

Janet Mason

From: Rudy Esquivias
Sent: Wednesday, September 06, 2017 3:06 PM
To: Janet Mason; Dave Zellner
Cc: Larry Kirch; Kathy Connelly; Stephanie Bubenheim
Subject: RE: Hitching Post temporary extension of premises department recommendation

Jan:

The Planning Division does not generally object to this one-time event on the B-1 (General Commercial)-zoned property at the southeast corner area of E. Lost Dutchman and N. Apache Trail, but we do have the following observations/concerns for the Council's consideration:

- 1) The event will be held on a lot adjacent to the Hitching Post, not on the Hitching Post property as the application suggests. Although there is common ownership in both parcels, the owners have not combined the parcels and the Hitching Post has not permanently extended its premises.
- 2) Parking for the event will include the existing parking areas just east and south of the Hitching Post restaurant (the storage lots). The application does not mention how many attendees are expected.
- 3) Although we have yet to receive a professionally drawn, scaled site plan, showing stage, parking layout, porta-john locations and vendor areas (if any), we are concerned that the site plans seems to indicate that parking for the event will be channeled through the actual event area.
- 4) The stage and amplified music should be pointed in a northerly direction, towards the undeveloped State and BLM lands.
- 5) Concert event lighting should be directed away from traffic and residential properties, and should be shut off by 10pm.
- 6) Applicants must provide for adequate security, sufficient porta-johns, and pre-event watering down of activity areas.
- 7) Event day signage must not be placed in the right-of-way or obstruct vehicle or pedestrian traffic, and must be taken down immediately following the event.
- 8) Applicants are to address any other safety, circulation and traffic issues with Public Safety and Public Works staffs.
- 9) Lastly we note that the site plan also shows what appears to be an additional amenity area just east of the Hitching Post property (volleyball, gazebo, waterfall). We need to point out that this area has not been approved as an extension of the restaurant or extension of premises for liquor consumption. Such an expansion would normally require a conditional use permit. Please note that no plans for this area have been approved by the city, other than the use of said area as RV and boat storage and additional parking.

Staff has met with the property owner in the past and have suggested the filing of a Conditional Use Permit (CUP) application to comprehensively address these issues and other issues associated with creating a permanent, outdoor entertainment venue on the property. Other development requirements would also be addressed as part of a CUP application review.

Rudy Esquivias

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SERVICE OVER AND ABOVE THE REST

(Development Services Department office hours: Monday through Thursday from 7:00am to 6:00pm, closed Fridays and Holidays.)

From: Janet Mason
Sent: Wednesday, September 06, 2017 1:08 PM
To: Dave Zellner; Rudy Esquivias
Cc: Larry Kirch; Kathy Connelly
Subject: Hitching Post temporary extension of premises department recommendation

I have not yet received your department recommendations for the Hitching Post temporary extension of premises. Please respond no later than 4 p.m. today so that they may be included in the council packet for September 19. Thanks.

Jan Mason
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