

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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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  
Ricki Y. Barlow  
Stavros S. Anthony

City Manager  
Elizabeth N. Fretwell



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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