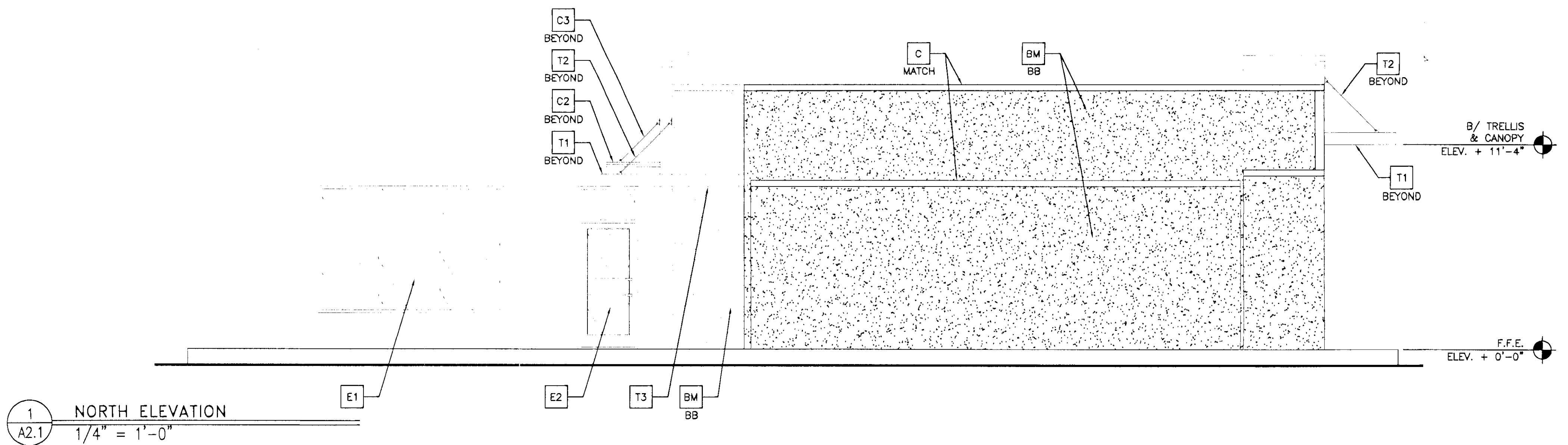
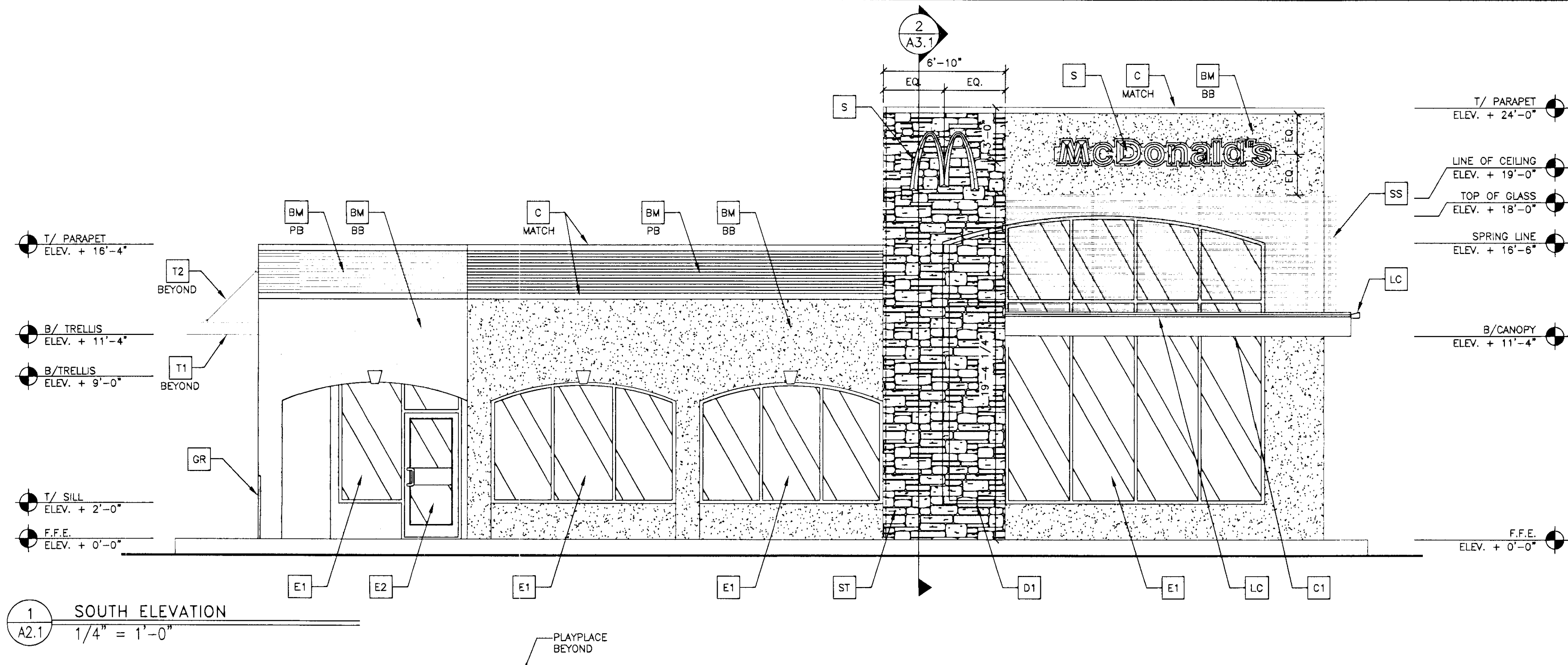




KEY NOTES:

- BM BUILDING MATERIAL
- BB COLOR
- BB = BASE BUILDING
- DT = DRIVE THRU BANDING
- PB = PARAPET BAND
- BE BUILDING ELEMENT
- C1 ALUMINUM CANOPY (COLOR: YELLOW)
- C2 ALUMINUM CANOPY 2x18 WALL FASCIA
- C3 ALUMINUM CANOPY TIE-BACK

- C METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
- CJ CONTROL JOINT
- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E EXT. INSULATION FINISH SYSTEM (E.I.F.S.)
- GR GUARDRAIL
- L LIGHT FIXTURE (WALL SCODGE) - SEE ELECTRICAL
- LA LIGHT FIXTURE (ARCADE LIGHT) - SEE ELECTRICAL
- LC LIGHT FIXTURE (CANOPY LIGHT) - SEE ELECTRICAL

- ML METAL LETTERING - BY OTHERS
- PB PIPE BOLLARD - PAINTED YELLOW
- PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- SB SILVER BAND 18"
- SF NEW STOREFRONT AND GLAZING
- SP SPANDREL PANEL COLOR TO MATCH SURROUNDING MATERIAL
- SS METAL LOUVER SUNSCREEN PANEL

- ST CULTURED STONE VENEER BY OWENS CORNING CONTACT: NANCY HUTCHINSON 330-725-0333
- T1 ALUMINUM TRELLIS
- T2 ALUMINUM TRELLIS TIE-BACK
- T3 ALUMINUM TRELLIS 2x8 WALL FASCIA

DEMO:

- D1 (E) WINDOWS TO BE REMOVED

EXISTING:

- E1 (E) WINDOWS TO BE REMAIN
- E2 (E) DOOR TO REMAIN
- E3 (E) SWITCH GEAR
- E4 (E) CASH WINDOW
- E5 (E) PRESENT WINDOW
- E6 (E) LADDER

NOTE:

EIFS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. LOCATIONS TO BE COORDINATED BY AOR.

NOTE:

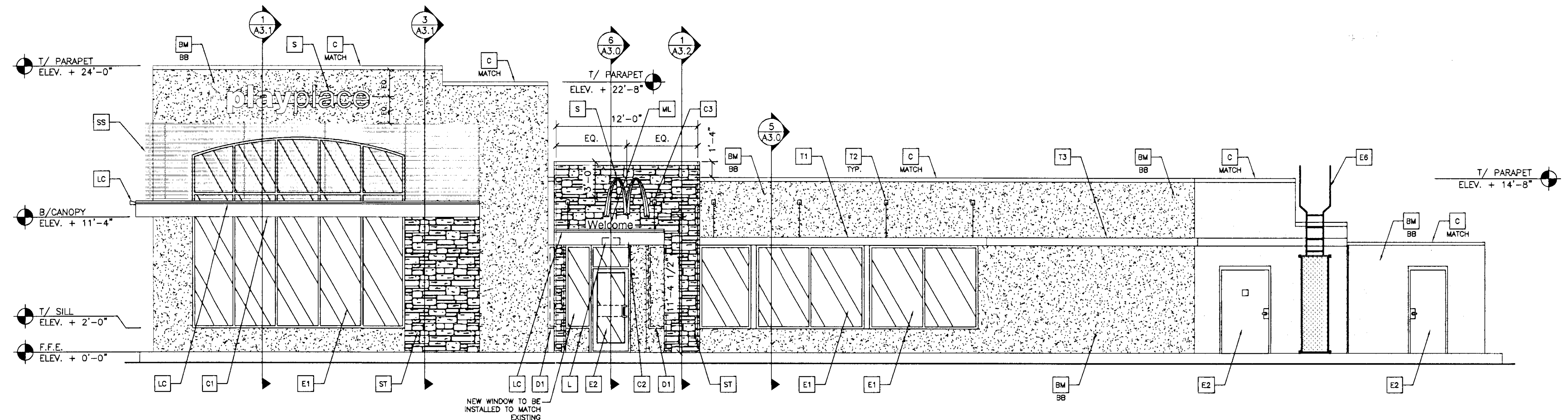
COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)	
CHOCOLATE SCHEME	ARCADIES & HEARTH
	BASE BUILDING
	DRIVE THRU BANDING
	PARAPET BAND
	EIFS - CSV-2083 TEXAS CREAM
	WINK #2112-10
	FAIRVIEW TAUPE #HC-85
	CORRUGATED METAL - PRE-WEATHERED GALVALUME (RECOMMENDED)
	EIFS - GRAY SHOWER #2125-30

SCANNED

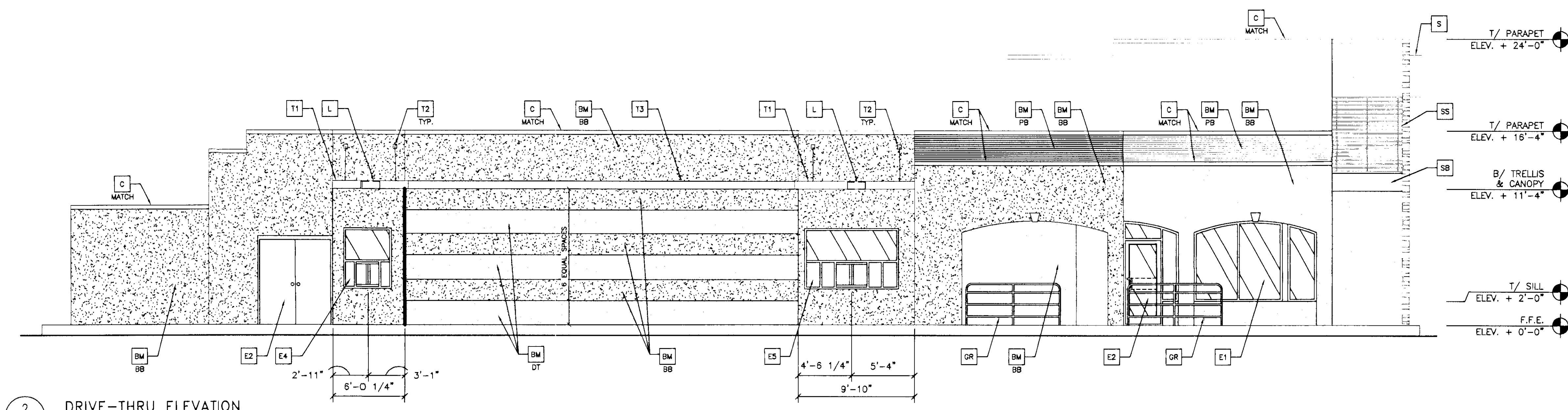
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JUL 13 2010
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VAR-38857
VAR-38858
SDR-38856

TITLE		DESCRIPTION		DATE		REV		BY	
LAKE MEAD AND BUFFALO		DESCRIPTION							
SHEET NO.		00-0000.00.0							
A2.1		ELEVATIONS							
SITE ADDRESS		7662 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128							
SITE ID		027-088							
PREPARED FOR:		M. McDonald's USA, LLC							
PREPARED BY:		SPECTRUM SURVEYING & ENGINEERING							
		8805 W POST RD., SUITE 100							
		LAS VEGAS, NEVADA 89148							
		PH: (702) 367-7705							
		FAX: (702) 367-6733							



1 NON-DRIVE-THRU ELEVATION
3/16" = 1'-0"



2 DRIVE-THRU ELEVATION
3/16" = 1'-0"

- KEY NOTES:**
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- RO ROOF DRAIN OVERFLOW PIPE
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- SF NEW STOREFRONT AND GLAZING
- SP SPANDREL PANEL
- SS METAL LOUVER SUNSCREEN PANEL

- ST CULTURED STONE VENEER BY OWENS CORNING CONTACT: NANCY HUTCHINSON 330-725-0333
- T1 ALUMINUM TRELLIS
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- T3 ALUMINUM TRELLIS 2x8 WALL FASCIA
- SB SILVER BAND 18"
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- EXISTING:
- E1 (E) WINDOWS TO BE REMAIN
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- E4 (E) CASH WINDOW
- E5 (E) PRESENT WINDOW
- E6 (E) LADDER

- DEMO:
- D1 (E) WINDOWS TO BE REMOVED

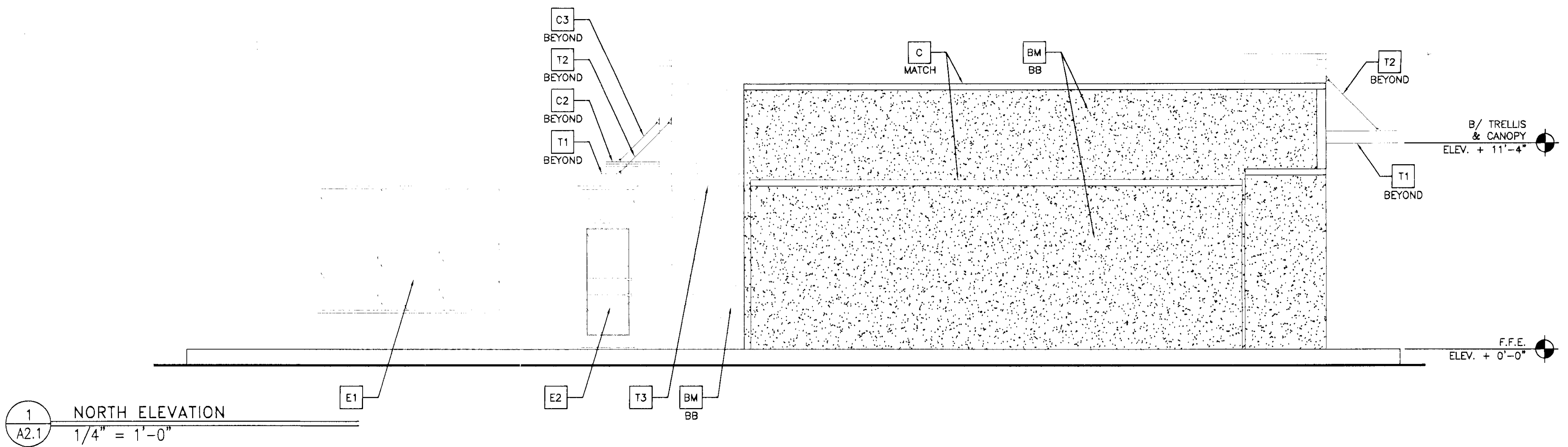
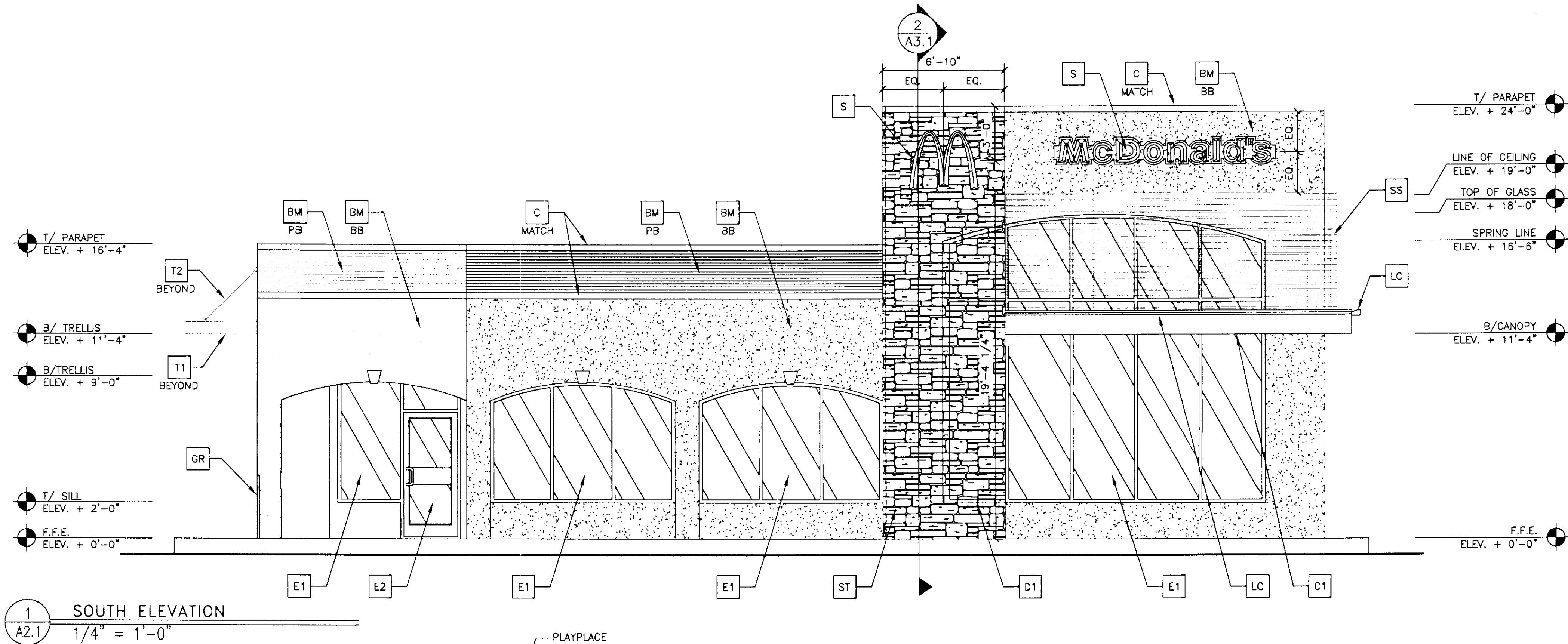
NOTE:
EIFS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. LOCATIONS TO BE COORDINATED BY AOR.

NOTE: EDIT PER SITE SPECIFIC REQUIREMENT	
COLOR LEGEND (ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)	
CHOCOLATE SCHEME	EIFS - CSY-2083 TEXAS CREAM
ARCADIES & HEARTH	WINK #2112-10
BASE BUILDING	FAIRVIEW TAUPE #HC-85
DRIVE THRU BANDING	CORRUGATED METAL - PRE-WEATHERED GALVALUME (RECOMMENDED)
PARAPET BAND	EIFS - GRAY SHOWER #2125-30

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City of Las Vegas

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VAR-38858
SDR-38856

TITLE		DESCRIPTION		DATE		BY	
LAKE MEAD AND BUFFALO							
SHEET NO.		00-0000.00.0					
A2.0		ELEVATIONS					
DRAWN BY		SPECTRUM TEAM		DATE		DATE	
SIT		JAN 2010					
REVIEWED BY		SPECTRUM TEAM		DATE		DATE	
MAY 2010							
SITE ADDRESS		7662 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128					
SITE ID		027-008					
PREPARED FOR:		M. McDonald's USA, LLC					
PREPARED BY:		SPECTRUM SURVEYING & ENGINEERING					
		800 S. LAS VEGAS BLVD. SUITE 100					
		LAS VEGAS, NEVADA 89146					
		PH: (702) 367-7705					
		FAX: (702) 367-8733					



KEY NOTES:

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NOTE:

EDIT PER SITE SPECIFIC REQUIREMENT

COLOR LEGEND

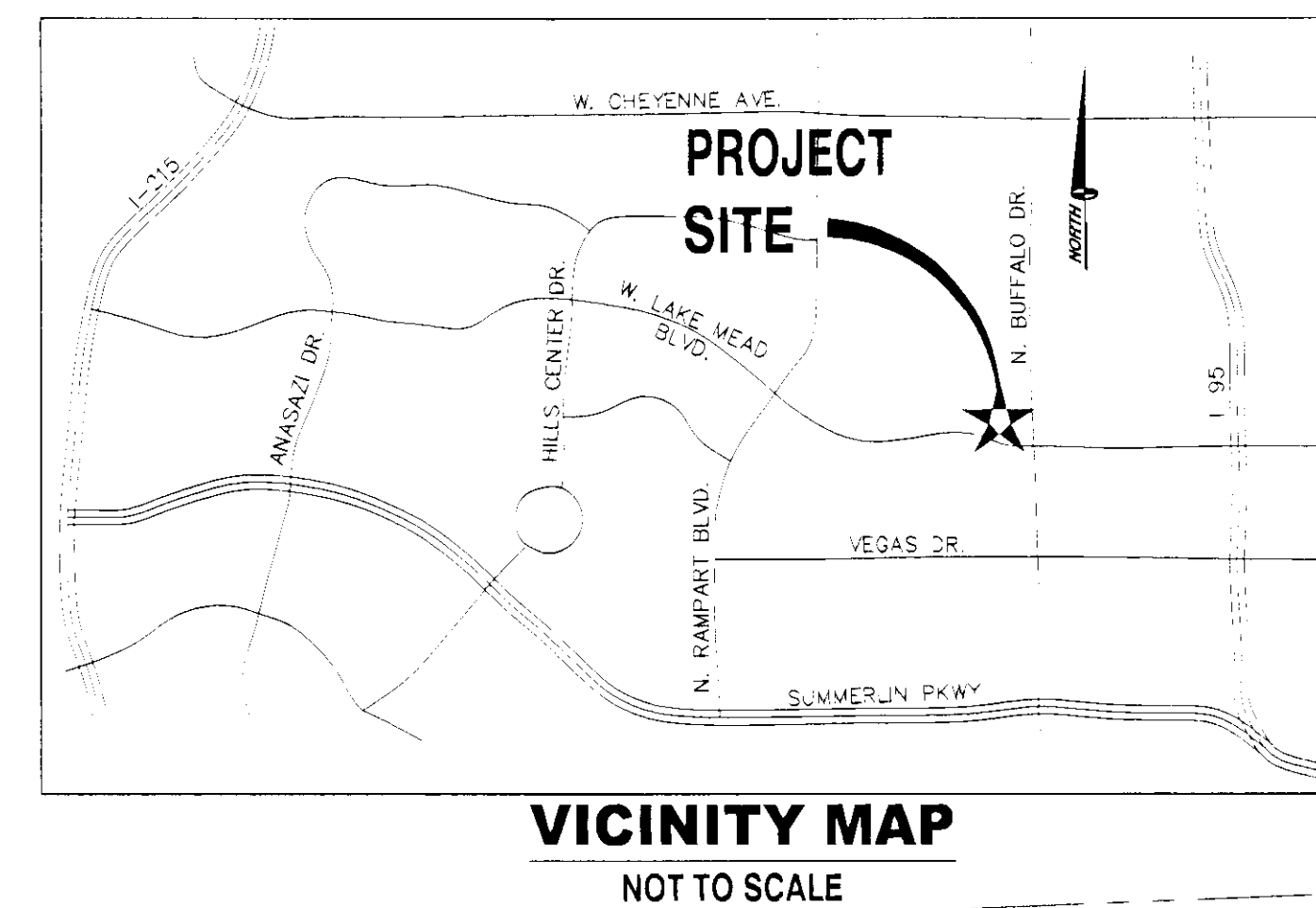
(ALL COLORS ARE PER BENJAMIN MOORE PAINTS, U.N.O.)

CHOCOLATE SCHEME	ARCADES & HEARTH	EIFS - GSV-2083 TEXAS CREAM
	BASE BUILDING	MINI #2112-10
	DRIVE THRU BANDING	FAIRVIEW TAUPE #HC-85
	PARAPET BAND	CORRUGATED METAL - PRE-WEATHERED GALVALUME (RECOMMENDED)
		EIFS - GRAY SHOWER #2125-30



VAR-38857
VAR-38858
SDR-38856

DRAWN BY USRD TEAM STD ISSUE DATE JAN 2010		REVIEWED BY SPECTRUM TEAM DATE ISSUED MAY 2010		PREPARED FOR: McDonald's USA, LLC		PREPARED BY: SPECTRUM SURVEYING & ENGINEERING 8905 W POST RD., SUITE 100 LAS VEGAS, NEVADA 89148 PH: (702) 367-1233 FAX: (702) 367-8733	
TITLE LAKE MEAD AND BUFFALO		DESCRIPTION A2.1 ELEVATIONS		SHEET NO.		SITE ADDRESS 7662 W. LAKE MEAD BLVD., LAS VEGAS, NV 89126	
00-0000.00		027-088		REV		DATE	
						DESCRIPTION	
						BY	



<u>PROPOSED PARKING</u>	
H.C. PARKING REQUIRED:	2 SPACES PROVIDED (1 VAN ACCESSIBLE)
REGULAR PARKING SPACES:	26 SPACES PROVIDED
TOTAL PARKING:	<u>35</u> SPACES PROVIDED
ADDITIONAL LOADING ZONE:	1 (15' X 25') PROVIDED
PROPOSED PARKING DEFICIENT BY	

OWNER:	McDONALDS CORPORATION
ADDRESS:	7662 WEST LAKE MEAD BLVD. LAS VEGAS, NEVADA 89128
JURISDICTION:	CITY OF LAS VEGAS
APN:	138-21-617-005
ZONING:	LIGHT COMMERCIAL DISTRICT (C-1)
APPROX. ACREAGE:	0.69 ACRES

ACCESSIBLE ROUTE

THE BUILDING AND LANDSCAPING SETBACKS ARE
REMAINING AS EXISTING WITH NO MODIFICATIONS BEING
PROPOSED

1	EXISTING FREE STANDING MCDONALD'S SIGN TO REMAIN	13	EXISTING BOLLARD
2	ACCESSIBLE EGRESS ROUTE	14	RADIUS WALL SCOOPE MOUNTED AT HEIGHT OF TRELLIS, TYP. (VERIFY HEIGHT WITH ARCHITECTURAL ELEVATIONS AND MCDONALD STANDARD REQUIREMENTS.)
3	EX. STREET LIGHT	15	EX. DIRECTIONAL (ILLUMINATED) 40" X 40" MINI-MONUMENT SIGNS
4	RELOCATED STORAGE SHED	16	NOT USED
5	EX. HAND RAIL	17	DRIVE-THRU TWIN POLE CANOPY
6	RECONSTRUCT EXISTING SIDEWALK AND CURB FOR ADA COMPLIANCE	18	WELCOME POINT CANOPY
7	PROVIDE TRUNCATED DOME CONTRASTING SURFACE FOR DETECTABLE WARNINGS TO MEET ADA COMPLIANCE	19	MODULAR OUTDOOR MENU BOARD
8	RECONSTRUCT EXISTING HANDICAP RAMP FOR ADA COMPLIANCE	20	EXISTING FLAG POLE
9	RECONSTRUCT EXISTING HANDICAP RAMP AND CONCRETE SPANDREL FOR ADA COMPLIANCE	21	LANDSCAPE AREA
10	CURB	22	SIDEWALK
11	AREA LIGHT AND FOUNDATION	23	PROPOSED PAINTED LINE
12	EXISTING ELECTRICAL TRANSFORMER		

PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
3905 W. POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

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M. McDonald's USA, LLC

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SHEET NO.	TITLE		DRAWN BY
00-0000-00.0	LAKE MEAD AND BUFFALO		
S1.0	DESCRIPTION		SID ESSIE DART JAN 2010
SITE PLAN			REVIEWED BY SPECTRUM TEAM
	SITE ID	SITE ADDRESS	DATE ISSUED MAY 2010
	027 / 008	7662 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128	

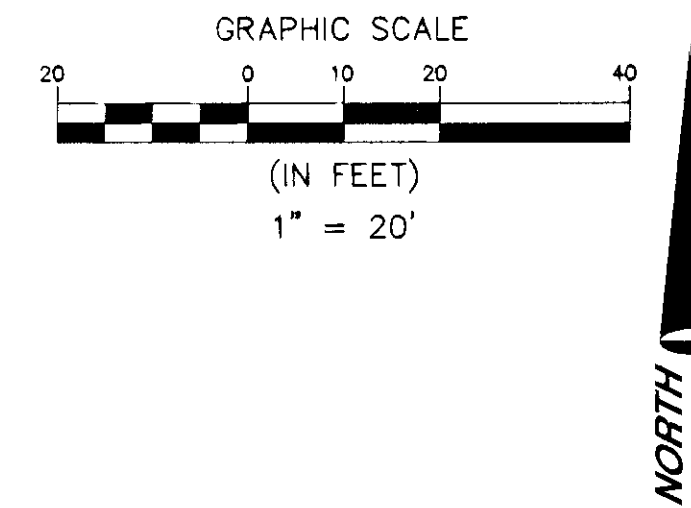
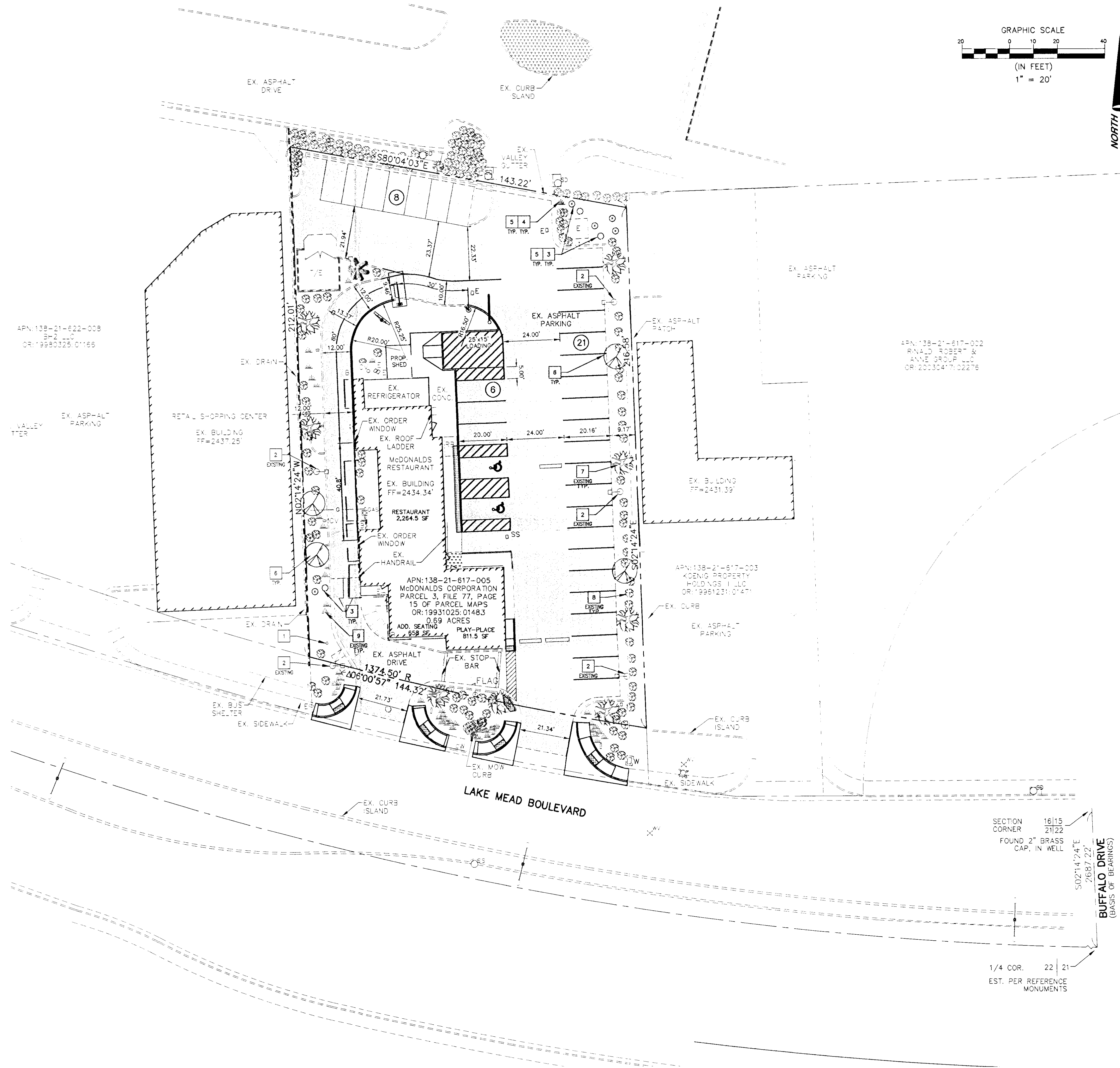
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RECEIVED
JUL 13 2010
City of Las Vegas

1 SITE PLAN W/ SIGNAGE & LIGHTING
S1.0 1" = 20'-0"

VAR-38857
VAR-38858
SDR-38856

30-0000.00.
S1.0



PRELIMINARY TREE PLANT PALLET				
SYMBOL	SIZE	QUANTITY PROPOSED	SCIENTIFIC NAME	COMMON NAME
	24"-BOX (MEDIUM)	4 ±	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 PROPOSED	SCIENTIFIC NAME	COMMON NAME
	5-GAL	5	ACACIA REDOLENS	PROSTRATE ACACIA
	5-GAL	3	CONVOLVULUS CNEORUM	MORNING GLORY

* 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.

PRELIMINARY PLANT PALLET		
SYMB.	QUANTITY PROPOSED	TYPE
	1	PROPOSED PLANTS TO MATCH EXISTING PLANTS ALREADY IN USE AT THIS SITE FOR CONTINUITY OF LANDSCAPE

* PLANTS 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.

LANDSCAPE VEGETATION COUNT

TYPE OF VEGETATION	EXISTING	EXISTING # REMOVED	PROPOSED	TOTAL
TREE	9	0	4	13
SHRUB	96	8	8	96
PLANT	48	1	1	48

KEY NOTES:

- 1 EXISTING FREE STANDING McDONALD'S SIGN TO REMAIN

2 AREA LIGHTING, TYP.

3 PROPOSED SHRUB

4 PROPOSED PLANT
- 5 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.
- 6 PROPOSED TREE

7 EXISTING TREE

8 EXISTING SHRUB

9 EXISTING PLANT

PREPARED FOR:
McDonald's USA, LLC

PREPARED BY:
SPECTRUM SURVEYING & ENGINEERING
8805 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH: (702) 367-7705
FAX (702) 367-8733

DRAWN BY:
STD ISSUE DATE:
JAN 2010

REVIEWED BY:
SPECTRUM TEAM

LATE ISSUED
MAY 2010

TITLE
LAKE MEAD AND BUFFALO

DESCRIPTION

SITE ADDRESS
7602 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

SITE ID
027-008

00-0000.00.0

LS1.0

LANDSCAPE PLAN

BY:

DESCRIPTION

DATE

REV

SCANNED

1 LANDSCAPE PLAN
1" = 20'-0"

VAR-38857 VAR-38858
SDR-38856 REVISED

APN: 138-21-622-008
OR: 19930325:0166

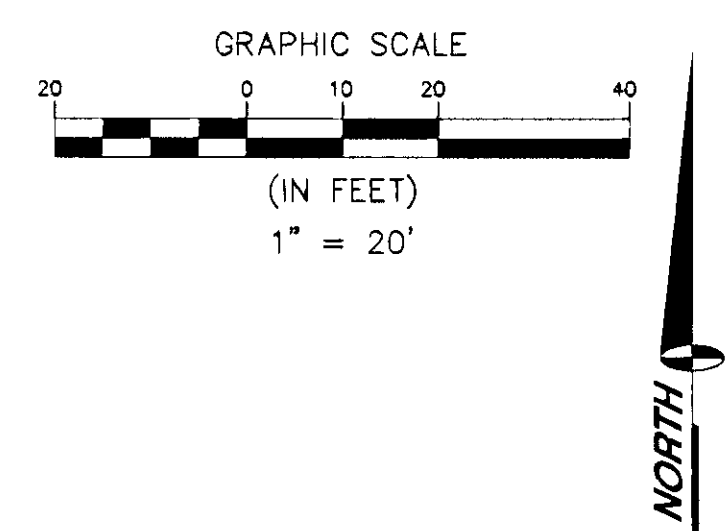
EX. ASPHALT PARKING
VALLEY TIER

RETAIL SHOPPING CENTER
EX. BUILDING
FF=2437.25'

APN: 138-21-617-005
McDONALD'S CORPORATION
PARCEL 3, FILE 77, PAGE 15 OF PARCEL MAPS
OR: 19931025:01483
0.69 ACRES
ADD. SEATING 658 SF
PLAY-PLACE 811.5 SF

APN: 138-21-617-003
KONIG PROPERTY HOLDINGS, LLC
OR: 19961231:01471

APN: 138-21-617-002
RINALDI ROBERT & ANNE GROUP, LLC
OR: 20030417:02276



PRELIMINARY TREE PLANT PALLET				
SYMBOL	SIZE	QUANTITY PROPOSED	SCIENTIFIC NAME	COMMON NAME
	24"-BOX (MEDIUM)	5	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

PRELIMINARY SHRUB PLANT PALLET				
SYMB.	SIZE	QUANTITY PROPOSED	SCIENTIFIC NAME	COMMON NAME
	5-GAL	6	ACACIA REDOLENS	PROSTRATE ACACIA
	5-GAL	4	CONVOLVULUS CNEORUM	MORNING GLORY

* 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.

PRELIMINARY PLANT PALLET		
SYMB.	QUANTITY PROPOSED	TYPE
	2	PROPOSED PLANTS TO MATCH EXISTING PLANTS ALREADY IN USE AT THIS SITE FOR CONTINUITY OF LANDSCAPE

* PLANTS 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.

LANDSCAPE VEGETATION COUNT				
TYPE OF VEGETATION	EXISTING	EXISTING # REMOVED	PROPOSED	TOTAL
TREE	9	1	5	13
SHRUB	96	10	10	96
PLANT	48	2	2	48

KEY NOTES:

- 1

EXISTING FREE STANDING McDONALD'S SIGN TO REMAIN
- 2

AREA LIGHTING, TYP.
- 3

PROPOSED SHRUB
- 4

PROPOSED PLANT

5

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.

6

PROPOSED TREE

7

EXISTING TREE

8

EXISTING SHRUB

9

EXISTING PLANT

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8805 W POST RD, SUITE 100
LAS VEGAS, NEVADA 89148
PH: (702) 367-7705
FAX: (702) 367-8733

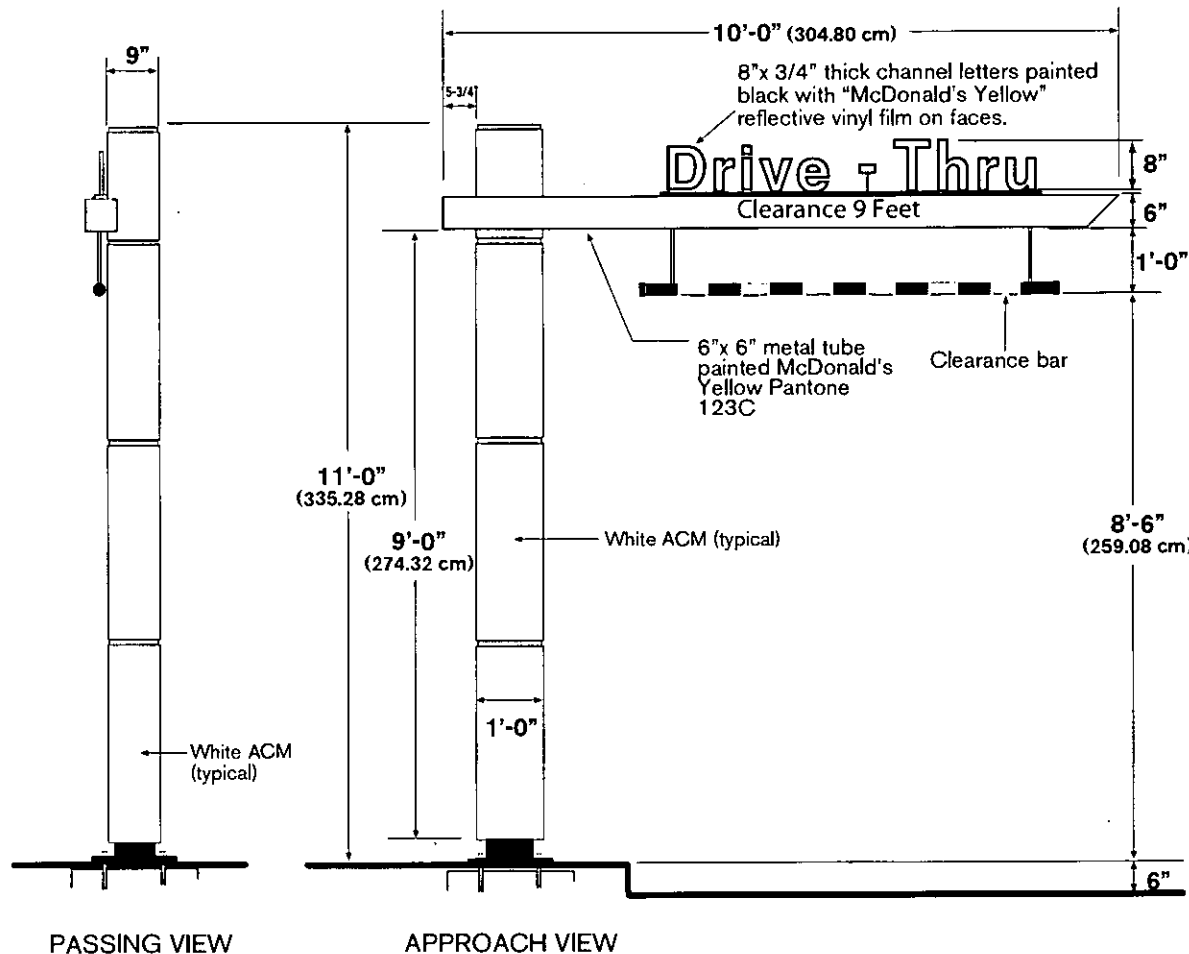
PREPARED FOR:
McDonald's USA, LLC
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DRAWN BY		REVIEWED BY		DATE ISSUED	
JAN 2010		SPECTRUM TEAM		MAY 2010	
SITE ADDRESS		SITE ADDRESS		SITE ADDRESS	
7652 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128		7652 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128		7652 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128	

SHEET NO. 00-0000.00.0
LS1.0
LANDSCAPE PLAN

BY: _____
DATE: _____
REV: _____
DATE: _____

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.

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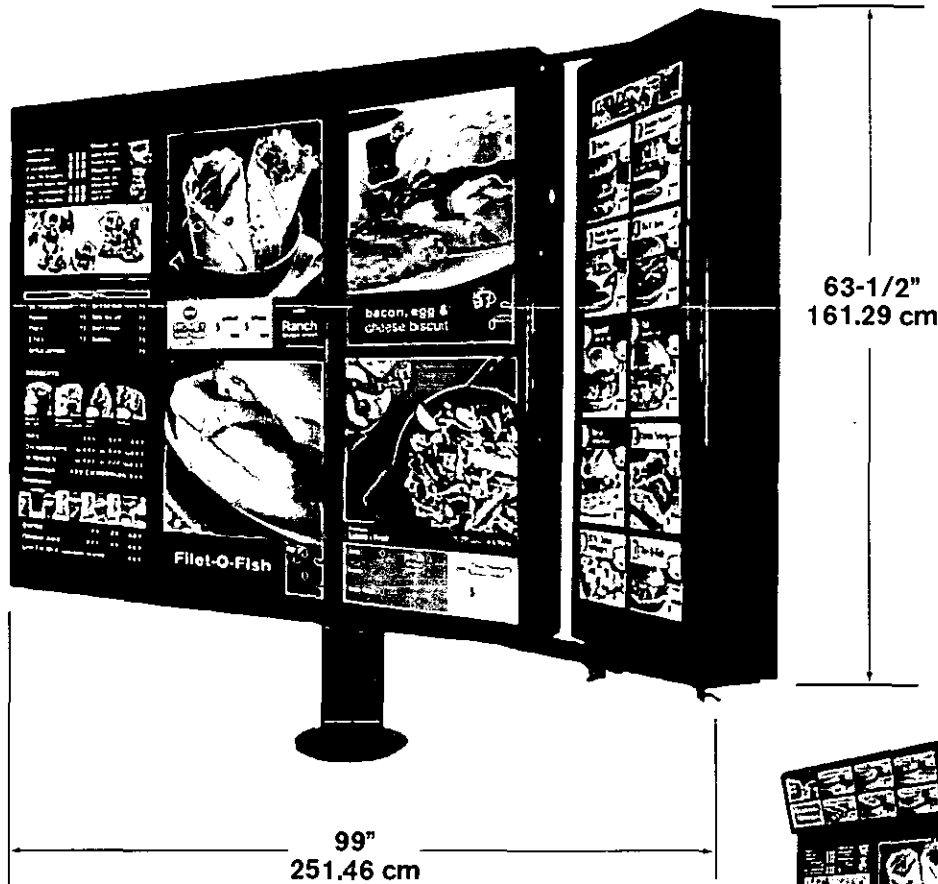
JUL 13 2010

VAR-38857

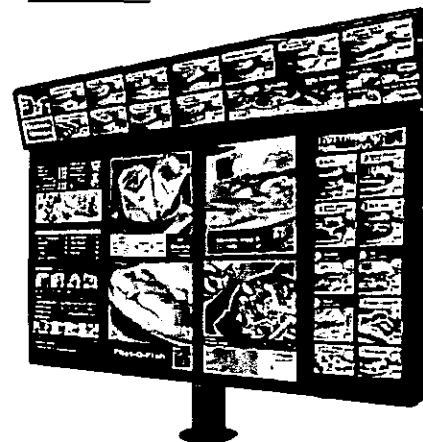
VAR-38858

SDR-38856

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 Florida Plastics for strips and grids
 - Topper only allowed with 4th column static board. Cannot have flip adder and topper.

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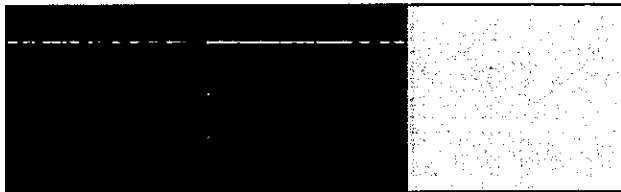
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VAR-38858

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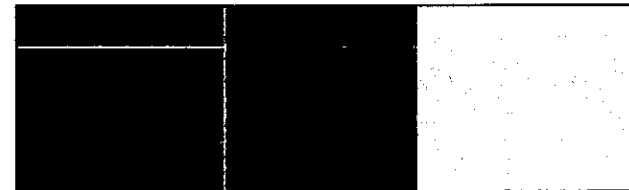
**TERRA COTTA SCHEME/
SILVER STANDING SEAM**



BM: 2175-10 BM: 2173-10 Englert-
Aztec Brick Earthly Russet Pre-weathered Galvalume



**CHOCOLATE SCHEME/
SILVER STANDING SEAM**



BM: 2112-10 BM: HC85 Englert-
Mink Fairview Taupe Pre-weathered Galvalume

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Pantone-109C

Pantone- 123C

Pantone-109C

Pantone- 123C

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AWNING COLORS SHOWN IN REFERENCE TO "AWNING" VERSION ONLY

**Exterior Options: Color Options
New/ Existing Silver Roof**

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VERSION 1- TERRA COTTA COLOR SCHEME
STONE ARCADE- TEXAS CREAM



VERSION 1- CHOCOLATE COLOR SCHEME
STONE ARCADE- AUSTIN



VERSION 2- TERRA COTTA COLOR SCHEME
STONE ARCADE- AUSTIN



VERSION 2- CHOCOLATE COLOR SCHEME
STONE ARCADE- TEXAS CREAM

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EXAMPLES SHOWN ARE ONLY A FEW OF THE OPTIONS AVAILABLE

Exterior Options: Arcade Options
Cultured Stone



VERSION 1- TERRA COTTA COLOR SCHEME
EIFS- SNOW WHITE



VERSION 1- CHOCOLATE COLOR SCHEME
EIFS- SNOW WHITE



VERSION 2- CHOCOLATE COLOR SCHEME
EIFS- SNOW WHITE



VERSION 2- TERRA COTTA COLOR SCHEME
EIFS- SNOW WHITE

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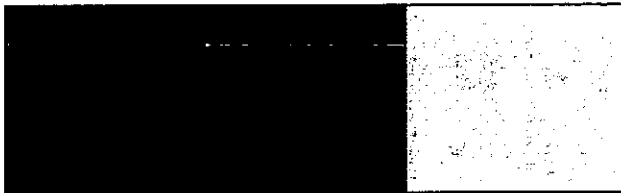
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EXAMPLES SHOWN ARE ONLY A FEW OF THE OPTIONS AVAILABLE



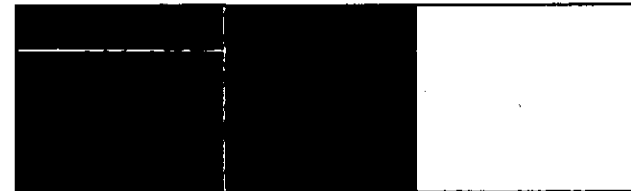
**TERRA COTTA SCHEME/
SILVER STANDING SEAM**



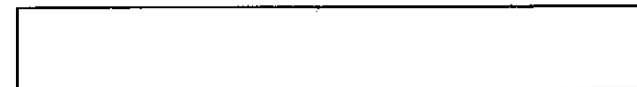
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Aztec Brick Earthly Russet Pre-weathered Galvalume



**CHOCOLATE SCHEME/
SILVER STANDING SEAM**



BM: 2112-10 BM: HC85 Englert-
Mink Fairview Taupe Pre-weathered Galvalume



Pantone-109C Pantone-123C

**Exterior Options: Color Options
New / Existing Silver Roof**

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City of Las Vegas

Pantone-109C

Pantone-123C

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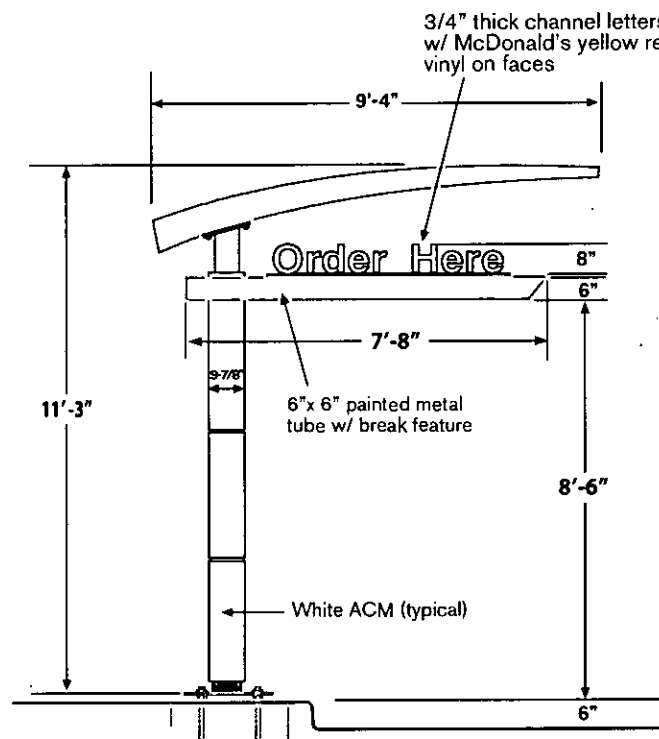
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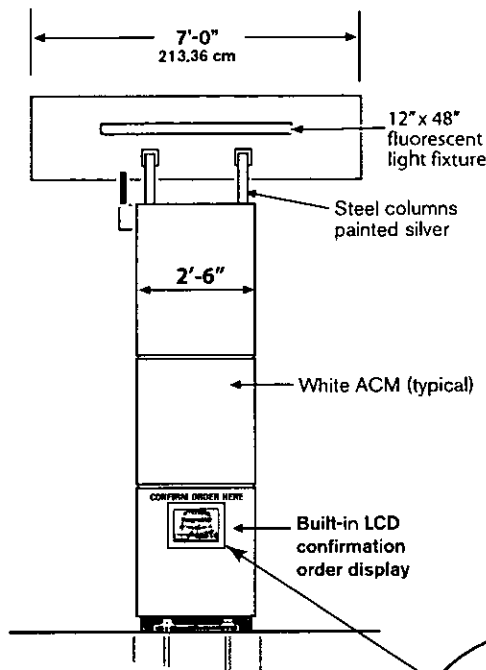
AWNING COLORS SHOWN IN REFERENCE TO "AWNING" VERSION ONLY

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

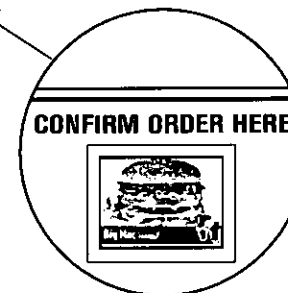
LCD Confirmation Order Display



APPROACH VIEW



PASSING VIEW

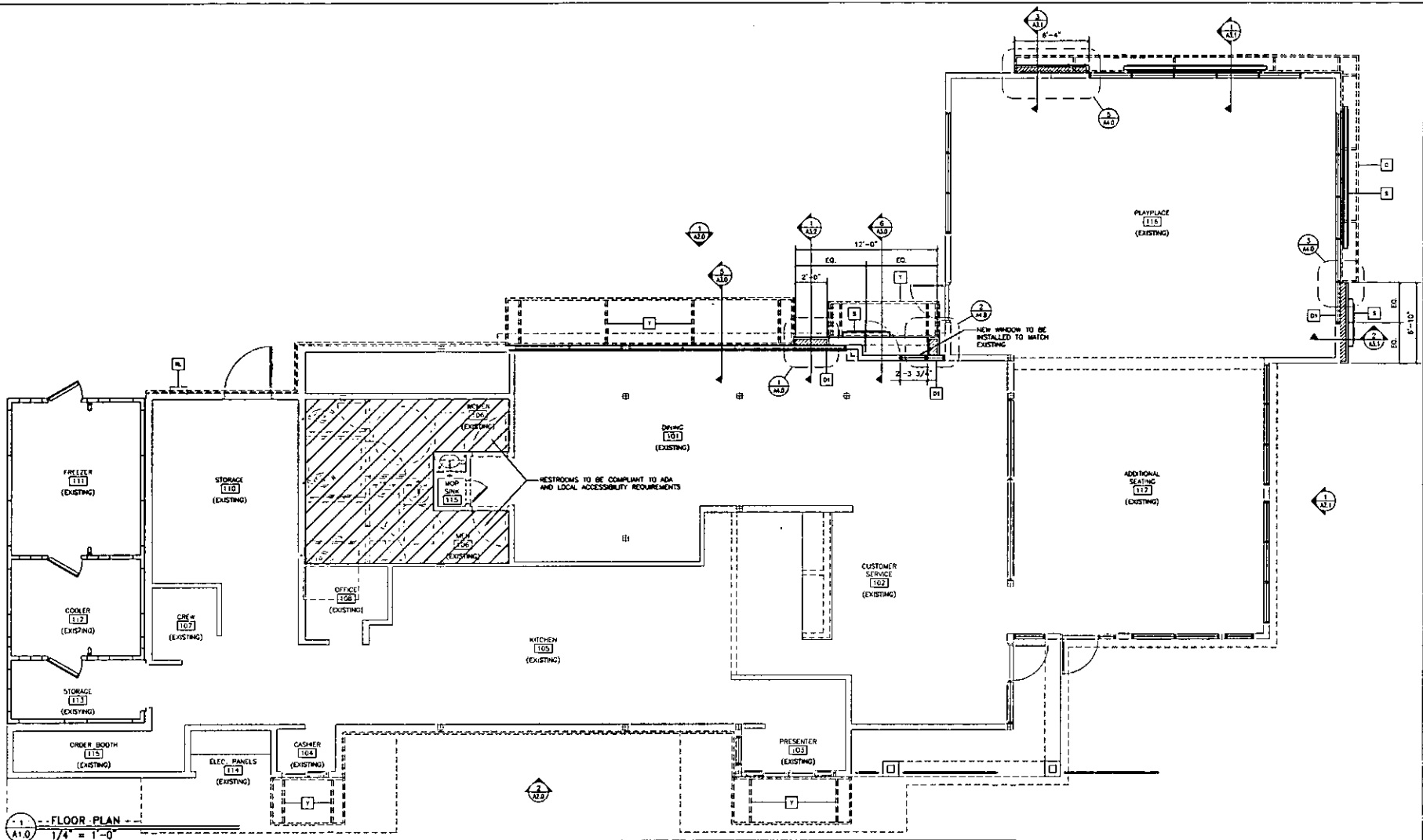


Built-in LCD Confirmation Order Display

- 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

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KEY NOTES

- 1. NEW FRONT BRAND WALL
- 2. NEW LOW BRAND WALL
- 3. NEW REAR BRAND WALL
- 4. NEW CANOPY SYSTEM ABOVE - SEE 7/A3.0 FOR NOTES - SEE ROOF PLAN FOR DIMENSIONS
- 5. NEW QUADRANT - SEE 5/A3.3 - SEE SITE PLAN FOR EXACT LOCATIONS AND LENGTH
- 6. NEW STOREFRONT SYSTEM - SEE 7/A3.0 FOR NOTES - SEE ELEVATIONS
- 7. NEW TRUSS SYSTEM ABOVE - SEE 3/A3.2 FOR NOTES - SEE ROOF PLAN FOR DIMENSIONS

GENERAL NOTES

1. SEE 3/A3.0 FOR EXTERIOR WALL ASSEMBLY TYPES.
2. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
3. SEE SITE PLAN FOR SIDEWALKS, RAMP, ETC.
4. DO TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY: FORREST PERMA-SIGN 1-800-211-8785 9293 1ST ST., BOX 308 www.forrestpermasign.com NEW ROCKFELL, NY 10802

SYMBOL LEGEND

1. KEY NOTE

DEMO

2. REMOVE (C) WINDOW

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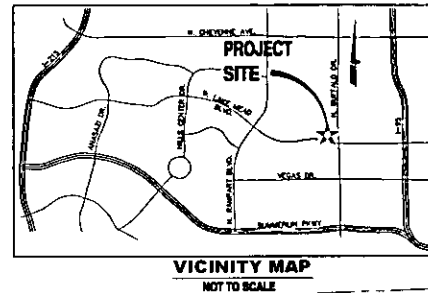
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SPECTRUM
SURVEYING & ENGINEERING
1000 W. WILSON AVE., SUITE 100
LAS VEGAS, NV 89106
PH: (702) 347-7700
FAX: (702) 347-4733

McDonald's USA, LLC
McDonald's USA, LLC
1000 W. WILSON AVE., SUITE 100
LAS VEGAS, NV 89106
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FAX: (702) 347-4733

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City of Las Vegas
VAR-38858
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REQUIRED PARKING	
RECREATION AREA, RESTROOMS, KIDS & PLAY/USE	
$V/100 = 3.75 \times 8 =$	30 SPACES REQUIRED
EXISTING PARKING	
A.C. PAVING REQUIRED	2 SPACES PROVIDED
	(1 WAS ACCESSIBLE)
REGULAR PAVING SPACES	28 SPACES PROVIDED
TOTAL PAVING	30 SPACES PROVIDED
ADDITIONAL, LANDSCAPE ZONE:	N/A PROVIDED
PROPOSED PARKING	
A.C. PAVING REQUIRED	1 SPACE PROVIDED
	(1 WAS ACCESSIBLE)
REGULAR PAVING SPACES	28 SPACES PROVIDED
TOTAL PAVING	29 SPACES PROVIDED
ADDITIONAL, LANDSCAPE ZONE:	1 (18' x 36') PROVIDED
PROPOSED PARKING DEFICIT BY 3 SPACES	

OWNER	MCDONALD'S CORPORATION
ADDRESS	7802 WEST LAKE MEAD BLVD LAS VEGAS, NEVADA 89128
JURISDICTION	CITY OF LAS VEGAS
APN	126-21-017-008
ZONING	LIGHT COMMERCE/LOCAL DISTRICT (C-1)
APPROX ACRES	0.80 ACRES

***** ACCOUNTING MONTH

THE BUILDING AND LANDSCAPING SETBACKS ARE REMAINING AS EXISTING WITH NO MODIFICATIONS BEING PROPOSED.

1	EXISTING PINE SHEDDING	33	EXISTING WOLLARD
2	ADJACENT'S SIGN FOR BROWN	34	REPAIR WALL SCIENCE MONUMENT AT
3	ACCESSIBLE CORROS HOUSE	35	REPAIR OF TULLY TRAIL VICTORY MONUM
4	DR. STREET LIGHT	36	REPAIRING ELECTRICAL AND
5	RELOCATED SIGNAGE SHED	37	REPAIRING ELECTRICAL AND
6	DR. ROAD SIGN	38	REPAIRING ELECTRICAL AND
7	RECONSTRUCT EXISTING SIGNAGE	39	REPAIRING ELECTRICAL AND
8	RECONSTRUCT EXISTING SIGNAGE	40	REPAIRING ELECTRICAL AND
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68	RECONSTRUCT EXISTING SIGNAGE	100	REPAIRING ELECTRICAL AND

City of Las Vegas

1 SITE PLAN W/ SIGNAGE & LIGHTING

VAR-38857

VAR-38858
SDR-38856

2005 W POST RD., SUITE 100
 LAS VEGAS, NEVADA 89148
 PH (702) 367-7700
 FAX (702) 367-8733

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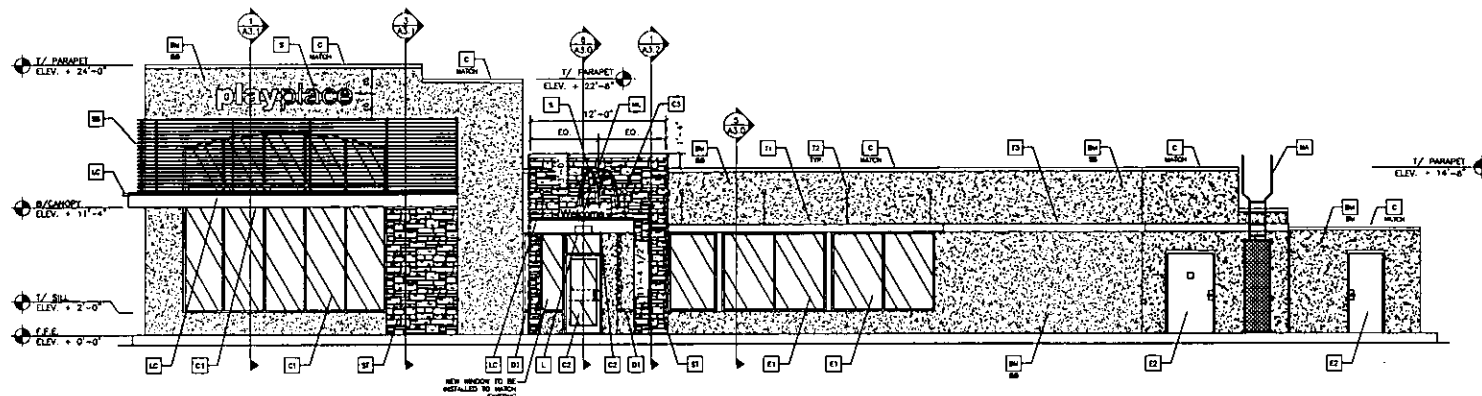
MAILED FOR
McDonald's

GRAPH BY	DATE	REVIEWED BY	DATE
	JUN 2010	SPECTRUM TEAM	MAY 2010

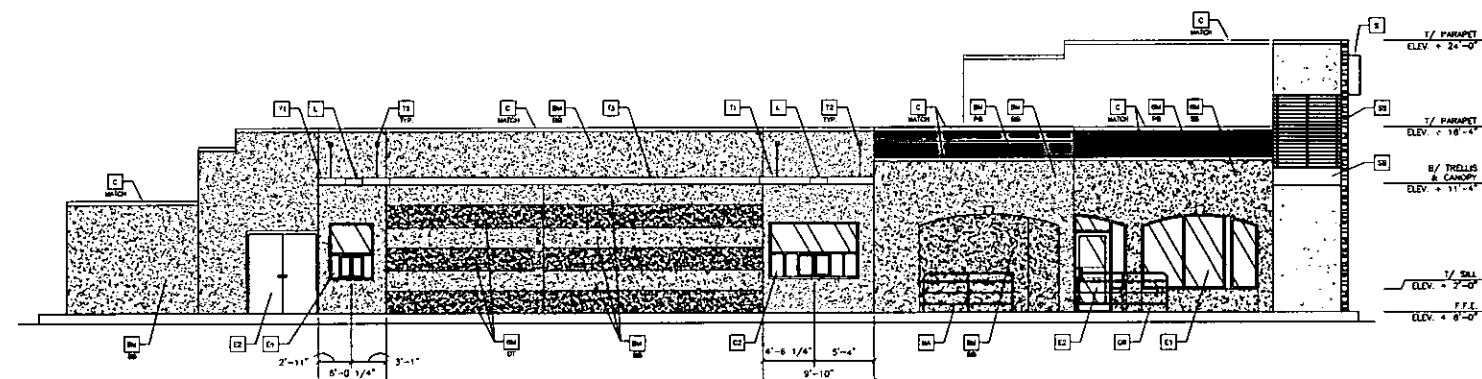
AND BUFFALO

FILE	DESCRIPTION	FILE NUMBER
LAKE MEAD AREA		

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S1.0
SITE PLAN



1 NON-ORIVE-THRU ELEVATION
3/16" = 1'-0"



2 DRIVE-THRU ELEVATION
3/16" = 1'-0"

KEY NOTES:

- BL** BUILDING MATERIAL
BL COLOR
BL BASE BUILDING
BL DRIVE THRU WINDOW
BL PARAPET BAND
BL BUILDING ELEMENT
BL ALUMINUM CANOPY (COLOR: YELLOW)
BL ALUMINUM CANOPY 2x16 WALL FASCIA
BL ALUMINUM CANOPY TIE-BACK

- C** METAL COPING -
 COLOR TO MATCH SURROUNDING MATERIAL
C CONTROL JOINT
D HOLLOW METAL DOOR - PAINT TO MATCH COLOR
 OF SURROUNDING MATERIAL
E EXT. INSULATION FINISH SYSTEM (E.I.F.S.)
G GUARDRAIL
L LIGHT FIXTURE (WALL SOURCE) - SEE ELECTRICAL
L LIGHT FIXTURE (ARCHED LIGHT) - SEE ELECTRICAL
L LIGHT FIXTURE (CANOPY LIGHT) - SEE ELECTRICAL

- M** METAL LETTERING - BY OTHERS
P PIPE BOLLARD - PAINTED YELLOW
P PAVIS-THRU DOOR COLLECTOR - OPTIONAL (R.H.C.)
R ROOF DRAIN OVERFLOW PIPE
 PAINT TO MATCH SURROUNDING MATERIAL
S MCDONALD'S SIGNAGE BY OTHERS - UNDER
 SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE
 ON THIS SHEET.
S SILVER BAND 18"
S NEW STOREFRONT AND GLAZING
S SPANDREL PANEL
 COLOR TO MATCH SURROUNDING MATERIAL
S METAL LAMINATE BACKSCREEN PANEL

- C** CULTURED STONE VENEER
 BY OTHERS. CONTACT: NANCY HUTCHINSON 330-725-0333
T ALUMINUM TRELLIS
T ALUMINUM TRELLIS TIE-BACK
T ALUMINUM TRELLIS 2x6 WALL FASCIA

DEMO:

- D** (C) WINDOWS TO BE REMOVED

EXISTING:

- E** (C) WINDOWS TO BE REMAIN
E (C) DOOR TO REMAIN
E (C) SWITCH DEAR
E (C) CASH WINDOW
E (C) PRESENT WINDOW
E (C) LADDER

NOTE:

D'S CONTROL JOINTS INSTALLED PER
 MANUFACTURER'S RECOMMENDATIONS. LOCATIONS
 TO BE COORDINATED BY A/C.

NOTE:

SEE PER SITE SPECIFIC REQUIREMENT

COLOR LEGEND (ALL COLORS ARE FOR BOLDING MOORE PAINTS, U.S.A.)
 CHOCOLATE BROWN: ARCADE & HEATHY
 BROWN: BROWN
 TANK: TANK
 PARAPET BAND: PARAPET BAND

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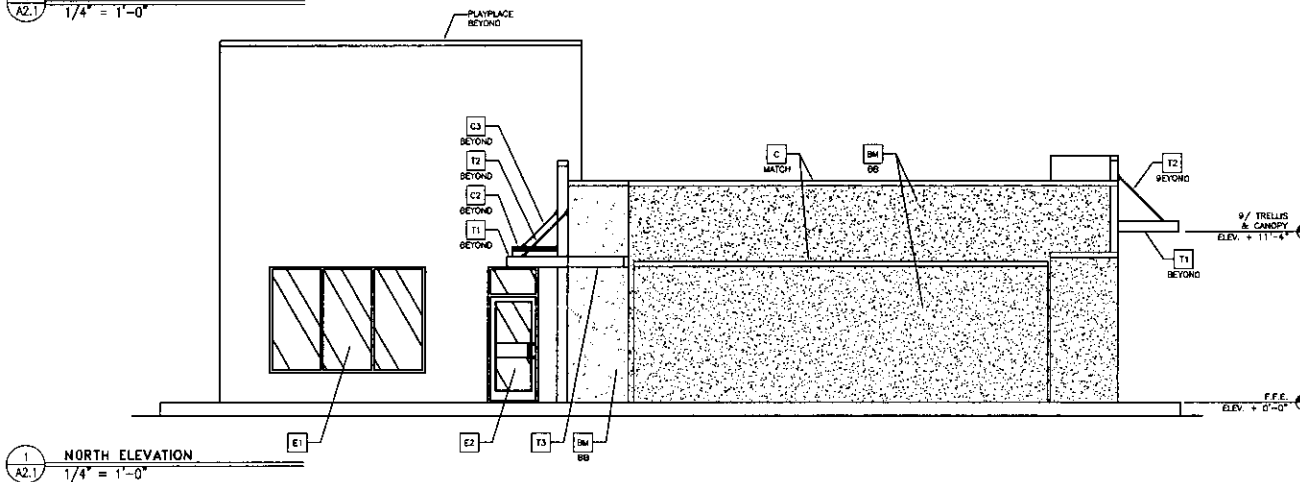
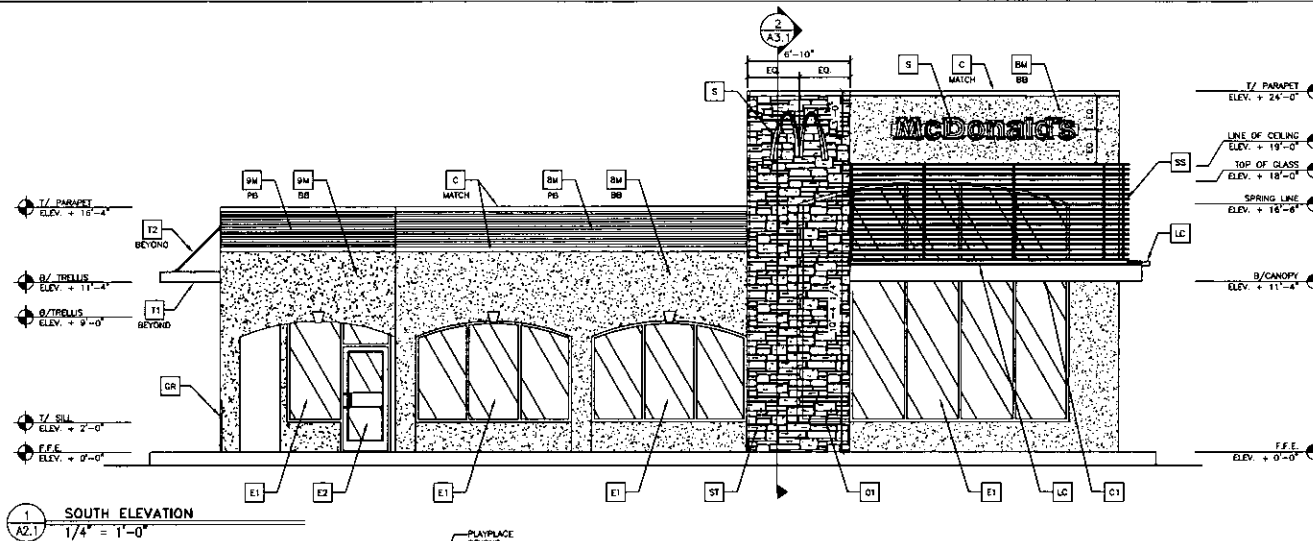
VAR-38857 City of Las Vegas
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PREPARED BY: **SPECTRUM**
 SPECTRUM'S USA, LLC
 10000 W. LAS VEGAS BLVD., SUITE 100
 LAS VEGAS, NV 89135
 TEL: (702) 367-7700
 FAX: (702) 367-7701

PROJECT: **McDonald's USA, LLC**
 10000 W. LAS VEGAS BLVD., SUITE 100
 LAS VEGAS, NV 89135
 TEL: (702) 367-7700
 FAX: (702) 367-7701

SHEET NO. **A2.0**
 ELEVATIONS



- KEY NOTES:**
- BM BUILDING MATERIAL
 - CR COLOR
 - CR - BASE BUILDING
 - CR - DRIVE THRU BUILDING
 - CR - PARAPET BAND
 - CR BUILDING ELEMENT
 - E1 ALUMINUM CANOPY (COLOR: YELLOW)
 - E2 ALUMINUM CANOPY 2x16 WALL FASCIA
 - E3 ALUMINUM CANOPY TIE-BACK

- E4 METAL COPING - COLOR TO MATCH SURROUNDING MATERIAL
- E5 CONTROL JOINT
- E6 HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- E7 EXT. INSULATION FINISH SYSTEM (E.I.F.S.)
- GR GUARDRAIL
- L LIGHT FIXTURE (WALL SCIENCE) - SEE ELECTRICAL
- LA LIGHT FIXTURE (ARCADE LIGHT) - SEE ELECTRICAL
- LC LIGHT FIXTURE (CANOPY LIGHT) - SEE ELECTRICAL

- M METAL LETTERING - BY OTHERS
- PE PIPE BOLLARD - PAINTED YELLOW
- PT PASS-THRU DOOR COLLECTOR - OPTIONAL (N/A)
- RF ROOF DRAIN OVERFLOW PIPE
- RF - POINT TO MATCH SURROUNDING MATERIAL
- RF - MCDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.
- SB SILVER BRASS 18"
- SP NEW STONEFRONT AND GLAZING
- SP SPANDREL PANEL
- SP COLOR TO MATCH SURROUNDING MATERIAL
- SS METAL LOWER SUNSCREEN PANEL

- ST OUTLETTED STONE VENEER
- ST - BY OTHERS
- ST - CONTACT: MARY HATCHERSON 330-725-0332
- T1 ALUMINUM TRELLIS
- T2 ALUMINUM TRELLIS TIE-BACK
- T3 ALUMINUM TRELLIS 2x8 WALL FASCIA

- DEMO:**
- D1 (X) WINDOWS TO BE REMOVED

- EXISTING:**
- E1 (X) WINDOWS TO BE REMAIN
 - E2 (X) DOOR TO REMAIN
 - E3 (X) SWITCH GEAR
 - E4 (X) CASH WINDOW
 - E5 (X) PRESENT WINDOW
 - E6 (X) LADDER

NOTE:
DPS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. LOCATIONS TO BE COORDINATED BY AIA.

NOTE: EDIT PER SITE SPECIFIC REQUIREMENT

COLOR LEGEND (ALL COLORS ARE PER BOWMAN MOORE PAINTS, INC.)

CHOCOLATE SMOKE	ARCADIA & HEATH	EPS - CIVIL-2015 TEXAS CREAM
BASE BUILDING	BASE BUILDING	BASE BUILDING
BASE BUILDING	BASE BUILDING	BASE BUILDING
PARAPET BAND	PARAPET BAND	PARAPET BAND

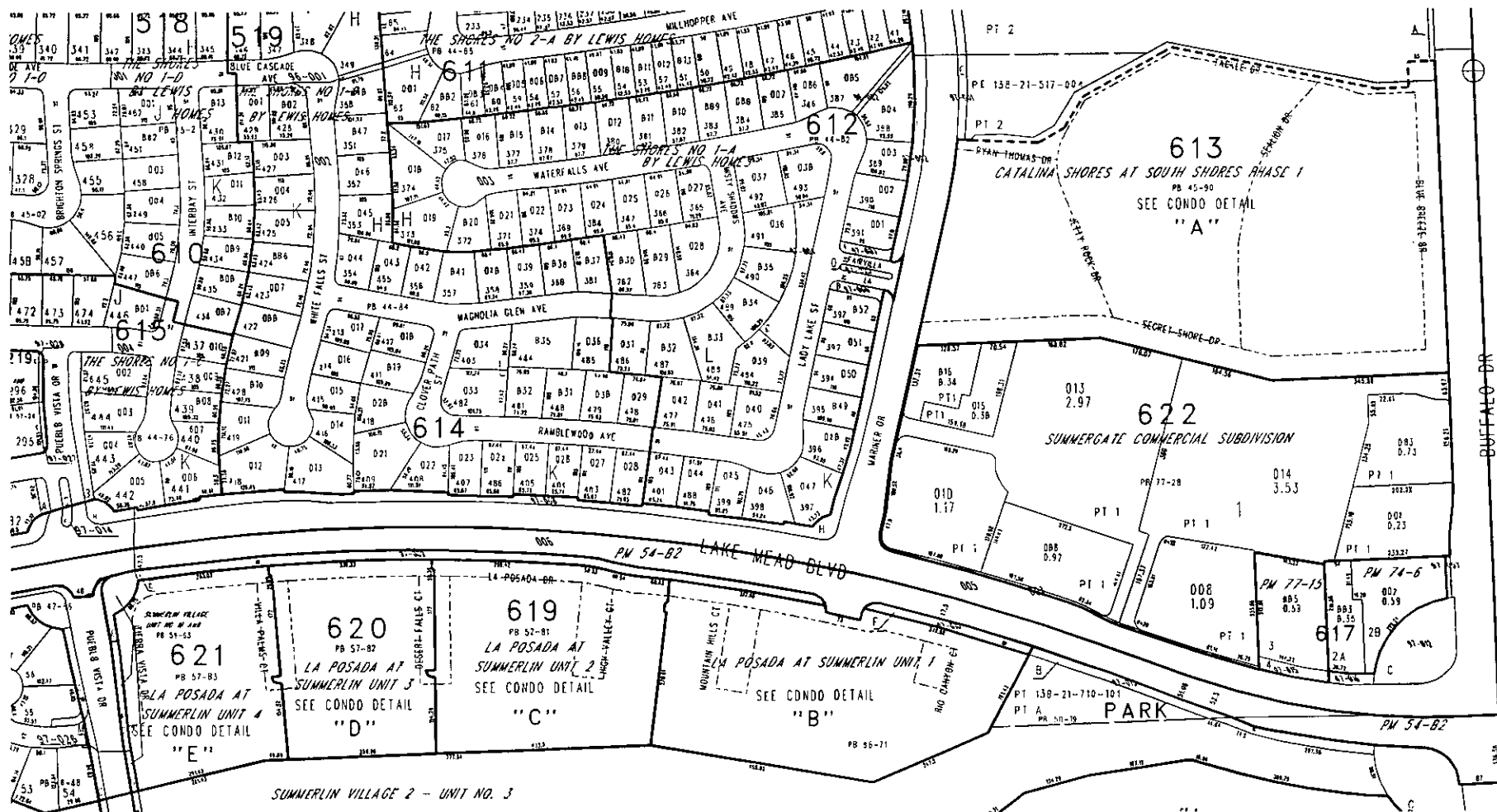
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PROJECT NO.	00-0000 00.0	SHEET NO.	A2.1
PROJECT NAME	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT LOCATION	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT DESCRIPTION	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT OWNER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT ARCHITECT	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT SURVEYOR	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT LANDSCAPE ARCHITECT	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT CIVIL ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT ELECTRICAL ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT MECHANICAL ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT PLUMBING ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT FIRE ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT STRUCTURAL ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT GEOTECHNICAL ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT ENVIRONMENTAL ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT HISTORIC PRESERVATION	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT TRANSPORTATION ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT WATER RESOURCES ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT WASTE MANAGEMENT ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT AIR QUALITY ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT SOIL REMEDIATION ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT RADIATION ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT VIBRATION ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT ACoustics ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT OPTICS ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT THERMAL ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT FLUID ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT SOLID MECHANICS ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT DYNAMIC SYSTEMS ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT CONTROL ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT SIGNALS ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT SYSTEMS ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT SOFTWARE ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT HARDWARE ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT NETWORK ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT SECURITY ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT COMPLIANCE ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT REGISTRATION ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT LITIGATION ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT MEDIATION ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT ARBITRATION ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT CONSTRUCTION ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT OPERATIONS ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT MAINTENANCE ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
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PROJECT UPGRADE ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT MODIFICATION ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
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PROJECT CONSTRUCTION ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
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PROJECT MODIFICATION ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06
PROJECT DEMOLITION ENGINEER	LANE MEAD AND BUFFALO	DATE	07-06

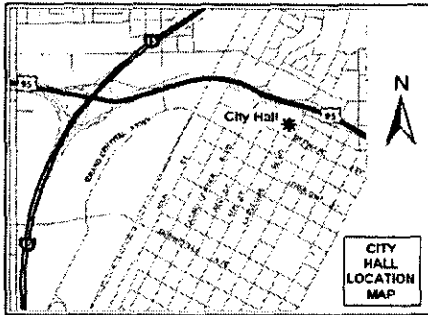
NOTES	This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.		This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.		USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 1:1217 ORIGINAL				MAP LEGEND PARCEL BOUNDARY SUBD BOUNDARY ROAD EASEMENT PM/LD BOUNDARY NDN-PARCEL LOT LINE MATCH LINE / LEADER LINE ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		AVERAGE SA VALUE 35	PARCEL NUMBER 001 202 5 5 001	PARCEL SUB/SED NUMBER 001 202 5 5 001	T20S R60E R59E R60E R61E 126 125 124 137 138 139 164 163 162	21 6 5 4 3 2 1 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36	S 2 NE 4 8 4 8 4 5 1 5 1 6 2 6 2 7 3 7 3 8 4 8 4 5 1 5 1	138-21-6



TAX DIST 200

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.

SDR-38856

Planning Commission Meeting of 8/26/2010

PRESORTED
FIRST CLASS



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AUG 13 20
MAILED FROM ZIP CODE 891

RECEIVED
AUG 23 2010

Case: SDR-38856
13821622004
MOOSE MEADOWS WEST L L C
P O BOX 82098
LAS VEGAS NV 89180-2098

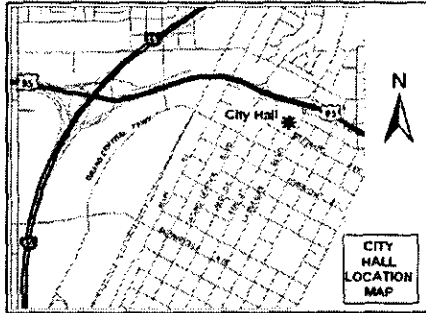
FAVORABLE 2010

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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



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SDR-38856

Planning Commission Meeting of 8/26/2010

PRESORTED
FIRST CLASS



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PLAINLY BOWES

RECEIVED
AUG 23 2010

Case: SDR-38856

13821618079
DANNER, RONALD A & BARBARA E
219 CAVALIER RD
MARQUETTE HEIGHTS IL 61554-1359

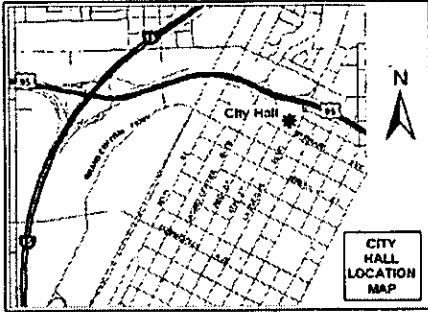
FAX 385 7268



219

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



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Please use available blank space on card for your comments.

SDR-38856

Planning Commission Meeting of 8/26/2010

PRESORTED
FIRST CLASS



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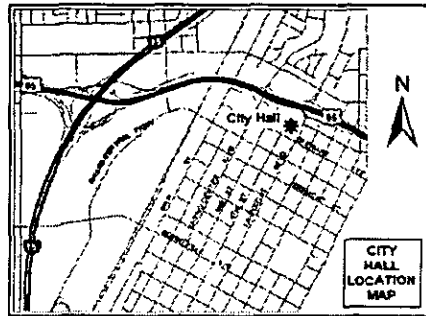
Case: SDR-38856
13822315060
DIMICK RANDY SCOTT & BILLI JO
1830 N BUFFALO DR #2085
LAS VEGAS NV 89128-2645

PAID 11 89128



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



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☐ I SUPPORT
this Request

☒ I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-38856

Planning Commission Meeting of 8/26/2010

PRESORTED
FIRST CLASS



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RECEIVED
AUG 18 2010

*They should increase, not decrease
the landscaping.
R.J.F.*

Case: SDR-38856
13821618028
FUHREL ROBERT J & MARY FRANCES
1901 RIO CANYON CT #202
LAS VEGAS NV 89128-2708

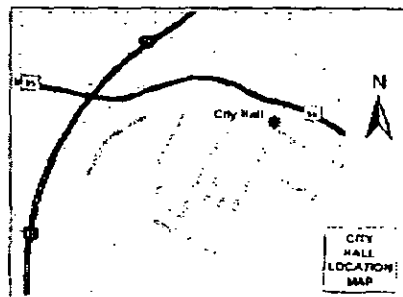
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278

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



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I SUPPORT
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Please use available blank space on card for your comments.

SDR-38856

Planning Commission Meeting of 8/26/2010

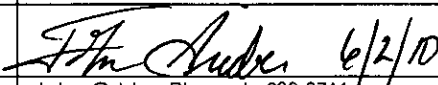
Case SDR-38856
13821716056
SCAVONE FREDRICK G & CAROL A
5383 CANDLESPICE WY
LAS VEGAS NV 89135-4000

ENCLOSURE



RECEIVED
AUG 18 2010

29A

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): \$ 500.00 (Application) + \$ 500.00 (Notification) + \$ 30.00 (Recordation) = \$ 1030.00 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: 19
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 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: 3
☒	☐	North arrow, scale, and vicinity map			Colored, Rolled Plans: 1
☒	☐	All property lines and present dimensions labeled			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	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: 2
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	North, south, east, and west elevations of all buildings			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	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: 1
☒	☐	Scale and building dimensions labeled			Colored, Rolled Plans: 1
☒	☐	All building entrances/exits shown			Reduced Copy (8-1/2x11 B/W): 1
☒	☐	Use of all rooms noted/labeled			NOTES:
☒	☐	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:	MCDONALDS CORPORATION			Application Type:	Site Development Plan Review
Representative:	Samantha Johnston			Application Purpose:	Restaurant- 2,000 SF or more (with Drive-Through)
APN:	13B-21-617-005			Site Location:	7662 West Lake Mead Boulevard
Planner's Signature:	 6/2/10			Pre-App. Meeting Date:	06/02/10
Planner:	John Grider, Planner I - 229-6711 Steve Swanton, Senior Planner			Earliest Submittal Deadline:	06/15/2010 no later than 2:00 pm
				Earliest PC / CC Meeting Dates:	07/29/10 PC 09/01/10 CC

Administrative Amendments



ADMINISTRATIVE AMENDMENTS

Separator Sheet

10/01/01

Administrative Amendment – SDR-38856

7662 W. Lake Mead (McDonald's)

Landscape Plan

Minor changes were made to the landscape plan:

1. In order to accommodate a handicap accessible route to the building to the public right-of-way, additional two shrubs have been removed near the southwest corner of the property.
2. In addition, in order to accommodate the required standard curb return driveway, a tree had to be removed near the middle of the south property line.
3. The shrubs and trees have been replaced on the new site plan date stamped 10/01/10.

****Approved landscape plans are date stamped 10/01/10*****



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

City of Las Vegas
Planning & Development Department
Attn: Jim Marshall, Senior Planner
731 S. Fourth Street
Las Vegas, NV 89101

Re: McDonald's at Lake Mead & Buffalo (7662 W. Lake Mead Blvd)
CLV Planning # SDR-38856
CLV Building Dept # 172223 & 172223

Mr. Marshall:

As requested per phone conversation, please find two updated landscape plans for the above mentioned project.

In order to accommodate a handicap accessible route to the building to the public right of way, an additional two shrubs have been removed near the southwest corner of the property. In addition, in order to accommodate the required standard curb return driveway a tree had to be removed near the middle of the south property line.

In order to maintain the previously approved number of trees for this site, the shrubs and tree will be placed elsewhere on the property as indicated on the updated landscape plan.

If you should have any questions or concerns regarding this matter, please feel free to contact me at 702.367.7705 ext 253.

Sincerely,

Samantha Johnston
Project Coordinator

RECEIVED
10 SEP 29 PM 2:25
PLANNING AND
DEVELOPMENT

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

August 27, 2010

Mr. Kevin McAuley
McDonald's Corporation
17550 North Perimeter Drive, Suite #100
Scottsdale, Arizona 85255

**RE: SDR-38856 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-38857 AND VAR-38858
PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Mr. McAuley:

Your request for a Major Amendment of a previously approved Site Development Plan Review (Z-0003-89) TO MODIFY DRIVE-THROUGH LANES AND REDUCE LANDSCAPING AT AN EXISTING 3,734 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony), was considered by the Planning Commission on August 26, 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 Variances (VAR-38857) and (VAR-38858) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (Z-0003-89), and Site Development Plan Review (Z-0003-89), except as amended herein.
3. 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.
4. All development shall be in conformance with the site plan and building elevations, date stamped 07/13/10, and landscape plan, date stamped 08/04/10 except as amended by conditions herein.
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 08/04/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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



6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: provide the quantity of trees, per the approved Landscape Plan date stamped 10/07/93, including, four (4) five-gallon shrubs for each required tree in perimeter planters.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.
16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Planning Commission on **August 26, 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 **September 7, 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: Ms. Samantha Johnston
Spectrum Surveying & Engineering
8905 West Post Road, Suite #100
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

August 13, 2010

Mr. Kevin McAuley
McDonald's Corporation
17550 North Perimeter Drive, Suite #100
Scottsdale, Arizona 85255

**RE: SDR-38856 - SITE DEVELOPMENT PLAN REVIEW RELATED VAR-38857 AND VAR-38858
PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Mr. McAuley:

Please be advised the City of Las Vegas Planning Commission at its regular meeting on **August 26, 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, August 20, 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: Ms. Samantha Johnston
Spectrum Surveying & Engineering
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148

Mayor
Oscar B. Goodman

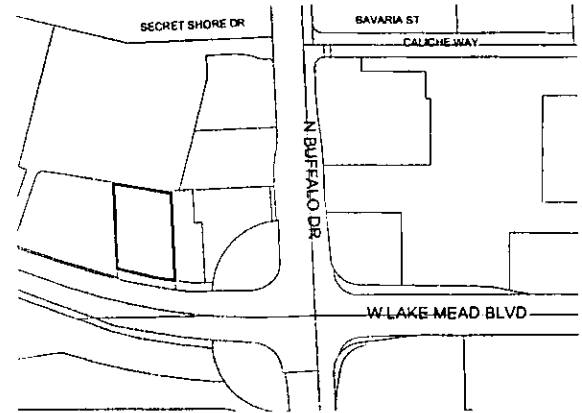
City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Rass
Ricki Y. Barlow
Stavros S. Anthony
City Manager
Elizabeth N. Fretwell



Application Information

SDR-38856 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-38857 AND VAR-38858 - APPLICANT/OWNER: McDONALD'S CORPORATION - Request for a Major Amendment of a previously approved Site Development Plan Review (Z-0003-89) TO MODIFY DRIVE-THROUGH LANES AND REDUCE LANDSCAPING AT AN EXISTING 3,734 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

Application Location



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

Public Hearing Information

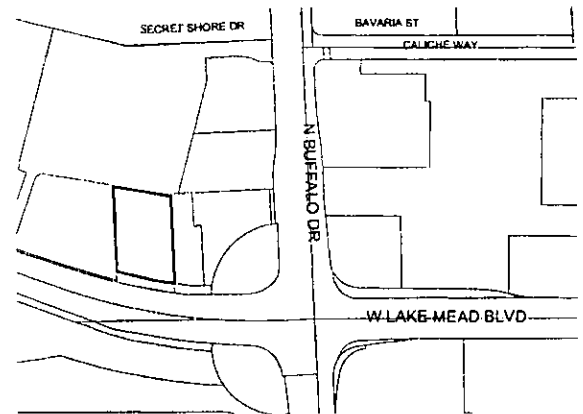
Meeting: Planning Commission
Date: August 26, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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 Information

SDR-38856 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-38857 AND VAR-38858 - APPLICANT/OWNER: McDONALD'S CORPORATION - Request for a Major Amendment of a previously approved Site Development Plan Review (Z-0003-89) TO MODIFY DRIVE-THROUGH LANES AND REDUCE LANDSCAPING AT AN EXISTING 3,734 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

Application Location



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

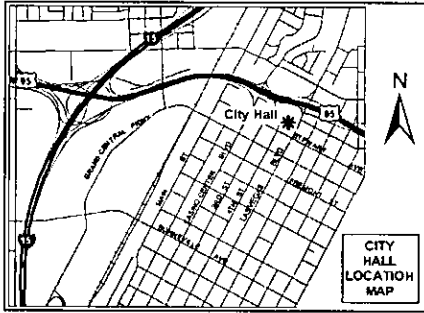
Public Hearing Information

Meeting: Planning Commission
Date: August 26, 2010
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, Nevada

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>.

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

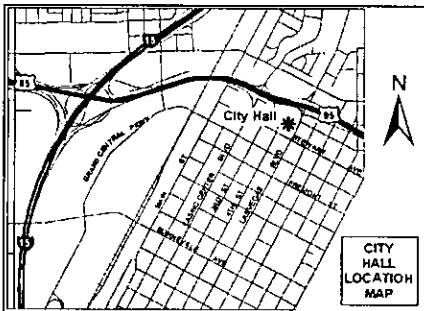
Please use available blank space on card for your comments.

SDR-38856

Planning Commission Meeting of 8/26/2010

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



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☐

I SUPPORT
this Request

☐

I OPPOSE
this Request

Please use available blank space on card for your comments.

SDR-38856

Planning Commission Meeting of 8/26/2010

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 Riekk, Survey (FM, PM, & A's only)
Date: July 28, 2010
Re: **SDR-38856** McDonald's Corporation 7662 W. Lake Mead Blvd.
Request for a Site Development Plan Review for proposed site modifications to an existing restaurant

CONDITIONS OF APPROVAL:

1. Remove all substandard public street improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as shown on the approved Site Plan.
2. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
3. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Development Notification

PC Meeting: 08-26-2010

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:

SDR-38856

Allure I Townhomes HOA

Buena Vista HOA

Cambria Hills HOA

Desert Shores Community Association

Diamond Bay HOA

La Mancha Summerlin HOA

Monterrey II HOA

Pelican Point HOA

South Shores Community Association

Summer Springs HOA

Westcliff-Tenaya NCG



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

August 4, 2010

City of Las Vegas
Attn: John Grider
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

**Purpose: Site Development Review Request for
APN: 138-21-617-005
(Near Lake Mead Blvd. and Buffalo Dr.)
0.69 Gross Acres**

Mr. Grider:

This serves as a justification letter for the above mentioned parcel for the existing McDonalds restaurant. We are proposing to revise the current drive thru configuration, exterior building elevations and modifications to the interior of the building to meet current McDonald's standards.

We are providing thirty five parking spaces for this project, which does not exceed the required thirty eight parking spaces. A variance request is being submitted concurrently with this application requesting the approval of a reduction in the number of parking spaces required per Title 19.10.

In addition, a variance request for the incidental directional signage height is being requested for signage within the drive-thru that exceeds the allowable 7'-0" allowable height and for externally illuminated signage.

Vehicular access to the property will remain off of Lake Mead Blvd with access to the adjacent parcels to the north. In addition, the intent of this site configuration updates will include designing certain ramps, sidewalks, etc. to meet the current ADA specifications.

The existing driveway configurations off of Lake Mead Blvd will remain the current existing widths as indicated on the Site Plan and Landscape Plans. We are proposing to reconfigure the curb returns for the driveways along Lake Mead Blvd to meet current ADA specifications.

The existing landscaping currently conforms to the City of Las Vegas Development Standards in Title 19. Since we are revising the drive thru configuration, a certain amount of landscaping will be removed. Based off of the landscape plan, we are proposing to replace any removed landscape so that an

**VAR-38857 VAR-38858
SDR-38856 REVISED**

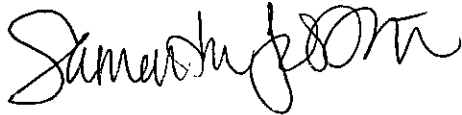
RECEIVED
AUG 04 2010

equal or greater amount of landscaping is proposed. In addition, to meet the previously approved landscape plan, we are proposing additional trees in order to maintain the previously approved landscape plan on file.

In addition, conceptual renderings indicating the Chocolate Color Scheme with Stone Arcade in Texas Crème are provided for your reference. Please note that the renderings provided are for reference only and may not reflect the elevations that we are proposing within this package.

If you have any further questions pertaining to this project, please feel free to contact me.

Thank You,

A handwritten signature in black ink, appearing to read 'Samantha Johnston', written in a cursive style.

Samantha Johnston
Project Coordinator

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: PLANNING AND DEVELOPMENT

SDR-38856

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	2900 RONEUMUS
*STREETS & SANITATION (DPW)	JERRY WALKER	2875 RONEUMUS
*PARKS & OPEN SPACES (DPW)	JOHN BLACK	2875 RONEUMUS
*SID (DPW)	PATRICK MURPHY	420 N. FOURTH STREET
*SURVEY (DPW)	ALAN RIEKKI	WEST YARD
<EMBARQ> (SDPR only)	SANDRA HOLLEY	330 VALLEY VIEW BOULEVARD
LAS VEGAS VALLEY WATER DISTRICT (NO PLANS)	HEIDI DEXHEIMER ENGINEERING DESIGN DIVISION	100 CITY PARKWAY, SUITE #700 (HAND DELIVERY ADDRESS ONLY)
CLARK COUNTY (IT) (NO PLANS)	SHARON RICE (INFORMATION TECHNOLOGY DEPT)	500 GRAND CENTRAL PARKWAY, 4 th Floor
NELLIS AFB (NO PLANS)	DEBORAH MACNEILL	4430 Grissom Avenue, Building 11, Suite 103D

*** 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>**

SDPR
07/13/2010

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-38856 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-38857 AND VAR-38858 -
APPLICANT/OWNER: McDONALD'S CORPORATION - Request for a Site Development Plan Review FOR
SITE MODIFICATIONS TO AN EXISTING 3,734 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH)
on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone,
Ward 4 (Anthony).

PLANNING COMMISSION: **AUGUST 26, 2010**
CITY COUNCIL: **OCTOBER 6, 2010**

PLANNING SUPERVISOR: **STEVE GEBEKE**



PUBLIC HEARING

Comments Due: **JULY 27, 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:

Report Date 07/13/2010 04:56 PM

Submitted By

Page 1

A/P # 38856 SITE DEVELOPMENT PLAN REVIEW

Application Information

Stages

	Date / Time	By		Date / Time	By
Processed	07/13/2010 12:51	983052	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-38856 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-38857 AND VAR-38858 - Request for a Site Development Plan Review FOR SITE MODIFICATIONS TO AN EXISTING 3,734 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

Parent A/P # 38857
Project # 38856 Project/Phase Name MCDONALD'S SITE MODIFICATIONS Phase #
Size/Area 0.69 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13821617005

Location

Owner/Tenant

Contact ID AC1505458 Name MCDONALDS CORPORATION
Mailing Address 10550 W ALEXANDER RD #1008 Organization
City LAS VEGAS State/Province NV
ZIP/PC 89129-3502 Country ☐ Foreign
Day Phone Evening Phone
Fax Mobile #

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

7662 W LAKE MEAD BLVD
LAS VEGAS, 89128-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13821617005

Report Date 07/13/2010 04:56 PM

Submitted By

Page 2

Applicants/Contacts

Primary N Capacity OWNER Contact ID AC1505458 ☐ Foreign
Effective Expire
Name MCDONALDS CORPORATION
Day Phone Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 10550 W ALEXANDER RD #1008
LAS VEGAS, NV 89129-3502
Seasonal Addr
Valid From To
Comments No Comments

Primary Y Capacity OTHER Other REP Contact ID AC553265 ☐ Foreign
Effective Expire
Name SPECTRUM SURVEYING & ENGINEERING
Day Phone (702)367-7705 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 JOHNSTON - 367-7705

Contractors

No Contractors

Activity/Review Details

Detail SUBMITTAL CHECKLIST (SDR) Modified By FSOLIS Modified Date/Time 07/13/2010 12:51
Comments
No Comments

SUBMITTAL CHECKLIST

Indicate if item is being submitted

Y Pre-Application Conference Checklist	Y Site Plans (19 Foiled Blue Lines, 1 Rolled Color)
Y Application/Petition Form	Y Landscape Plan
Y Deed and Legal Description	Y Building Elevations (2 Foiled, 1 Rolled Color)
Y Justification Letter	Y Floor Plan (1 Foiled, 1 Rolled)
Y Color and Material Board	Y Laser Print Site Plan
N DINA (Not Always Required)	Y Laser Print Floor Plan
Y Statement of Financial Interest	Y Laser Print Elevation

Y Business Licensing Requirements Met

N Business License Exempt

Planning Condition Description Effective Expire Comments

Report Date 07/13/2010 04:56 PM

Submitted By

Page 3

SITE/PLAN REVIEW

N DINA Required? N Project of Regional Significance?

Y Parent Project link required?

Y Will this go to the City Council?

Is there a condition of approval for a Required Review?

Hearing Type

Public, Non-Public, Admin PUBLIC

If yes, when does it need to be reviewed?

Staff Recommendation

Meeting information

Meeting Info
Meeting Date
Comments
Added By

Meeting Type

Meeting Status

YES Votes

NO Votes

ABSTENTIONS

Add Date

Modified By

Modified Date

08/26/2010

PC

SCHEDULED

0

0

0

FSOLIS

07/13/2010

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
Comments

Description

Entered By

Start

Stop

Hours

PAYMNT CO NAME WHO PICKED UP CONTACT#

970040

07/13/2010 13:11

0.00

KURTIS VEATER, SPECTRUM SURVEYING & ENGR CK 47792, 702.367.7705

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Site Development Review
 Project Address (Location) 7662 W. Lake Mead Blvd
 Project Name McDonald's at Lake Mead & Buffalo Proposed Use Restaurant
 Assessor's Parcel #(s) 138-21-617-005 Ward # 4
 General Plan: existing C-1 proposed C-1 Zoning: existing C-1 proposed C-1
 Commercial Square Footage _____ Floor Area Ratio _____
 Gross Acres 0.69 Lots/Units 1 Density n/a
 Additional Information Existing McDonald's Building - Site Development Review for Outside Modifications

PROPERTY OWNER McDonald's Corporation Contact Kevin McAuley
 Address 17550 N. Perimeter Dr. Ste 400 Phone: (858) 342-3536 Fax: (702) 543-2733
 City Scottsdale State AZ Zip 85255
 E-mail Address kevin.mcauley@us.mcd.com

APPLICANT McDonald's Corporation Contact Kevin McAuley
 Address 17550 N. Perimeter Dr. Ste 400 Phone: (858) 342-3536 Fax: (702) 543-2733
 City Scottsdale State AZ Zip 85255
 E-mail Address kevin.mcauley@us.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 sjohnston@spectrumse.com

Property Owner Signature* [Signature]

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

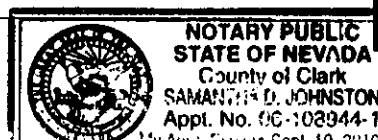
Print Name Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10.

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>502-38856</u>
Meeting Date:	<u>2-26-10</u>
Total Fee:	<u>1030.00</u>
Date Received:	<u>7-13-10</u>
Received By:	<u>FS</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.



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-38856** APN: 138-21-617-005

Name of Property Owner: McDonald's Corporation - Kevin McAuley

Name of Applicant: McDonald's Corporation - Kevin McAuley

Name of Representative: Spectrum Surveying & Engineering- 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: _____

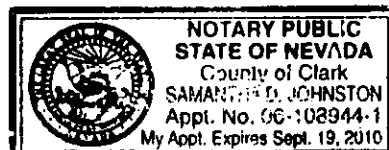
Signature of Property Owner: _____

Print Name: Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 2010

Samantha D. Johnston
Notary Public in and for said County and State



City of Las Vegas



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

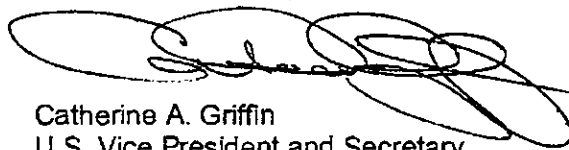
RE: Limited Authority for Permit and Approval
Applications for Nevada

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

SDR-38856
RECEIVED
JUL 13 2010
City of Las Vegas



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

July 13, 2010

City of Las Vegas
Attn: John Grider
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

RECEIVED

JUL 13 2010

City of Las Vegas

**Purpose: Site Development Review Request for
APN: 138-21-617-005
(Near Lake Mead Blvd. and Buffalo Dr.)
0.69 Gross Acres**

Mr. Grider:

This serves as a justification letter for the above mentioned parcel for the existing McDonalds restaurant. We are proposing to revise the current drive thru configuration, exterior building elevations and modifications to the interior of the building to meet current McDonald's standards.

We are providing thirty five parking spaces for this project, which does not exceed the required thirty eight parking spaces. A variance request is being submitted concurrently with this application requesting the approval of a reduction in the number of parking spaces required per Title 19.10.

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Vehicular access to the property will remain off of Lake Mead Blvd with access to the adjacent parcels to the north. In addition, the intent of this site configuration updates will include designing certain ramps, sidewalks, etc. to meet the current ADA specifications.

The existing driveway configurations off of Lake Mead Blvd will remain the current existing widths as indicated on the Site Plan and Landscape Plans. We are proposing to reconfigure the curb returns for the driveways along Lake Mead Blvd to meet current ADA specifications.

The existing landscaping currently conforms to the City of Las Vegas Development Standards in Title 19. Since we are revising the drive thru configuration, a certain amount of landscaping will be removed. Based off of the

SDR-38856

landscape plan, we are proposing to replace any removed landscape so that an equal or greater amount of landscaping is proposed.

In addition, conceptual renderings indicating the Chocolate Color Scheme with Stone Arcade in Texas Crème are provided for your reference. Please note that the renderings provided are for reference only and may not reflect the elevations that we are proposing within this package.

If you have any further questions pertaining to this project, please feel free to contact me.

Thank You

A handwritten signature in black ink, appearing to read 'Samantha Johnston', written over the printed name.

Samantha Johnston
Project Coordinator

Escrow No. LV 738138 LY

WHEN RECORDED, MAIL TO:

McDonald's Corporation
432 North 44th Street
Suite 350
Phoenix, Az. 85008
RPTT \$ 673.40
APN#: 200-138-21-617-001

FILED 01433

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jack Binlon, an unmarried man

do (es) hereby GRANT, BARGAIN, and SELL to

McDonald's Corporation, a Delaware Corporation

the real property situate in the County of Clark, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR LEGAL DESCRIPTION.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF FOR SPECIAL EXCEPTIONS.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Jack Binlon
Jack Binlon

Date

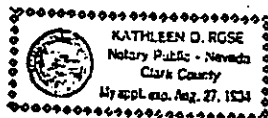
STATE OF NEVADA

County of Clark

On October 13, 1993 personally
appeared before me, a Notary Public,

Jack B. Binlon
personally known (or proved) to me to be the
person whose name is subscribed to the
above instrument who acknowledged that he
executed the instrument.

Kathleen D. Rose
Notary Public



93102101483

EXHIBIT 'A'

PARCEL I:

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL THREE (3), AS SHOWN BY MAP THEREOF ON FILE IN FILE 77, OF PARCEL MAPS, PAGE 15, IN THE OFFICE OF THE COUNTY RECORDER OF SAID CLARK COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT DESCRIBED AS FOLLOWS FOR INGRESS TO AND EGRESS FROM AND FOR SIGNAGE RELATED TO THE FEE PARCEL:

PARCEL A:

A STRIP OF LAND 25.00 FEET WIDE LYING 12.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER (NE COR.) OF PARCEL 3 AS SHOWN BY SAID PARCEL MAP, THENCE NORTH 80°04'03" WEST, 43.48 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°14'24" WEST, 56.87 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 43.20 FEET; THENCE NORTH 87°45'36" EAST, 266.25 FEET TO THE POINT OF ENDING.

PARCEL B:

A STRIP OF LAND 5.00 FEET WIDE LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER (NE COR.) OF PARCEL 3 AS SHOWN BY SAID PARCEL MAP, THENCE NORTH 80°04'03" WEST, 43.48 FEET; THENCE NORTH 02°14'24" WEST, 56.87 FEET; THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 27.50 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 43.20 FEET; THENCE NORTH 87°45'36" EAST, 257.99 FEET; THENCE SOUTH 02°14'24" EAST, 15.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°45'36" EAST, 5.42 FEET TO THE POINT OF ENDING.

EXCEPTING THEREFROM ALL MINERAL RIGHTS OTHER THAN WATER, SAND AND GRAVEL, INCLUDING, WITHOUT LIMITATION, OIL, GAS AND PRECIOUS METALS, PROVIDED, HOWEVER, WITH NO RIGHTS OF DIRECT SURFACE ENTRY AS RESERVED BY HOWARD HUGHES PROPERTIES, LIMITED BY DEED RECORDED APRIL 3, 1989 IN BOOK 890403 AS DOCUMENT NO. 00256, OF OFFICIAL RECORDS.

9 3 1 0 2 1 1 4 8 3
EXHIBIT "B"

1. "SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS FOR DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISION OF COURTS; AND THERE IS RESERVED FROM THE LANDS HEREBY GRANTED, A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES."

RECORDED: SEPTEMBER 15, 1955 IN BOOK 67
DOCUMENT NO.: 56940, CLARK COUNTY, NEVADA RECORDS

2. LIMITATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, EXCEPTIONS AND TERMS IN AN INSTRUMENT RECORDED APRIL 3, 1989, IN BOOK 890403 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 00255.
3. LIMITATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS, RESERVATIONS, EASEMENTS, EXCEPTIONS, TERMS, ASSESSMENTS, LIENS AND CHARGES IN AN INSTRUMENT RECORDED APRIL 3, 1989 IN BOOK 890403 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 00262

WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.

THE RIGHT TO LEVY CERTAIN CHARGES OR ASSESSMENTS AGAINST SAID LAND WHICH SHALL BECOME A LIEN IF NOT PAID AS SET FORTH IN THE ABOVE DECLARATION OF RESTRICTIONS, AND IS CONFERRED UPON SOUTH SHORES COMMUNITY ASSOCIATION, A NEVADA NONPROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS.

AN INSTRUMENT DECLARING A MODIFICATION OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS WAS RECORDED DECEMBER 29, 1989 IN BOOK 891229 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 01375.

AN INSTRUMENT DECLARING A MODIFICATION OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS WAS RECORDED FEBRUARY 13, 1990 IN BOOK 900213 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, AS DOCUMENT NO. 00685.

4. THE EFFECT OF AN AFFIDAVIT OF PRELIMINARY ASSESSMENT ROLL, DATED JULY 22, 1993, EXECUTED BY CITY OF LAS VEGAS TO SPECIAL IMPROVEMENTS DISTRICT NO. 1414 WITH AN ESTIMATED AMOUNT OF EASEMENT OF \$47,721.89 RECORDED JULY 22, 1993 IN BOOK 930722 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS AS DOCUMENT NO. 00892.

CLARK COUNTY, NEVADA
JOAN L. SWIFT, RECORDER
RECORDED AT REQUEST OF:

J DREW

10-25-92 11:36 BSB 4
OFFICIAL RECORDS
BOOK: 931025 INST: 01483
FEE: 10.00 RPTT: 673.40