



<u>REQUIRED PARKING</u>	
RESTAURANT AREA, ADDITIONAL SEATING & PLAYPLACE	
1/100 X 3,734 SF =	38 SPACES REQUIRED
<u>EXISTING PARKING</u>	
H.C. PARKING REQUIRED:	2 SPACES PROVIDED (1 VAN ACCESSIBLE)
REGULAR PARKING SPACES:	35 SPACES PROVIDED
TOTAL PARKING:	<u>37</u> SPACES PROVIDED
ADDITIONAL LOADING ZONE:	NOT PROVIDED
<u>PROPOSED PARKING</u>	
H.C. PARKING REQUIRED:	2 SPACES PROVIDED (1 VAN ACCESSIBLE)
REGULAR PARKING SPACES:	26 SPACES PROVIDED
TOTAL PARKING:	<u>28</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:	0.89 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 SCOUNCE MOUNTED AT HEIGHT OF TRELIS, 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 FOR: **M. McDonald's USA, LLC** © 2010 McDonald's USA, LLC

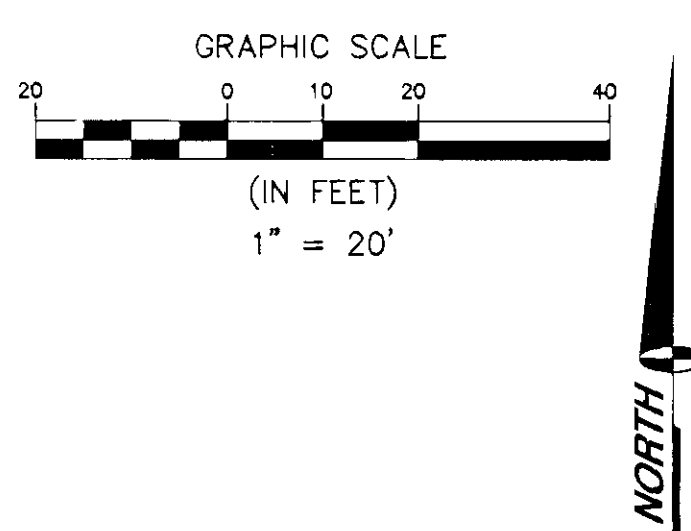
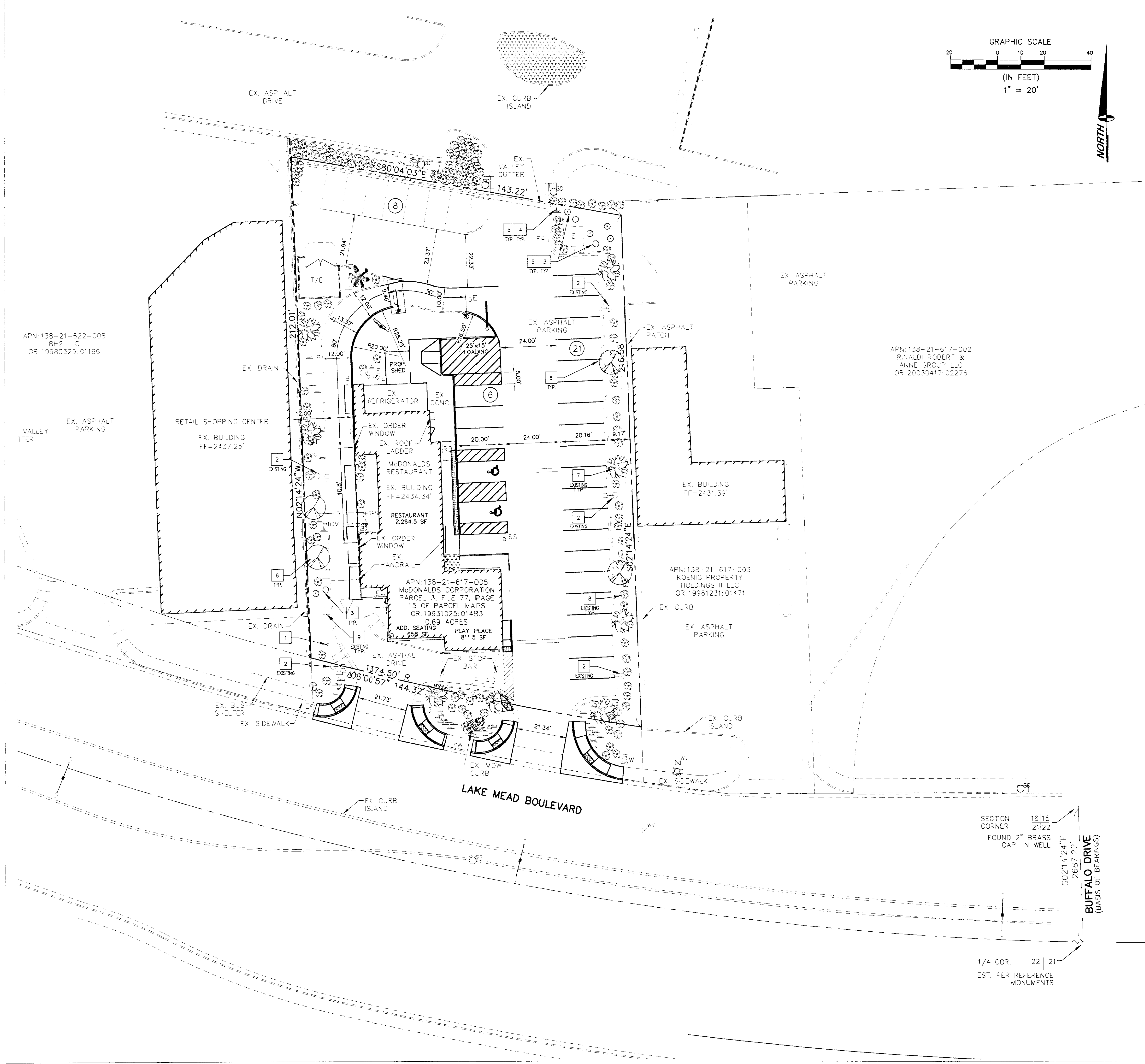
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

SHEET NO.	TITLE	DESCRIPTION
11	LAKE M	00-00 S1

00-0000.00.0
S1.0
SITE PLAN

RECEIVED
JUL 13 2010
City of Las Vegas

VAR-38858



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

1 LANDSCAPE PLAN
1" = 20'-0"

VAR-38857 VAR-38858
SDR-38856 REVISED

PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8005 W. POST BLVD., SUITE 100
LAS VEGAS, NEVADA 89148
PH: (702) 367-7705
FAX: (702) 367-8733

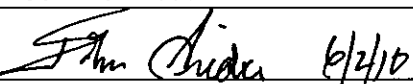
PREPARED FOR:
McDonald's USA, LLC
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without the prior written consent of McDonald's USA, LLC. Use of these drawings and specifications for any other project is unauthorized. The contractor shall be responsible for obtaining all necessary permits and approvals for the project.

DRAWN BY:
JAN 2010
REVIEWED BY:
SPECTRUM TEAM
DATE ISSUED:
MAY 2010

TITLE:
LAKE MEAD AND BUFFALO
DESCRIPTION:
LANDSCAPE PLAN

SITE ADDRESS:
7662 W. LAKE MEAD BLVD., LAS VEGAS, NV 89128

SHEET NO.:
00-0000.00.0
LS1.0
LANDSCAPE PLAN

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 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:	0
☐	☒	North arrow, scale, and vicinity map		Colored, Rolled Plans:	0
☐	☒	All property lines and present dimensions labeled		Reduced Copy (8-1/2x11 B/W):	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:	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:	0
☐	☒	Scale and building dimensions labeled		Colored, Rolled Plans:	0
☐	☒	All building entrances/exits shown		Reduced Copy (8-1/2x11 B/W):	0
☐	☒	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:	Variance	
Representative:	Samantha Johnston		Application Purpose:	Sign Variance	
APN:	138-21-617-005		Site Location:	7662 West Lake Mead Boulevard	
Planner's Signature:			Pre-App. Meeting Date:	06/02/10	
			Earliest Submittal Deadline:	06/15/2010 <u>no later than 2:00 pm</u>	
Planner:	John Grider, Planner I - 229-6711 Steve Swanton, Senior Planner		Earliest PC / CC Meeting Dates:	07/29/10 PC	09/01/10 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

August 27, 2010

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

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

Dear Mr. McAuley:

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 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 Variance (VAR-38557) and Site Development Plan Review (SDR-38856) 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 new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. 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
Lais Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



Mr. Kevin McAuley
VAR-38858 - Page Two
August 27, 2010

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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 **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: VAR-38858 - VARIANCE RELATED TO VAR-38858 AND SDR-38856
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
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City Manager
Elizabeth N. Fretwell





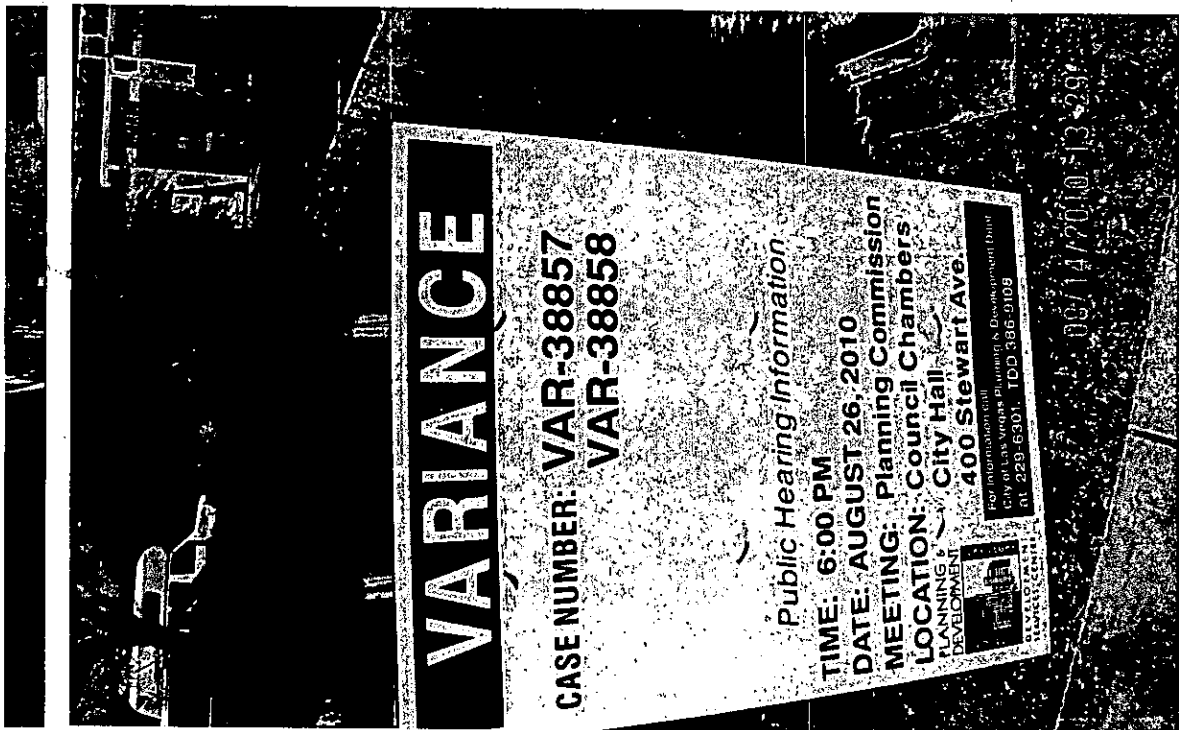
CITY OF LAS VEGAS SIGN POSTING AFFIDAVIT

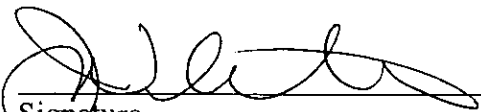


CASE NUMBER: VAR-38858

MEETING DATE: 08/26/10 PC

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

8-14-10
Date

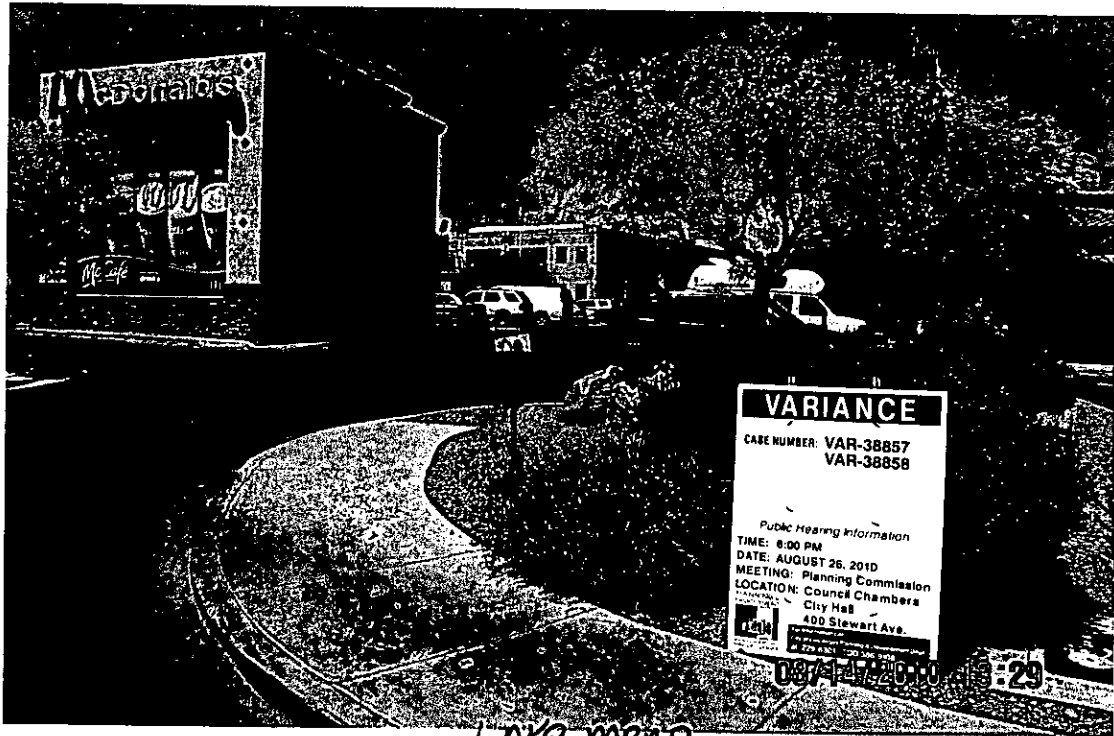
This affidavit must be returned to the Planning and Development Department, Case Planning Division, at 731 South 4th Street during regular business hours three (3) business days prior to the subject application being heard by the Planning Commission or City Council.



CASE N

MEETI

Sign Pro
Code, was
scheduled




Signature

8-14-10
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.

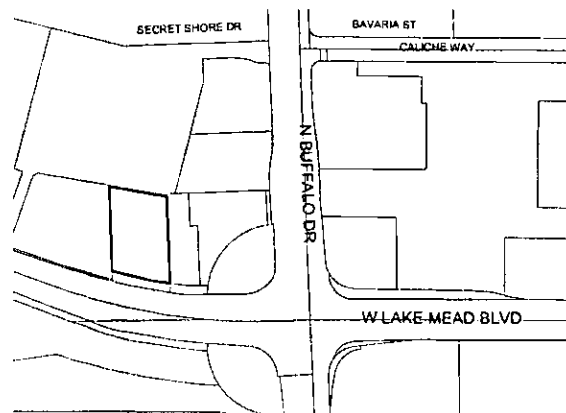
Application Information

VAR-38857 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: McDONALD'S CORPORATION - Request for a Variance TO ALLOW 37 PARKING SPACES WHERE 40 SPACES ARE REQUIRED on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

VAR-38858 - VARIANCE RELATED TO VAR-38857 - PUBLIC HEARING - APPLICANT/OWNER: McDONALD'S CORPORATION - 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 on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).

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

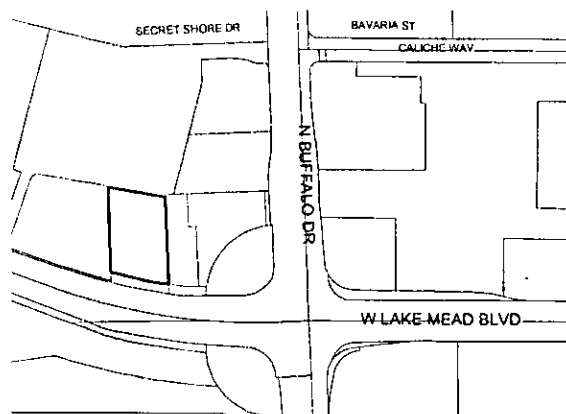
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Application Location



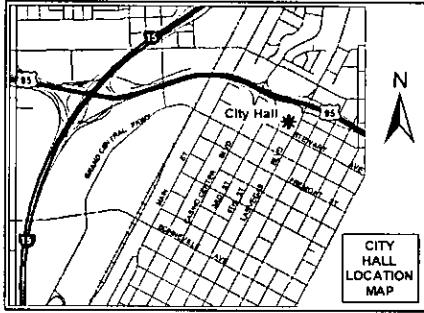
The proposed project may not pertain to the entire highlighted project site.

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

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

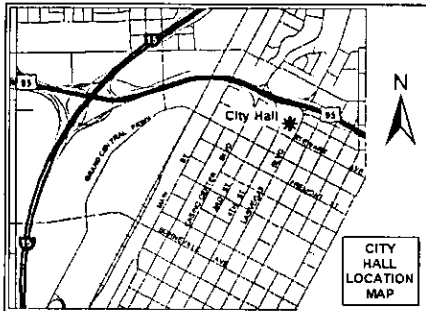
Please use available blank space on card for your comments.

VAR-38857 & VAR-38858

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.

VAR-38857 & VAR-38858

Planning Commission Meeting of 8/26/2010

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:

VAR-38858

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

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 26, 2010
Re: **VAR-38858** McDonald's Corporation 7662 W. Lake Mead Blvd.
Request for a Variance for menu board and sign height

COMMENTS:

We have no comment on the Request for a Variance application 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 for property located at 7662 West Lake Mead Boulevard.

CITY OF LAS VEGAS

INTER-OFFICE MEMORANDUM

REQUEST FOR COMMENT

FROM: *PLANNING AND DEVELOPMENT*

VAR-38858

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 RONEMUS
*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-38858 - VARIANCE RELATED TO VAR-38857- PUBLIC HEARING - APPLICANT/OWNER:
McDONALD'S CORPORATION - 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 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 # 38858 VARIANCE

Application information

Stages

	Date / Time	By		Date / Time	By
Processed	07/13/2010 12:56	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

VAR-38858 - VARIANCE RELATED TO VAR-38857- PUBLIC HEARING - APPLICANT/OWNER: MCDONALD'S CORPORATION - 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 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 # 38858 Project/Phase Name MCDONALD'S INCIDENTAL SIGNAGE 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

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application****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 **Dther** 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

Item Description **Item Status**

Check Fees	Fees Successful
NDTIFICATION & 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
400558 B&S PLAN #1 (BUILDING&SAFETY PLAN REVIEW)	Incomplete
400556 DEVCO #1 (DEVELOPMENT COORDINATION)	Incomplete
400567 FIRE ENG #1 (FIRE PROTECTION ENGINEERING)	Incomplete
400560 FLOOD #1 (FLOOD CONTROL)	Incomplete
400559 LAND DEV #1 (LAND DEVELOPMENT)	Incomplete
400557 NEIGH P&S #1 (NEIGHBORHOOD PLAN & SUPPORT)	Incomplete
400566 ROW #1 (RIGHT-OF-WAY)	Incomplete
400561 SEWER #1 (COLLECTION SYSTEMS PLANNING)	Incomplete
400565 SID #1 (SPECIAL IMPROVEMENT DISTRICT)	Incomplete
400563 SURVEY #1 (SURVEY)	Incomplete
400564 TEFO #1 (TRAFFIC ENG FIELD OPERATIONS)	Incomplete
400562 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)	

City of Las Vegas400 Stewart Ave
Las Vegas, NV 89101-2927**VAR Application****Report Date** 07/13/2010 04:56 PM**Submitted By**

Page 3

Item Description**Item Status**(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

Activity Review Details**Detail** SUBMITTAL CHECKLIST (VAR)**Modified By** FSOLIS**Modified Date/Time** 07/13/2010 12:56**Comments**

No Comments

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

Planning Condition Description**Effective****Expire****Comments**

There is no planning condition for this project.

Report Date 07/13/2010 04:56 PM

Submitted By

Page 4

VARIANCE

Y Parent Project link required?

Y Will this go to the City Council?

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 Type		Meeting Status		YES Votes	NO Votes	ABSTENTIONS
Meeting Date	Comments	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	Last		First	MI	Comments
Employee ID					
No Employee Entries					

Log	Description		Entered By	Start	Stop	Hours
Action						
Comments						
PAYMNT	CO NAME WHO PICKED UP CONTACT#		970040	07/13/2010 13:10		0.00
	KURTIS VEATER, SPECTRUM SURVEYING & ENGR CK 47793, 702.367.7705					

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Variance- Incidental Signage
 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

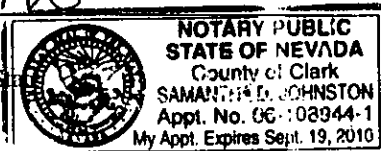
REPRESENTATIVE Spectrum Surveying & Engineering Contact Samantha Johnston
 Address 8905 W. Post Road Suite 100 Phone: (702) 367-7705 Fax: (702) 367-8733
 City Las Vegas State NV Zip 89148
 E-mail Address sjohnston@spectrumse.com

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>VAR-38858</u>
Meeting Date:	<u>8-26-10</u>
Total Fee:	<u>830</u>
Date Received:*	<u>7-13-10</u>
Received By:	<u>F.S</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: **VAR-38858** 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: _____

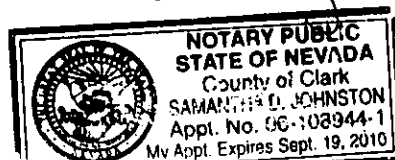
Signature of Property Owner: _____

Print Name: Kevin T. McAuley

Subscribed and sworn before me

This 4th day of June, 20 10

Samantha Johnston
Notary Public in and for said County and State



RECEIVED

JUL 13 2010



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

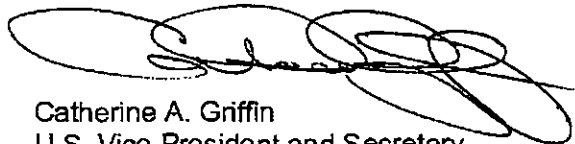
RE: Limited Authority for Permit and Approval
Applications for Nevada

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

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JUL 13 2010
City of Las Vegas

VAR-38858



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: **Signage Variance 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.

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.

In addition, we are requesting for a variance for the externally illuminated pole canopy based off of comments received from previous applications submitted for review.

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'.

Samantha Johnston
Project Coordinator

VAR-38858

Escrow No, LV 736138 LY

WHEN RECORDED, MAIL TO:

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

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

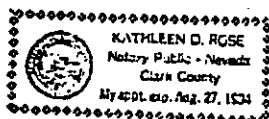
STATE OF NEVADA

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. Rogse
Notary Public



93102101433

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 5 1 0 2 1 3 7 4 3 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 UEN 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

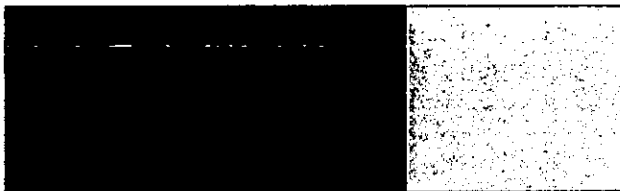
10-25-92 11:36 BSB 4

BOOK: 931025 INST: 01483

FEE: 10.00 RPT: 673.40



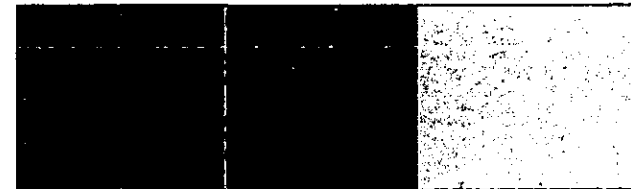
**TERRA COTTA SCHEME/
SILVER STANDING SEAM**



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



**CHOCOLATE SCHEME/
SILVER STANDING SEAM**



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

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JUL 13 2010

City of Las Vegas

Pantone-109C

Pantone-123C

Pantone-109C

Pantone-123C

SCANNED

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VAR-38858

AWNING COLOR CODES REFERENCED TO "AWNING" VERSION ONLY

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





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

RECEIVED

JUL 13 2010

City of Las Vegas

SCANNED

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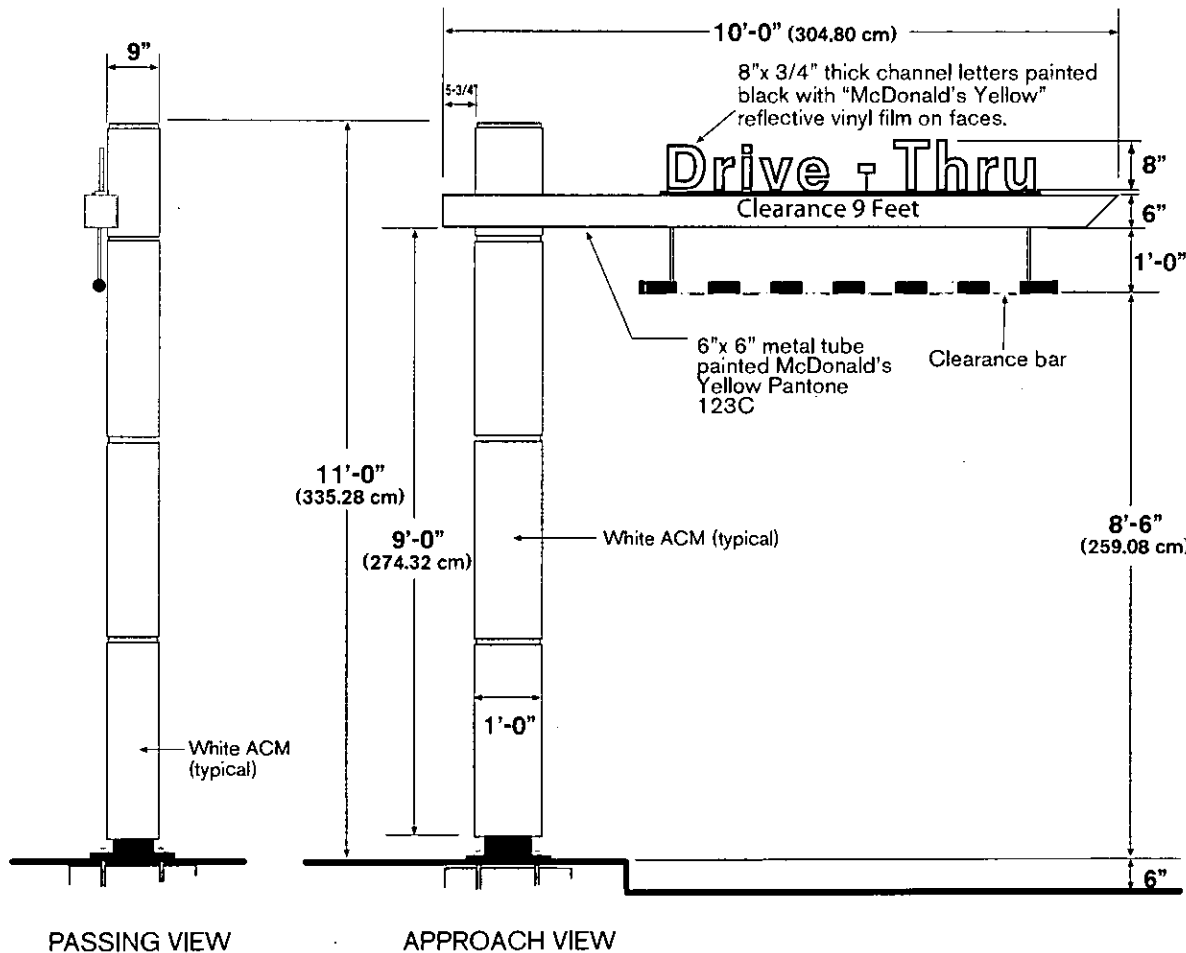
VAR-38858

EXAMPLES SHOWN ARE ONLY A FEW OF THE OPTIONS AVAILABLE

Exterior Options: Arcade Options
Cultured Stone



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.

SCANNED

RECEIVED

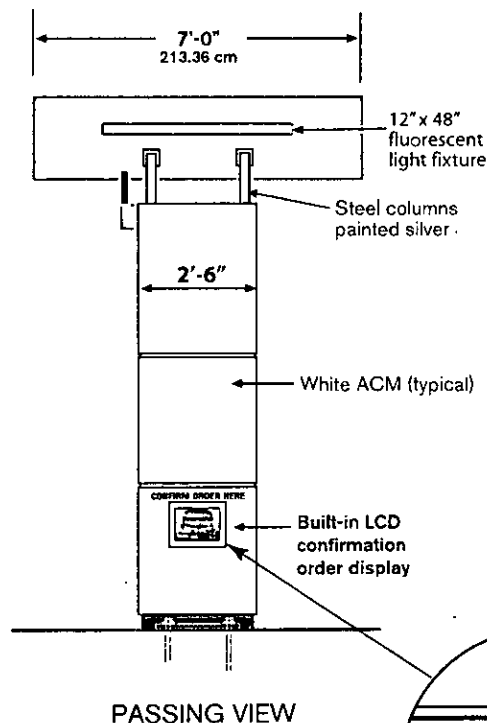
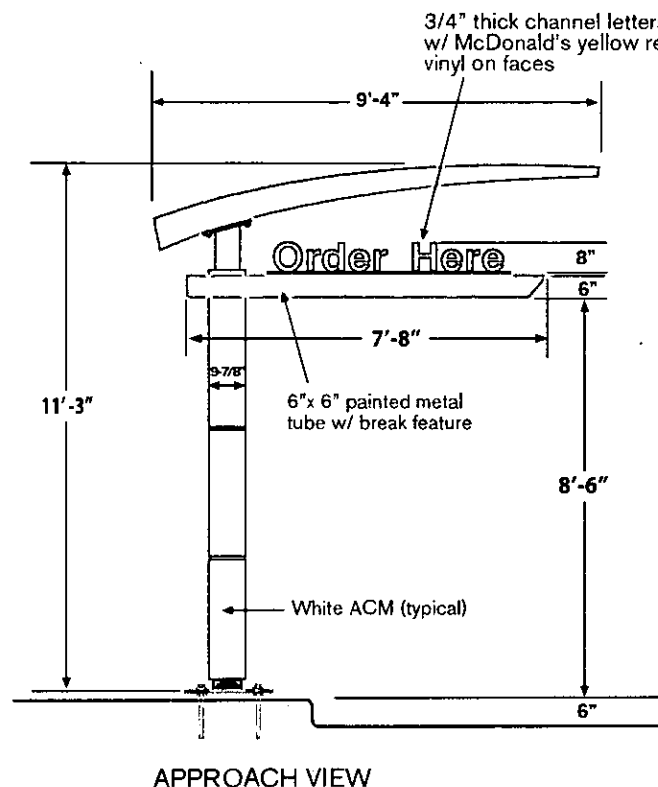
JUL 13 2010

City of Las Vegas

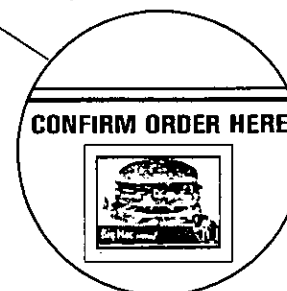
VAR-38858

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

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



Built-in LCD Confirmation Order Display

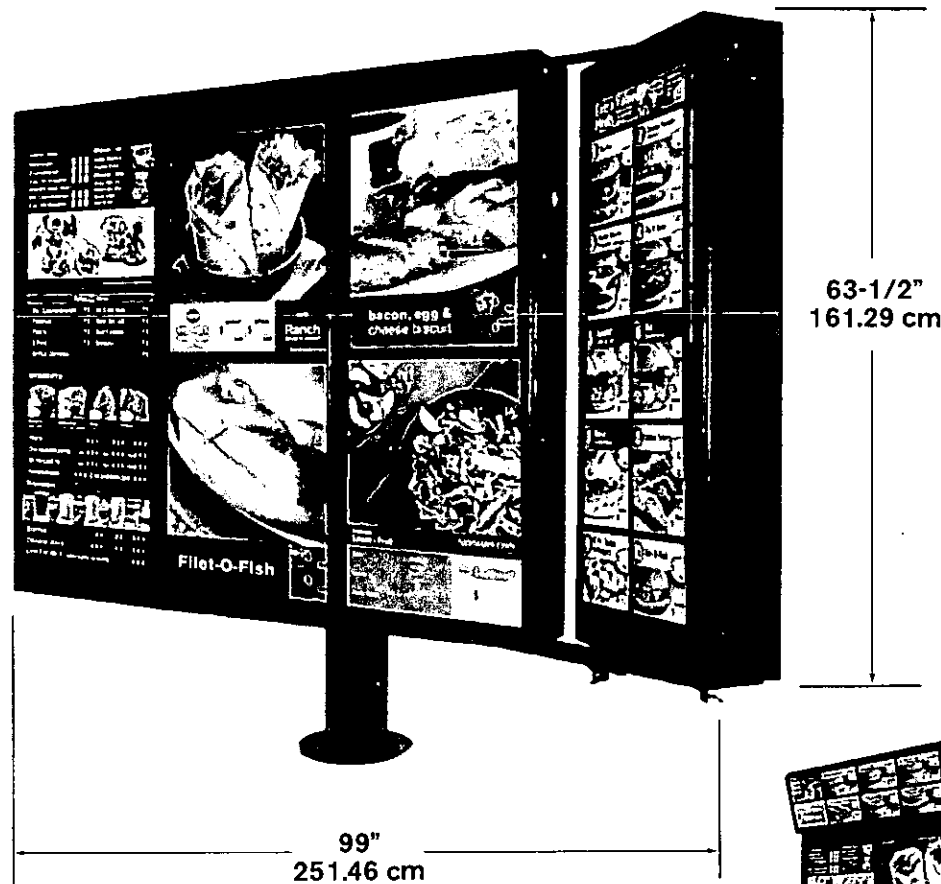
SCANNED

RECEIVED

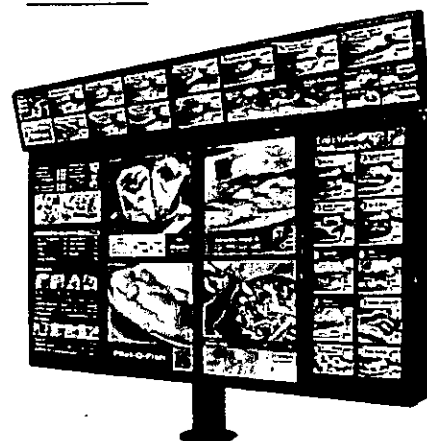
JUL 13 2010

VAR-38858 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 Florida Plastics for strips and grids
- Topper only allowed with 4th column static board. Cannot have flip adder and topper.

VAR-38858

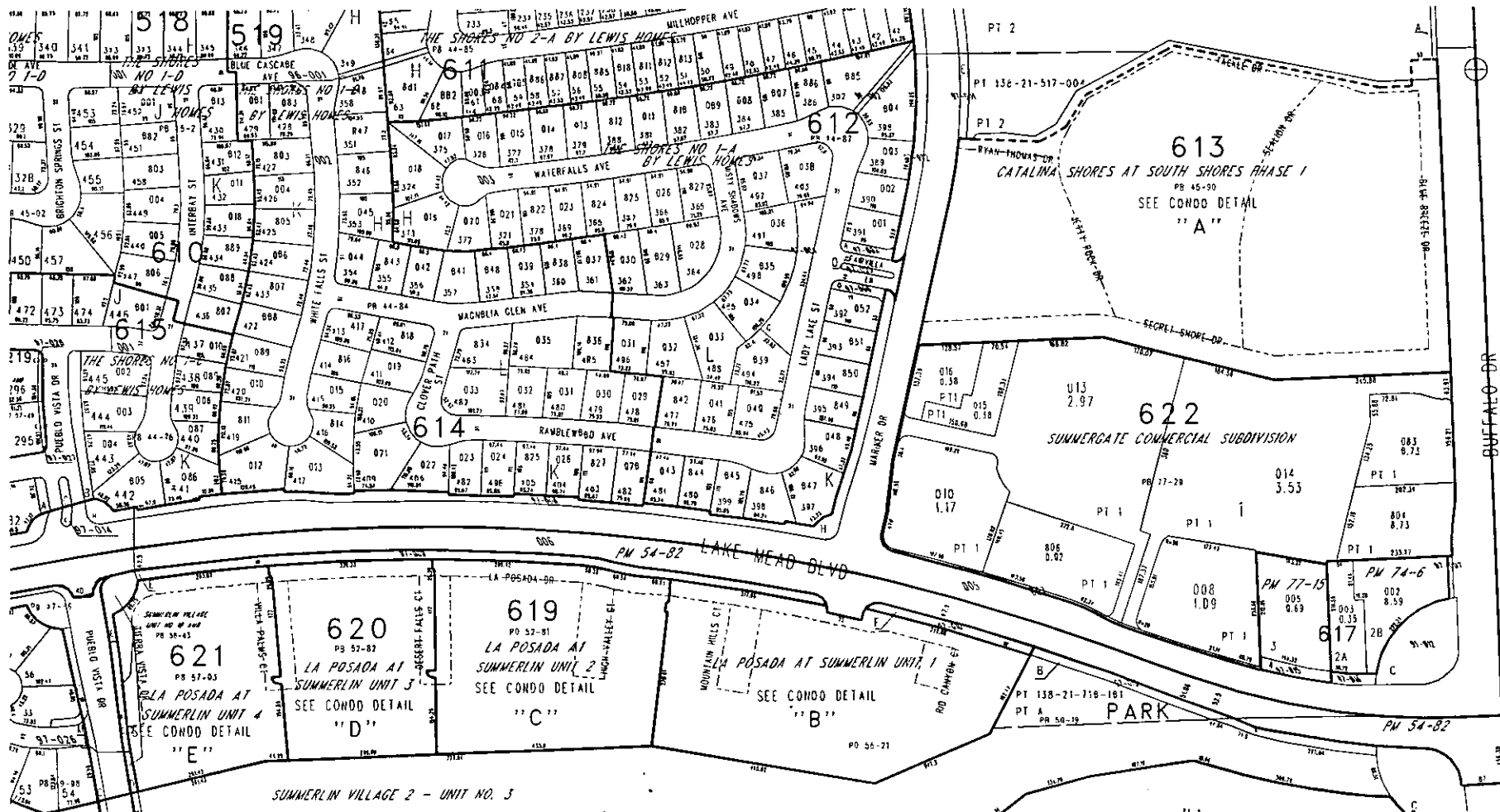
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City of Las Vegas

SCANNED

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 1:171 ORIGINAL 	MAP LEGEND ——— PARCEL BOUNDARY ——— SUBO BOUNDARY ——— ROAD EASEMENT ——— PW/LD BOUNDARY - - - - - NON-PARCEL LOT LINE ——— WATCH LINE / LEADER LINE --- ROAD ID NUMBER	ASSESSOR'S PARCELS - CLARK CO., NV. M. W. Schofield, Assessor		T20S R60E	21	S 2 NE 4	138-21-6		
		AVERAGE DA VALUE 35	PARCEL NUMBER 202	ACRES 1.88	PARCEL SUB/SEC NUMBER 5	PLAT RECORDING NUMBER 5	BLOCK NUMBER 5	LOT NUMBER 5	GOV. LOT NUMBER GL5
		PARCEL BOUNDARY 661		PARCEL NUMBER 202		ACRES 1.88		PARCEL SUB/SEC NUMBER 5	
		SUBO BOUNDARY 202		PLAT RECORDING NUMBER 5		BLOCK NUMBER 5		LOT NUMBER 5	
		ROAD EASEMENT 5		GOV. LOT NUMBER GL5		Scale: 1"=200'		Rev: 08/17/06	



VAR-38858

TAX DIST 200