

DS #: 4532

APN: 140-30-411-001

PROJECT: MCDONALD'S AT PECOS & BONANZA
(UPDATE TO SMITH'S NO. 367)

SUBMITTAL: 1ST

SCANNED BY/DATE: _____

CHECKED BY/DATE: _____





CITY OF LAS VEGAS			DATE:	
INTER-OFFICE MEMORANDUM			July 26, 2011	
TO: Land Development Services Department of Public Works			FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works	
SUBJECT: Drainage Study for: McDonald's at Pecos & Bonanza (Update to Smith's No. 367)			COPIES TO: Spectrum Surveying & Engineering	
Cross Streets:	NEC of Pecos Road & Bonanza Road		Golden Arch L P	
File Number:	F:\Depot\DSMemos\DS4532A.doc		Bart Anderson, P.E., DevCo	
Parcel Number:	140-30-411-001			
Zoning Action:	SDR-41929 & VAR-41930			
FEMA Flood Zone	YES	NO X		
Proposed Storm Drain	YES	NO X		

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	7/14/2011	7/25/2011	See Comments Below	\$100.00	172788: \$100
			TOTAL FEES (LDDRS):	\$100.00	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

X	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

In an effort to increase administrative efficiency, the City of Las Vegas Public Works Department requires all soil reports, drainage studies and traffic impact analysis submittals to be accompanied by an electronic copy of the submittal. Electronic documents must be submitted with one original hard copy of the study. Electronic documents should be on a universal computer-readable digital output replicating your submittal to be used for archival or display purposes. This may be more than one file if necessary. An Indexed Portable Document Format (PDF) or Print Ready CAD file formats with a minimum of 300dpi are the desired formats, but provided it is a high quality digitized replication of the submittal, other formats may be acceptable. If figures are in color, they must be scanned in color and saved as a separate file. The new submittal requirement is effective on July 1, 2011. If there are any questions regarding these new requirements, please contact Robert Welch in the Flood Section at (702) 229-2177 or Rick Schroder in Traffic Engineering at (702) 229-6327.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Amendment and accepted by the *City of Las Vegas Flood Control Section*. Additionally, conditional acceptance of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
ays

T/R/S: T20S/R62E/30
AREA N30



Rec'd: 7/14/11

DS 4532

N-30

\$/00

**TECHNICAL DRAINAGE STUDY
UPDATE
FOR
McDONALD'S AT PECOS RD & BONANZA RD**

**JOB NO. CD11021
JULY 2011**

Prepared by:

Spectrum Surveying and Engineering
8905 W. Post Road, Suite 100
Las Vegas, Nevada 89148

Prepared for:

**McDonald's USA, LLC
4643 S. Ulster Street, Suite 1300
Denver, CO
Phone: (858) 342-3536
Fax: (702) 543-2733**

HYDROLOGIC CRITERIA AND DRAINAGE MANUAL
DRAINAGE STUDY INFORMATION FORM

Name of Development: McDONALD'S AT PECOS ROAD AND BONANZA ROAD Date: Jul 14, 2011

Location of Development: a) Descriptive (Cross Streets) North/South: PECOS ROAD
East/West: BONANZA ROAD

b) Section: 30 Township: 20 Range: 62

c) APN: 140-30-411-001

Name of Owner: GOLDEN ARCH L P

Telephone No.: 702-367-7705 EXT 25 Fax No.: 702-367-8733 E-Mail Address: SJOHNSTON@SPECTRUMSE.COM

Address: 3500 E. BONANZA ROAD

Contact Person-Name: SAMANTHA JOHNSTON Telephone No.: 702-367-7705

* E-Mail Address: SJOHNSTON@SPECTRUMSE.COM Fax No.: 702-367-8733

Firm: SPECTRUM SURVEYING & ENGINEERING

Address: 8905 W. POST ROAD SUITE 100 LAS VEGAS, NV 89148

Type of Land Development/Land Disturbance Process:

☐ Rezoning	☐ Subdivision Map	☐ Clearing and Grading Only
☐ Parcel Map	☐ Planned Unit Development	☒ Other (Please specify below)
☐ Large Parcel Map	☒ Building Permit	CIVIL IMPROVEMENTS - OFF SITES

1. Total Owned Land Area: At Site: 0.95 Being Developed/Disturbed: 0.95

2. Is a portion or all of the subject property located in a designated FEMA Flood Hazard Area? ☐ Yes** ☒ No

3. Is the property bordered or crossed by an existing or proposed Clark County Regional Flood Control District Master Planned Facility? ☒ Yes** ☐ No

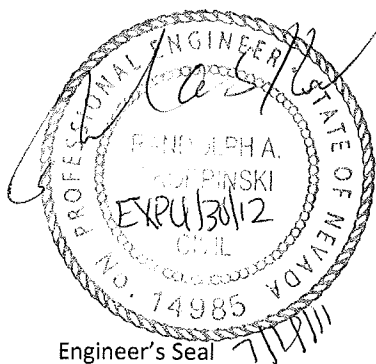
4. Proposed type of development (Residential, Commercial, Etc.): COMMERCIAL

5. Approximate upstream land area which drains to the subject site: 0 ACRES

6. Has the site drainage been evaluated in the past? ☐ YES ☒ NO If yes, please identify documentation: _____

7. If known, please briefly identify the proposed discharge point(s) of runoff from the site: BONANZA ROAD

8. Briefly describe your proposed schedule for the subject project: CONSTRUCTION TO BEGIN IN OCTOBER 2011



Engineer's Seal

Submit this form as part of the required drainage study to the local entity which has jurisdiction over the subject property. This form may provide sufficient information to serve as the Conceptual Drainage Study.

*New Required Field

**Review and concurrence of the Clark County Regional Flood Control District is required.

Revision	Date

Local Entity File No. _____

REFERENCE: STANDARD FORM 1



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

July 14, 2011

Mr. Albert Sung, P.E.
City of Las Vegas
Flood Control Section
Public Works Department
333 N. Rancho Road
Las Vegas, NV 89106

**RE: Drainage Letter – McDonald's at Pecos Rd & Bonanza Rd
3500 E. Bonanza Road**

Dear Mr. Sung,

The purpose of this letter is to provide a drainage study letter for the McDonald's located at the northeast corner of Pecos Road and Bonanza Road. We are proposing to modify the existing drive-thru lanes and exterior elevations of the existing 4,652 square foot building.

These improvements will include minor grading and striping improvements to the McDonald's property (APN: 140-30-411-001). These proposed modifications include the demolition of the existing drive-thru, construction of a new dual drive-thru, configuration of the handicap parking spaces and adjustments to onsite ramps, sidewalks, etc. to meet current ADA requirements.

These proposed modifications do not negatively impact or change the overall flow patterns for the site. The proposed demolition and grading improvements have been provided for your review and approval.

If you have any further questions or comments, please feel free to call me at 367-7705 extension 246.

Sincerely,

Randolph A. Skorpinski, P.E.
Spectrum Surveying & Engineering



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.388.9108
www.lasvegasnevada.gov

June 28, 2011

RECEIVED
JUL 01 2011

BY:

Mr. Kevin McAuley
McDonald's USA, LLC
One McDonald's Plaza, Dept 091
Oak Brook, Illinois 60523-1911

**RE: SDR-41929 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JUNE 2011**

Dear Mr. McAuley:

Your request for a Minor Site Development Plan Review TO MODIFY THE DRIVE-THROUGH LANES AND EXTERIOR ELEVATIONS FOR AN EXISTING 4,652 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) on 0.95 acres at 3500 East Bonanza Road (APN 140-30-411-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese), has been considered administratively by the Department of Planning Staff.

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

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/26/11, except as amended by conditions herein.
3. 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 05/26/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
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 Department of Building and Safety.

SCANNED

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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. Installed landscaping shall not impede visibility of any traffic control device.
7. 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).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Remove all substandard improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. 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.

Mr. Kevin McAuley
SDR-41929 - Page Three
June 28, 2011

13. Submit an Encroachment Agreement for all landscaping located in the Pecos Road and Bonanza Road public rights-of-way adjacent to this site prior to this issuance of off-site permits for this site. The installation and maintenance of all landscaping in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
14. If improvements are proposed on adjacent property not owned by this applicant, a signed and notarized authorization from the adjacent property owner will be required prior to the issuance of any permits.
15. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

This action by the Department of Planning staff on June 28, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Dennis Watts
McDonald's Corporation
5251 DTE Parkway, Suite #300
Greenwood Village, Colorado 80111

Ms. Samantha Johnston
Spectrum Surveying & Engineering
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148



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RECEIVED
JUL 14 2011

July 13, 2011

BY:-----

Mr. Kevin McAuley
McDonald's USA, LLC
One McDonald's Plaza, Dept 091
Oak Brook, Illinois 60523-1911

**RE: VAR-41930 - VARIANCE
PLANNING COMMISSION MEETING OF JULY 12, 2011**

Dear Mr. McAuley:

Your request for a Variance TO ALLOW TWO EIGHT-FOOT TALL MENU BOARDS 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 THE INCIDENTAL SIGNS (CLEARANCE ARMS) WHERE INTERNAL ILLUMINATION ONLY IS ALLOWED on 0.95 acres at 3500 East Bonanza Road (APN 140-30-411-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on July 12, 2011.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-41929) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for signage permit.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SCANNED

Mr. Kevin McAuley
VAR-41930 - Page Two
July 13, 2011

Public Works

5. The proposed signs shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The sign bases shall not be located within existing or proposed public sewer or drainage easements.

This action by the Planning Commission on **July 12, 2011** 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 **July 25, 2011**. 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, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Dennis Watts
McDonald's Corporation
5251 DTE Parkway, Suite #300
Greenwood Village, Colorado 80111

Ms. Samantha Johnston
Spectrum Surveying & Engineering
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148

TRANSMITTAL



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

TO: City of Las Vegas Public Works
333 Rancho Dr, 7TH Floor
Las Vegas, NV 89101
ATTN: Flood Control - Albert Sung

DATE: July 14, 2011
PROJECT: McDonald's at Pecos & Bonanza
RE: Drainage Letter Submittal
JOB #: CD11021

ARE FORWARDING

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

DESCRIPTION
Two (2) Drainage Letter Submittals for MCD at Pecos & Bonanza (including Letter, Grading Plan, Demolition Plan, Detail Sheet & Cross Sections)
One (1) Check #51175 for \$100.00

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

REMARKS: Please find the required documentation in order to proceed with the review and approval of the drainage for the above mentioned project. If you should have any questions or concerns, please contact me at 702.367.7705ext 253. Thank you.

Samantha Johnston
Project Coordinator

RECEIVED BY: _____

TRANSMITTAL



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

TO: City of Las Vegas Public Works
333 Rancho Dr, 7TH Floor
Las Vegas, NV 89101
ATTN: Flood Control - Albert Sung

DATE: July 14, 2011
PROJECT: McDonald's at Pecos & Bonanza
RE: Drainage Letter Submittal
JOB #: CD11021

ARE FORWARDING

☐ ENCLOSED

☐ OVERNIGHT MAIL

☒ BY MESSENGER

☐ BY MAIL

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DESCRIPTION
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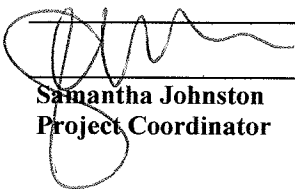
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☐ FOR YOUR USE

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Samantha Johnston
Project Coordinator

RECEIVED BY: _____

**** Duplicate Receipt ****

City of Las Vegas

Development Services Center

731 South Fourth Street

Las Vegas, NV 89101

07/14/2011 16:47 Trn 172788
Cashier 970040

PRJ Permit # DS4532 **\$100.00**

Subtotal **\$100.00**

Tax **\$0.00**

Total **\$100.00**

Received CHECK **\$100.00**

Check # 51175

Change **\$0.00**

For questions related to this receipt call

702-229-6251

