

- A10. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. (Note: There is an existing 6" water main in San Carlos Way and an 8" and 36" water main in 14th Avenue. No connection is allowed to the 36" water main in 14th Avenue.)
- A11. Dedicate the private drive as exclusive public easement for water and sewer facilities. Parallel underground dry utilities shall not be located within this easement. This easement shall be reviewed and approved by the Department of Utilities prior to recordation of the Final Map.
- A12. Dedicate a minimum of 3 feet adjacent to private drive as a Public Utility Easement (PUE) for water and sewer facilities. This easement shall be reviewed and approved by the Department of Utilities prior to recordation of the Final Map.
- A13. Private drive with City maintained water and sewer facilities shall have a minimum paved AC (asphalt concrete) width of 22-feet from edge of pavement to edge of pavement. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets.
- A14. City maintained water facilities and sewer facilities within the subdivision shall be constructed within the paved portion of the private drive.
- A15. This development is in drainage shed G252, which drains by gravity flow to Morrison Creek. The applicant's engineer shall either (1) design the site to store 2200 cubic feet per acre of storm water during a 10-year storm event or (2) upsize the existing 21" storm drainage main to a 30" storm drainage main in 17th Avenue (from manhole #224 to manhole #207 per Drainage/Sewer 2005 map page KK17). If option 1 is chosen, then the applicant shall submit a drainage study as described in Section 11.7 of the City Design and Procedures Manual prior to or concurrent with the improvement plans. Onsite detention shall be stored in oversized pipes and/or within the private street section prior to overland release. Drainage improvement shall be to the satisfaction of the DOU. The drainage study shall also identify all existing off-site flows that are blocked by the proposed project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. The 10-year HGLs shall be no higher than 6 inches below the lowest DI. The 10-year and 100-year HGL's shall be shown on the improvement plans.
- A16. Finished lot pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and 1.50 feet above the controlling overland release elevation. Finished lot pad shall be approved by the Department of Utilities.
- A17. Per City Code, the Subdivider may not develop the project in anyway that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private

infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

- A18. All lots shall be graded so that drainage does not cross property lines.
- A19. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal drainage easement shall be conveyed to and reserved from each parcel as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map: "THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS IN BOOK _____, O.R. PAGE _____."
- A20. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- A21. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- A22. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required for this subdivision. Improvement plans must include the source controls selected for the site. Refer to the latest copy of the latest copy of the "Guidance Manual for On-Site Stormwater Quality Control Measures", for appropriate source control measures.

FIRE:

- A23. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). *Subdivision Map shows access road at 145' and Site Plan/Landscaping Plan shows access at 175'.*
- A24. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more. *Access road will need to be marked "No Parking – Fire Lane" both sides.*

PPDD: Parks

- A25. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 16.64

(Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note)

- A26. **Maintenance District**: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Planning Department, Special Districts, Project Manager. In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.)

ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A27. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- A28. The applicant/developer shall relocate the existing drainage inlet and appurtenances away from the private drive entrance. The relocation and construction of the drainage inlet shall be to the satisfaction of the Department of Utilities.
- A29. The proposed project is located in the Flood zone designated as **X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the X zone, there are no requirements to elevate or flood proof.
- A30. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- 1) Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$12,337. This is based on six single-family residential units and an average land value of \$115,000 per acre for the East Broadway Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

- 2) Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$13,506. This is based on six single-family residential units at the rate of \$2,251 per unit. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- 3) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

B. Special Permit: The Special Permit for alternative housing to allow the development of 6 single-family homes within the Single-Family Alternative (R-1A) Zone is approved subject to the following conditions of approval:

Planning

- B1. The design and construction materials of the single family residences shall be consistent with the attached elevations. Modifications/Plan substitution will require additional planning review and may require the approval of additional entitlements prior to the issuance of building permits.
- B2. Roofing material shall be 30-year Dimensional Composition Shingle or equivalent.
- B3. The applicant shall obtain all necessary building permits prior to construction.
- B4. Final landscaping plans shall be submitted to the Building Division – Site Conditions Unit for review and approval. The scope of the review shall include plant species selection, landscape materials, and irrigation system. The irrigation system and landscaping shall be maintained in good condition during the life of the project.
- B5. To ease garage egress, the driveway shared between lots 1 and 4 shall be modified such that the paved area shall be extended to a line drawn from the southwest corner of Lot 4 to the southwest corner of the proposed Lot 4 residence.
- B6. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private drives. The Homeowner's Association shall maintain all private drives, lights, common areas and common landscaping
- B7. The initial sale of the units/lots shall be to owner occupants

Development Engineering

- B8. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the

Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division.

- B9. The applicant shall relocate the 2 existing speed humps along San Carlos Way directly across the proposed driveway to the satisfaction of the Department of Transportation.
- B10. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division.
- B11. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- B12. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Development Engineering Division.

Utilities

- B13. The applicant/developer shall relocate the existing drainage inlet and appurtenances away from the private road entrance. The relocation and construction of the drainage inlet shall be to the satisfaction of the Department of Utilities.
- B14. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
- B15. A final map shall be recorded prior to issuance of any building permit.

Table of Contents:

- Exhibit A – Tentative Map
- Exhibit B – Site Plan
- Exhibit C – Plan A Floorplan
- Exhibit D – Plan A Elevations
- Exhibit E – Plan B Floorplan
- Exhibit F – Plan B Elevations
- Exhibit G – Plan C Floorplan
- Exhibit H – Plan C Elevations
- Exhibit I – Plan E Floorplan

Kim Residential Subdivision (P05-019)

July 15, 2008

Exhibit J - Plan E Elevations

Exhibit K – Design Review Approval

Exhibit A – Tentative Map

Exhibit B – Site Plan

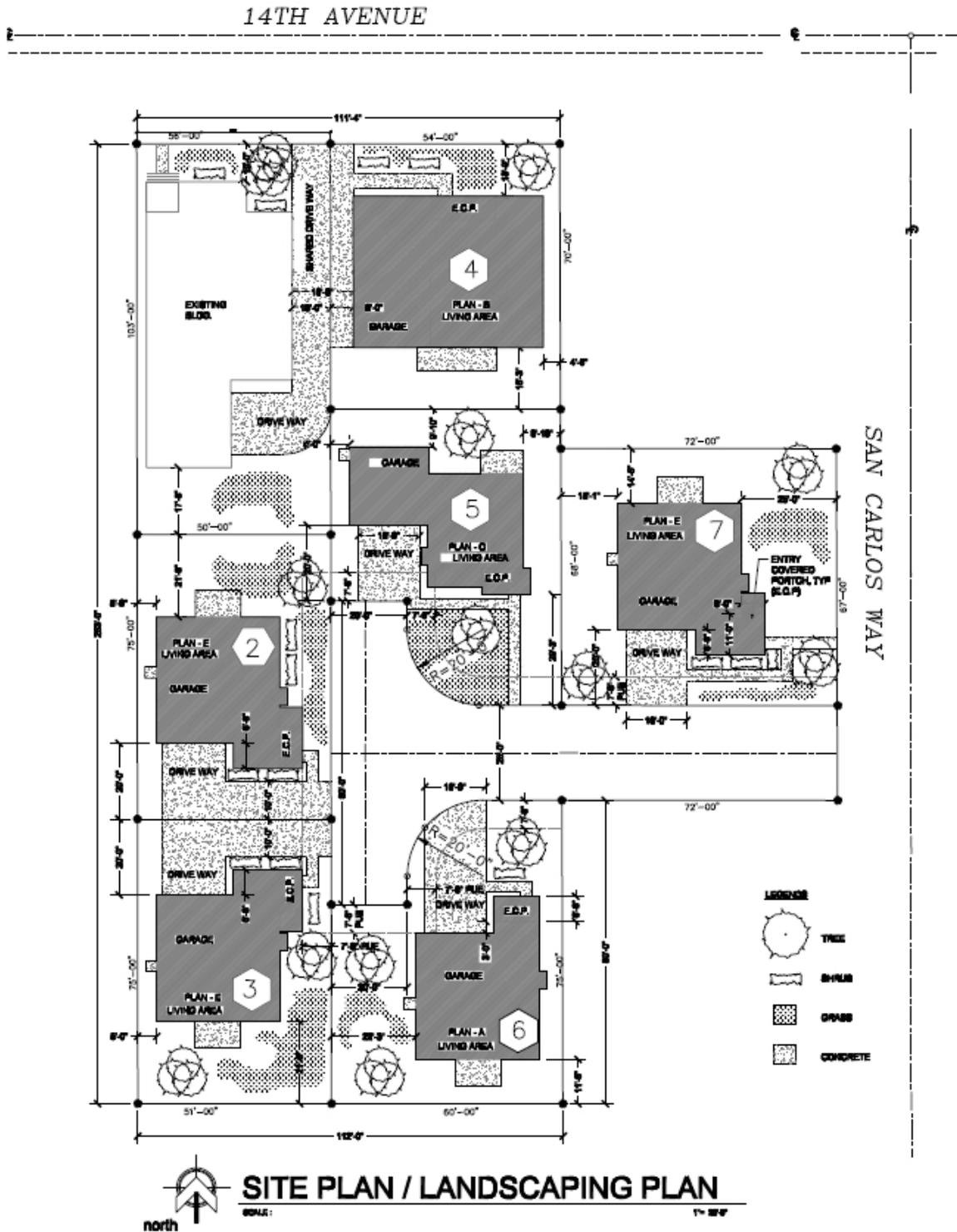


Exhibit C – Plan A Floor Plan

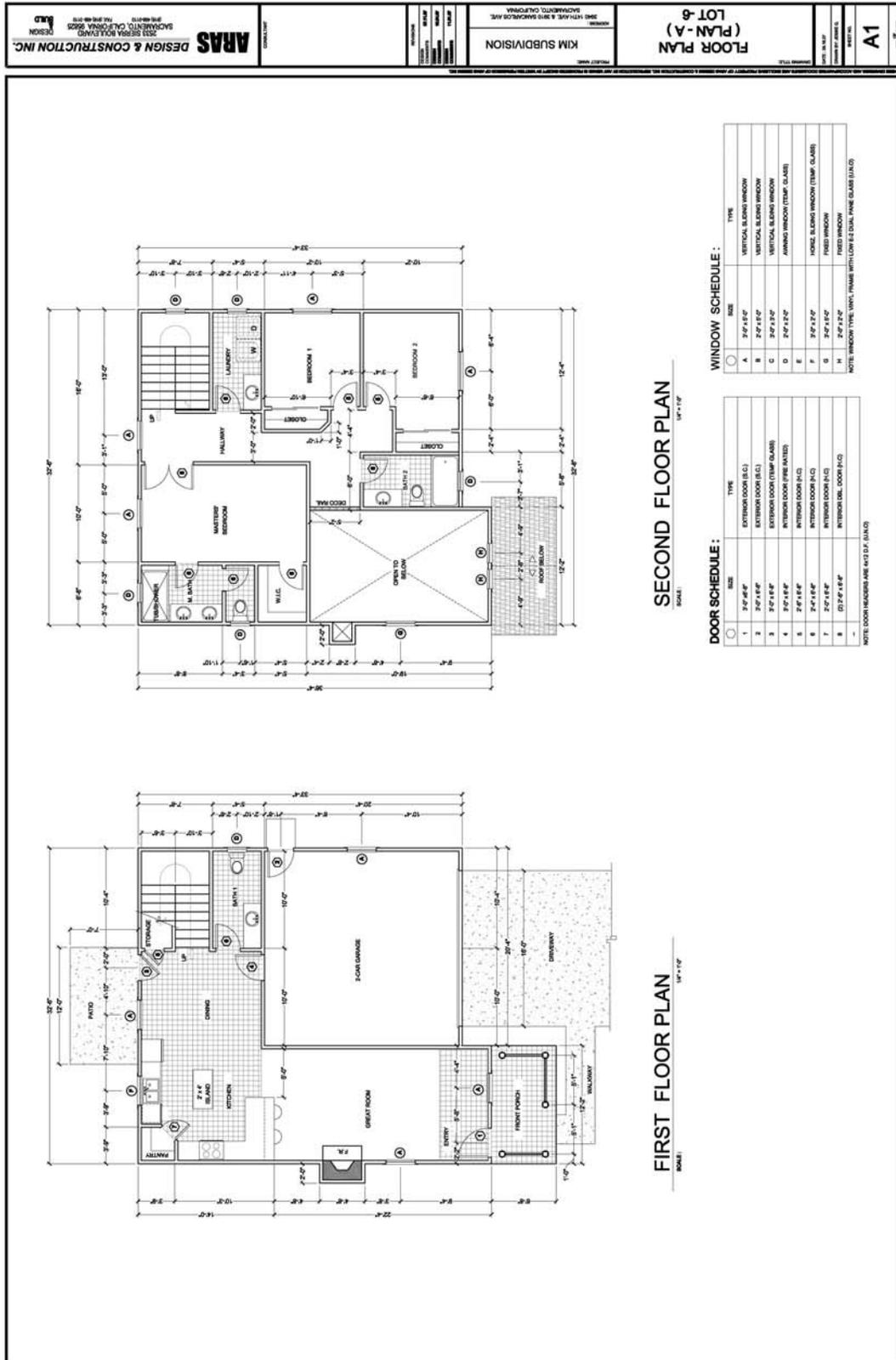


Exhibit D – Plan A Elevations

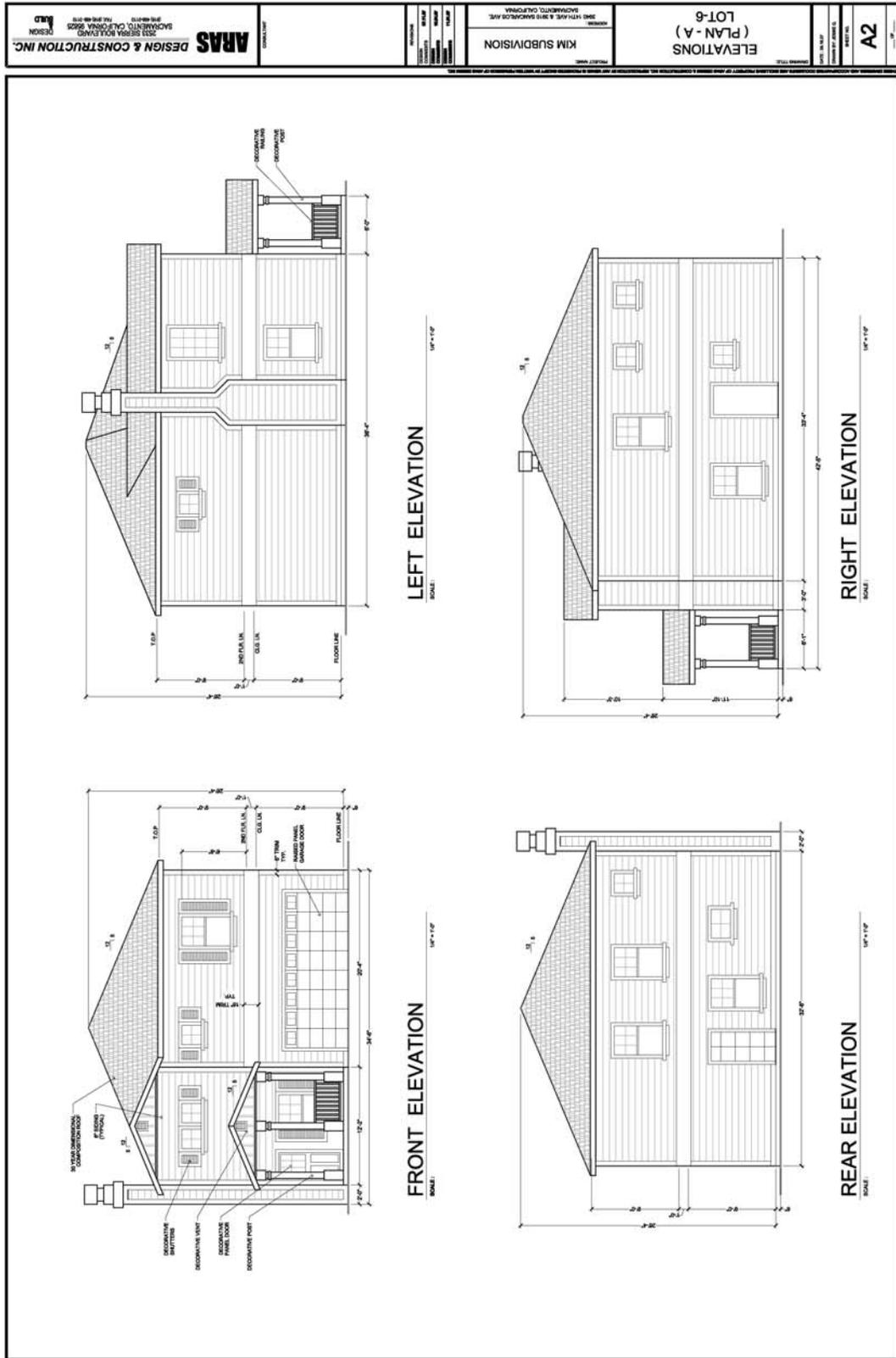


Exhibit E – Plan B Floor Plan

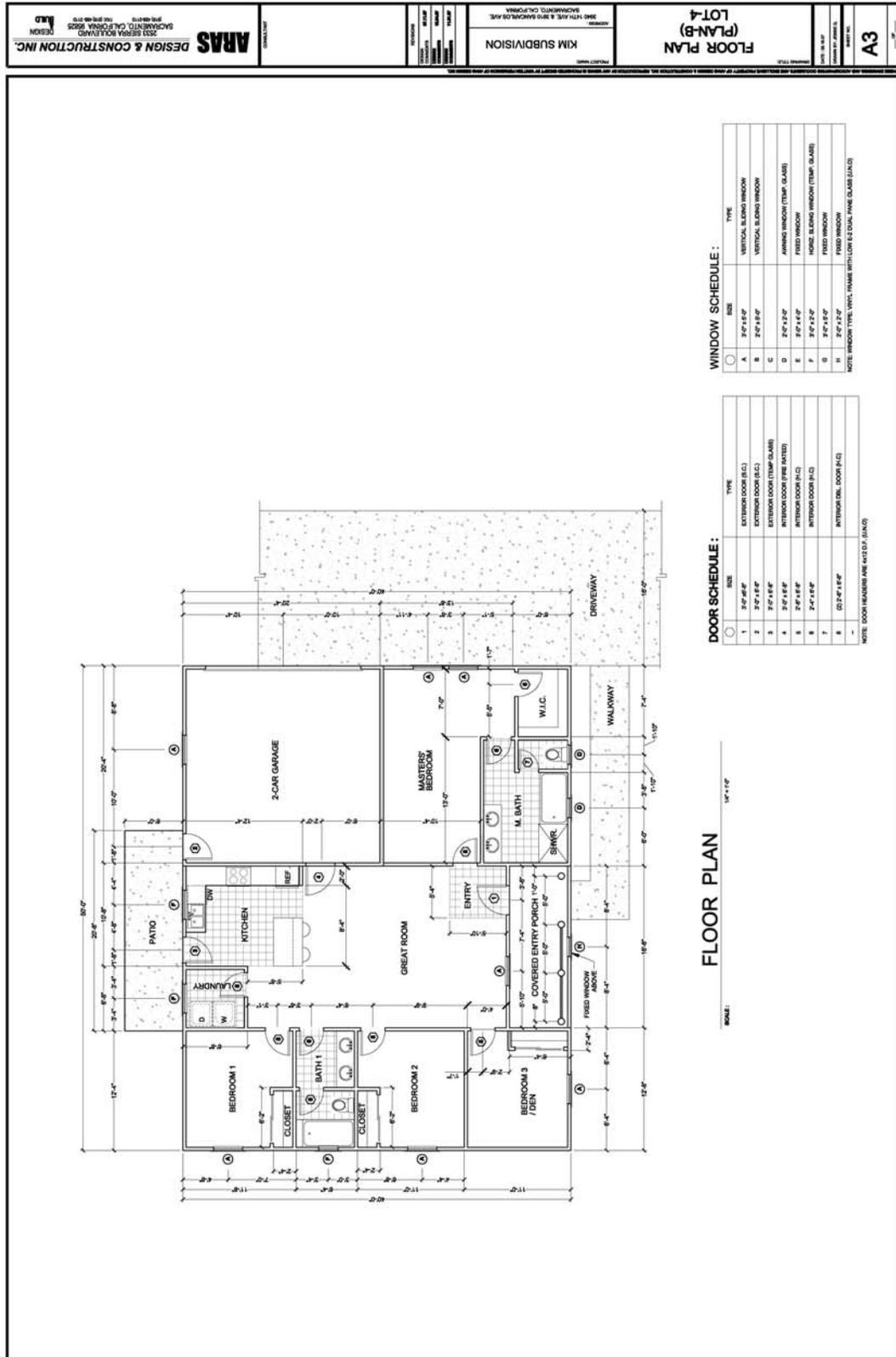
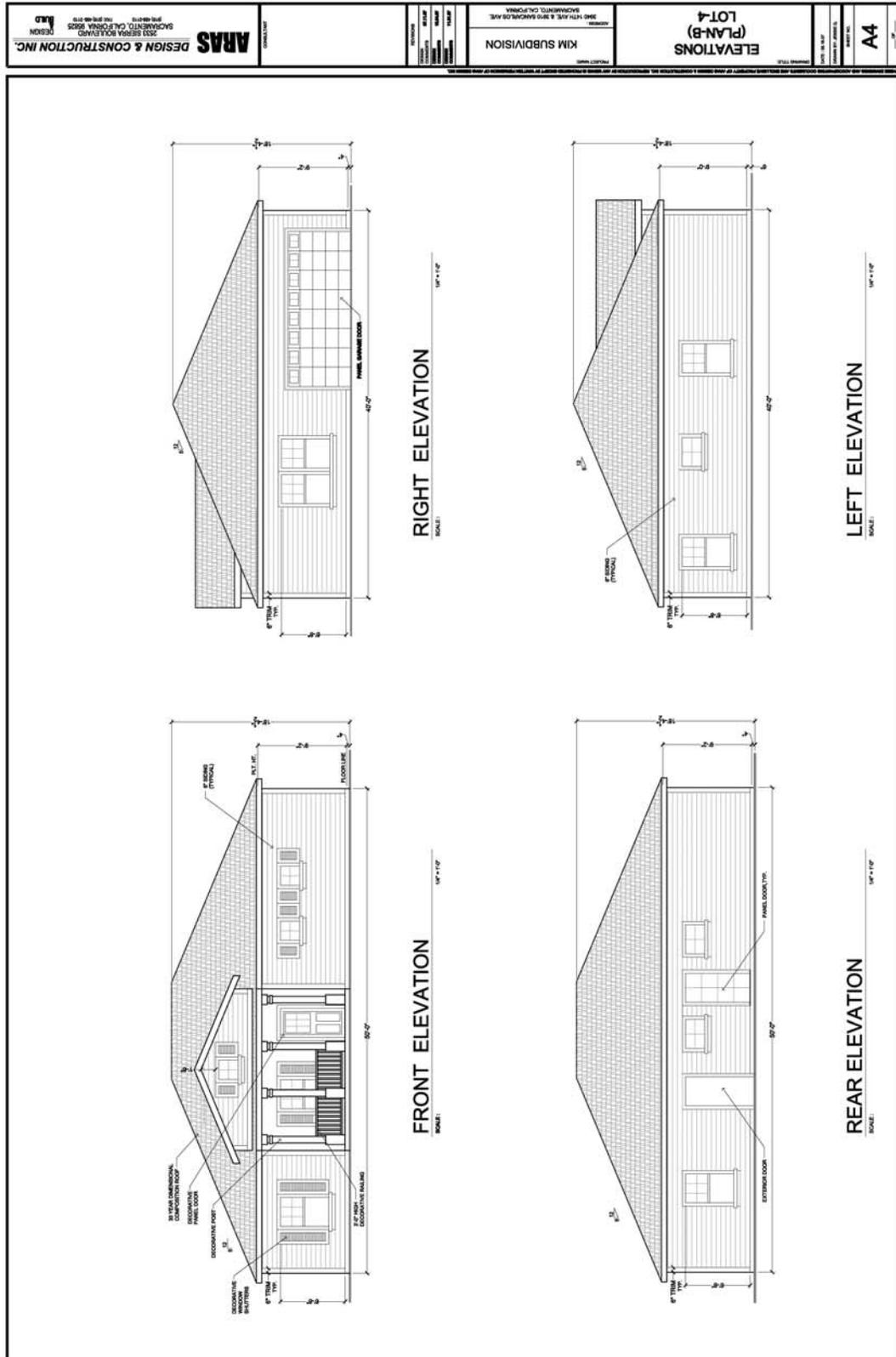
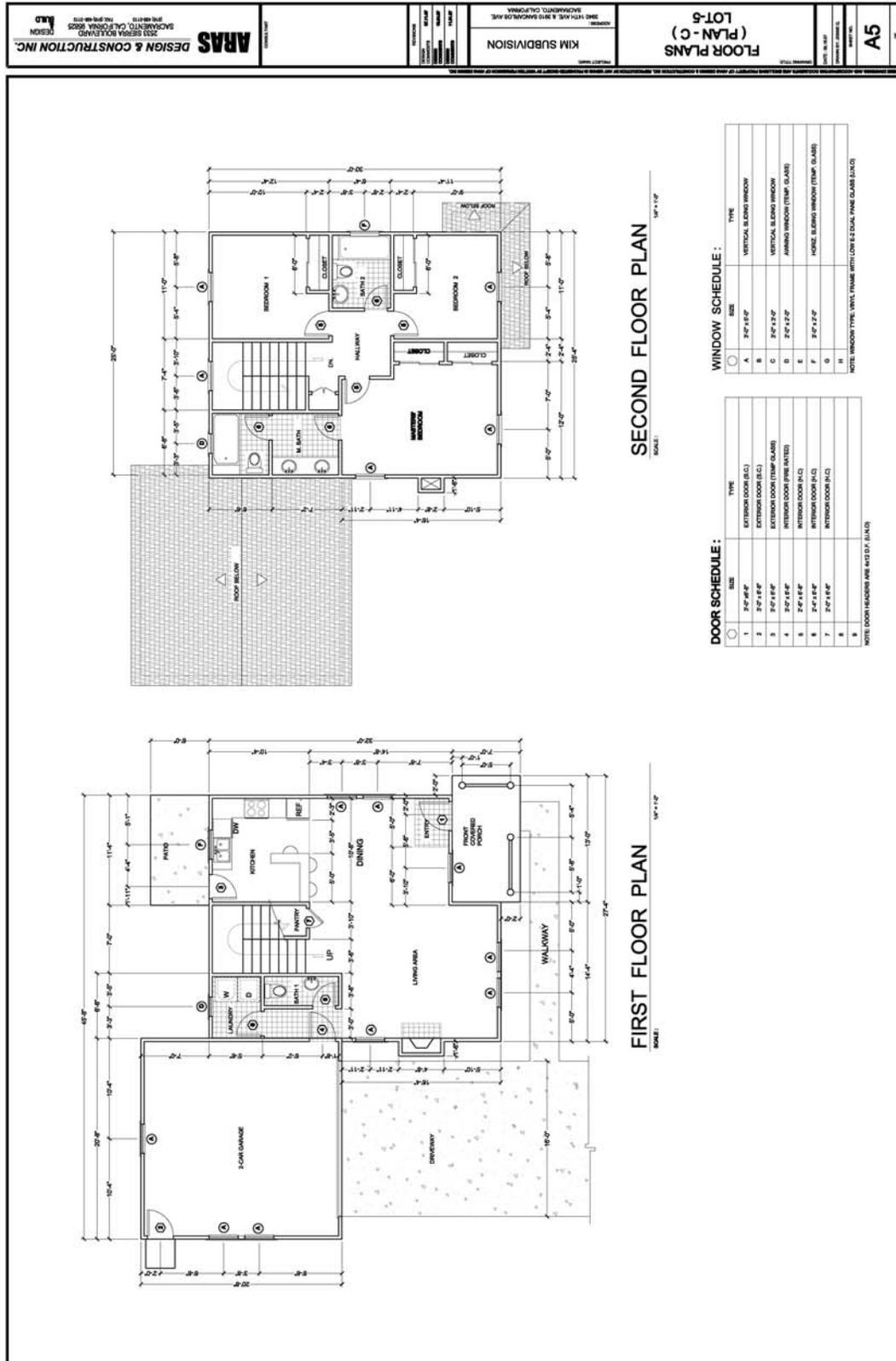


Exhibit F – Plan B Elevation



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Exhibit G – Plan C Floor Plan



ARAS DESIGN & CONSTRUCTION INC.
1225 GERRARD STREET EAST
SCARBOROUGH, ONTARIO M1V 4Z5
TEL: (416) 291-1111 FAX: (416) 291-1112

KIM SUBDIVISION
3845 KENNEDY & 3815 MIDLAND AVE.
SCARBOROUGH, ONTARIO

FLOOR PLANS (PLAN - C)
LOT-5

A5

Exhibit I – Plan E Floor Plan

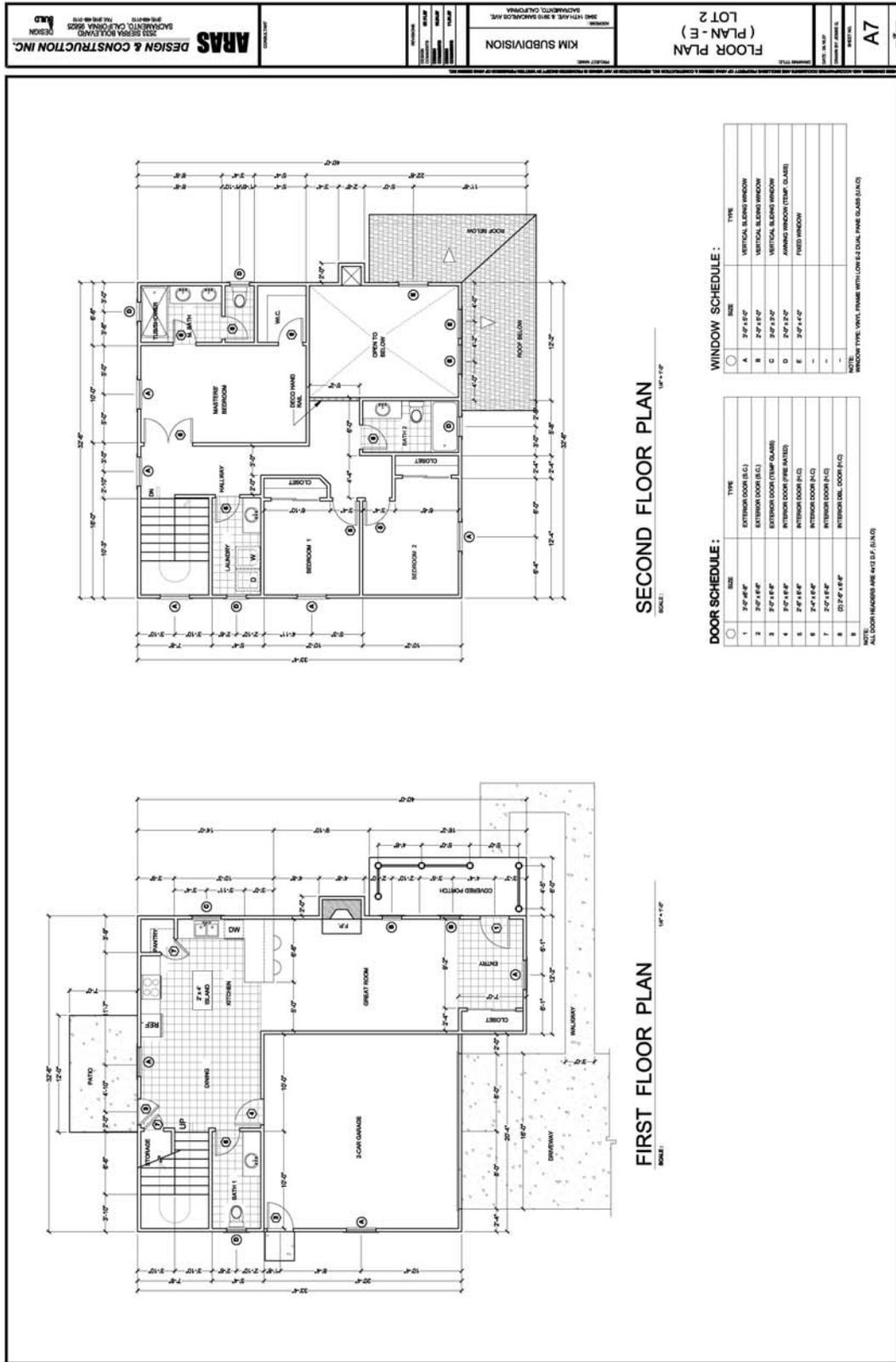


Exhibit K - Design Review Approval

**CITY OF SACRAMENTO
CALIFORNIA**

PLANNING AND
BUILDING DEPARTMENT
PHONE 916-808-5656

9151 I STREET, 3rd Floor
SACRAMENTO, CA 95814-2998
FAX 916-808-7480

STAFF LEVEL PROJECT REVIEW

DR Number: DR07-0266
Address: 3940 14th Street
APN: 020-0073-028
Description: Small Subdivision

Applicant/Owner: Fred Arastoo, AIA
Date Filed: August 6, 2007
Date Approved: December 13th, 2007
Staff Contact: Raymond Costantino
808-8826

STAFF ACTION AND CONDITIONS OF APPROVAL:

Staff has reviewed the proposed project, and approves it with the following conditions of approval:

Conditions for Floorplan A, Lot 6:

1. New roof pitch (5 in 12) shall be provided per approved plans. A minimum 30-year laminated dimensional composition shingle shall be provided per approved plans.
2. New 6-inch exposure wood or fiber cement horizontal lap siding shall be provided on all elevations per approved plans. All lap siding shall be smooth finish, no stamped grain.
3. Gable roof at front elevation shall be provided per approved plans. New board and batten (wood or fiber cement) vertical siding at front elevation gables shall be provided per approved plans.
4. Horizontal 18" wood trim board shall be provided on all elevations per approved plans.
5. Wide frame vinyl windows with decorative wood (1" X 4") trim, projecting wood sills and aprons shall be provided per approved plans. Grids shall be provided on all elevation windows per approved plans.
6. Window shutters shall be provided at front elevation windows per approved plans.
7. Front porch shall be provided per approved plans. New decorative wood front porch columns with 18" built-out wood bases shall be provided per approved plans. New top mounded wood guardrail and bottom rail with 2" X 2" wood pickets at 4" centers, shall be provided at front porch per approved plans.
8. New chimney with 6-inch exposure wood or fiber cement horizontal lap siding shall be provided per approved plans.
9. Gable vents with wood louvers and 1" X 2" decorative trim shall be provided per approved plans.
10. Front entry door with raised panel design shall be provided per approved plans.
11. Raised panel garage door with top window row shall be provided per approved plans.
12. Provide painted gutters and downspouts per redlined drawings.
13. Provide decorative light fixtures at front and rear doors, and garage door per approved plans.

Conditions for Floorplan B, Lot 4:

14. New roof pitch (5 in 12) shall be provided per approved plans. A minimum 30-year laminated dimensional composition shingle shall be provided per approved plans.
15. New 6-inch exposure wood or fiber cement horizontal lap siding shall be provided on all elevations per approved plans. All lap siding shall be smooth finish, no stamped grain.
16. Wide frame vinyl windows with decorative wood (1" X 4") trim, projecting wood sills and aprons shall be provided per approved plans. Grids shall be provided on all elevation windows per approved plans.
17. Window shutters shall be provided at front elevation windows per approved plans.
18. Front porch shall be provided per approved plans. New decorative wood front porch columns with 18" built-out wood bases shall be provided per approved plans. New top mounded wood guardrail and bottom rail with 2" X 2" wood pickets at 4" centers, shall be provided at front porch per approved plans.
19. Front entry door with raised panel design shall be provided per approved plans.
20. Raised panel garage door with top window row shall be provided per approved plans.

21. Provide painted gutters and downspouts per redlined drawings.
22. Provide decorative light fixtures at front and rear doors and garage door per approved plans.

Conditions for Floorplan C, Lot 5:

23. New roof pitch (5 in 12) shall be provided per approved plans. A minimum 30-year laminated dimensional composition shingle shall be provided per approved plans.
24. New 6-inch exposure wood or fiber cement horizontal lap siding shall be provided on all elevations per approved plans. All lap siding shall be smooth finish, no stamped grain.
25. New board and batten (wood or fiber cement) vertical siding at front and rear elevation gables shall be provided per approved plans.
26. Horizontal 18" trim board shall be provided on all elevations per approved plans.
27. Wide frame vinyl windows with decorative wood (1" X 4") trim, projecting wood sills and aprons shall be provided per approved plans. Grids shall be provided on all elevation windows per approved plans.
28. Window shutters shall be provided at front elevation windows per approved plans.
29. Front porch shall be provided per approved plans. New decorative wood front porch columns with 18" built-out wood bases shall be provided per approved plans. New top mounded wood guardrail and bottom rail with 2" X 2" wood pickets at 4" centers, shall be provided at front porch per approved plans.
30. New chimney with 6-inch exposure wood or fiber cement horizontal lap siding shall be provided per approved plans.
31. Gable vents with wood louvers and 1" X 2" decorative trim shall be provided per approved plans.
32. Front entry door with raised panel design shall be provided per approved plans.
33. Raised panel garage door with top window row shall be provided per approved plans.
34. Provide painted gutters and downspouts per redlined drawings.
35. Provide decorative light fixtures at front, rear door, garage man-door and garage door per approved plans.

Conditions for Floorplan E, Lot 2:

36. New roof pitch (5 in 12) shall be provided per approved plans. A minimum 30-year laminated dimensional composition shingle shall be provided per approved plans.
37. New 6-inch exposure wood or fiber cement horizontal lap siding shall be provided on all elevations per approved plans. All lap siding shall be smooth finish, no stamped grain.
38. Horizontal 18" wood trim board shall be provided on all elevations per approved plans.
39. Wide frame vinyl windows with decorative wood (1" X 4") trim, projecting wood sills and aprons shall be provided per approved plans. Grids shall be provided on all elevation windows per approved plans.
40. Window shutters shall be provided at front and left elevation windows per approved plans.
41. Front porch shall be provided per approved plans. New flared out decorative wood columns with 36" built-out wood bases shall be provided per approved plans. New top mounded wood guardrail and bottom rail with 2" X 2" wood pickets at 4" centers, shall be provided at front porch per approved plans.
42. New chimney with 6-inch exposure wood or fiber cement horizontal lap siding shall be provided per approved plans.
43. Front entry door with raised panel design shall be provided per approved plans.
44. Raised panel garage door with top window row shall be provided per approved plans.
45. Provide painted gutters and downspouts per redlined drawings.
46. Provide decorative light fixtures at front, rear and side doors, and garage door per approved plans.

Conditions for Floorplan E, Lot 7:

47. New roof pitch (5 in 12) shall be provided per approved plans. A minimum 30-year laminated dimensional composition shingle shall be provided per approved plans.
48. New 6-inch exposure wood or fiber cement horizontal lap siding shall be provided on all elevations per approved plans. All lap siding shall be smooth finish, no stamped grain.
49. New board and batten (wood or fiber cement) vertical siding at front and rear elevation gables shall be provided per approved plans.
50. Horizontal 18" wood trim board shall be provided on all elevations per approved plans.
51. Wide frame vinyl windows with decorative wood (1" X 4") trim, projecting wood sills and aprons shall be provided per approved plans. Grids shall be provided on all elevation windows per approved plans.
52. Window shutters shall be provided at front and left elevation windows per approved plans.

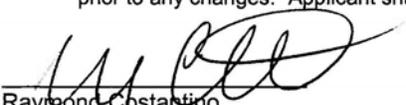
53. Front porch shall be provided per approved plans. New flared out decorative wood columns with 36" built-out brick bases shall be provided per approved plans. New top mounded wood guardrail and bottom rail with 2" X 2" wood pickets at 4" centers, shall be provided at front porch per approved plans.
54. New chimney with 6-inch exposure wood or fiber cement horizontal lap siding shall be provided per approved plans.
55. Gable vents with wood louvers and 1" X 2" decorative trim shall be provided per approved plans.
56. Front entry door with raised panel design shall be provided per approved plans.
57. Raised panel garage door with top window row shall be provided per approved plans.
58. Provide painted gutters and downspouts per redlined drawings.
59. Provide decorative light fixtures at front, rear and side doors, and garage door per approved plans.

Conditions for Floorplan E, Lot 3:

60. New roof pitch (5 in 12) shall be provided per approved plans. A minimum 30-year laminated dimensional composition shingle shall be provided per approved plans.
61. New 6-inch exposure wood or fiber cement horizontal lap siding shall be provide on all elevations per approved plans. All lap siding shall be smooth finish, no stamped grain.
62. New board and batten (wood or fiber cement) vertical siding at front and rear elevation gables shall be provided per approved plans.
63. Horizontal 18" wood trim board shall be provided on all elevations per approved plans.
64. Wide frame vinyl windows with decorative wood (1" X 4") trim, projecting wood sills and aprons shall be provided per approved plans. Grids shall be provided on all elevation windows per approved plans.
65. Window shutters shall be provided at front and left elevation windows per approved plans.
66. Front porch shall be provided per approved plans. New decorative wood columns with 36" built-out brick bases shall be provided per approved plans. New top mounded wood guardrail and bottom rail with 2" X 2" wood pickets at 4" centers, shall be provided at front porch per approved plans.
67. Brick wainscot shall be provided on front and right elevations and shall wrap 3' around the rear and left elevations per approved plans.
68. New chimney with 6-inch exposure wood or fiber cement horizontal lap siding shall be provided per approved plans.
69. Gable vents with wood louvers and 1" X 2" decorative trim shall be provided per approved plans.
70. Front entry door with raised panel design shall be provided per approved plans.
71. Raised panel garage door with top window row shall be provided per approved plans.
72. Provide painted gutters and downspouts per redlined drawings.
73. Provide decorative light fixtures at front, rear and side doors, and garage door per approved plans.

General Requirements for all structures:

74. Any other changes are subject to Design Review staff approval.
75. Each residence shall be painted a different color scheme. Color boards shall be provided for Design Review staff review and approval prior to issuance of Building Permit.
76. Window trim and projecting sills, doors and door trim, lap siding, fascia boards, bellyboards, shutters, gable vents and trim, front porch columns, railings, corbels and garage door and trim, shall be painted the trim color of each residence.
77. No building permit shall be issued until the expiration of the ten (10) calendar day request for reconsideration period. If reconsideration is requested, no permit shall be issued until final approval is received.
78. Any person dissatisfied with the staff action has the right to request reconsideration by the Design Director. Requests for reconsideration must be received within ten (10) calendar days of the staff action. The decision of the Design Director after reconsideration shall be final and shall not be subject to appeal.
79. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any changes to the final set of plans stamped by Design Review staff shall be subject to review and approval prior to any changes. Applicant shall comply with all current building code requirements.


Raymond Costantino,
Design Review

Attachment 9 – Rezone Ordinance

ORDINANCE NO.

Adopted by the Sacramento City Council

**AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE (THE ZONING
CODE) BY REZONING CERTAIN REAL PROPERTY
FROM STANDARD SINGLE-FAMILY (R-1) TO SINGLE FAMILY
ALTERNATIVE (R-1A)
(3940 14TH AVENUE)
(P05-019) (APN: 020-0073-003, -007, -028)**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

Section 1. Title 17 of the Sacramento City Code (the Zoning Code) is amended by rezoning the property shown in the attached Exhibit A, generally described, known, and referred to 3940 14th Avenue (APN: 020-0073-003, -007, -028) and consisting of 0.80± gross acres, to 0.80± net acres of Single-Family Alternative (R-1A).

Section 2. Rezoning of the property shown in the attached Exhibit A, by the adoption of this Ordinance, will be considered to be in compliance with the requirements for the rezoning of property described in the Zoning Code, as amended, as those procedures have been affected by recent court decisions.

Section 3. The City Clerk of the City of Sacramento is directed to amend the official zoning maps, which are part of the Zoning Code, to conform to the provisions of this Ordinance.

Table of Contents:

Exhibit A - Rezone

Exhibit A – Rezone



Proposed Zone: Single-Family Alternative (R-1A)



Existing Zone: Standard Single-Family (R-1)