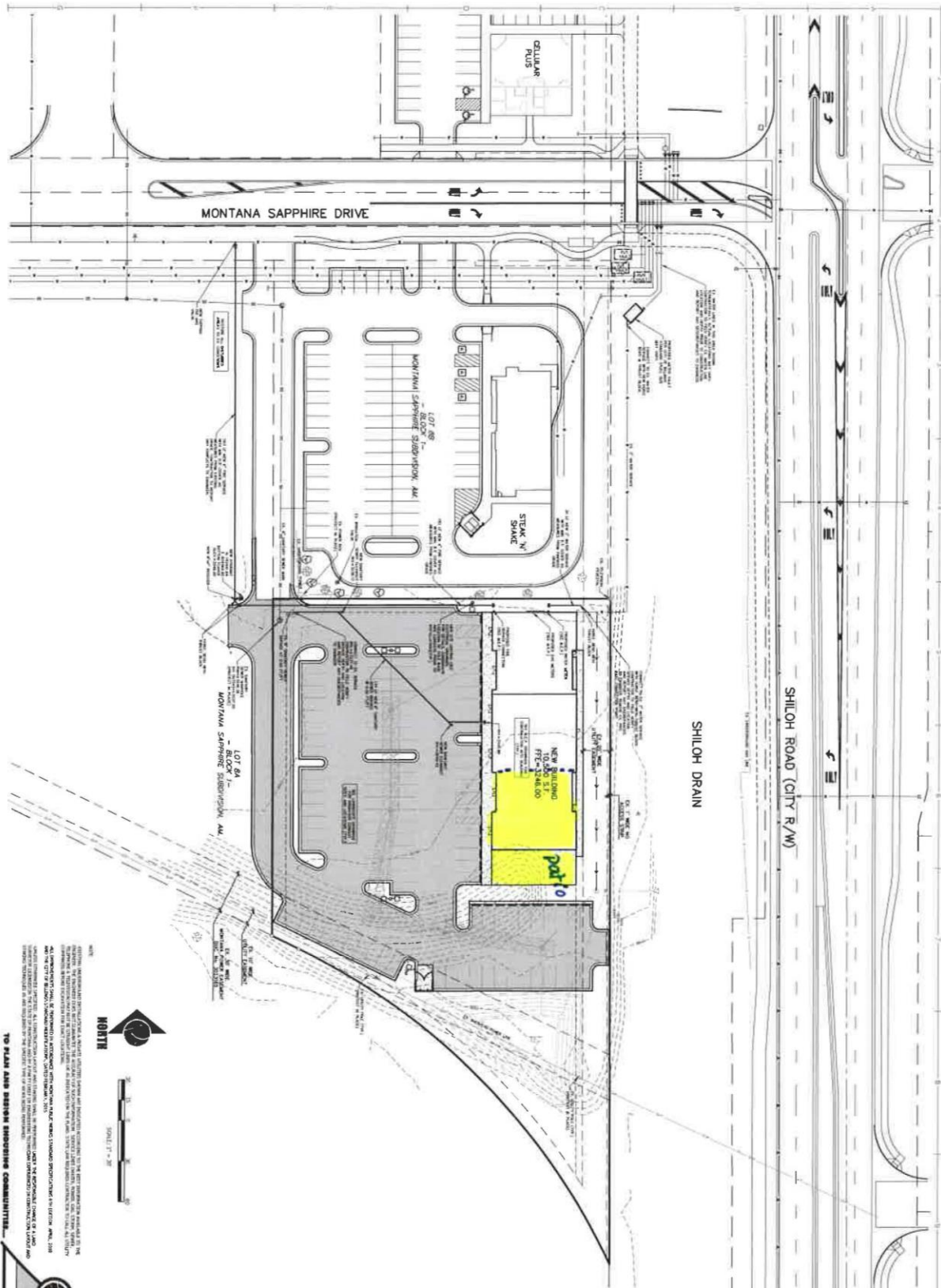


# Site Plan



**Applicant Letter**  
**SAPPHIRE LOUNGE**

- A. Special Review as requested by Sapphire Lounge and Casino is consistent with the Primary Goals and Objectives of the Growth Policy in the following respects:
- The land use is consistent with the neighborhood character. This facility will occupy a portion of a now vacant newly-built strip mall facing Shiloh Road. This stretch of Shiloh is essentially all retail oriented. There are no residences in the immediate vicinity. The closest housing is a large rental complex, and there are already several licensed establishments situated closer to that complex than this facility will be.
  - New businesses are encouraged to locate in gateway areas. This facility will be a new business, and will sit in an emerging retail area on a gateway into the west end of town.
  - Visual appeal is a goal of the growth plan. Photos submitted with the application demonstrate that the structure is visually appealing.
  - This low-roofed facility is consistent with the goal of maintaining unobstructed views of the rimrocks.
  - Green spaces on the facility grounds will be fully landscaped, consistent with the goal of controlling weed populations.
  - There is no direct access from the facility to Shiloh Road, entry to the facility is only a short distance from Shiloh road, and traffic to and from the Sapphire will be a miniscule fraction of the heavy traffic flow on Shiloh—all conditions of which are consistent with the goal of maintaining safe traffic speeds constituent with surrounding uses.
  - The same conditions promote the goal of a safe and efficient transportation system.
  - There is no pedestrian traffic on the west side of Shiloh road, but rather only on the east side, consistent with the goal of maintaining safe sidewalks.
- B. There is a need for the intended use as a casino and liquor store at this location because the area is a busy and thriving retail area and the many people using the area for their retail needs have a demand for the entertainment goods and services that the Sapphire Casino and Liquor Store will make available.
- C. The public interest will be served if this application is granted in that persons utilizing the retail establishments at this developing area will have more readily available entertainment opportunities, and will not have to travel further distances to satisfy their entertainment desires.
- D. The Sapphire Casino and Liquor Store will occupy 2 suites of a now vacant newly-constructed strip mall in the Shiloh corridor. The casino will include a lounge. The liquor store will make package sales more convenient to many people who have to travel considerable distances from the Shiloh corridor in order to make package purchases of alcoholic beverages.