



October 11, 2011

Mr. Larry Bitton  
Las Vegas Coffee Investors  
3883 Howard Hughes Parkway, Suite #500  
Las Vegas, Nevada 89169

**RE: SDR-43388 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - OCTOBER 2011**

Dear Mr. Bitton:

Your request for a Minor Site Development Plan Review FOR EXTERIOR AND ONSITE IMPROVEMENTS TO AN EXISTING 3,714 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) on 0.76 acres at 9091 West Sahara Avenue (APN 163-08-121-015), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), has been considered administratively by the Department of Planning 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 10/04/11, except as amended by conditions herein.
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 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.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

LAS VEGAS CITY COUNCIL

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



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6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. Remove all substandard sidewalk improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
10. 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.

This action by the Department of Planning staff on October 11, 2011 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,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:cb

cc: Ms. Kristen Neuman  
APTUS  
1200 South Fourth Street  
Las Vegas, Nevada 89104