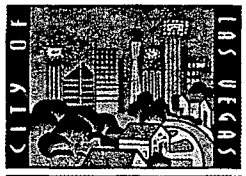


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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July 30, 2010

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

**RE: 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



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.

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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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