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Town of Mammoth Lakes)
Community & Economic Development Department)
P.O. Box 1609)
Mammoth Lakes, CA 93546)

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RESOLUTION NO. PEDC 2026-03

**A RESOLUTION OF THE MAMMOTH LAKES PLANNING AND
ECONOMIC DEVELOPMENT COMMISSION
APPROVING VARIANCE 25-004
TO ALLOW THE PRIMARY PEDESTRIAN ENTRANCE FOR
A NEW COMMERCIAL BUILDING LOCATED IN A
DESIGNATED ACTIVE FRONTAGE AREA
TO BE ORIENTED TO THE INTERIOR OF THE DEVELOPMENT
RATHER THAN THE PUBLIC STREET, AS OTHERWISE REQUIRED BY THE
COMMERCIAL DISTRICT SUPPLEMENTAL STANDARDS (M.C. § 17.24.040.B.1)
FOR BUILDING D (LOT 13) OF THE FIVE-FORTY MIXED-USE PROJECT
LOCATED AT 540 OLD MAMMOTH ROAD
(APN: 035-200-023-000)**

WHEREAS, a request for consideration of a Variance application was filed by John Hooper, CEO of Gray Ridge, Inc., the property owner, to change the location of the primary pedestrian entrance of a commercial building to face the interior of the development rather than the public street, as otherwise required by the commercial district supplemental development standards M.C.§ 17.24.040.b.1. The Variance application only applies to construction of Building D on Lot 13 of the Five-Forty mixed-use project, in accordance with Municipal Code Chapters 17.64.080 (Changes to an Approved Project) and 17.72 (Variance) of the Town of Mammoth Lakes Municipal Code, for property located within the Old Mammoth Road (OMR) zoning district at 540 Old Mammoth Road, Lot 13; and

WHEREAS, the Planning and Economic Development Commission conducted a public hearing on the application request on February 11, 2026, at which time all those desiring to be heard were heard; and

WHEREAS, all other previous approvals, entitlements, and conditions of approval for the Five-Forty Project that are not related to the Building D design, including, but not limited to, Tentative Tract Map 18-002, Variance 18-004, Design Review 18-002, Final Tract Map 18-002, Major Design Review (DR) 23-004, and all building permits for Units 1-12, remain in effect and are unchanged by this design modification and variance approval; and

WHEREAS, the Planning and Economic Development Commission considered, without limitation:

1. The staff report to the Planning and Economic Development Commission with exhibits;
2. The General Plan, Municipal Code, Design Guidelines, and associated Land Use Maps;
3. Oral evidence submitted at the hearing;
4. Written evidence submitted at the hearing; and
5. Project plans consisting of sheets A-2.0, A-2.1, A-3.1, and L.1, dated received by the Town of Mammoth Lakes on December 10, 2025;

NOW THEREFORE, THE PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE TOWN OF MAMMOTH LAKES DOES RESOLVE, DETERMINE, FIND AND ORDER AS FOLLOWS:

SECTION 1. FINDINGS.

1. CEQA.

The 540 project (Project) was determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15332, In-Fill Development Projects, because the following criteria are met:

- a. The Project is consistent with the General Plan and Zoning Code because the Project complies with the Commercial 2 (C-2) General Plan land use designation and the purpose of the Old Mammoth Road (OMR) zoning district since the Project provides a mixed-use development with residential units located behind a commercial building (Building D) which is located on a Primary Active Frontage along Old Mammoth Road. The revised design of Building D, approved pursuant to Major Design Review (DR) 23-004, is pedestrian-scaled and is compatible with surrounding commercial structures.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The Project site is within the Town's Urban Growth Boundary (UGB); the site is approximately 0.67 acres; and the site is surrounded by retail, multi-family residential, and other urban uses.
- c. The Project site, Lot 13, has no value as habitat for endangered, rare, or threatened species since the site has previously been graded and does not feature any vegetation. The 540 mixed-use project is nearly complete except for Building D on Lot 13, and associated landscape improvements.
- d. Approval of the Project would not result in any significant effects related to traffic, noise, air quality, or water quality since the Project is consistent with the size of development allowed for the site; the Project conforms or is required to conform to the Municipal Code requirements for noise, air quality, and parking; the Project conforms or is required to conform to Public Works standards for site grading, stormwater retention, and drainage; and the Project will be required to obtain all necessary permits for construction. Therefore, no significant effects on traffic, noise, air quality, or water quality will result from the proposed development of the site.
- e. The site can be adequately served by all required utilities and public services because all necessary utilities and services are currently provided and can be extended to the site. The

Project plans were routed to the Mammoth Community Water District (MCWD) and the Mammoth Lakes Fire Protection District (MLFPD), all comments received have been forwarded on to the project applicant. Additionally, at the time of building permit issuance, development impact fees (DIF) for police, vehicle circulation, storm drainage, and fire will be paid.

- f. None of the exceptions set forth in CEQA Guidelines Section 15300.2 apply because (1) in-fill development projects are classified as Class 32 by the California Secretary for Resources and are not subject to the special circumstances applicable to projects classified as Classes 3, 4, 5, 6, and 11; (2) the cumulative impact from successive projects over time will not be significant because the proposed use is consistent with the allowed and previously anticipated uses for the zone and the density of the project is less than the maximum density allowed and features less density than the originally approved design; (3) the proposed activity will not have a significant effect on the environment because the development site is completely disturbed due to the construction the residential portion of the 540 mixed-use project being completed and grading work for Lot 13 (Building D) was also previously completed. The proposed project is consistent with all development and design standards of the Zoning Code, except for the nonresidential ground floor clear height (VAR 18-004), and orientation of the primary pedestrian entrance (VAR 25-004), and both deviations are allowable through approval of a variance; (4) the site is not adjacent to a scenic highway; (5) the site is not located on a hazardous waste site pursuant to the list of Hazardous Waste and Substances maintained by the Town; and (6) there are no historical resources on the site and therefore there is no possibility of causing a substantial adverse change in the significance of an established historical resource as a result of the project.

Therefore, the project is exempt from CEQA pursuant to CEQA Guidelines §15061(b)(2) since the project meets the criteria for use of the In-Fill Development Projects categorical exemption and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines §15300.2, and no additional environmental review is warranted or necessary.

2. MUNICIPAL CODE FINDINGS.

FINDINGS FOR VARIANCE (Municipal Code Section 17.72.040)

- a. **There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of this chapter deprives the property of privileges enjoyed by other property in the vicinity and under the identical zoning district;**

The project site was originally designed and graded for a mixed-use building with stoop-style (stepped) entries facing Old Mammoth Road. After the original project approval in 2019, and during the Building Permit plan review, it was determined that the stoop entry design could not meet applicable accessibility requirements, necessitating a redesign to incorporate an accessible ramp along the building frontage adjacent to the public sidewalk.

Although a revised building design with an accessible ramp was approved by the PEDC in June 2024, the property owner later raised his concerns to Town staff that locating the ramp directly adjacent to the public sidewalk would expose it to significant snow accumulation from the Town's snow-removal operations along Old Mammoth Road and the public sidewalk. This condition would create ongoing maintenance challenges and potential safety concerns for a future commercial tenant. Town Public Works staff generally concurred that

the ramp's location would likely receive excessive snow accumulations due to routine snow-blowing operations.

Because these circumstances are specific to this property's grading, frontage conditions, and exposure to municipal snow-removal activities, strict application of the requirement that the primary pedestrian entrance face the public street would impose functional and safety constraints not experienced by comparable properties. Allowing the primary entrance to be oriented toward the interior of the development enables the property to maintain safe, accessible pedestrian access consistent with privileges enjoyed by other properties in the same zoning district.

- b. The approval of the variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone;**

The requested variance allows the primary pedestrian entrance of the building to be oriented toward the interior of the development rather than toward the public street. This modification does not provide the property with a special privilege but instead addresses site-specific conditions that are not shared by other properties in the vicinity.

Because the project was originally designed and graded for a stoop style entry facing Old Mammoth Road, the building was placed very close to the public sidewalk with an elevation difference of approximately two feet between the finished floor and the sidewalk. During Building Plan Review, it was determined that the stoop entry could not meet accessibility requirements, which required a redesign that incorporated an accessible ramp along the building frontage. If the property owner had been informed of this issue before the project was approved by the Planning and Economic Development Commission, the site grading could have been redesigned to avoid the need for a stepped entry and the resulting proximity to the sidewalk.

After approval of the revised Building D design, the property owner identified that the ramp's location directly adjacent to the public sidewalk would expose it to significant snow accumulation from the Town's snow-removal operations along Old Mammoth Road and the sidewalk. The Town's Public Works Director reviewed the application and generally concurred that the ramp would likely receive excessive snow accumulation due to routine snow-blowing activities, creating ongoing maintenance challenges and potential safety concerns for a future commercial tenant.

These circumstances, which arise from the site's original grading, the late accessibility redesign, and the property's exposure to municipal snow removal operations, are unique to this parcel and are not experienced by other properties within the same zoning district. Allowing the entrance to face the interior of the development ensures safe and accessible pedestrian access without providing any privilege beyond what is available to similarly situated properties. The variance therefore does not constitute a special privilege.

- c. Granting the variance would not authorize a use or activity which is not otherwise expressly authorized by the zone governing the property for which the application is made;**

The requested variance relates solely to the orientation of the primary pedestrian entrance to the commercial building "D" on Lot 13 and does not involve any change to the allowed land use. The proposed commercial use of the building is expressly permitted within the applicable zoning district, and the variance does not expand, modify, or introduce any use or activity beyond what the Zoning Code already allows.

- d. **Granting the variance would not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;**

The requested variance affects only the orientation of the primary pedestrian entrance for Commercial Building D and does not alter the permitted uses that may occupy the building or introduce any activity that could adversely impact surrounding properties. Relocating the entrance toward the interior of the development improves overall site safety by avoiding conditions associated with maintaining the accessible ramp that, if not immediately kept clear of snow, could create hazards for future tenants and visitors as well as potential liability for the property owner.

The variance does not increase building intensity, traffic, noise, or any other potentially detrimental effects. Instead, it provides a safer and more functional pedestrian access point without affecting neighboring properties or public infrastructure. For these reasons, granting the variance would not be detrimental to public health, safety, or welfare, nor injurious to property or improvements in the surrounding area.

- e. **The variance is consistent with the general plan and any applicable specific plan;**

The revised primary entrance location for Building D within the Five-Forty mixed-use Project maintains large windows along the Old Mammoth Road frontage, which continues to support an active and visually engaging commercial corridor. The project remains consistent with General Plan objectives related to economic development, walkability, and the provision of safe and accessible commercial spaces. Relocating the entrance toward the interior of the development does not alter the permitted commercial uses on the site and continues to promote high quality design and pedestrian oriented development consistent with the General Plan.

There is no Specific Plan applicable to the property.

- f. **The variance is the minimum departure from the requirements of this chapter necessary to grant relief to the applicant, consistent with Subsections (A) and (B) of this section;**

The requested variance is limited solely to the orientation of the primary pedestrian entrance for Commercial Building D and does not modify any other development standards or design requirements. The need for relief arises from unique site conditions, including the original grading for a stoop style entry and the subsequent requirement to redesign the building to meet accessibility standards. These circumstances resulted in the accessible ramp being located directly adjacent to the public sidewalk, where it would be subject to significant snow accumulation from routine Town snow removal operations.

Reorienting the entrance toward the interior of the development is the least intrusive and most practical method of addressing these conditions. It avoids the safety and maintenance challenges associated with maintaining an accessible ramp in an area heavily impacted by winter operations, while preserving the building's street-facing windows and maintaining an active frontage along Old Mammoth Road.

Because the variance is narrowly tailored to address the specific constraints of the site and does not grant any broader exception or additional entitlement, it represents the minimum departure necessary to provide reasonable relief to the applicant.

g. The approval of the variance is in compliance with the requirements of the California Environmental Quality Act, Public Resources Code § 21000 et seq.

Approval of the variance adheres to the requirements of the California Environmental Quality Act because the Project is categorically exempt from further CEQA review pursuant to CEQA Guidelines §15332, In-Fill Development Projects.

SECTION 2. PLANNING AND ECONOMIC DEVELOPMENT COMMISSION ACTIONS.

The Planning and Economic Development Commission hereby takes the following actions:

1. Finds that this project is categorically exempt from the California Environmental Quality Act pursuant to Section 15332, In-Fill Development Projects; and
2. Approves Variance 25-004, subject to the following conditions:
(SEE EXHIBIT “A”); and
3. Directs staff to file a Notice of Exemption.

PASSED AND ADOPTED this 11th day of February 2026, by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

ATTEST:

Nolan Bobroff
Community & Economic Development Director

Michael Vanerhurst
Chair of the Mammoth Lakes Planning and
Economic Development Commission

NOTE: This action is subject to Chapter 17.104 of the Municipal Code, which specifies time limits for legal challenges.

OWNER/APPLICANT:

I, John Hooper, authorized signatory for Gray Ridge, Inc., the property owner, do hereby attest that I have read, and agree to, the conditions of approval stipulated within this Resolution.

Date: _____

John Hooper, Authorized Signatory
Gray Ridge, Inc
(Notary Required)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Mono }

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary

EXHIBIT “A”
Resolution No. PEDC 2026-03
Case No. VAR 25-004
CONDITIONS OF APPROVAL

STANDARD PLANNING CONDITIONS

1. This approval authorizes Variance 25-004, to allow the location of the primary pedestrian entrance for Building D on Lot 13 of the approved Five-Forty mixed-use project, to face the interior of the development rather than the public street (Old Mammoth Road). The revised design of Building D provides primary pedestrian access on the west elevation via an accessible path of travel to the single-story commercial building.
2. This permit and all rights hereunder shall automatically terminate unless the business operation, site preparation or construction has commenced within two years after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code §17.64.060.B.
3. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation of the permit under Chapter 17.128 of the Mammoth Lakes Municipal Code.
4. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder’s Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures.
5. The site shall be maintained in a neat, clean and orderly manner. All improvements shall be maintained in a condition of good repair and appearance. Outdoor storage of equipment and other materials, except for firewood, is prohibited. Non-operating vehicles, equipment and materials inappropriate to the site and its use shall not be stored within outdoor areas on the site.
6. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community and Economic Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.
7. All conditions of this permit shall be met or secured prior to final occupancy approval of any tenant improvements or new structures.
8. All uses are subject to review by the Building Official of the Town of Mammoth Lakes and must conform to occupancy ratings of the structures to obtain occupancy.
9. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business and shall, upon request, make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.
10. Prior to the issuance of a building permit, the applicant shall pay all applicable fees as prescribed by ordinance and/or resolution and pay any fees due on this project processing account.

11. Where compliance with the conditions of approval or applicant-initiated changes to the plans require additional staff review, that review time shall be billed at the Town's established billing rates. Prior to the issuance of a building or grading permit, the applicant shall pay all outstanding costs for the processing of this application.
12. The approved site and building plans shall be adhered to and maintained for the duration of the permit.
13. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning and Economic Development Commission approval in accordance with Municipal Code Chapter 17.104.
14. The applicant shall defend, indemnify, and hold harmless the Town and its agents, officers, and employees from any claim, action, or proceeding against the Town and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the Town, advisory agency, appeal board, or legislative body concerning this approval. The Town shall promptly notify the applicant of any claim, action, or proceeding and shall cooperate fully in the defense.
15. All exterior lighting shall comply with Chapter 17.36.030 of the Town of Mammoth Lakes Municipal Code, Exterior Lighting. Exterior light fixtures having a total of over 400 lumens of output shall be equipped with shields that extend below the horizontal plane of the light source to direct the light downward onto the structure or surrounding grounds. Accent lighting is permitted as described in Municipal Code Section 17.36.030.F.6. This shall be verified prior to issuance of a certificate of occupancy.
16. The project shall comply with the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.
17. A valid building permit and a permit from the Mammoth Lakes Fire Protection District are required before any building construction can begin on-site.
18. Water and sewer improvements require a permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water District and pay applicable fees to the District.
19. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes and will require review and approval from the Town of Mammoth Lakes Community and Economic Development Department or Planning and Economic Development Commission pursuant to Municipal Code Chapter 17.88.
20. A certificate of occupancy is required for all future tenant improvements within the subject structures. Tenant improvements shall identify occupancy separation requirements, disabled access requirements and compliance with all applicable building, electrical, plumbing, and fire code requirements.
21. Zoning entitlement conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.
22. Roof vents, exhaust, pipes and flues shall be combined and/or collected together on slopes of roof out of public view to the greatest extent possible.
23. Ground level and/or rooftop mechanical equipment shall be screened from public view from adjoining public streets and rights-of-way. The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural style. All mechanical equipment screening shall be subject to review and approval by the Director and the Mammoth Lakes Fire Protection District.

SPECIAL PLANNING CONDITIONS

24. Storage use in the commercial spaces is only allowed as an accessory use to uses allowed by the Zoning Code. Storage shall not block the view of a pedestrian into the commercial spaces.
25. First-floor commercial space windows facing Old Mammoth Road shall not be opaque and shall have transparent glazing that provides views of at least 10 feet into commercial spaces consistent with Municipal Code 17.24.040.C.1. This shall be reviewed by the Community and Economic Development Department prior to building permit issuance and verified prior to certificate of occupancy of the mixed-use building.
26. Utility equipment shall not be located above ground along Old Mammoth Road unless screening is approved by the Community and Economic Development Director consistent with the Town's Design Guidelines, Section 3.7 (Utilities).
27. A landscape documentation package shall be required prior to issuance of a building permit and shall be consistent with the Landscape Plan Sheet L-1 (dated received by the Town on December 12, 2025). Said landscape documentation package shall conform with the requirements identified in Municipal Code Chapter 17.40 (Water Efficient Landscape Regulations).
28. All required landscaping and irrigation improvements shall be completed prior to the issuance of a certificate of occupancy for the project. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted with the Town to the satisfaction of the Community and Economic Development Department for any required landscaping and irrigation improvements to be deferred, and a schedule shall be submitted to the Town for the construction of the deferred improvements. Deferral of the construction of any landscaping and/or irrigation improvements shall be at the sole discretion of the Community and Economic Development Department Director.
29. The required bicycle rack for the short-term bicycle parking area to the north of Building D shall be reviewed and approved by the Community and Economic Development Director prior to the issuance of a building permit for the commercial building (Building D) and be verified for compliance prior to issuance of a certificate of occupancy.
30. A sign permit will be required prior to installation of any signage, and all signage shall comply with Municipal Code Chapter 17.48 (Signs) and the Town's Design Guidelines.
31. The public sidewalk on Old Mammoth Road shall be maintained in safe and usable condition during construction.

ENGINEERING DIVISION CONDITIONS

STANDARD CONDITIONS / GENERAL REQUIREMENTS:

32. Existing CC&Rs, if any, encumbering the property shall be amended as necessary for the proposed development of this project.
33. The applicant shall submit a request for unit, building and street addressing to the Town. Approval of the addressing shall be completed prior to approval of the lot line adjustment by staff.
34. All new utility lines within, adjacent to, or serving the site shall be placed underground.
35. The site grading design and all building construction shall conform to State and federal disabled access regulations.
36. Landscaping and irrigation systems within the public right of way, adjacent to the project area and within the project shall be maintained by property owner, with the exception of benefit assessment district areas.

37. Nothing in the approval of this project shall be construed to allow for the deviation, adjustment, variance or non-conformance of any Municipal Code or ordinance, or of any local, State or federal standard, policy, regulation or law, unless specifically provided for herein.
38. All grading and public improvements shall be consistent with the Town of Mammoth Standard Plans for Public Works.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

39. An encroachment permit or a letter of exemption shall be obtained from the Engineering Services Division of the Town prior to construction within the public right of way in accordance Chapter 12.04 of the Municipal Code.
40. A Construction Staging and Management Plan shall be submitted to and approved by the Public Works Director prior to grading or building permit issuance. Said plan shall include provisions related to the parking of construction worker vehicles, construction equipment, construction materials, and specific limitations restricting access into developed portions of the site and the storage of materials within these areas. The staging plan and the final access roadway improvements shall all be approved by the Mammoth Lakes Fire Protection District prior to grading permit issuance. An approved copy of the plan shall be maintained on-site at all times and available to all contractors, subcontractors, their employees and the Town. The staging plan shall address hours of work, special approval for work outside hours allowed. The plan shall also contain provisions for interrupting utility services to neighboring properties and sufficient noticing to affected residents and property owners.
41. Existing Town streets and sidewalks that require construction or reconstruction, shall remain open for traffic at all times, with adequate detours and traffic control, during actual construction.
42. The grading plan and building permit plans shall indicate all snow storage areas and drainage facilities.
43. All easements shall be shown on the grading and building permit plans.
44. All export shall be taken to, and all import shall be taken from a permitted site, which shall be identified at grading permit issuance. The applicant shall prepare a haul route, subject to the approval of the Public Works Director prior to the import or export of material for the site.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A TEMPORARY, CONDITIONAL, OR FINAL CERTIFICATE OF OCCUPANCY:

45. All required landscaping and irrigation improvements shall be constructed. A form of security listed in Government Code Section 66499(a) and acceptable to the Town shall be posted with the Town to the satisfaction of the Community and Economic Development Department for any required landscaping and irrigation improvements to be deferred and a schedule shall be submitted to the Town for the construction of the deferred improvements. Deferral of the construction of any landscaping and irrigation improvements shall be at the sole discretion of the Community and Economic Development Director.
46. Address numbers shall be placed on all new and existing structures in such a manner as to be plainly visible and legible from the access roadway or street, consistent with Municipal Code Section 16.32.