

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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August 27, 2010

Mr. Kevin McAuley
McDonald's Corporation
17550 North Perimeter Drive, Suite #100
Scottsdale, Arizona 85255

**RE: VAR-38858 - VARIANCE RELATED TO VAR-38857 AND SDR-38856
PLANNING COMMISSION MEETING OF AUGUST 26, 2010**

Dear Mr. McAuley:

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 on 0.69 acres at 7662 West Lake Mead Boulevard (APN 138-21-617-005), C-1 (Limited Commercial) Zone, Ward 4 (Anthony), was considered by the Planning Commission on August 26, 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-38557) and Site Development Plan Review (SDR-38856) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (Z-0003-89), and Site Development Plan Review (Z-0003-89), except as amended herein.
3. 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.
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 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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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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 **August 26, 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 **September 7, 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: Ms. Samantha Johnston
Spectrum Surveying & Engineering
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148