

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 23, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-33756 - APPLICANT: S.L. INVESTMENTS - OWNER: SEA BREEZE VILLAGE II, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0097-90), Master Sign Plan (MSP-0006-02) and Site Development Plan Reviews [Z-0097-90(5)] and [Z-0097-90(7)] 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 the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 04/03/09, and building elevations, date stamped 03/10/09, except as amended by conditions herein.
4. An Exception from Title 19.10.010(J)(11)(e) is hereby approved, to allow a four-foot sidewalk adjacency along a six-foot portion of the east side of the building where a five-foot sidewalk, landscape planter, or combination of both is required.
5. 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.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. 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).

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8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate and construct a bus turnout on Buffalo Drive adjacent to this site concurrent with development.
14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. 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 dedicated right turn pocket on Vegas Drive shall not be constructed at this time.
15. Unless otherwise allowed by the City Engineer, construct sidewalk, where such does not exist, on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the onsite roadway network and shall be terminated on-site with a handicap ramp.
16. This property is involved in Special Improvement District No. 1447 Buffalo Drive. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.

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17. This pad site must always allow for the perpetual common access between the various parcels/owners within the Pacific Legends (Commercial Subdivision) area.
18. 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.
19. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
20. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study update.
21. Site development to comply with all applicable conditions of approval for the Pacific Legends Commercial Subdivision, Zoning Reclassification Z009790 and all other applicable siterelated actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 2,783 square-foot Restaurant with Drive-Through on 13.18 acres at the northeast corner of Vegas Drive and Buffalo Drive. The applicant had originally requested a Waiver to allow a five-foot landscape buffer along a 160-foot portion of the west perimeter where 15 feet is required, but submitted revised plans date stamped 04/03/09 in compliance with Title 19 which eliminated the need for a Waiver. The subject property is currently a paved and landscaped pad site within a 136,044 square-foot Shopping Center. This proposal meets all applicable Title 19 requirements including parking, setback and landscape standards; therefore staff recommends approval of this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/07/90	The City Council approved a Rezoning (Z-0097-90) from N-U (Non-Urban) to R-CL (Single Family Compact-Lot), R-PD15 (Residential Planned Development 15 Units per Acre) and C-1 (Limited Commercial) on property located on the east side of Buffalo Drive between Vegas Drive and Lake Mead Boulevard. The Planning Commission recommended approval of this request whereas staff recommended denial.
03/09/98	The City Council approved a Site Development Plan Review [Z-0097-90(5)] for a proposed 142,352 square-foot Retail Center and a Special Use Permit (U-0138-97) to allow Packaged Liquor sales in conjunction with a proposed 17,157 square-foot General Retail Store on property located on the northeast corner of Vegas Drive and Buffalo Drive. The Planning Commission and staff recommended approval of this request.
03/23/98	The City Council approved a Special Use Permit (U-0012-98) for a Liquor Establishment (Off-Premise Consumption Package Liquor) in conjunction with a proposed 61,860 square-foot Grocery Store located at the northeast corner of Vegas Drive and Buffalo Drive. The Planning Commission and staff recommended approval of this request.
06/14/99	The City Council accepted the withdrawal without prejudice of a Special Use Permit (U-0053-99) to allow gasoline sales, an Automotive Repair Garage, Minor with a Waiver to allow service bays facing the public right-of-way, and a car wash in conjunction with a proposed Convenience Store and a Special Use Permit (U-0054-99) for the Off-Premise Sale of Beer and Wine in conjunction with a proposed 3,200 square-foot convenience Store on property located on the southeast corner of Buffalo Drive and Sea Spray Avenue. The Planning Commission and staff recommended denial of this request.

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05/30/00	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0097-90(6)] for a proposed Garden Supply/Plant Nursery in conjunction with a proposed Grocery Store on the northeast corner of the intersection of Buffalo Drive and Vegas Drive.
07/05/00	The City Council approved a request for a Reinstatement and Extension of Time [U-0012-98(2)] of an approved Special Use Permit for the Off-Premise sale of package liquor in conjunction with a proposed Grocery Store on the northeast corner of the intersection of Buffalo Drive and Vegas Drive. The Planning Commission and staff recommended approval of this request.
06/06/01	The Planning and Development Department administratively approved a Site Development Plan Review [Z-0097-90(7)] to modify an approved Retail Commercial Center by reducing the square footage from 142,352 square feet to 130,643 square feet on property located on the northeast corner of Vegas Drive and Buffalo Drive.
08/15/01	The City Council approved a Site Development Plan Review [Z-0097-90(8)] for a proposed Fueling Station and a Special Use Permit (U-0094-01) for a Service Station in conjunction with a proposed Fueling Station on the northeast corner of Vegas Drive and Buffalo Drive. The Planning Commission and staff recommended approval of these requests.
10/16/02	The City Council approved a Master Sign Plan (MSP-0006-02) for a retail/office complex on property located adjacent to the southeast corner of Buffalo Drive and Sea Spray Avenue. The Planning Commission and staff recommended approval of this request.
01/22/03	The City Council approved a Variance (V-0054-02) to allow 652 parking spaces where 729 parking spaces are required on property located adjacent to the northeast corner of Buffalo Drive and Vegas Drive. The Planning Commission recommended approval of this request whereas staff recommended denial.
09/17/03	The City Council approved a Master Sign Plan (MSP-2619) for a retail/office complex located adjacent to the southeast corner of Buffalo Drive and Sea Spray Avenue. The Planning Commission and staff recommended approval of this request.
01/21/04	The City Council approved a Required Review (RQR-3543) of an approved Variance (V-0054-02) to allow 652 parking spaces where 729 spaces are required on property located adjacent to the northeast corner of Buffalo Drive and Vegas Drive. Staff recommended approval of this request.
02/08/07	The Planning Commission approved a request for a Site Development Plan Review (SDR-15357) for a 5,000 square-foot bank on the northeast corner of Vegas Drive and Buffalo Drive. Staff recommended denial of this request.
<i>Related Building Permits/Business Licenses</i>	
There are no relevant building permits or business licenses associated with this parcel.	

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<i>Pre-Application Meeting</i>	
02/20/09	A pre-application meeting was held where the submittal requirements of a Site Development Plan Review were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Field Check</i>	
03/19/09	A field check was conducted by staff at the subject property. The property is currently a paved parking lot with landscaping serving the surrounding Shopping Center.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	13.18
Net Acres	0.55

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial) and H (High Density Residential)	C-1 (Limited Commercial)
North	Condominiums	M (Medium Density Residential)	R-PD15 (Residential Planned Development 15 Units per Acre)
South	Grocery Store and Office Building	SC (Service Commercial)	C-1 (Limited Commercial)
	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single-Family Residences	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
West	Single-Family Residences	ML (Medium Low Density Residential) and M (Medium Density Residential)	P-C (Planned Community)

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (200 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	574,121 SF	Y
Min. Lot Width	100 Feet	570 Feet	Y
Min. Setbacks			
• Front	20 Feet	57 Feet	Y
• Side	10 Feet	500 Feet	Y
• Corner	15 Feet	40 Feet	Y
• Rear	20 Feet	850 Feet	Y
Max. Lot Coverage	50%	24%	Y
Max. Building Height	2 Stories or 35 Feet, whichever is less	23 Feet	Y
Trash Enclosure	Screened, Enclosed	Screened, Enclosed	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope (north)	69 Feet	900 Feet	Y
3:1 proximity slope (south)	69 Feet	370 Feet	Y
3:1 proximity slope (east)	69 Feet	500 Feet	Y
3:1 proximity slope (west)	69 Feet	130 Feet	Y
Adjacent development matching setback (north)	22 Feet	850 Feet	Y
Adjacent development matching setback (south)	10 Feet	57 Feet	Y
Adjacent development matching setback (east)	10 Feet	500 Feet	Y
Adjacent development matching setback (west)	15 Feet	40 Feet	Y
Trash Enclosure	50 Feet	160 + Feet	Y

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Pursuant to Title 19.12.040, the following landscape standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Trees/6 Spaces	3 Trees	3 Trees	Y
Buffer:				
Min. Trees				
(West)	1 Tree/20 Linear Feet	13 Trees	14 Trees	Y
(South)	1 Tree/20 Linear Feet	6 Trees	8 Trees	Y
TOTAL		22 Trees	25 Trees	Y
Min. Zone Width				
(North)	15 Feet		17 Feet	Y
(South)	15 Feet		25 Feet	Y
Wall Height	6-8 Feet		None	N/A

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	138,827 SF	1/250 SF	544	12	637	17	
TOTAL			556		654		Y
Loading Spaces			5		6		Y

<i>Exceptions</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
To allow a four-foot parking lot buffer along a six-foot portion of the loading zone between the loading zone and the east face of the building.	A minimum five-foot wide landscape buffer, sidewalk, or combination of both.	Approval

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ANALYSIS

This is a request for a Site Development Plan Review for a 2,783 square-foot Restaurant with Drive-Through on 13.18 acres at the northeast corner of Vegas Drive and Buffalo Drive. The applicant had originally requested a Waiver to allow a five-foot landscape buffer along a 160-foot portion of the west perimeter where 15 feet is required, but submitted revised plans date stamped 04/03/09 in compliance with Title 19 which eliminated the need for a Waiver. The subject property is currently a paved and landscaped pad site within a 136,044 square-foot Shopping Center. This proposal meets all applicable Title 19 requirements including parking, setback and landscape standards; therefore staff recommends approval of this request.

- **Land Use and Zoning**

The subject property is located within the Southwest Sector of the General Plan with a land use designation of SC (Service Commercial). The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.

An existing pad site, to the north of the subject pad, within the commercial subdivision but not part of this review, carries a non-conforming land use designation of H (High Density Residential). The High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows over 25.5 or more units per acre.

The subject property carries an existing zoning designation of C-1 (Limited Commercial). The C-1 (Limited Commercial) district is intended to provide most retail shopping and personal services, and may be appropriate for mixed-use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) district is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

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- **Site Plan**

The proposed Restaurant with Drive-Through building is a 2,783 square-foot single-story building located on a pad site currently developed as parking and landscaping at the southwest corner of the subject property. The site has direct access to three roadways; Vegas Drive to the south, Buffalo Drive to the west; and Sea Spray Avenue to the north. Vegas Drive is designated by the Master Plan of Streets and Highways as an 80-foot Secondary Collector, Buffalo Drive is designated by the Master Plan of Streets and Highways as an 80-foot Secondary Collector and Sea Spray Avenue is designated by the Master Plan of Streets and Highways as a 60-foot Local Street, all of which will provide adequate access to the proposed use.

The proposed building has been placed at the southwest corner of the commercial subdivision, set back approximately 40 feet from Buffalo Drive and approximately 57 feet from Vegas Drive. The building setback meets the intent of Title 19.08.050(D)(2)(e)(iii) for building placement and orientation, as the subject building, which is part of a larger commercial subdivision, is set near the front and corner side property lines, separated by a single drive-through lane and an enhanced landscape buffer. The drive-through lane wraps around the north, west and south sides of the building, with the speaker box placed near the northern entrance, and has a stacking lane that can accommodate seven vehicles where six is the minimum required.

A total of 654 parking spaces have been provided within the commercial subdivision where 556 are required. While a parking Variance (V-0054-02) was approved 01/23/03 to allow 652 parking spaces where 729 parking spaces are required, the Variance is no longer applicable as the parking requirements of Title 19.04 have lessened. The subject property currently meets the minimum requirements for a Shopping Center use, which requires one parking space per 250 square feet of gross floor area. As the entire center will encompass 138,827 square feet, 556 parking spaces are required.

This proposal will remove 60 existing parking spaces, locate the proposed 2,783 square-foot single-story building on the site and provide 15 new parking spaces, including two new handicapped van accessible spaces. One new loading space will be added near the northeast corner of the building, adjacent to a trash enclosure. A six-foot portion of the loading zone maintains a four-foot separation from the east face of the proposed building, where Title 19.10.010(J)(11)(e) requires a minimum five-foot landscape buffer, sidewalk, or combination of both. Staff can support this request as the Exception is minimal in nature, and will occur within a parking area that will not be accessed by the general public. In addition to the parking provided, the applicant will also provide a bicycle rack which will accommodate a minimum of two bicycles at the north side of the building. A 35-foot flag pole will also be provided near the southeast corner of the building, within a landscape planter. This is in compliance with Title 19.14.040(C) which permits flag poles up to a height of 40 feet.

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- **Landscape Plan**

The perimeter landscape buffers for the existing commercial subdivision have been installed as approved through Site Development Plan Review [Z-0097-90(5)] and [Z-0097-90(7)]. This proposal will utilize the existing landscape buffer to provide new, and relocate existing, 24-inch box minimum sized trees spaced at 20-feet on center. Over 140 five-gallon shrubs will be provided on-site, which is well above the 88 minimum required. All trees and shrubs are drought tolerant, and will be planted to be harmonious with the existing landscape planting within the commercial subdivision. In addition to the trees and shrubs provided, over 20, 1000-pound decorative landscape boulders will be placed on-site. The overall landscape palette will be harmonious with that of the surrounding commercial subdivision and that of the surrounding neighborhood.

- **Elevations**

The elevations depict a single-story 23-foot tall flat-roofed Restaurant with Drive-Through building. The building will consist of a stucco finish with banding, brick and tile for accents. Several paint colors will be utilized on the exterior of the building. The main body will be painted Latte, while the upper parapet level of the building will alternate between Nomadic Desert, Hopsack and Butternut. The parapet will feature a five-inch wide band at the top and bottom; both painted Black Fox, while the first three feet of the base of the building will be painted to match. A 12-inch wide band will wrap around the midpoint of the building, painted Heartthrob in color. While several colors have been utilized on the exterior of the building, the combination of the multiple shades of tan, brown and red work harmoniously with one another.

The east elevation of the building will feature a main entrance highlighted by rustic used brick, glass storefront windows with glass block accents. Wall pack lighting will be utilized and a decorative string of star-shaped imprints will be imprinted in the upper portion of the parapet. A red fabric canopy will be featured above the windows. The west elevation of the building will feature the drive-through window, glass storefront windows with glass block accents, wall pack lighting, a decorative string of star-shaped imprints in the upper portion of the parapet and red fabric canopies above the dining room windows. The drive-through window will be highlighted by a decorative brick border and arch.

The south elevation will feature a secondary entrance, and utilize the same design elements as the east elevation, without the decorative company logos imprinted on the stucco finish. The north elevation of the building will feature a service doorway, electrical switchgear box painted to match the base of the building, and utilize banding and paint color to break up the bland appearance of this façade. All elevations of the building feature banding, pop outs and alternating parapet heights.

- **Floor Plans**

The floor plans submitted depict a 2,783 square-foot Restaurant with Drive-Through building with a maximum occupancy of 98 persons. The south half of the building features an open dining room, with seating for 48 persons, with customer entrances on the east and south sides of the building. The dining room will feature service counters, a condiment station, and a small vestibule near the east entrance featuring mens and womens restroom facilities. The north half of the building will contain a drive through window service area, kitchen, freezer, dry-storage area, scullery, private office and an employee locker area. A service entry/exit door will also be provided along the north face of the building.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. The proposed development is compatible with adjacent development and development in the area;

The proposed development is generally compatible with adjacent development and development in the area and is typical of other freestanding Restaurant with Drive-Through uses. The proposed building has been designed as a corporate model, and does not take into account the architecture or paint palette of the existing shopping center on the subject property. Staff notes that other buildings on the west side of Buffalo Drive are modeled in a similar, corporate designed architecture rather than that of surrounding areas.

2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed development complies with the General Plan, Title 19, the landscape, wall and buffer standards and other adopted city plans and policies.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

The site has direct access to three roadways; Vegas Drive to the south, Buffalo Drive to the west; and Sea Spray Avenue to the north. Vegas Drive is designated by the Master Plan of Streets and Highways as an 80-foot Secondary Collector, Buffalo Drive is designated by the Master Plan of Streets and Highways as an 80-foot Secondary Collector and Sea Spray Avenue is designated by the Master Plan of Streets and Highways as a 60-foot Local Street, all of which will provided adequate access to the proposed use. Minimal impact to neighborhood traffic will occur as a result of this request.

4. Building and landscape materials are appropriate for the area and for the City;

The proposed building and landscape materials are appropriate for the area and for the City. The proposed landscape utilizes existing planting themes found throughout the surrounding Shopping Center, while the main elements utilized on the building, stucco and brick accents, are common elements found throughout the City.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The building elevations and design characteristics are compatible with development in the area and typical of other freestanding Restaurant with Drive-Through uses found throughout the City of Las Vegas.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 37**SENATE DISTRICT** 6**NOTICES MAILED** 1,235**APPROVALS** 3**PROTESTS** 2