



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**  
495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



September 11, 2024

Richelle Smith  
McDonald's Corporation  
110 North Carpenter Street  
Chicago, Illinois 60607

**RE: 24-0384-SDR1**  
**PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *September 10, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED 4,310 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH WAIVERS OF TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 1.11 acres at 1601 West Charleston Boulevard (APN 162-04-510-003), T4-C (T4 Corridor) Zone, Ward 1 (Knudsen).

This approval is subject to the following conditions:

**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 and landscape plan, date stamped 08/14/24, and building elevations, date stamped 07/18/24, except as amended by conditions herein.
3. A Waiver from Title 19.09 is hereby approved, to allow a 30-foot front yard setback where 15 feet is the maximum allowed.
4. A Waiver from Title 19.09 is hereby approved, to allow a 39-foot interior side yard setback where 15 feet is the maximum allowed.
5. A Waiver from Title 19.09 is hereby approved, to allow a zero percent building façade alignment where 75 percent is the minimum required.
6. A Waiver from Title 19.09 is hereby approved, to allow a one-story building height where two stories is the minimum required.

7. A Waiver from Title 19.09 is hereby approved, to allow a 25-foot parking driveway width where 32 feet is the minimum allowed for two-way.
8. A Waiver from Title 19.12 is hereby approved, to allow 29 parking spaces where nine is the maximum allowed.
9. 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 Division.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
12. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to reflect the changes herein.
13. 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, which 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

15. Dedicate five feet of right-of-way or grant a five-foot Pedestrian Access Easement for Charleston Boulevard prior to the issuance of permits for this site.
16. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site. The frontage improvements (widened sidewalk) on Charleston Boulevard shall match the City's Charleston Boulevard improvements to the west.

17. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
18. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Charleston Boulevard from Rancho Drive to Martin Luther King Boulevard (MWA#156) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
19. 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 a License Agreement for private improvements (sign) in the Charleston Boulevard public right(s)-of-way, if any, prior to the issuance of permits for these improvements. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Community Development (702-229-5460).
21. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-thru operations on this site.
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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.


### **Fire & Rescue**

23. 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.

This item will be considered by the City Council on October 16, 2024. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

24-0384-SDR1 - Page Four  
September 11, 2024

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

Richelle Smith  
ACG Design  
4310 South Cameron Street, Suite 12-A  
Las Vegas, Nevada 89103