



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: 900 FREMONT, LLC

**** STAFF RECOMMENDATIONS ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-51444	Staff recommends APPROVAL, subject to conditions:	SDR-51443
SUP-51445	Staff recommends DENIAL, if approved subject to conditions:	SDR-51443
SDR-51443	Staff recommends APPROVAL, subject to conditions:	SUP-51444

**** CONDITIONS ****

SUP-51444 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Tavern-Limited use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-51444) shall be required.
3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

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- 6.Minors shall only be permitted in such areas wherein spirituous, malt or fermented liquors or wines are served only in conjunction with regular meals and where dining tables or booths are provided separate from the bar in conformance with Title 6.50.
- 7.Approval of this Special Use Permit does not constitute approval of a liquor license.
- 8.This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
- 9.All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-51455 CONDITIONS

Planning

- 1.Conformance to all Minimum Requirements under LVMC Title 19.12 for a Small Wind Energy System use.
- 2.Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-51443) shall be required.
- 3.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.
- 4.A Waiver from Title 19.12 is hereby approved, to allow a Small Wind Energy System use on a 17,400 square-foot lot where a minimum 20,000 square-foot size lot is required and to allow a 12-foot setback from residential property where a 90-foot setback is required.
- 5.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.
- 6.These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
- 7.All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-51443 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-51444) and Special Use Permit (SUP-51445) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/30/13 except as amended by conditions herein.
4. 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.
5. The applicant shall submit for administrative review and approval a sound study that addresses how noise levels will be attenuated so as not to exceed the ambient noise levels adjacent to and beyond the subject site. The study shall be completed prior to the issuance of any building permits.
6. 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. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan: Replace the proposed Evergreen Elms along 11th Street with either Southern Live Oak, Shoestring Acacia, African Sumac, Ash, or Pistache 24"-box sized trees.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. 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.

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

Public Works

11. In accordance with code requirements of Title 13.56, remove all substandard sidewalk improvements on 11th Street, 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 restore at its original location and to its original width concurrent with development of this site.
12. A grease interceptor and sand/oil separator used to service this site must be located outside of the public right-of-way and outdoors. Meet with Sanitary Sewer Planning Section of the Department of Public Works regarding the design and location of the grease interceptor and sand/oil separator.
13. The fire sprinkler box shall be located out of the public right-of-way.
14. All private improvements and landscaping install 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.
15. Meet with Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan prior to submittal of construction drawings for this site.
16. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per the requirements of the Downtown Centennial Plan that are deferred by this action including undergrounding of all existing overhead utility lines adjunct to this site not placed underground with this development. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of permits for this site.
17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Sidewalk Infill" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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18. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the 11th Street public right-of-way prior to issuance of a certificate of occupancy 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. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
19. Meet with Flood Control Section of the Department of Public Works for assistance with the establishing finished floor elevations and drainage paths for this site prior to the 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed development consists of a Tavern-Limited use, which includes a 4,700 square-foot building located at 1031 Fremont Street and a 5,500 square-foot building at 1023 Fremont Street, as well as a proposed 6,300 square-foot private performance venue between the two structures. There is also a Small Wind Energy System use that consists of a 90-foot tall windmill that will provide electrical power to offset the energy demands of the site. The Small Wind Energy System is a conditional use that requires a minimum parcel size of 20,000 square feet and a 90-foot setback (based upon the structure height) from the residential use to the west. The subject site, when remapped, will be approximately 17,400 square feet in size and the proposed tower for the Small Wind Energy System is located 12 feet from residential property. Since the proposed use does not meet the conditional requirements, a Special Use Permit is required. In regards to the requested Site Development Plan Review, the applicant proposes renovations to the facades and interiors of the existing structures, with streetscape improvements provided along 11th Street, where there currently is no landscaping. The existing single-story structures will remain; however, a two-level seating area and stage will be constructed between the buildings.

Staff recommends approval of the requested Special Use Permit for the proposed Tavern-Limited Establishment use and the Site Development Plan Review, as conditioned. Staff recommends denial of the requested Special Use Permit for the proposed 90-foot tall Small Wind Energy System. If denied, the applicant will not be allowed to develop the property as proposed and the Tavern-Limited use and Small Wind Energy System use will not be allowed at this location.

ISSUES

- The Tavern-Limited use is permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit). Staff recommends approval, as the proposed use may be conducted in a manner that is harmonious and compatible with the surrounding neighborhood and will contribute to the goals of the Downtown Centennial Plan – East Village District, by providing new commercial ventures that integrate with the medium-density mixed-income residential neighborhoods.
- The proposed Small Wind Energy System does not meet the conditional requirements listed in Title 19.12 for such use; therefore, staff recommends denial of the requested Special Use Permit.
- The proposed Site Development Plan Review will retain the existing structures at 1023 and 1031 Fremont Street and provide needed facade and streetscape improvements that will enhance the pedestrian environment along Fremont Street and 11th Street; therefore, staff recommends approval.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/01/60	The City Council approved a request to Rezone (Z-0017-60) a portion of the subject property from the R-4 (High Density Residential) zoning district to the C-2 (General Commercial) zoning district.
02/22/94	The Board of Zoning Adjustment approved a Variance (V-0005-94) to allow a Recreational Vehicle Park where such use is not allowed. Staff recommended denial.
09/17/13	A requested Parcel Map (PMP-51256) has been accepted for technical review for a proposed one-lot Merger and Resubdivision. This map has not been recorded.

<i>Most Recent Change of Ownership</i>	
09/19/12	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this submittal.	

<i>Pre-Application Meeting</i>	
08/13/13	A pre-application meeting was held with the applicant to discuss the development requirements for a proposed Site Development Plan Review and Special Use Permits related to the proposed Tavern-Limited use that features an outdoor performance venue and a proposed 90-foot tall Small Wind Energy System that does not meet the conditional requirements listed in title 19.12.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Field Check</i>	
10/03/13	A field inspection was conducted by staff on the subject site and found the property litter and graffiti free. The existing single-story structures are addressed as 1023 and 1031 Fremont Street, and features a large securable interior courtyard area between the two structures. There is also access to the site provided by a rear alley.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.40

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)
	Office, Other Than Listed		
North	Motel	C (Commercial)	C-2 (General Commercial)
South	Multi-Family Residential	C (Commercial)	R-4 (High Density Residential)
East	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)
West	General Retail, Other Than Listed	C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Compliance</i>
Downtown Centennial Plan	Y
<i>Special Purpose and Overlay Districts</i>	<i>Compliance</i>
Downtown Centennial Plan Overlay District – East Village	Y
Live/Work Overlay District	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
Trails	N/A
Las Vegas Redevelopment Plan Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Downtown Centennial Plan - East Village District, the following standards apply:

<i>Standard</i>	<i>Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	70% at 0 Feet	0 Feet	Y
• Corner	70% at 0 Feet	0 Feet	Y
• Side	N/A	0 Feet	Y
• Rear	N/A	0 Feet	Y
Max. Lot Coverage	N/A	65%	N/A
Service Area	Not located adjacent to frontage lines and screened from public view	Located adjacent to rear alley way and screened from public view	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Fremont Street	Major Collector	Planned Streets and Highways Map	80	Y
11 th Street	N/A	N/A	80	Y

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
North – South (Fremont Street)	10-foot wide sidewalk with five-foot wide amenity zone.	Existing sidewalk and amenity zone completed by CLV.	Y
East – West (11 th Street)	10-foot wide sidewalk with five-foot wide amenity zone.	Five-foot wide sidewalk with six-foot wide amenity zone.	Y*

**The applicant to landscape the existing noncompliant landscape areas and detached sidewalks. A condition of approval will require the applicant to install the required Downtown Centennial Plan Streetscape when full development of the property occurs.*

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Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Tavern-Limited Establishment (Seating Area)	3,455 SF	1:50SF	49				
Tavern-Limited Establishment (Service Area)	4,877 SF	1:200 SF	25				
Commercial Recreation/Amusement (Outdoor)	7,293 SF	1:200 SF	37				
TOTAL SPACES REQUIRED			111				
Regular and Handicap Spaces Required			106	5	0	0	Y*

**Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table is used to illustrate the requirements of an analogous project in another location in the City.*

ANALYSIS

The Tavern-Limited Establishment use is described in Title 19.12 as: “An establishment that is licensed with a tavern-limited license in accordance with LVMC Chapter 6.50.” There are no Minimum Special Use Permit Requirements for this use. This use is permitted in the C-2 (General Commercial) zoning district with an approved Special Use Permit and is expected to provide an element of live entertainment. There are no Minimum Special Use Permit Requirements for this use; however, be aware that there are specific licensing requirements that will affect the operation and performance of this use.

The applicant proposes to merge the two properties (APNs 139-34-712-076 and 066) for a proposed 17,400 square-foot commercial development consisting of a Tavern-Limited Establishment use, a restaurant and gift shop, and an Commercial Recreation/Amusement (Outdoor) use that will operated as an outdoor amphitheater. The proposed Commercial Recreation/Amusement (Outdoor) use is permitted in the C-2 (General Commercial) zoning district and is not explicitly prohibited in the East Village District; however, the use will be subject to the Noise Ordinance listed in Title 9.16. The proposed commercial development consists of a 7,293 square-foot outdoor amphitheater, which conforms to the description of a Commercial Recreation/Amusement (Outdoor) use, and may also function as outdoor dining

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area. A Special Event Permit may be required for events held in the proposed outdoor area. There are no proposed alterations to Fremont Street or 11th Street, nor are there any encroachment requests. Street improvements on Fremont Street were recently completed, but 11th Street does not currently have the appropriate street trees or the required 10-foot sidewalk. The applicant has proposed new landscaping within the existing landscape planters adjacent to 11th Street that meets the required tree size; however, a condition of approval has been placed requiring a revised landscape plan that replaces the proposed Evergreen Elms with Southern Live Oak, Shoestring Acacia, African Sumac, Ash, or Pistache trees.

The proposed development meets the stated goal of the East Village District of promoting future opportunities for new commercial ventures and for the integration of medium density mixed-income residential neighborhoods. The proposed use will provide service-based employment creation and commercial community-based business operations for the neighborhood. As this project is located outside of the Downtown Entertainment Overlay District, the applicant will need to provide noise impact studies for both the outdoor live entertainment venue and the proposed small wind generator.

The project is located within the Downtown Centennial Plan area which allows for deviation from the standard parking requirements. Specifically, the site is located on Fremont Street and 11th Street, that both have ample parking available in the forms of metered parking spaces and available parking garages and lots located within short walking distance. Also, the site is located on a Bus Rapid Transit (BRT) line, which will further reduce parking demand.

The applicant proposes building façade improvements are primarily focused on the existing building located at the southeast corner of Fremont Street and 11th Street, addressed as 1023 Fremont Street, and will include a decorative metal screen entrance for the space in between the existing structure at 1030 Fremont Street. The existing building at the northeast corner of the site, addressed as 1030 Fremont Street, will remain as is, resulting in an eclectic mix of architecture styles ranging from the art nouveau entrance treatment at the corner of Fremont Street and 11th Street, to the industrial ironwork entrance of the proposed Commercial Recreation/Amusement (Outdoor) facility, to the existing retail office building's off-white stucco finish and red clay barrel roof. The applicant will be adding a 900 square-foot mezzanine level to the proposed outdoor seating area, with an anticipated occupancy of 180 persons. It is noted that the access to the upper level is provided only by two stairwells, this providing no access for disable customers.

Staff recommends approval of the requested Special Use Permit for the proposed Tavern-Limited Establishment use and the Site Development Plan Review, as conditioned, for the proposed renovations and the Commercial Recreation/Amusement (Outdoor) facility. The proposed development will provide a new commercial venture that integrates with the surrounding medium density mixed-income residential neighborhoods. Staff recommends denial of the requested Special Use Permit for the proposed 90-foot tall Small Wind Energy System, as the

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use cannot be operated in a manner that is harmonious and compatible with the surrounding area, as demonstrated by the requested waivers to the conditional use requirements. If denied, the applicant will not be allowed to develop the property, as proposed, nor will the Tavern-Limited use and Small Wind Energy System be allowed at this location.

FINDINGS (SUP-51444)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1.The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The proposed Tavern-Limited Establishment use is located in the East Village District and outside of the Entertainment Overlay District. The proposed outdoor live entertainment venue will require compliance with the municipal code requirements listed in Title 19.16, as the proposal is not located within the Entertainment Overlay District. Staff finds that the proposed use can offer a positive contribution to the growing demand for entertainment and pedestrian-oriented developments sought after in the immediate area.

2.The subject site is physically suitable for the type and intensity of land use proposed.

The subject site can physically accommodate the proposed Tavern-Limited Establishment use and the related Commercial Recreation/Amusement (Outdoor) use, which are in close proximity to other similar uses to the north.

3.Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

The property has direct access on Fremont Street, an 80-foot wide Major Collector, and 11th Street, an 80-foot wide public right-of-way. Additional access is available via a 20-foot wide public alley adjacent to the rear of the property.

4.Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of this proposed Special Use Permit will not compromise the public health, safety and general welfare of the public. The use will be subject to regular inspections and is subject to licensing restrictions and is subject to the Title 9.16 Noise Ordinance.

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5.The use meets all of the applicable conditions per Title 19.12.

The proposed Tavern-Limited use meets all applicable conditions for a Tavern-Limited Establishment per Title 19.12.

FINDINGS (SUP-51445)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

1.The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.

The proposed Small Wind Energy System use cannot be conducted in a manner that is harmonious and compatible with the surrounding area, as demonstrated by the requested waivers to allow a 17,400 square-foot lot where a 20,000 square-foot lot is required and to allow a 12-foot setback from residential property where a 90-foot setback is required.

2.The subject site is physically suitable for the type and intensity of land use proposed.

The subject site is not physically suitable for the proposed Small Wind Energy System use, as demonstrated by the requested waivers to allow a 17,400 square-foot lot where a 20,000 square-foot lot is required and to allow a 12-foot setback from residential property where a 90-foot setback is required

3.Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

The property has direct access on Fremont Street, an 80-foot wide Major Collector, and 11th Street, an 80-foot wide public right-of-way. Additional access is available via a 20-foot wide public alley adjacent to the rear of the property.

4.Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.

Approval of this proposed Special Use Permit for a Small Wind Energy System may have detrimental impacts to the nearby residential uses, as demonstrated by the accompanying waiver requests. The use will be subject to regular inspections and is subject to building permitting restrictions, in order to ensure the health, safety and general welfare of the public.

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5.The use meets all of the applicable conditions per Title 19.12.

The proposed Small Wind Energy System use does not meet the conditions listed for such use, as demonstrated by the associated waiver requests for minimum lot size and setbacks.

FINDINGS (SDR-51443)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) 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 commercial development consists mainly of the remapping of the subject property into a single commercial development and the remodeling of the existing structures for aesthetic improvements. The existing site will remain compatible with adjacent commercial and residential land uses, with the exception of the proposed 90-foot tall windmill. The proposed Tavern-Limited use and the accompanying Commercial Recreation/Amusement (Outdoor) facility are permissible uses for the C-2 (General Commercial) zoning district. With the provision of the required sound study, staff finds that this design can operate in a manner that is compatible with the surrounding development.

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 is in conformance with the requirements for a commercial use such as the Tavern-Limited use and the Commercial Recreation/Amusement (Outdoor) use, as shown on the provided floor plans. However, the design of the proposed Small Wind Energy System, as a component of the proposed development, does not meet the design-based conditional use requirements listed in Title 19.12, as demonstrated by the requested waivers. This is the reason behind staff's recommendation for approval of the requested Special Use Permit (SUP-51444) for the proposed Tavern-Limited Establishment use and the requested Site Development Plan Review (SDR-51443), but a recommendation for denial of the requested Special Use Permit (SUP-51445) for the proposed 90-foot tall Small Wind Energy System use.

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

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The subject site is accessed from Fremont Street, 11th Street, and an adjacent alley. The traffic generated by the proposed use will not have a negative impact on the area, as there are ample mass alternative transportation opportunities for accessing this site, in addition to the available parking located within short walking distance to this property.

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

The proposed materials, masonry brick, metal mesh and decorative metal paneling, and cast-stone bas reliefs are all distinctively urban in form and scale. The proposed elevations and the additional landscape materials located along 11th Street will provide a significant improvement to this area of downtown and contribute to the growing network of comfortable and attractive pedestrian routes.

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 proposed building elevations and design characteristics will provide an eclectic mix of storefronts appropriately scaled to the pedestrian. The greatest visual change to the site will be located at the southeast corner of the site, with a prominent art nouveau entrance to the tavern lounge and dining area. A decorative metal panel and mesh screen assemblage is provided along the Fremont Street entrance of the outdoor performance venue, providing a visual distinction between the operation of the interior space as the Tavern-Limited use and the function of the outdoor area the proposed Commercial Recreation/Amusement (Outdoor) use, which will function as an amphitheater. Although the proposed development proposes three distinct building facades, the applicant has kept the features in scale with each other, so as to provide visual interest to both the pedestrian and those driving along Fremont Street.

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

The site will be subject to building permit and business licensing inspection and will therefore not compromise the public health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

35

NOTICES MAILED

330

APPROVALS

38

PROTESTS

0