for a Variance TO ALLOW 40 PARKING SPACES WHERE 52 SPACES ARE REQUIRED FOR A PROPOSED 5,153 SQUARE-FOOT RESTAURANT at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese).

VAR-38587 - VARIANCE RELATED TO VAR-38586 - PUBLIC HEARING - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP. - Request for a Variance TO ALLOW AN EIGHT-FOOT TALL MENU BOARD WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED, TWO 12-FOOT TALL INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND EXTERNAL ILLUMINATION OF ONE OF THE INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE INTERNAL ILLUMINATION ONLY IS ALLOWED at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese).

Any and all interested persons may appear before the City Planning Commission either in person or by representative and object to or express approval of this request; or may, prior to this meeting, file a written objection thereto or approval thereof with the Planning and Development Department, Development Services Center, 731 South Fourth Street, Las Vegas, Nevada 89101. Final Action on General Plan Amendments and Rezonings will be determined by the City Council. Other public hearing items may be deemed Final Action by the Planning Commission or forwarded to the City Council. The date of the City Council meeting, if applicable, will be announced at the Planning Commission meeting after the discussion of the item. For further information, including the full staff report, please call (702) 229-6301 (TDD 386-9108) or go to <http://www.lasvegasnevada.gov>.

Application Location



The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: July 29, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

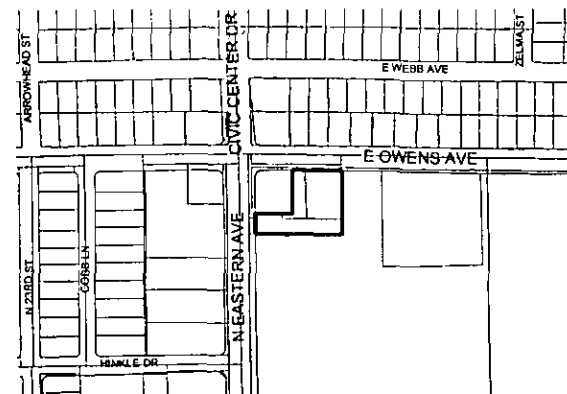
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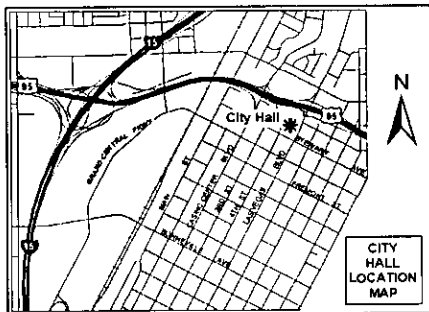
The proposed project may not pertain to the entire highlighted project site.

Public Hearing Information

Meeting: Planning Commission
Date: July 29, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

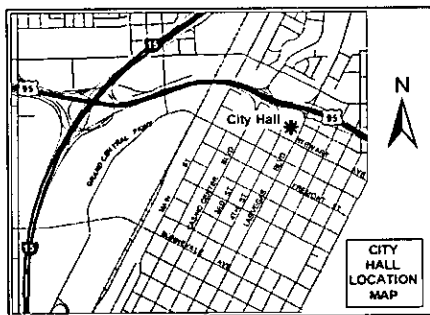
Please use available blank space on card for your comments.

VAR-38586 & VAR-38587

Planning Commission Meeting of 7/29/2010

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

VAR-38586 & VAR-38587

Planning Commission Meeting of 7/29/2010

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Department of Planning and Development
From: Bart Anderson, Manager, Development Coordination, Department of Public Works *BA*
CC: Nancy Almanzan, Right-of-Way; Tom Hayes, Land Development; O. C. White, Traffic Engineering; Alan Riekkilä, Survey (FM, PM, & A's only)
Date: June 30, 2010
Re: **VAR-38587** McDonalds USA, LLC 2513 E. Owens Ave.
Request for a Variance to allow one eight-foot tall menu board and two 12-foot tall incidental signs.

COMMENTS:

We have no comment on the request for a Variance to allow an eight-foot tall menu board where seven feet is the maximum height allowed and two 12-foot tall incidental signs (clearance arms) where seven feet is the maximum height allowed at 2513 East Owens Avenue.

Development Notification

PC Meeting: JULY 29, 2010

The following neighborhood associations are located within approximately one(1) mile of this development application and have been notified of this case by the Planning and Development Department:

VAR-38587

Archie C. Grant Park Resident Council

Arthur McCants Resident Council

Bonanza Gardens Apartments

Boulder Dam Homesites

Bracken NA

College Park NA

Cultural Corridor Coalition NCG

Downtown Business Operators Council

Mirabella Apartments

Vera Johnson Manor A Resident Council

Washington Square NA

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-38587

HAND DELIVERED

*DEVELOPMENT COORDINATION (DPW)	ROGER BAILEY	DSC
FIRE ENGINEERING	OZZIE MIRKHAH	DSC
*FLOOD CONTROL (DPW)	ALBERT SUNG	DSC
*LAND DEVELOPMENT (DPW)	DAVID GUERRA	DSC
PERMITS/ INSPECTIONS	ROD CLARK	DSC
*RIGHT-OF-WAY (DPW)	MARY WULFF	DSC
*SANITARY SEWERS (DPW)	JOE PEÑA	DSC
*TRAFFIC ENGINEERING (DPW)	RICK SCHROEDER	DSC

SENT VIA COURIER/ US MAIL OR INTER-OFFICE MAIL

<CCSD>	LINDA PERRI	4190 McLeod Drive, 2 nd Floor
METRO	BRIAN O'CALLAGHAN	7 th FLOOR CITY HALL
OFFICE OF BUSINESS DEVELOPMENT	TOM BURKART	2 nd FLOOR CITY HALL EXPANSION
NEIGHBORHOOD SERVICES	ANNE KILPONEN	2 nd FLOOR CITY HALL
*TEFO (DPW)	REBECCA WHITLOCK	3104 BONANZA ROAD
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD

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

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

VAR-38587 - VARIANCE RELATED TO VAR-38586 - PUBLIC HEARING - APPLICANT: McDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP. - A request for a Variance TO ALLOW AN EIGHT-FOOT TALL MENU BOARD WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED AND TWO 12-FOOT TALL INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOWED at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 (Reese).

PLANNING COMMISSION: JULY 29, 2010

CITY COUNCIL: SEPTEMBER 1, 2010

PLANNING SUPERVISOR: STEVE GEBEKE



PUBLIC HEARING

Comments Due: JUNE 29, 2010

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:

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

VAR Application

7/29/10 PH RG

Report Date 06/15/2010 04:00 PM

Submitted By

Page 1

A/P # 38587 VARIANCE

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	06/15/2010 12:52	983052	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Type of Work	# Plans	0
Dept of Commerce	# Plans	0
Priority	☒ Auto Reviews	Bill Group

Valuation

Declared Valuation	0.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

VAR-38586 - VARIANCE - PUBLIC HEARING - APPLICANT: MCDONALDS USA, LLC - OWNER: FRANCHISE REALTY INTERSTATE CORP. - A request for a Variance TO ALLOW AN EIGHT-FOOT TALL MENU BOARD WHERE SEVEN FEET IS THE MAXIMUM HEIGHT ALLOW AND TO ALLOW TWO INCIDENTAL SIGNS (CLEARANCE ARMS) THAT IS 12 FEET TALL WHERE SEVEN FEET IN HEIGHT IS ALLOWED at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 005), C-2 (General Commercial) Zone, Ward 3 Reese.

Parent A/P

Project # 38587 Project/Phase Name MCDONALD'S
Size/Area 0.59 ACRE Size Description
Proposed Start Proposed Stop
% Complete Formula

Phase #
Subdivision Code
% Completed 0.00

Property/Site Information

Parcel 13925101003

Location

Owner/Tenant

Contact ID AC1287041	Name	FRANCHISE REALTY INTERSTATE CORP
Mailing Address P O BOX 182571	Organization	% MCDONALDS CORP (27-0025)
City COMLUMBUS	State/Province	OH
ZIP/PC 43218-2571	Country	☐ Foreign
Day Phone	Evening Phone	
Fax	Mobile #	

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2513 E OWENS AVE
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13925101003

Report Date 06/15/2010 04:00 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1287041 ☐ Foreign
Effective Expire
Name FRANCHISE REALTY INTERSTATE CORP
Day Phone Eve Phone Organization % MCDONALDS CORP (27-0025)
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address P O BOX 182571
COMLUMBUS, OH 43218-2571
Seasonal Addr
Valid From To
Comments kevin mcauley - 543-2733

Primary N Capacity APPL Contact ID AC1786441 ☐ Foreign
Effective Expire
Name MCDONALDS USA
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 17750 PERIMETER DR STE 400
LAS VEGAS, NV 89101
Seasonal Addr
Valid From To
Comments kevin mcauley - 858-342-3536

Primary Y Capacity OTHER Other REP Contact ID AC553265 ☐ Foreign
Effective Expire
Name SPECTRUM SURVEYING & ENGINEERING
Day Phone (702)985-1964 x Eve Phone Organization
Pager PIN # Position
Fax (702)367-8733 Mobile Profession
E-Mail
Address 8905 WEST POST ROAD, SUITE 100
LAS VEGAS, NV 89148
Seasonal Addr
Valid From To
Comments samantha johnson - 367-7705

Contractors

No Contractors

Item Description

Item Status

Check Fees	Fees Successful
NOTIFICATION & ADVERTISING FEE (\$500.00)	Paid
PROCESSING FEE (\$300.00)	Paid
RECORDING OF NOTICE OF ZONING ACTION (\$30.00)	Paid
Check Inspections	Inspections Successful
Check Reviews	Reviews Failed

Report Date 06/15/2010 04:00 PM

Submitted By

Page 3

Item Description	Item Status
396303 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
396301 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
396312 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
396305 FLOOD #1 (FLOOD CONTROL)	Incomplete
396304 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
396302 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
396311 ROW #1 (RIGHT-OF-WAY)	Incomplete
396306 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
396310 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
396308 SURVEY #1 (SURVEY)	Incomplete
396309 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
396307 TRAFFIC #1 (TRAFFIC ENGINEERING)	Incomplete
Check Conditions	Conditions Successful
Z-LEGAL (LEGAL DONE?)	No affect on stage
Check Alert Conditions	Alert Conditions Failed
(PT-ENTER THE # OF LABELS)	
(ASSIGN CASE TO A PLANNER)	
(AT-COMplete DRT PROCESS)	
(PT-NOTIFICATION MAP DATE)	
(AT-ROUTE PLANS FOR REVIEW)	
(AT-SEND PUB HEARING NOTICE)	
(AT-SEND TO REVIEW JOURNAL)	
(PT-SIZE OF NOTIFICATION AREA)	
(SIGNPRO-MEMO SENT TO POST DT)	
(SIGNPRO-SIGN POSTED DATE)	
(STAFF RECOMMENDATION)	
Check Licenses	Not Checked
Check Children Status	Children Successful
Check Open Cases	0

Fees	Status	Paid Date	Amount
NOTIFICATION & ADVERTISING FEE	P	06/15/2010 13:16	500.00
RECORDING OF NOTICE OF ZONING ACTION	P	06/15/2010 13:16	30.00
PROCESSING FEE	P	06/15/2010 13:16	300.00
Total Unpaid		0.00	Total Paid 830.00

Inspections

There are no Inspections for this Report

Review/Activities Review # Comments	Review Type	#	Status	Waived	Issued	Started	Completed	Comp By
396301	DEVCO	1	Incomplete	☐	06/15/2010 16:00			
396302	NEIGH P&S	1	Incomplete	☐	06/15/2010 16:00			
396303	B&S PLAN	1	Incomplete	☐	06/15/2010 16:00			
396304	LAND DEV	1	Incomplete	☐	06/15/2010 16:00			

Report Date 06/15/2010 04:00 PM

Submitted By

Page 4

Review/Activities Review # Comments	Review Type	#	Status	Valued	Issued	Started	Completed	Comp By
396305	FLOOD	1	Incomplete	☐	06/15/2010 16:00			
396306	SEWER	1	Incomplete	☐	06/15/2010 16:00			
396307	TRAFFIC	1	Incomplete	☐	06/15/2010 16:00			
396308	SURVEY	1	Incomplete	☐	06/15/2010 16:00			
396309	TEFO	1	Incomplete	☐	06/15/2010 16:00			
396310	SID	1	Incomplete	☐	06/15/2010 16:00			
396311	ROW	1	Incomplete	☐	06/15/2010 16:00			
396312	FIRE ENG	1	Incomplete	☐	06/15/2010 16:00			

Activity Review Details

Detail SUBMITTAL CHECKLIST (VAR)

Modified By FSOLIS

Modified Date/Time 06/15/2010 12:52

Comments

need full size sign elevations - submittal ok per steve s.

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plan (18 Folded Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Building Elevations (2 Folded, 1 Rolled Color)
Y Deed and Legal Description	N Floor Plan (1 Folded, 1 Rolled)
Y Justification Letter	Y Laser Print Site Plan
Y Assessors Parcel Map	N Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Check Conditions Condition Supervisor Required	Approval Approved By Comments	Approved Date	Applied By	Applied Date	Assigned
Z-LEGAL N			983052	06/15/2010 12:52	

Project #	AP Type	Status	Stage	Relation
No children exist for this project				
Planning Condition	Description	Effective	Expire	Comments
There is no planning condition for this project.				

Report Date 06/15/2010 04:00 PM

Submitted By

Page 5

VARIANCE

N Parent Project link required?

Final City Council letter received

N Will this go to the City Council?

Annotated minutes received

Is there a condition of approval for a Required Review?

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting Information

Meeting Information Meeting Date Comments Added By	Meeting Type Add Date	Meeting Status Modified By Modified Date	YES Votes	NO Votes	ABSTENTIONS
07/29/2010	PC	SCHEDULED	0	0	0
FSOLIS	06/15/2010				

Template Type/AP # AP Type Status Stage

No children exist for this project

Employee
Employee ID Last First MI Comments

No Employee Entries

Log
Action Description Entered By Start Stop Hours

PAYMNT CO NAME WHO PICKED UP CONTACT# 970040 06/15/2010 13:17 0.00
SAMANTHA JOHNSTON, 702.367.7705, SPECTRUM SURVEYING & ENGR INC CK 47510

No Model Home Details

From:

To: 4740352

06/15/2010 12:30

#467 P.001/001

ATTN: FRED SOLIS



McDonald's USA LLC
One McDonald's Plaza
Oak Brook, IL 60523
Direct Dial Number: (630) 623-3778
Fax: (630) 623-8154

March 17, 2010

RE: Limited Authority for Permit and Approval
Applications for Nevada

To Whom It May Concern:

This will confirm that James Carras and, Catherine A. Griffin each of whom is an officer of McDonald's USA LLC, Cody Teets, Vice President, General Manager; John Burroughs, Development Director; Johnny Adkins, Real Estate Manager; Mike Crawley, Regional Construction Manager; Asa Mayo, Area Construction Manager, and Kevin Mcauley, Area Construction Manager are jointly and severally authorized to execute and deliver, for and on behalf of McDonald's USA LLC, for so long as they are employees in good standing with McDonald's USA LLC, building permit applications, special or conditional use permit applications, zoning applications, Design Review Board applications, Planning Commission applications, City Council applications and any other applications for governmental permits and approvals in connection with the development, rebuild, remodel, or alteration of any McDonald's restaurant located in the above-mentioned states. The aforementioned Limited Authority shall expire March 17, 2011.

Sincerely,

McDONALD'S USA, LLC

Catherine A. Griffin
U.S. Vice President and Secretary

Document #: 791037-v4

RECEIVED

JUN 15 2010

VAR-38587

City of Las Vegas

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance- Signage
 Project Address (Location) 2513 E Owens Avenue
 Project Name McDonalds at Eastern & Owens Proposed Use Commercial
 Assessor's Parcel #(s) 139-25-101-002, 003 & 005 Ward # 3
 General Plan: existing X proposed _____ Zoning: existing X proposed _____
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres _____ Lots/Units _____ Density _____
 Additional Information _____

PROPERTY OWNER Franchise Realty Interstate Contact C/O McDonalds Corporation
 Address P.O. Box 182571 Phone: (858) 342-3536 Fax: (702) 543-2733
 City Columbus State OH Zip 43218
 E-mail Address kevin.mcauley@mcd.us.com

APPLICANT McDonalds USA LLC Contact Kevin McAuley
 Address 17750 Perimeter Dr. Ste 400 Phone: (858) 342-3536 Fax: (702) 543-2733
 City Scottsdale State AZ Zip 85255
 E-mail Address kevin.mcauley@mcd.com

REPRESENTATIVE Spectrum Surveying & Engineering Contact Samantha Johnston
 Address 8905 W. Post Road Suite 100 Phone: (702) 367-7705 Fax: (702) 367-8733
 City Las Vegas State NV Zip 89148
 E-mail Address samanthajohnston@cox.net

Property Owner Signature* [Signature]
 * An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.
 Print Name Kevin T. McAuley

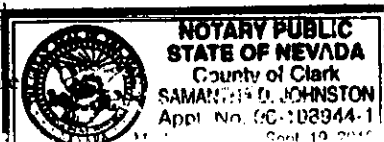
Subscribed and sworn before me

This 3rd day of May, 20 10

[Signature]
 Notary Public in and for said County and State

RECEIVED

JUN 15 2010



FOR DEPARTMENT USE ONLY

Case #	<u>VAR-38587</u>
Meeting Date:	<u>7-29-10</u>
Total Fee:	<u>830</u>
Date Received:	<u>6-15-10</u>
Received By:	<u>[Signature]</u>

*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.



8905 W. Post Road, Suite 100
Las Vegas, NV 89148
Phone: 702.367.7705
Fax: 702.367.8733

June 15, 2010

City of Las Vegas
Attn: John Grider
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101
Tel. (702) 229-6301

Subject parcel: Signage Variance Request for
APN: 139-25-101-002, 139-25-101-003, 139-25-101-004
(At the Corner of Eastern Ave and Owens Ave.)
0.89 Gross Acres

Mr. Grider:

This serves as a justification letter for the above mentioned parcels for the proposed McDonalds restaurant. We are proposing to demolish the existing McDonalds building to replace with a 5,153 sq.ft. McDonald's restaurant located on the same parcels as mentioned above. In addition to the Site Development Review application that is being submitted concurrently with this application, we are requesting a variance to the signage requirements set forth in Title 19.14.

This request is for the approval of incidental directional signage that exceeds seven feet in height, per Title 19.14. The incidental directional signage includes the Welcome Point Gateway for the drive thru entrance, the Drive Thru Twin Pole Canopy with Built in COD, and the Freestanding Modular Outdoor Menu Board.

The Welcome Point Gateway and the Drive Thru Twin Pole Canopy with Built in COD are both approximately 11' – 0" in height. The Freestanding Modular Outdoor Menu Board is approximately 8' – 0" in height. Please see signage information included within this package.

Since these are standard McDonald's signage that are currently in use over the Las Vegas Valley, we are requesting that this variance request be approved for the overall height requirements set forth in Title 19.14.

If you have any further questions pertaining to this project, please give me a call.

Thank You,

A handwritten signature in black ink, appearing to read 'Samantha Johnston', written over a horizontal line.

Samantha Johnston
Project Coordinator

RECEIVED
JUN 15 2010
VAR-38587
City of Las Vegas



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-38587** APN: 139-25-101-002, 003 & 005

Name of Property Owner: Franchise Realty Interstate C/O McDonalds Corporation

Name of Applicant: McDonalds USA LLC

Name of Representative: Spectrum Surveying & Engineering C/O Samantha Johnston

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): _____

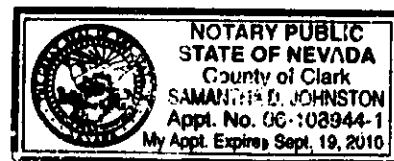
APN: _____

Signature of Property Owner: *Kevin T. McAuley*

Print Name: Kevin T. McAuley

Subscribed and sworn before me

This 3rd day of May, 2010
Samantha D. Johnston
Notary Public in and for said County and State



RECEIVED

JUN 15 2010

BOOK-995

A.R.P.T.T.S. 60.50

864274

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That RAY LONG and HELEN LONG, husband and wife; HAROLD
PEYTON LAUGHINGHOUSE, a married man and AVIS M. TAYLOR, a married woman

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain,
 Sell and Convey to FRANCHISE REALTY INTERSTATE CORPORATION, an Illinois corporation

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

- SUBJECT TO: (1) Taxes for the fiscal year 1977-78.
 (2) Rights, rights of way, reservations, restrictions, conditions and easements now of record.
 (3) Special Assessment levied by the City of Las Vegas.



Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand S this 31st day of March, 1978

STATE OF NEVADA

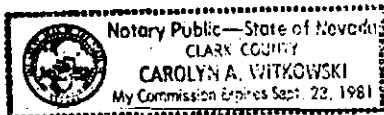
COUNTY OF CLARK } SS.

On April 28, 1978
 personally appeared before me, a Notary Public,
Ray Long, Helen Long, Harold Peyton Laughinghouse
and Avis M. Taylor

who acknowledged that they executed the above instrument.

Signature Carolyn A. Witkowski
 (Notary Public)

(Notarial Seal)



ESCROW NO.) 78-9803-CW
 ORDER NO.)
 WHEN RECORDED MAIL TO: Franchise Realty Interstate
 Corporation, McDonalds Plaza, Oak Brook,
 Ill. 60521

EXHIBIT "A"

That portion of the Northwest Quarter (NW 1/4) of Section 25, Township 20 South, Range 61 East, M.D.B.&M., in the County of Clark, State of Nevada, more particularly described as follows:

BEGINNING at the Northwest corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section 25; thence East along the North line of said Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), 215 feet to the TRUE POINT OF BEGINNING; thence continuing East along said North line 115 feet to a point; thence South 200 feet to a point; thence West 115 feet parallel to said North line to a point; thence North 200 feet to the TRUE POINT OF BEGINNING.

EXCEPT the North 30 feet as conveyed to the County of Clark for road purposes.

BOOK 905

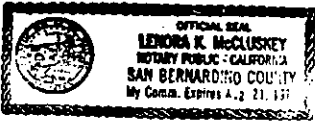
864274

4-3

STATE OF California
COUNTY OF San Bernardino } SS.

ON April 28, 19 78
before me, the undersigned, a Notary Public in and for said State, personally appeared
Avia M. Taylor -----
-----, known to me,
to be the person whose name is subscribed to the within instrument,
and acknowledged to me that he executed the same.

WITNESS my hand and official seal.



Lenora K. McCluskey
Notary Public in and for said State.

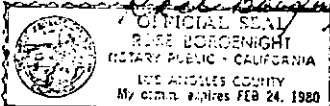
ACKNOWLEDGMENT—General—Walcott Form 231—Rev. 3-64

State of California }
County of Los Angeles } SS.

On this the 3rd day of May 19 78, before me,
the undersigned Notary Public, personally appeared
Harold Peyton Laughinghouse

known to me to be the person(s) whose name(s) is subscribed
to the within instrument and acknowledged that he
executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Rose Borgenicht


GENERAL ACKNOWLEDGEMENT FORM

BOOK 905

864274

4-4

INST. NO. 864274
OFFICIAL RECORD BOOK NO. 905
RECORDED AT REQUEST OF
WESTERN TITLE CO.

JUN 22 8 50 PM '72

CLARK COUNTY NEVADA
JOAN L. SMITH RECORDER

PER Lee DEPUTY ma

60