

## Justification Letter

September 20, 2023

RE: Site Development Review

APN 138-02-814-006

I am requesting a Site Development Review for the above referenced property

### Application Information

A previous land use application (SDR-64584) for this property was approved in 2016 and in 2020. The application has expired and a new SDR is required.

### Site Information

The subject property is a 1.63 acre parcel currently zoned C-2. Adjacent properties are zoned C-2 and C-1

The Property Development consists of a 25,160 square foot Wholesale Display showroom. We sell our brand of UTV parts to dealers only. Show room 2640 sq ft. Exterior material are concrete masonry, stucco and storefront glazing and doors.

We are requesting an exception to the 24" box tree per 20 lineal feet requirement for the side and rear property lines as these buffer planters are 5' in width and not conducive to maturation of trees adjacent to a parking area. Trees will be provided where parking islands are occur. The requirement will be met along the streetscape/front of property landscaping area.

The proposed Development complies with title 19 requirement

Sincerely,

Richard Laatz

23-0433  
11/21/2023

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11/21/2023