



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MARCH 11, 2014

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: 611 FREMONT, LLC - OWNER: ENCRYPTIC, LLC

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-52718	Staff recommends APPROVAL, subject to conditions:	
SUP-52720	Staff recommends APPROVAL, subject to conditions:	

** CONDITIONS **

SUP-52718 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Retail Establishment with Accessory Package Liquor use.
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. Approval from the DDRC-ARC is required for proposed signage prior to submitting for sign permits.
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 Department of Building and Safety. All issues concerning accessibility and compliance with ADA requirements shall be resolved prior to operation.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a building permit.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.

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7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All beer and wine coolers shall remain in the original manufacture's configuration intended for off-sale resale.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-52720 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler On- and Off-Sale use.
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. Approval from the DDRC-ARC is required for proposed signage prior to submitting for sign permits.
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 Department of Building and Safety. All issues concerning accessibility and compliance with ADA requirements shall be resolved prior to operation.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a building permit.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All beer and wine coolers shall remain in the original manufacture's configuration intended for off-sale resale.

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

Public Works

10. Submit an Encroachment Agreement for the outdoor dining area in the Fremont Street public right-of-way prior to this issuance of permits for these improvements. 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. No permanent, non-removable structures are allowed for the outdoor dining area. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for two Special Use Permits for a proposed 6,448 square-foot Retail Establishment with Accessory Package Liquor Off-Sale and Beer/Wine Cooler On- and Off-Sale with a 200 square-foot Outdoor Seating Area. The applicant is requesting Accessory Package Liquor Off-Sale and Beer/Wine Cooler On- and Off-Sale for a proposed Restaurant and Market.

The subject property is located within the Fremont East District of the Downtown Centennial Plan Overlay and will be complementary to the wide variety of commercial uses within area. Staff recommends approval of the requested Special Use Permits for a proposed Retail Establishment with Accessory Package Liquor Off-Sale and Beer/Wine Cooler On- and Off-Sale establishment, as the development is in compliance with the minimum Special Use Permit requirements listed in Title 19.12 for the Accessory Package Liquor and Beer/Wine Cooler On-sale establishment use. If denied, the use will only be allowed to operate as a General Retail Store, Other That Listed and Restaurant with no alcohol sales.

ISSUES

- The Retail Establishment with Accessory Package Liquor Off-Sale and Beer/Wine Cooler On- and Off-Sale uses are permitted in the C-2 (General Commercial) zoning district with the approval of a Special Use Permit.
- The proposed Retail Establishment with Accessory Package Liquor Off-Sale and Beer/Wine Cooler On- and Off-Sale use is located within the Entertainment Overlay District.
- All signage requires DDRC-ARC approval prior to issuance of permits.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/22/99	The City Council approved a Special Use Permit (U-0154-98) for the sale of beer, wine for off-premise consumption in conjunction with an existing market/deli at 611 Fremont Street, Suite #20, subject to a six-month review.
01/05/00	The City Council approved a Required Six-Month Review of a Special Use Permit [U-0154-98(1)] for the sale of beer and wine for off-premise consumption in conjunction with an existing market/deli at 611 Fremont Street, Suite #20, subject to a one-year review.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
03/07/01	The City Council approved a Required One-Year Review of an approved Special Use Permit [U-0154-98(2)] for the sale of beer and wine for off-premise consumption in conjunction with an existing market/deli at 611 Fremont Street, Suite #20, with no subsequent reviews required.
04/16/03	The City Council approved a request for a Review of Condition (ROC-1770) Number 2 of the Special Use Permit (U-0154-98), which prohibited the sale of individual containers of any size beer, wine coolers or screw cap wine for an existing market/deli at 611 Fremont Street, Suite #20. The approval allowed the sale of such containers, subject to a one-year review at City Council.
04/07/04	The City Council approved a Required One-Year Review (RQR-3881) of a Review of Condition (ROC-1770) Number 2 of the Special Use Permit (U-0154-98), which prohibited the sale of individual containers of any size beer, wine coolers or screw cap wine for an existing market/deli at 611 Fremont Street, Suite #20. The approval allowed the sale of such containers, subject to a one-year review at City Council.
04/06/05	The City Council approved a Required One Year Review (RQR-6141) of an approved Review of Condition (ROC-1770) which deleted condition no. 2 of an approved Special Use Permit (U-0154-98) prohibiting the sale of individual containers of any size beer, wine coolers or screw cap wine for an existing market/deli at 611 Fremont Street, Suite #20. The approval was subject to a one year review.
04/05/06	The City Council approved a Required One Year Review (RQR-12041) of an approved Review of Condition (ROC-1770) which deleted condition no. 2 of an approved Special Use Permit (U-0154-98) prohibiting the sale of individual containers of any size beer, wine coolers or screw cap wine for an existing market/deli at 611 Fremont Street, Suite #20. The approval was subject to a one year review.
07/29/10	The Planning Commission approved a Special Use Permit (SUP-38581) for a proposed Tavern-Limited Establishment within an existing 1,920 square-foot restaurant at 611 Fremont Street, Suite #1
12/05/12	The City Council approved a Required Review (RQR-46744) of an approved Review of Condition (ROC-1770) which deleted condition no. 2 of an approved Special Use Permit (U-0154-98) prohibiting the sale of individual containers of any size beer, wine coolers or screw cap wine for an existing market/deli at 611 Fremont Street, Suite #20.

<i>Most Recent Change of Ownership</i>	
08/25/08	A deed was recorded for a change in ownership.

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<i>Related Building Permits/Business Licenses</i>	
c.1946	The building at 611 Fremont Street was constructed.
02/20/98	A building permit (98003643) was issued for a Non-work Certificate of Occupation at 611 Fremont Street, Suite #20. The permit was finalized on 05/19/98.
04/13/98	A building permit (98007538) was issued for a Tenant Improvement at 611 Fremont Street, Suite #20. The permit was finalized on 05/20/98.
07/08/98	A business license (C05-01891) was issued for a Tobacco Dealer at 611 Fremont Street, Suite #20. The license is currently active.
07/22/98	A business license (C15-00209) was issued for a convenience store at 611 Fremont Street, Suite #20. The license is currently active.
07/12/99	A business license (L10-00195) was issued for Beer/Wine/Cooler Off-Sale at 611 Fremont Street, Suite #20. The license is currently active.

<i>Pre-Application Meeting</i>	
01/22/13	A pre-application meeting was held with staff and the applicant to discuss the submittal requirements for a Special Use Permit to operate a proposed Retail Establishment with Accessory Package Liquor and Beer/Wine Cooler On and Off-Sale with a 200 square-foot outdoor patio.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of request, nor was one held.	

<i>Field Check</i>	
01/30/14	Staff conducted a field check of the subject site and found the area surrounding the business neat and clean in appearance with no discrepancies noted.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.15

<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	Retail	C (Commercial)	C-2 (General Commercial)

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<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>
North	Hotel and Casino	C (Commercial)	C-2 (General Commercial)
South	Parking Lot	C (Commercial)	C-2 (General Commercial)
East	Parking Lot	C (Commercial)	C-2 (General Commercial)
West	Tavern-Limited	C (Commercial)	C-2 (General Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Downtown Centennial Plan	X		Y
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Downtown Centennial Plan Overlay District -Fremont East	X		Y
Downtown Centennial Plan Overlay District (Entertainment)	X		Y
Downtown Entertainment Overlay District	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<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	Secondary Collector	Master Plan of Streets and Highways	80	Y

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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	
General Retail Establishment	6,730 SQ FT	1:175	39				
TOTAL SPACES REQUIRED			39		0		N*
Regular and Handicap Spaces Required			37	2	0	0	N*

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

ANALYSIS

The Accessory Package Liquor use is defined as, “An establishment, other than a retail establishment with package liquor off-sale, whose license to sell alcoholic beverages authorizes their sale to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the same are sold. This use includes an establishment that provides on-premises wine, cordial and liqueur tasting if the licensee also holds a wine, cordial and liqueur tasting license for that location.”

The Minimum Special Use Permit requirements for the Accessory Package Liquor use include:

1. Except as otherwise provided, no package liquor off-sale establishment (hereinafter “establishment”) shall be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park
2. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term “property line” refers to property lines of fee interest parcels and does not include the property line of:
 - a. Any leasehold parcel; or

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- b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirements
- 3. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
 - a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
 - b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.
- 4. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.
- 5. The minimum distance requirements in Requirement 1 do not apply to:
 - a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
 - b. A proposed establishment having more than 50,000 square feet of retail floor space.
- 6. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.
- 7. The minimum distance requirements set forth in Requirement 1, which are otherwise non- waivable under the provisions of LVMC 19.12.050(C), may be waived:

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- a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
- b. In accordance with the applicable provisions of the “Town Center Development Standards Manual” for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;
- c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
- d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

The Beer/Wine/Cooler On- and Off-Sale Establishment use is defined as, “An establishment:

1. Whose license to sell alcoholic beverages is limited to:
 - a. The sale of beer, wine and coolers for consumption in connection with a meal on the premises where the business is conducted; and
 - b. The sale of beer, wine and coolers to consumers only and not for resale, in original sealed or corked containers, for consumption off the premises where the business is conducted; and
2. Is operated in connection with a restaurant, general grocery store, general retail store or convenience store in which 30 or more people may be served with meals at any one time at tables or stools.

The Minimum Special Use Permit requirements for the Beer/Wine/Cooler On- and Off-Sale Establishment use include:

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2. Except as otherwise provided, no beer/wine/cooler off-sale establishment (hereinafter “establishment”) shall be located within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City park.
3. Except as otherwise provided in Requirement 3 below, the distances referred to in Requirement 1 shall be determined with reference to the shortest distance between two property lines, one being the property line of the proposed establishment which is closest to the existing use to which the measurement pertains, and the other being the property line of that existing use which is closest to the proposed establishment. The distance shall be measured in a straight line without regard to intervening obstacles. For purposes of measurement, the term “property line” refers to property lines of fee interest parcels and does not include the property line of:
 - a. Any leasehold parcel; or
 - b. Any parcel which lacks access to a public street or has no area for on-site parking and which has been created so as to avoid the distance limitation described in Requirement 1
4. In the case of an establishment proposed to be located on a parcel of at least 80 acres in size, the minimum distances referred to in Requirement 1 shall be measured in a straight line:
 - a. From the nearest property line of the existing use to the nearest portion of the structure in which the establishment will be located, without regard to intervening obstacles; or
 - b. In the case of a proposed establishment which will be located within a shopping center or other multiple tenant structure, from the nearest property line of the existing use to the nearest property line of a leasehold or occupancy parcel in which the establishment will be located, without regard to intervening obstacles.
5. When considering a Special Use Permit application for an establishment which also requires a waiver of the distance limitation in Requirement 1, the Planning Commission shall take into consideration the distance policy and shall, as part of its recommendation to the City Council, state whether the distance requirement should be waived and the reasons in support of the decision.

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6. The minimum distance requirements in Requirement 1 do not apply to:
 - a. An establishment which has a non-restricted gaming license in connection with a hotel having 200 or more guest rooms on or before July 1, 1992 or in connection with a resort hotel having in excess of 200 guest rooms after July 1, 1992; or
 - b. A proposed establishment having more than 50,000 square feet of retail floor space.
7. All businesses which sell alcoholic beverages shall conform to the provisions of LVMC Chapter 6.50.
8. The minimum distance requirements set forth in Requirement 1, which are otherwise non-waivable under the provisions of LVMC 19.12.050(C), may be waived:
 - a. In accordance with the provisions of LVMC 19.12.050(C) for any establishment which is proposed to be located on a parcel within the Downtown Casino Overlay District;
 - b. In accordance with the applicable provisions of the “Town Center Development Standards Manual” for any establishment which is proposed to be located within the T-C (Town Center) Zoning District and which is designated MS-TC (Main Street Mixed Use) in the Town Center Land Use Plan;
 - c. In connection with a proposed establishment having between 20,000 square feet and 50,000 square feet of retail floor space, if no more than 10 percent of the retail floor space is regularly devoted to the display or merchandising of alcoholic beverages; or
 - d. In connection with a retail establishment having less than 20,000 square feet of retail floor space, if the area to be used for the sale, display or merchandising of alcoholic beverages and each use to be protected are separated by a highway or a right of way with a width of at least 100 feet.

The proposed uses meet the definitions above, as the applicant intends to add Accessory Package Liquor and Beer/Wine Cooler Establishment use to a proposed 6,448 square-foot Market and Restaurant with a 200 square-foot Outdoor Patio.

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The Retail Establishment with Accessory Package Liquor Off-Sale and Beer/Wine/Cooler On- and Off-Sale uses comply with all Minimum Special Use Permit Requirements; there are no protected uses within 400 feet of this proposal. The retail display area is composed of 300 square feet of self-serve cooler space for Beer/Wine/Cooler beverages and 40 square feet of shelf space dedicated to distilled spirits for a total area of 340 square feet dedicated to the retail display of alcohol sales. This constitutes approximately 5% of the allowable 10% of the retail floor space regularly devoted to the display and merchandising of alcoholic beverages.

In addition, the applicant has indicated that the proposed restaurant that will operate in conjunction with the proposed Market will provide prepared foods, and grab and go meals for customers. The submitted floor plan shows interior seating for 23 and exterior Outdoor Patio seating for 15 for a total of 38 seats, which exceeds the 30 seats required by Title 19.12 for the Beer/Wine/Cooler On- and Off-Sale use.

The subject property is located within the Fremont East District of the Downtown Centennial Plan Overlay and will be complementary to the wide variety of commercial uses within area. Staff recommends approval of this request, as the use conforms to the Minimum Special use Permit Requirements and is a compatible use for the proposed location and surrounding uses. If denied, the applicant would be allowed to operate a General Retail and Restaurant use without the ability to sell alcoholic beverages.

FINDINGS (SUP-52718)

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 Retail Establishment with Accessory Package Liquor Off-Sale use is compatible with the surrounding land uses in the Downtown Centennial Plan - Fremont East District. The proposed uses can be conducted in a manner that is harmonious and compatible with the surrounding uses.

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

The subject site can physically accommodate the proposed Retail Establishment with Accessory Package Liquor Off-Sale use and is in close proximity other commercial businesses in the Downtown Centennial Plan - Fremont East District.

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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.

Site access is provided from Fremont Street, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use. The parking standards of Title 19 are not automatically applied for proposals within the Downtown Centennial Plan; however, the applicant anticipates utilizing two nearby public parking lots and on-street parking meters to satisfy the developments parking demand. Staff finds that a sufficient amount of available parking is located within a one-block radius of this proposal.

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.

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

The proposed use meets all applicable conditions for a Retail Establishment with Accessory Package Liquor Off-Sale use per Title 19.12.

FINDINGS (SUP-52720)

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 Beer/Wine Cooler On- and Off-Sale Establishment use is compatible with the surrounding land uses in the Downtown Centennial Plan - Fremont East District. The proposed uses can be conducted in a manner that is harmonious and compatible with the surrounding uses.

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

The subject site can physically accommodate the proposed Beer/Wine Cooler On- and Off-Sale Establishment use and is in close proximity other commercial businesses in the Downtown Centennial Plan - Fremont East District.

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.

Site access is provided from Fremont Street, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways. This street is sufficient in size to accommodate the needs of the proposed use. The parking standards of Title 19 are not automatically applied for proposals within the Downtown Centennial Plan; however, the applicant anticipates utilizing two nearby public parking lots and on-street parking meters to satisfy the developments parking demand. Staff finds that a sufficient amount of available parking is located within a one-block radius of this proposal.

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.

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

The proposed use meets all applicable conditions for a Beer/Wine Cooler On- and Off-Sale Establishment use per Title 19.12.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 37

NOTICES MAILED 236

APPROVALS 2

PROTESTS 0