

09/22/2005

09/22/2005

09/22/2005

09/22/2005

09/22/2005

09/22/2005

XXXXXX

DATE:

OF PARCEL MAPS
OFFICIAL RECORDS
BOOK NO. _____
CLARK COUNTY, NEVADA
RECORDS
DEBBIE CONWAY, RECORDER
FEE _____ DEPUTY _____

TOTAL ACREAGE: 0.90 ACRES

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°20'04"E	51.92'
L2	S00°03'51"E	9.08'

NORTH

(IN FEET

Memorandum Planning and Development

To: Samantha Johnston
From: Peter Lowenstein, AICP – Planning Supervisor
Date: August 24th, 2010
Re: PMP-39265 – McDonald's at Eastern and Owens Parcel Map

The Planning and Development Department staff has administratively conditionally approved your request for technical review of the subject parcel map, subject to the changes and corrections noted as follows:

1. Enter the parcel file number "PMP-39265" above the signature block in the lower right-hand corner.

You need not submit a revised map prior to Mylar map submittal, provided these changes are incorporated. If you have any questions concerning these changes, please contact me.



Peter Lowenstein, AICP
Planning Supervisor

Pc: Alan Riecki, City Surveyor

TRANSMISSION VERIFICATION REPORT

TIME : 08/24/2010 14:24
NAME :
FAX :
TEL :
SER. # : BROB7J613436

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

08/24 14:24
3678733
00:00:31
02
OK
STANDARD
ECM

CITY OF LAS VEGAS
FAX

PLANNING &
DEVELOPMENT

DATE: 08/24/10

NO. OF PAGES: 2
(Including this sheet)

TO: Samantha Johnston

COMPANY: Spectrum Survey

FAX #: 702-367-8733

VOICE #: 702-367-7705



DEVELOPMENT
SERVICES CENTER

Peter Lowenstein, AICP

Planning Supervisor
731 South Fourth Street
Las Vegas, Nevada 89101

702-229-4693 FAX: 702-474-0352

SUBJECT: Parcel Map (PMP-39265)

MESSAGE: _____

Memorandum

City of Las Vegas
Department of Public Works
Development Coordination

To: Alan Riecki, City Surveyor
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; Planning and Development
Date: August 30, 2010
Re: **PMP-39265** McDonald's at Eastern & Owens SEC Eastern Ave. & Owens Ave.
Request for a Parcel Map Technical Review

COMMENTS:

This map appears to be a one lot Parcel Map that functions like a Reversionary Parcel Map, therefore we have no objection to the recordation of this Parcel Map to revert assessor parcel numbers 139-25-101-002, -003, and -004 into one lot, for property located on the southeast corner of Eastern Avenue and Owens Avenue.

No improvements are required prior to the recordation of this Parcel Map as Site Development Plan Review SDR-38585 addresses the off-site conditions of approval.

CONDITIONS OF APPROVAL:

1. Provide "PMP-39265" on Sheet 1 above the recording information.
2. Revise the owner's certificate to be in conformance with the City of Las Vegas' Subdivision Ordinance (Title 18, appendix F).
3. These conditions of approval are valid only for a period of one year. The City of Las Vegas reserves the right to modify or add conditions of approval if this parcel map is not recorded within one year of the date of this memo. Construction plans approved subsequently are valid only for a one year period following the date of this memo unless Public Works allows the plans to be valid for a longer period of time.

**CITY OF LAS VEGAS
REQUEST FOR COMMENTS**

DEVELOPMENT SERVICES CENTER CASE PLANNING DIVISION	DATE 08/24/10						
TO: <table style="width: 100%;"><tr><td style="width: 50%;">SO.NEVADA HEALTH DISTRICT</td><td style="width: 50%;">DANIEL LaRUBIO JR.</td></tr><tr><td>FIRE PREVENTION</td><td>OZZIE MIRKHAH</td></tr><tr><td>FIRE SERVICES\COMMUNICATIONS</td><td>SHARON OZUNA</td></tr></table>		SO.NEVADA HEALTH DISTRICT	DANIEL LaRUBIO JR.	FIRE PREVENTION	OZZIE MIRKHAH	FIRE SERVICES\COMMUNICATIONS	SHARON OZUNA
SO.NEVADA HEALTH DISTRICT	DANIEL LaRUBIO JR.						
FIRE PREVENTION	OZZIE MIRKHAH						
FIRE SERVICES\COMMUNICATIONS	SHARON OZUNA						
<table style="width: 100%;"><tr><td style="width: 30%; vertical-align: top;">SUBJECT</td><td>PARCEL MAP – PMP-39265 PMP-39265 - MCDONALDS AT EASTERN & OWENS PARCEL MAP - OWNER: FRANCHISE REALTY, LLC- APPLICANT: MCDONALDS USA, LLC - Request for technical review of a Parcel Map on 0.90 acres located at 2513 E. Owens Avenue (APNs 139-25-101-002 through 004), C-2 (General Commercial) Zone, Ward 5 (Barlow).</td></tr></table>		SUBJECT	PARCEL MAP – PMP-39265 PMP-39265 - MCDONALDS AT EASTERN & OWENS PARCEL MAP - OWNER: FRANCHISE REALTY, LLC- APPLICANT: MCDONALDS USA, LLC - Request for technical review of a Parcel Map on 0.90 acres located at 2513 E. Owens Avenue (APNs 139-25-101-002 through 004), C-2 (General Commercial) Zone, Ward 5 (Barlow).				
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PETER LOWENSTEIN, AICP, PLANNING SUPERVISOR

DEVELOPMENT SERVICES CENTER,
CASE PLANNING DIVISION
731 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

RETURN COMMENTS ON OR BEFORE - SEPTEMBER 1, 2010

ATTACHMENT: MAP

**INTEROFFICE MEMORANDUM
REQUEST FOR COMMENTS**

**DEVELOPMENT SERVICES CENTER
CASE PLANNING DIVISION**

**DATE
08/24/10**

TO:

**DEVELOPMENT COORDINATION
FLOOD CONTROL
RIGHT-OF-WAY
SANITARY SEWERS**

**ROGER BAILEY
ALBERT SUNG
MARY WULFF
JOE PEÑA**

ELECTRICAL SERVICES

REBECCA WHITLOCK

LAND DEVELOPMENT

DAVID GUERRA

SURVEY

ALAN R. RIEKKI

**SPECIAL IMPROVEMENT DISTRICT
420 NORTH 4TH ST.**

PATRICK MURPHY

TRAFFIC ENGINEERING

RICK SCHRODER

SUBJECT

PARCEL MAP – PMP-39265

**PMP-39265 - MCDONALDS AT EASTERN & OWENS
PARCEL MAP - OWNER: FRANCHISE REALTY, LLC-
APPLICANT: MCDONALDS USA, LLC - Request for
technical review of a Parcel Map on 0.90 acres located at 2513
E. Owens Avenue (APNs 139-25-101-002 through 004), C-2
(General Commercial) Zone, Ward 5 (Barlow).**

PLEASE RETURN ANY COMMENTS TO:

**ROGER BAILEY, SR. ENGINEERING ASSOCIATE
ENGINEERING/PLANNING DIVISION
DEPARTMENT OF PUBLIC WORKS**

RETURN COMMENTS ON OR BEFORE - SEPTEMBER 1, 2010

ATTACHMENTS: APPLICATION, DEED & MAP

Report Date 08/24/2010 07:59 AM

Submitted By

Page 1

A/P # 39265 PARCEL MAP

Application Information

Stages

	<u>Date / Time</u>	<u>By</u>		<u>Date / Time</u>	<u>By</u>
<u>Processed</u>	08/20/2010 16:00	982998	<u>Temp CDO</u>		
<u>Approved</u>			<u>COO Issued</u>		
<u>Final</u>			<u>Expires</u>		

Associated Information

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

Description of Work

PMP-39265 - MCDONALDS AT EASTERN & OWENS PARCEL MAP - DWNER: FRANCHISE REALTY, LLC- APPLICANT: MCDONALDS USA, LLC - Request for technical review of a Parcel Map on 0.90 acres located at 2513 E. Owens Avenue (APNs 139-25-101-002 through 004), C-2 (General Commercial) Zone, Ward 5 (Barlow)

Parent A/P # 38585
Project # 39265 Project/Phase Name PARCEL MAP - MCDONALDS AT EAST Phase #
Size/Area 0.90 ACRE Size Description Subdivision Code
Proposed Start Proposed Stop % Completed 0.00
% Complete Formula

Property/Site Information

Parcel 13925101002

Location

Owner/Tenant

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

A/P Linked Addresses

No Addresses are linked to this Application

Linked Addresses

2599 E OWENS AVE
LAS VEGAS, 89101-

A/P Addresses

No Other Addresses are associated to this Application

Linked Parcels

No Parcels are linked to this Application

A/P Linked Parcels

13925101002
13925101003
13925101004

Report Date 08/24/2010 07:59 AM

Submitted By

Page 2

Applicants/Contacts

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

Valid From To
Comments No Comments

Primary N 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 PDST ROAD, SUITE 100
LAS VEGAS, NV 89148
Seasonal Addr

Valid From To
Comments Samantha Johnson

Primary Y Capacity APPL Contact ID AC1786441 ☐ Foreign
Effective Expire
Name MCDONALDS USA
Day Phone (858)342-3536 x Eve Phone Organization
Pager PIN # Position
Fax (702)543-2733 Mobile Profession
E-Mail
Address 17750 PERIMETER DR STE 400
LAS VEGAS, NV 89101
Seasonal Addr

Valid From To
Comments Kevin McAuley

Contractors

No Contractors

<u>Project #</u>	<u>A/P Type</u>	<u>Status</u>	<u>Stage</u>	<u>Relation</u>
------------------	-----------------	---------------	--------------	-----------------

No children exist for this project

<u>Planning Condition</u>	<u>Description</u>	<u>Effective</u>	<u>Expire</u>	<u>Comments</u>
---------------------------	--------------------	------------------	---------------	-----------------

There is no planning condition for this project.

Report Date 08/24/2010 07:59 AM

Submitted By

Page 3

PARCEL MAP

Type of Map NEW

CLV Drawing #

Y Parent Project link required? N Is this a Residential Subdivision?

Flood Study required?

Traffic Study required?

Blueline Process

Covenant Running with Land Required?

1 # of Residential/Commercial Lots

Mylar Process

0 # of Common Element Lots

0 # of Residential/Commercial Lots

08/20/2010

Blueline Submitted

0 # of Common Element Lots

08/23/2010

Blueline Accepted for Processing

Mylar Submitted

Mylar Accepted for Processing

Mylar Comments Sent

Mylar Released for Recordation

Recordation Information

Date At 00:00

Subdivision Code (File and Page)

Street Name Has Been Changed

Template Type A/P #

A/P Type

Status

Stage

No children exist for this project

Employee

Employee ID

Last

First

MI

Comments

982721

LOWENSTEIN

PETER

D

Log

Action

Description

Entered By

Start

Stop

Hours

Comments

ADDEND ADDENDUM TD DOCUMENTS

983673

08/20/2010 16:07

0.00

CURTIS VEATER ID OK SPECTRUM SURVEYING CK #48329 367-7705



PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION / PETITION FORM

Application/Petition For: Parcel Map Review
Project Address (Location) 2513 E Owens Avenue
Project Name McDonalds at Eastern & Owens Proposed Use Commercial
Assessor's Parcel #(s) 139-25-101-002, 003 & 004 Ward # 3
General Plan: existing X proposed Zoning: existing X proposed
Commercial Square Footage 5,153 Floor Area Ratio
Gross Acres 0.89 Lots/Units 3 Density
Additional Information Parcel Map - to combine three parcels are required by SDR-38585

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

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

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

Property Owner Signature*

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

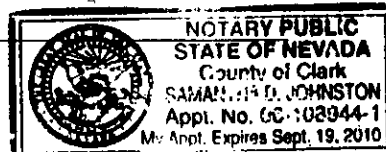
Print Name Kevin T. McAuley

Subscribed and sworn before me

This 10th day of August, 20 10

[Signature]

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #	<u>PMP-39265</u>
Meeting Date:	<u> </u>
Total Fee:	<u>300</u>
Date Received:*	<u>8/20/10</u>
Received By:	<u>[Signature]</u>

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 139-25-101-002, 003 & 004

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

Name of Applicant: McDonalds USA LLC

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

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

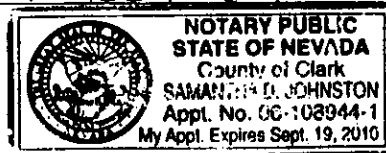
Signature of Property Owner: _____

Print Name: KEVIN T. MCCAULEY

Subscribed and sworn before me

This 18th day of August, 20 10

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



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AUG 20 2010



PLANNING & DEVELOPMENT DEPARTMENT

PARCEL MAP SUBMITTAL REQUIREMENTS

- ✓ **APPLICATION/PETITION FORM:** A completed Application/Petition Form is required. The application shall be signed, notarized and acknowledged by the owner of record of each parcel of property. Non-Property Owner: An application is sufficient if it is signed and acknowledged by a lessee, a contract purchaser or an optionee of the property for which the Parcel Map is sought. However, interest in that property must exist in a written agreement with the owner of record, attached to which is a copy of the Parcel Map application and in which the owner of record has authorized the lessee, contract purchaser or optionee to sign the application. The agreement must further stipulate that the owner of record consents to the filing and processing of the application and agrees to be bound by the requested Parcel Map.

Kevin to sign

- ✓ **DEED & LEGAL DESCRIPTION:** In order to verify ownership, a copy of the recorded deed(s) for the subject property(ies), including exhibits and attachments, is required. The deed and all attachments must be legible.

PARCEL MAP: (13 folded) Please refer to the Parcel Map Checklist for additional requirements.

(Jason)

FEES: \$300 *(Request from Kevin)*

- ✓ **ASSESSOR'S PARCEL MAP:** A copy of the Clark County Assessor's Office Parcel Number Map that is used to verify the parcel number(s) and location(s) of the subject property(ies) is required. These maps may be obtained from the Clark County Assessor's Office located at 500 S. Grand Central Parkway or through the Clark County website at (www.co.clark.nv.us).

PARCEL MAP CHECKLIST: All items on the Checklist must be addressed on the Parcel Map.

(Jason)

- ✓ **STATEMENT OF FINANCIAL INTEREST:** A completed Statement of Financial Interest is required.

Kevin to sign



PLANNING & DEVELOPMENT DEPARTMENT

PARCEL MAP CHECKLIST

A. PLEASE COMPLETE THE FOLLOWING:

1. Does the land front on a public (dedicated) street? X Yes No
2. List the names of public access streets between this property and the nearest major streets: EASTERN AVENUE OWENS AVENUE
3. Describe the existing improvements and/or condition of streets in item #2 above: EXISTING CONDITIONS ARE BEING REVISED/RECONSTRUCTED AS REQUIRED PER SDR-38585.
4. Describe how water service will be provided to this land. If water service is to be provided by a public agency, indicate the agency name and location of nearest existing waterline: EXISTING SERVICE PROVIDED BY LVVWD - EASTERN AVENUE
5. Will property be serviced by the City Sanitary Sewer System? X Yes No
6. Is immediate development proposed on the parcels of land to be created: X Yes No
If yes, on which Parcel (#1, #2, etc.)? #1 - PROPOSING TO DEMOLISH EX. BUILDING & REBUILD
If yes, indicate type of development and anticipated date construction will commence: COMMERCIAL - JANUARY 2011

PARCEL MAP CONTENTS

- ☒ Certificate of ownership and easement dedication, dedicating easements, alleys, streets, highways or other public rights-of-way as shown on the map.
- ☒ Certificate of land surveyor, signed and sealed by a professional land surveyor who is responsible for the survey.
- ☒ All monuments found, set, reset, replaced or removed, describing kind, size and location, and other data relating thereto.
- ☒ Bearing witness monuments, basis of bearings, bearing and length of lines and scale of map.
- ☒ Name and legal description of tract in which survey is located and ties to adjoining tracts.
- ☒ Existing easements granted or dedications made within one hundred fifty (150) feet of the parcel boundaries.
- ☒ Street names, location and width of existing and proposed rights-of-way to serve as access for the parcels, up to a minimum of one hundred fifty (150) feet from boundary of proposed division, and access streets connecting development to existing dedicated streets.
- ☒ Existing and proposed street names.
- ☒ Survey analysis sufficient to delineate boundary controlling monuments.
- ☒ Assessor's Parcel Number of all adjoining properties.
- ☒ A legend to denote the meaning of all symbols utilized.

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NOTE: A parcel map approved by the City of Las Vegas is not in effect until such time as it is officially recorded by the County Recorder's Office. Only after this has been done and one copy of the recorded map has been filed with the Department of Planning and Development will building permits be issued.



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

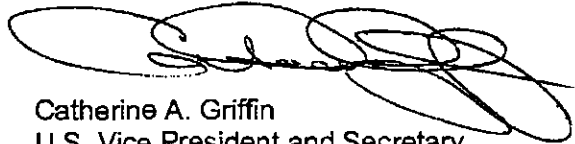
RE: Limited Authority for Permit and Approval
Applications for Nevada

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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AUG 20 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

July 30, 2010

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

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

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 5,153 SQUARE-FOOT RESTAURANT (WITH DRIVE-THRU) WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS TO ALLOW BUFFERS OF ONE FOOT ALONG THE SOUTH PERIMETER, THREE FEET ALONG THE WEST PERIMETER AND TWO FEET ALONG THE NORTH PERIMETER WHERE EIGHT FEET IN WIDTH IS REQUIRED FOR ALL INTERIOR PERIMETER BUFFER AREAS at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 004), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on July 29, 2010.

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

Planning and Development

1. The required thirty-three 24" box trees should be located within the project perimeter. Species and location are subject to the approval of the Planning and Development Department
2. Approval of and conformance to the Conditions of Approval for Variances (VAR-38586) and (VAR-38587) shall be required, if approved.
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, landscape plan, and building elevations, date stamped 06/15/10, except as amended by conditions herein.

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



07101-001-06-09

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5. A Waiver from Title 19.12.040 is hereby approved to allow a landscape buffer width of one-foot along the south perimeter where eight feet is required, to allow a landscape buffer width of three feet along the west perimeter where eight feet is required and to allow a landscape buffer width of two feet along a portion of the north perimeter where eight feet is required.
6. An Exception from Title 19.10.010 is hereby approved, to allow one parking lot landscape island and tree, where three are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
10. 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 four (4) five-gallon shrubs for each required tree in perimeter planters.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Dedicate appropriate portions of a bus turnout per Standard Drawing #234.1 along Owens Avenue. Construction is not required at this time.
18. Remove all substandard sidewalk improvements and unused driveway cuts adjacent to this site and replace with new sidewalk improvements meeting current City Standards concurrent with development of this site.
19. Landscape and maintain all unimproved right-of-way on Owens Avenue adjacent to this site. 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.
20. Submit an Encroachment Agreement for all landscaping and private improvements located in the Owens Avenue public right-of-way adjacent to this site prior to issuance of permits for this site.
21. Coordinate all driveway geometrics with the Traffic Engineer prior to the submittal of construction drawings or issuance of permits whichever occurs first.

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AUG 20 2010

22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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

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

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AUG 20 2010

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

July 30, 2010

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

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

Dear Applicant:

Your request for a Variance TO ALLOW 40 PARKING SPACES WHERE 52 SPACES ARE REQUIRED FOR A PROPOSED 5,153 SQUARE-FOOT RESTAURANT at 2513 East Owens Avenue (APNs 139-25-101-002, 003 and 004), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on July 29, 2010.

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-38587) and Site Development Plan Review (SDR-38585) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for new construction. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mayor
Oscar B. Goodman

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



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McDonald's Corporation
VAR-38586 - Page Two
July 30, 2010

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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

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

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PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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

www.lasvegasnevada.gov

July 30, 2010

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

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

Dear Applicant:

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

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

Planning and Development

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

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
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City Manager
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McDonald's Corporation
VAR-38587 - Page Two
July 30, 2010

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

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

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

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

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

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BOOK-995

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

864274

4-1

GRANT, BARGAIN, SALE DEED

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

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

all that real property situated in the _____ County of Clark

State of Nevada, bounded and described as follows:

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

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



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

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

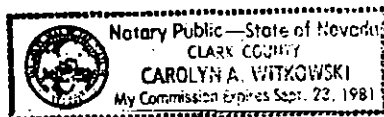
STATE OF ~~NEVADA~~ }
COUNTY OF CLARK } SS.

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

who acknowledged that they executed the above instrument.

Signature Carolyn A. Witkowski
(Notary Public)

(Notarial Seal)



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

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EXHIBIT "A"

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

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

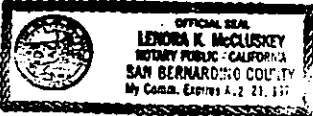
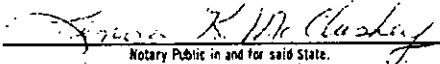
EXCEPT the North 30 feet as conveyed to the County of Clark for road purposes.

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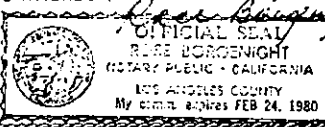
BOOK 905

864274

4-3

STATE OF California
COUNTY OF San Bernardino } ss.
ON April 28, 19 78
before me, the undersigned, a Notary Public in and for said State, personally appeared
Avis M. Taylor
known to me,
to be the person whose name is subscribed to the within instrument,
and acknowledged to me that he executed the same.
WITNESS my hand and official seal.


Notary Public in and for said State.

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

State of California
County of Los Angeles } ss.
On this the 3rd day of May 19 78 before me,
the undersigned Notary Public, personally appeared
Harold Peyton Laughinghouse
known to me to be the person(s) whose name(s) is subscribed
to the within instrument and acknowledged that he
executed the same for the purposes therein contained.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

GENERAL ACKNOWLEDGEMENT FORM

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AUG 20 2010

BOOK 905

864274

4-4

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

JUN 22 8 50 PM '79

CLARK COUNTY, NEVADA
JOAN L. SMITH, RECORDER

FEE 6.00 DEPUTY na

6.00

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AUG 20 2010