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May 10, 2012

Mr. Kevin McAuley
McDonald's Corporation
1775 North Martin L. King Boulevard, Suite #220
Las Vegas, Nevada 89106

**RE: SDR-45033 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MAY 2012**

Dear Mr. McAuley:

Your request for a Minor Amendment of a previously approved Plot Plan and Building Elevation Review [Z-0101-63(6)] to ADD A SECOND DRIVE THROUGH LANE AND RELOCATE A TRASH ENCLOSURE FOR AN EXISTING 4,401 SQUARE-FOOT RESTAURANT on 0.72 acres at 2851 West Washington Avenue. (APN 139-29-310-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), has been considered administratively by the Planning and Development Department 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 04/02/12, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

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5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements, 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. The existing pan style driveway accessing this site from Washington Avenue may remain.
7. Landscape and maintain all unimproved rights-of-way, if any, 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.
8. Submit an Encroachment Agreement for landscaping, if any, in the Washington Avenue public right-of-way prior to the issuance of permits for this site. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements 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.
9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns 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 drainageways as recommended.

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This action by the Department of Planning staff on May 10, 2012 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,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Kevin McAuley
McDonald's Corporation
17550 North Perimeter Drive, Suite #400
Scottsdale, Arizona 85255

Mr. Gregory Hartwell
4790 West University Avenue
Las Vegas, Nevada 89103