

AMENDED BY STAFF 6-24-93
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Murray Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, California 95670				
OWNER	Richard F. & Carolyn B. Rader, 2617 K Street, Sacramento, California 95816				
PLANS BY	Murray Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, California 95670				
FILING DATE	March 23, 1993	ENVIR. DET.	Negative Declaration	REPORT BY	Cindy Gnos
ASSESSOR'S PCL. NO.	031-0070-047				

- APPLICATION:**
- A. Negative Declaration
 - B. Mitigation Monitoring Plan (Withdrawn)
 - C. Tentative Map Three Year Time Extension (Greenhaven Homes) to subdivide 9.57± vacant acres into 58 single family lots, 14 half-plex lots, and one lot as a private street in the Single Family Alternative (R-1A) zone.
 - D. Special Permit Time Extension to develop 58 single family homes and 14 half-plex units.
 - E. Variance to reduce the minimum driveway depth from 20 feet to 7 feet.

LOCATION: Northeast corner of Pocket Road and Greenhaven Drive
(Council District 7)

PROPOSAL: The applicant is requesting the necessary entitlements in order to extend the tentative map and special permit to construct 58 single family homes and 14 half-plexes. The applicant is also requesting a variance to reduce the minimum driveway depth.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Pocket Community Plan Designation:	Low Density Residential (7-15 du/na)
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Condominiums; R-1A	Front:	To Be	15'
South: Single Family; R-1A	Side:	Determined	3' & 5'
East: Condominiums; R-1A	Rear:	By CPC	15'
West: Retail & Multi-Family; C-1(PUD) & R-3-R			

APPLC. NO. P93-063

MEETING DATE June 24, 1993

ITEM NO. 5

Property Dimensions:	Irregular
Property Area:	9.57 \pm gross acres
	7.96 \pm net acres
Density of Development:	9.2 du/na
Parking Required:	One car garage per unit
Parking Provided:	Two car garage per unit
Square Footage of Plan 1:	1,466 square feet
Square Footage of Plan 2:	1,686 square feet
Square Footage of Plan 3:	1,849 square feet
Height of Building:	2 stories
Topography:	Flat
Street Improvements:	Existing and to be provided
Utilities:	Existing and to be provided
Exterior Building Materials:	Undetermined
Roof Materials:	Undetermined

BACKGROUND INFORMATION: On March 28, 1991, the Planning Commission recommended approval of (P90-442) a General Plan Amendment from Community/Neighborhood Commercial & Offices to Low Density Residential (4-15 du/na), a Pocket Community Plan Amendment from Commercial/Shopping to Low Density Residential (7-15 du/na), a rezone from Shopping Center - Review (SC-R) to Single Family Alternative (R-1A), and a tentative map to subdivide the property into 58 single family lots and 14 half-plex lots. The Planning Commission also approved a special permit to develop 58 single family homes and 14 half-plexes, a variance to reduce the minimum driveway depth from 20 feet to 7 feet, and a variance to increase the wall height along Pocket Road from 6 to 8 feet. The City Council approved the entitlements on May 14, 1991.

On June 11, 1992, the Planning Commission approved a time extension of the variance to reduce the minimum driveway depth (P92-096). The variance has been extended to its maximum term, therefore, a new variance is being requested. A variance to increase the height of the wall along Pocket Road is no longer required. The Zoning Ordinance has been amended to eliminate the requirement for a variance to increase the height of walls required to mitigate noise levels.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 2, 1993, the Subdivision Review Committee voted three ayes to recommend approval of the Tentative Map Time Extension subject to the conditions in the attached resolution.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 9.57 \pm vacant acres in the Single Family Alternative (R-1A) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The Pocket Community Plan designates the site Low Density Residential (7-15 du/na). The surrounding land use and zoning includes condominiums, zoned R-1A, to the north and east; single family residential, also zoned R-1A, to the south; and retail and multiple family, zoned C-1(PUD) and R-3-R, to the west.

B. Applicant's Proposal

The applicant is proposing to develop 58 single family residences and 14 half-plex units on the site. The density of the proposed development is 9.2 dwelling units per net acre. The entitlements include a time extension of the tentative map, a one year time extension of the special permit (maximum allowed by Zoning Ordinance), and a variance to reduce the driveway depth from 20 feet to 7 feet. The development consists of private streets with sidewalk on one side only.

C. Staff Analysis

Staff has no objection to the applicant's proposal. The development is the same as the previously approved project. There are two policies which have been changed since the approval of the original project. The first is the policy adopted by the City Council in March which relates to the maintenance of private streets. Condition U in the tentative map resolution has been modified to allow the developer the option of having the City assist in maintenance of the private streets in accordance with the adopted policy.

The second modification since the previous approval is the ordinance requiring a minimum 25 feet of landscaping along all street frontages where there is a sound wall. The applicant's previously approved proposal includes a 12.5 foot landscape strip along Greenhaven Drive, and a 15 foot landscape strip along Pocket Road. The applicant's landscaping, in conjunction with the landscaping of the City right-of-way results in 25.5 feet along Greenhaven Drive, and 17 feet along Pocket Road. Staff finds this adequate for the time extension. Complete redesign of the subdivision would result in the loss of several lots and reduce the density of the development. The density should be maintained at the highest level possible to take advantage of the existing bus route, proximity to commercial, and ease of access to Interstate 5. The applicant has met with the South Pocket Neighborhood Association and Councilmember Kastanis to discuss to request for increased landscaping. It has been agreed that rather than increasing the landscaping to 25 feet from the property line, the applicant would contribute \$30,000 to the landscaping of the median located on Greenhaven Drive.

Staff recommends the project be approved as shown on the previously approved tentative map subject to the conditions listed below and in the resolution of the tentative map. The time extension is for three years and shall expire on May 14, 1996.

D. Agency Comments

The proposed project was reviewed by the Department of Public Works, Department of Utilities, Fire Department, Police Department, Parks Department, Waste Removal, City Tree Services, the County Environmental Health Division, Pacific Bell, SMUD, PG&E, Sacramento City Unified School District, G-P Residents for Neighborhood Schools, and the South Pocket Homeowners Association. Comments have been incorporated into the conditions of approval.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50 percent.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 5. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. The multi-stemmed walnut to be saved must be protected by a metal chain-link fence, four feet in height and around the dripline of the tree. The fence around the tree must be installed before grading is started and may be removed at the end of construction of lots 35 and 36.
- C. No parking of vehicles or storage of construction materials or grade changes within the fence area.
- D. To remove all deadwood from the multi-stemmed walnut. If the tree becomes visibly stressed, the developer shall notify the City Arborist for assistance (916-264-5304).
- E. Increase the wall height from the proposed 6 feet to 8 feet in height along the Pocket Road. Extend the length of the 8 foot wall to wrap around the width of lots 30 (69.8 feet) and 37 (56 feet).
1. Twenty feet from where the 6 foot high wall along Greenhaven Drive and the 8 foot high wall will meet, a reduction in height of $6\pm$ inches per every $5\pm$ feet in length may take place.

- F. Extend the 6 foot high wall along Greenhaven Drive to wrap around the width of lot 1 (47.5 feet).
- G. All joints in exterior walls shall be grouted or caulked airtight.
- H. Window and through the wall, ventilation or air conditioning units shall not be permitted.
- I. All penetration of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, nonhardening caulk or mastic.
- J. All windows must have a minimum STC rating of 25 or better. Windows facing the noise source (lots 29-38) must have a minimum STC rating of 32. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- K. Sliding glass doors facing the noise source (lots 29-38) must carry an STC rating of 30 or better (all other sliding glass doors must carry a STC rating of 25). They should be double glazed and they must meet or exceed the window air infiltration rating given above.
- L. Exterior entrance doors should have a minimum STC of 30. They must include complete perimeter door seals.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Withdraw the Mitigation Monitoring Plan.
- C. Approve the Tentative Map Time Extension (Greenhaven Homes) to subdivide 9.57± vacant acres into 58 single family lots, 14 half-plex lots, and one lot as a private street by adopting the attached *Amended Resolution*. (*Staff Amended 6-24-93*)
- D. Approve the Special Permit Time Extension to develop 58 single family homes and 14 half-plex units subject to conditions and based upon findings of fact which follow.
- E. Approve the Variance to reduce the minimum driveway depth from 20 feet to 7 feet subject to conditions and based upon findings of fact which follow.

Conditions

- 1. A master site plan shall be submitted which indicates the building footprints on all the parcels for review and approval of the Planning Director prior to the issuance of any Building Permits. The master site plan shall indicate which model will be on each lot to ensure there is adequate variability of the unit type.

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2. Automatic roll-up garage doors shall be provided for each unit.
3. The applicant shall submit a detailed plan of the wall design for review and approval of the Planning Director prior to the issuance of any Building Permits. The wall shall be compatible with other walls in the area, and in character with the design of the homes within the development. A detailed landscape plan shall also be submitted for the areas along Pocket Road and Greenhaven Drive adjacent to the wall, as well as the corner of the intersection. The landscaping along the eight foot wall shall be provided to minimize the height of the wall. The design of the wall and landscape plan shall be submitted together for review and approval.
4. The sideyard fences in the interior of the development shall not exceed the heights of the masonry walls at the point of intersection. The interior fences shall not be visible from Pocket Road and Greenhaven Drive. The street side fencing on corner lots shall maintain the same setback as the main structure.
5. The applicant shall submit revised elevations which detail the building materials and show all four elevations. Special consideration shall be given to the rear two story elevation which will face Pocket Road and Greenhaven Drive. At a minimum, the front elevations shall indicate horizontal lap siding. Tile or wood shake roofing material shall be used. Revised elevations shall be submitted for Planning Director review and approval prior to issuance of any building permits.

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the proposed single family residential development is compatible with the surrounding area and adds an alternative housing type to the Pocket area.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking, circulation and open space has been provided.
3. The project is consistent with the General Plan and Pocket Community Plan which both designate the site for low density residential uses.

Findings of Fact - Variance

1. Granting the variances does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
2. Granting the variance would not be detrimental to the public welfare nor result in the creation of a public nuisance in that reducing the driveways will not allow automobiles to overhang into the public right-of-way.

3. Granting the variance does not constitute a use variance in that single family residences are allowed in the Single Family Alternative (R-1A) zone.
4. The project is consistent with the General Plan and Pocket Community Plan which designate the site for low density residential development.

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amended

**AMENDED 6-24-93
RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JUNE 24, 1993

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP THREE YEAR TIME EXTENSION FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF POCKET ROAD AND GREENHAVEN DRIVE

(P93-063) (APN: 031-0070-047)

WHEREAS, the City Planning Commission on June 24, 1993, held a public hearing on the request for approval of a tentative map time extension for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

- 1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Commission has reviewed and considered the information contained herein, as follows:
 - A. An Initial Study was conducted by the Environmental Coordinator in order to evaluate the potential for adverse environmental impact;

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- B. There is no evidence before the City to indicate that the proposed project will have any potential for adverse effect on wildlife resources.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
 3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Pocket Community Plan designate the subject site for low density residential uses.
 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
 6. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to filing of the final map unless a different time for compliance is specifically noted in this condition:
 - A. Provide standard subdivision improvements pursuant to Section 40.1211 of the City Code along Greenhaven Drive and Pocket Road;
 - B. Prepare sewer and drainage studies for the review and approval of the Department of Public Works and Department of Utilities;
 - C. Submit a soils test prepared by a registered engineer to be used in street design;
 - D. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
 - E. Pursuant to City Code Section 40.1601 (parkland dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the Final Map;
 - F. Applicant shall comply with the Negative Declaration Mitigation Measures on file at the Planning Division (P90-442 and P93-063);
 - G. 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;

- H. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways;
- I. Dedicate any private drives, ingress and egress easements or irrevocable offer of dedication and 12.5 feet adjacent thereto, excluding any structures, as a public utility easement for underground facilities and appurtenances;
- J. Dedicate Lots B, C and D as public utility easements;
- K. Show all existing easements;
- L. Pursuant to City Code Section 40.1019, the applicant shall indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service;
- M. Dedicate right-of-way along Greenhaven Drive and Pocket Road as per study on file with the City;
- N. City may enter into a reimbursement agreement for over-width pavement construction on Greenhaven Drive;
- O. Private streets shall be designed to meet the City standards and shall be inspected to the satisfaction of the Department of Public Works (sidewalks may be deleted on one side of those streets designated as 37 feet wide). No parking shall be allowed on one side of the street, as required by the Fire Department;
- P. The private street (Lot A) shall be designated as Public Utility Easements for water mains. Additional easements for fire hydrants shall be designated;
- Q. Entrance to private streets shall be to the satisfaction of the City Traffic Engineer;
- R. Left turns in and out of entrances on Greenhaven Drive shall be prohibited;
- S. Project as designed will provide two driveways to the site. If driveways will be gated, entrances must be designed to allow vehicles to turn around without backing onto Greenhaven Drive and shall be approved by the Traffic Engineer and the Fire Department;
- T. Developer shall annex to the City Landscape Maintenance District at the time of filing the Final Map. Developer shall design and construct landscaping, irrigation and masonry walls in dedicated easements or rights of way, to the satisfaction of the Public Works Department, Parks and Community Services Department and the Planning Division. Acceptance of the required landscaping, irrigation and masonry wall by the City into the Landscape Maintenance District shall be coordinated with the Department of Public

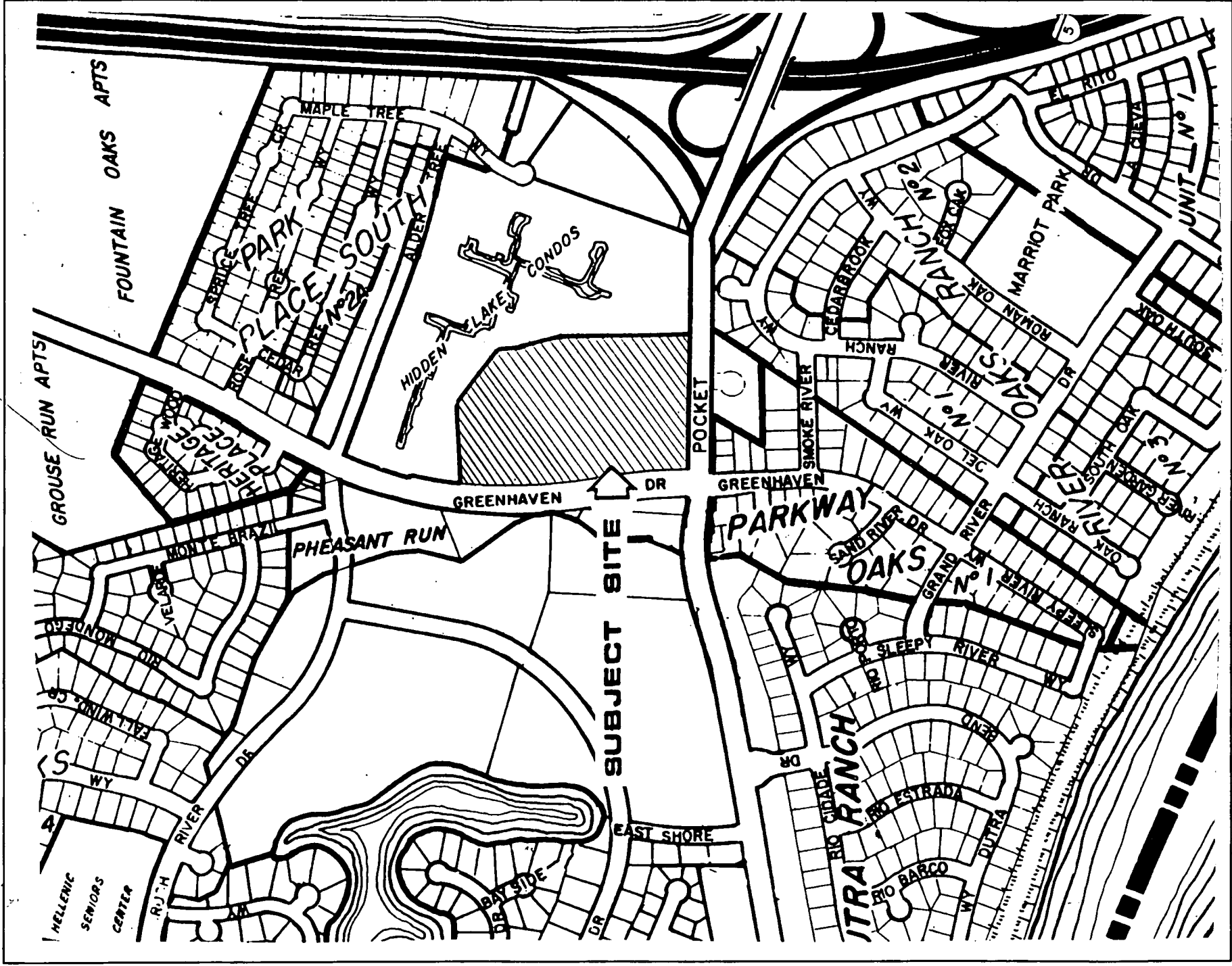
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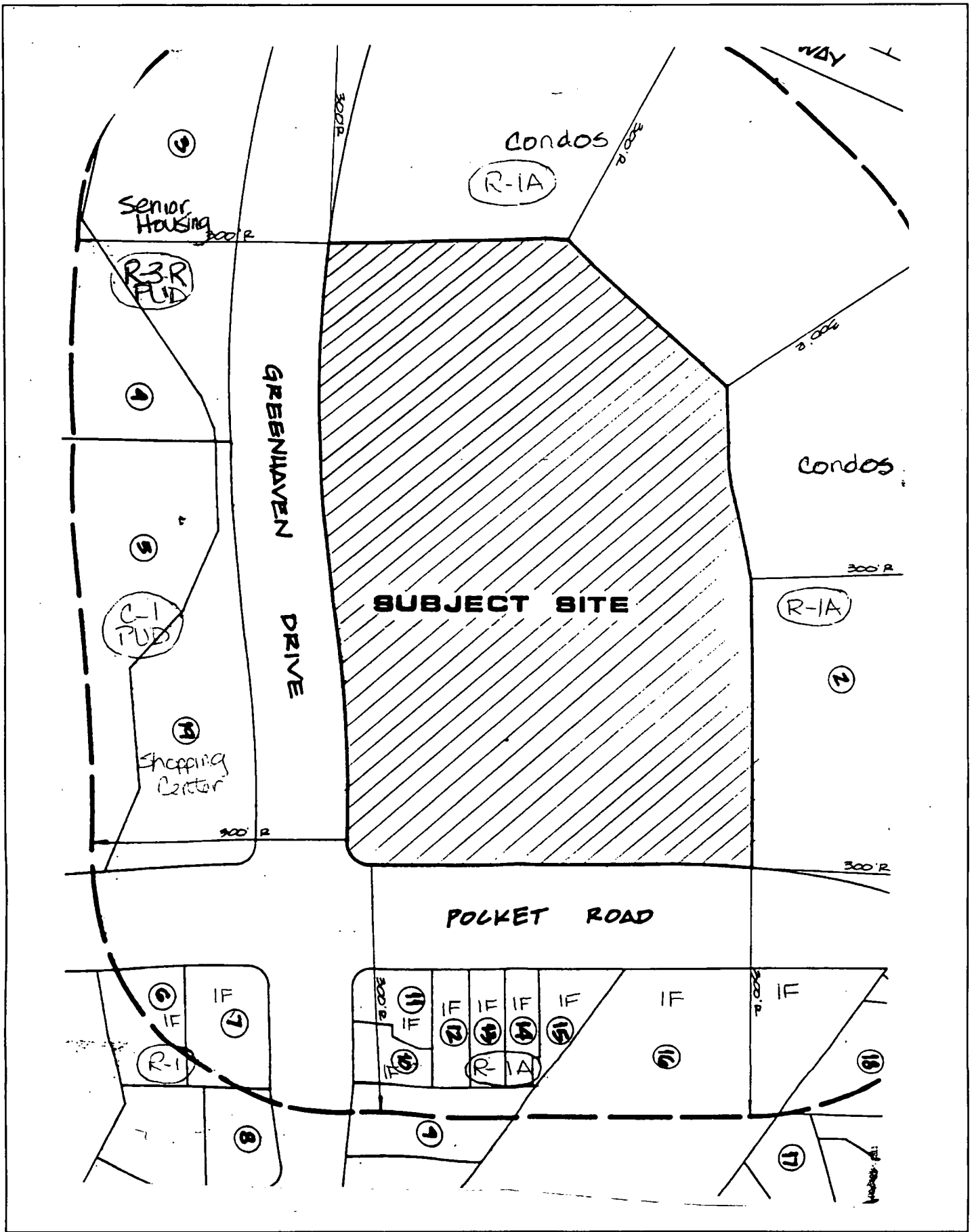
Works (Special Districts and Development Services) and Parks and Community Services. Developer shall maintain the landscaping, irrigation and masonry walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and masonry walls;

- U. A Homeowner's Association shall be formed and CC&R's shall be approved by the City and recorded assuring maintenance of private roadway. If private streets are designed to meet City standards, the City will maintain *utilities* in accordance with the policy adopted on March 9, 1993, by the City Council; (*Staff Amended 6-24-92*)
- V. A seepage study will be required and shall be prepared by a registered engineer. The study shall identify and recommend solutions or groundwater related problems which may occur within both the subdivision lots and public right-of-way. Appropriate facilities shall be constructed to alleviate those problems;
- W. Street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
- X. Pay Pocket Bridge fees;
- Y. Minimum lot pad grade = 4.0 feet, and minimum gutter grade = +2.5 feet;
- Z. The multi-stemmed walnut tree shall be saved and the deadwood removed. A chainlink fence shall be installed around the dripline of the tree and no storage of material or parking of vehicles shall be allowed within the dripline of the tree;
- AA. Construct an eight foot high sound wall along Pocket Road and adjacent to the east side of Lot 30 and the west side of Lot 36. The wall shall be designed to meet the visibility requirements to the satisfaction of the City Traffic Engineer;
- AB. Construct a six foot high sound wall along Greenhaven Drive from the west property line of Lot 36 to the north property line Lot 1. The wall shall be designed to meet the visibility requirements to the satisfaction of the City Traffic Engineer;
- AC. Provide landscaping and irrigation between the walls and Pocket Road and Greenhaven Drive to the satisfaction of the Public Works Department, Planning Department and Community Services Department; and
- AD. Prior to the issuance of building permits, the applicant shall submit elevations facing Pocket Road and facing Greenhaven Drive to the Planning Director for approval. Building materials shall consist of horizontal lap siding, brick or stucco and a concrete tile or wood shake roof.
- AE. The applicant shall ~~contribute \$30,000~~ *provide funding* to the City for the *total cost of the* installation of landscaping for the *adjacent* median in Greenhaven Drive *and*



VICINITY MAP

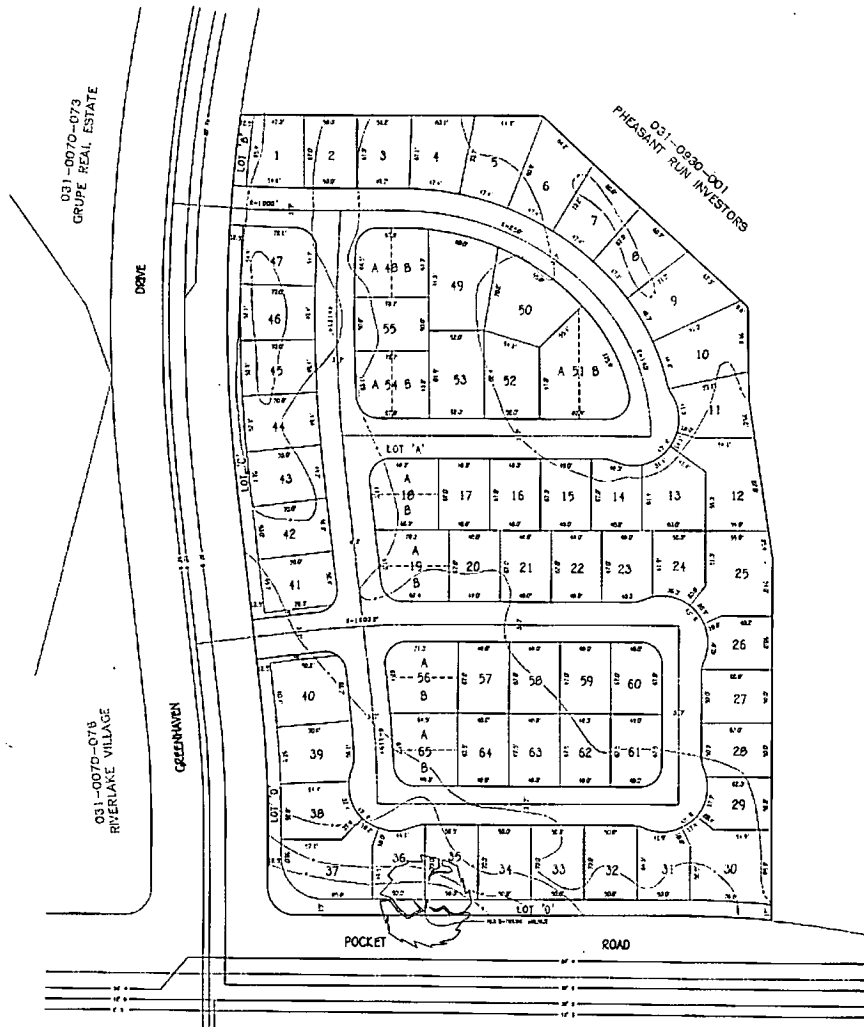
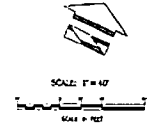
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LAND USE & ZONING MAP

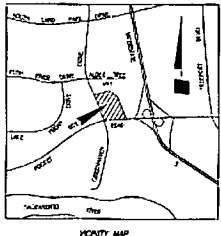
EXHIBIT A

REVISED TENTATIVE SUBDIVISION MAP
GREENHAVEN HOMES
 POR. SEC. 2, T.7N., R.5E., M.D.B. & M.
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL, 1991 SCALE 1"=40'
 MURRAY SMITH & ASSOCIATES ENG., INC.



OWNER	WELSH FAMILY TRUST & ASSOCIATES 1115 17th Street, Suite 4 Sacramento, CA 95811 (916) 441-1117
ENGINEER	GREENHAVEN HOMES, LTD. C/O MURRAY SMITH & ASSOCIATES 2117 30th Street, Suite 200 Sacramento, CA 95811 (916) 441-1117
PLANNING/ORDINANCE	MURRAY SMITH & ASSOCIATES 2117 30th Street, Suite 200 Sacramento, CA 95811 (916) 441-1117
APPROVED BY	AS ORDERED BY THE CITY OF SACRAMENTO COMMISSIONER OF PUBLIC WORKS
LEGISL. ACT.	1989
PERMITTED USE	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING	R-16
PERMITTED ZONING	R-16
ADDRESS RANGE	801-1870-817
LOCAL DEPARTMENT	CITY OF SACRAMENTO
COUNTY	CITY OF SACRAMENTO
WATER SUPPLY	CITY OF SACRAMENTO
SEWER	CITY OF SACRAMENTO
FIRE PROTECTION	CITY OF SACRAMENTO
SCHOOL DISTRICT	SACRAMENTO CITY UNIFIED
ELECTRICAL SERVICE	24/24
SOIL SERVICE	1-24 E
ROADS	1.5% ADJACENT 2.5% ADJACENT
NO. OF LOTS	77 RESIDENTIAL PLAT 1074

NOTE: THIS PROJECT MAY BE SUBJECT TO SEVERAL FINAL MAPS



- 031-0480-002
L/P PACIFIC
TEICHERT
- 031-0480-038
ING
- 031-0480-040
COOKAN
- 031-0480-041
NAKAJID
- 031-0480-042
KLOTZ
- 031-0480-043
DICKAN
- 031-0480-043
WELSH FAMILY TRUST



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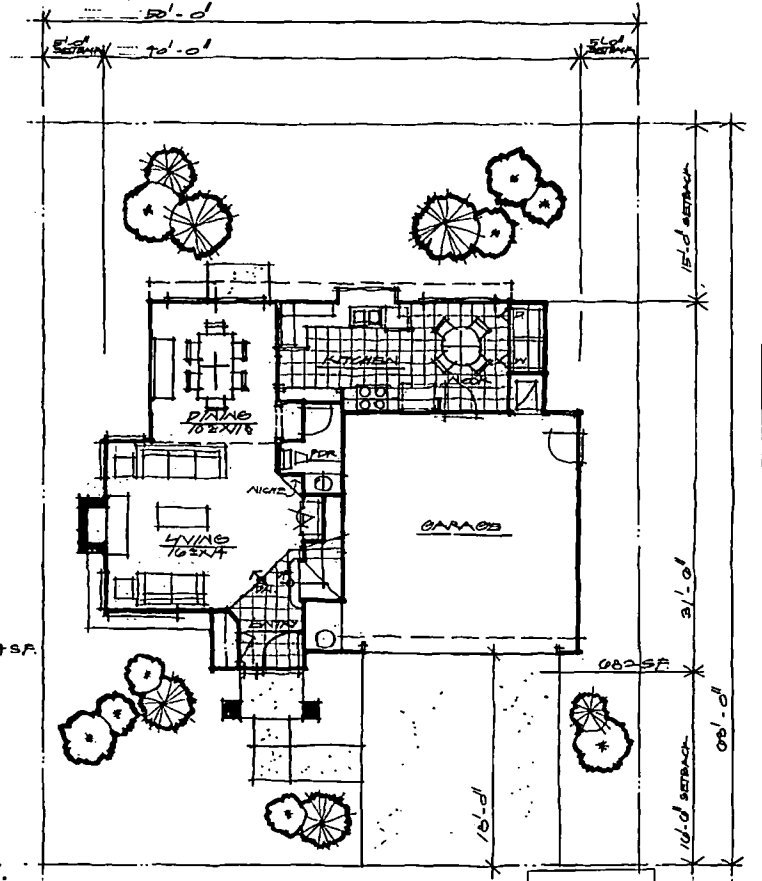
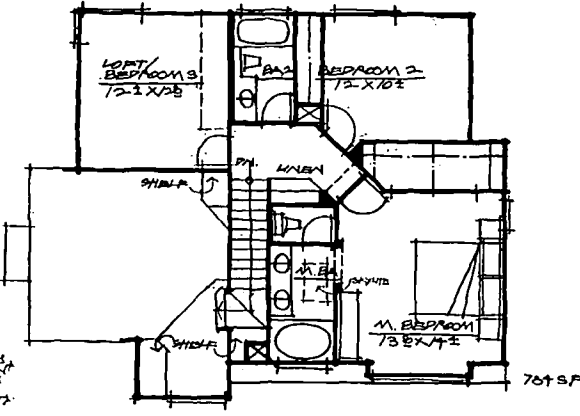
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June 24, 1993

1466#5



FRONT ELEV.



PLAN 1 1466 SQ. FT.

PROMETHEUS HOMES GREENHAVEN HOMES

BASSENIAN LACONI
 Architectural and Land Planning
 10000 Greenhaven Road, Suite 100
 San Diego, CA 92121
 Telephone: (619) 451-1111

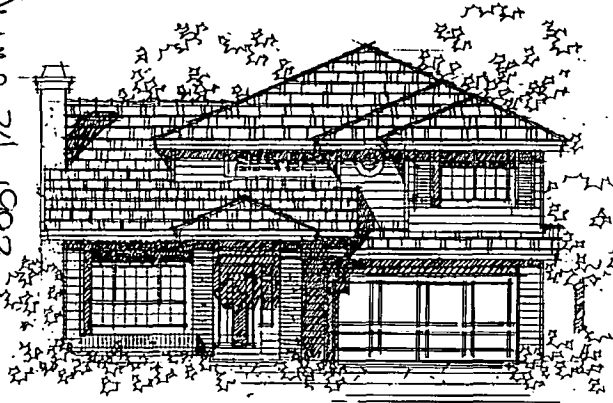
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EXHIBIT B

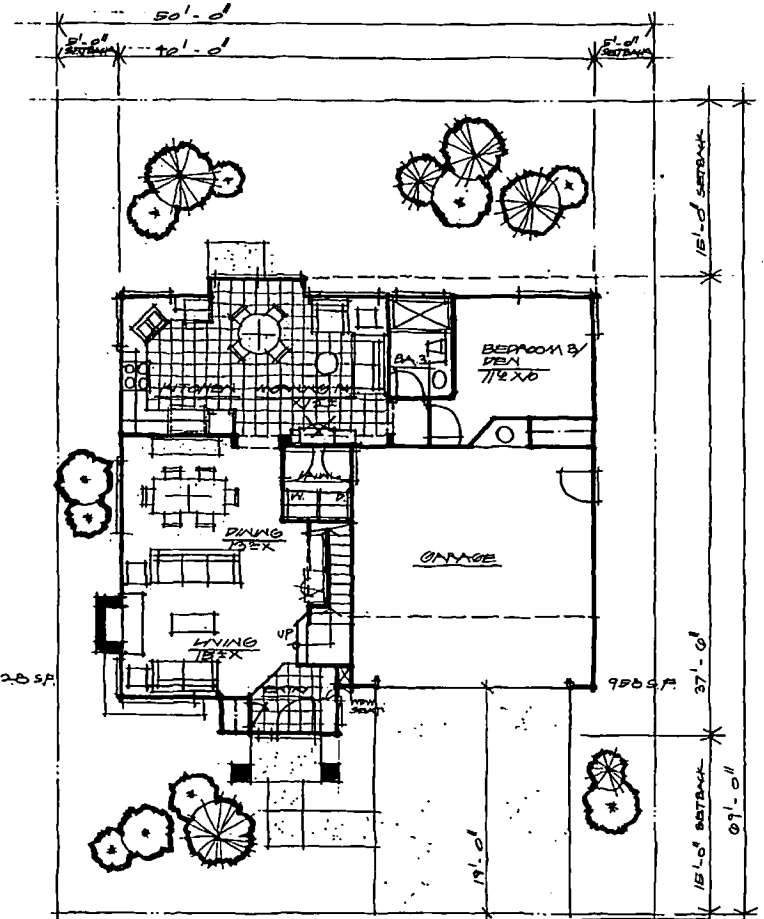
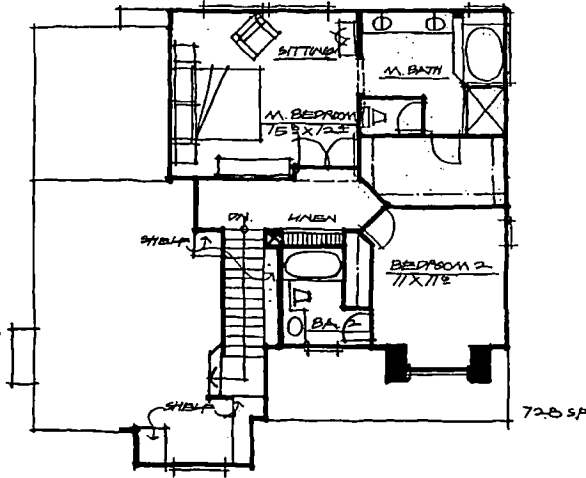
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Rev. # 5



FRONT ELEV.



PLAN 2 1686 SQ. FT.

PROMETHEUS HOMES

GREENHAVEN HOMES

BASSENIAN
 GREENHAVEN
 LACONI
 Residential and Light Commercial Building Division
 2000 Greenway Dr., Suite 101
 Fort Lee, Virginia, VA 22049
 Telephone: 703-464-1100

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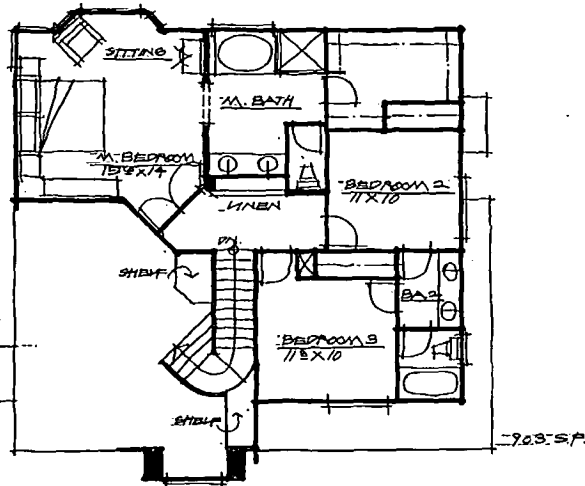
EXHIBIT C

PQ3-063

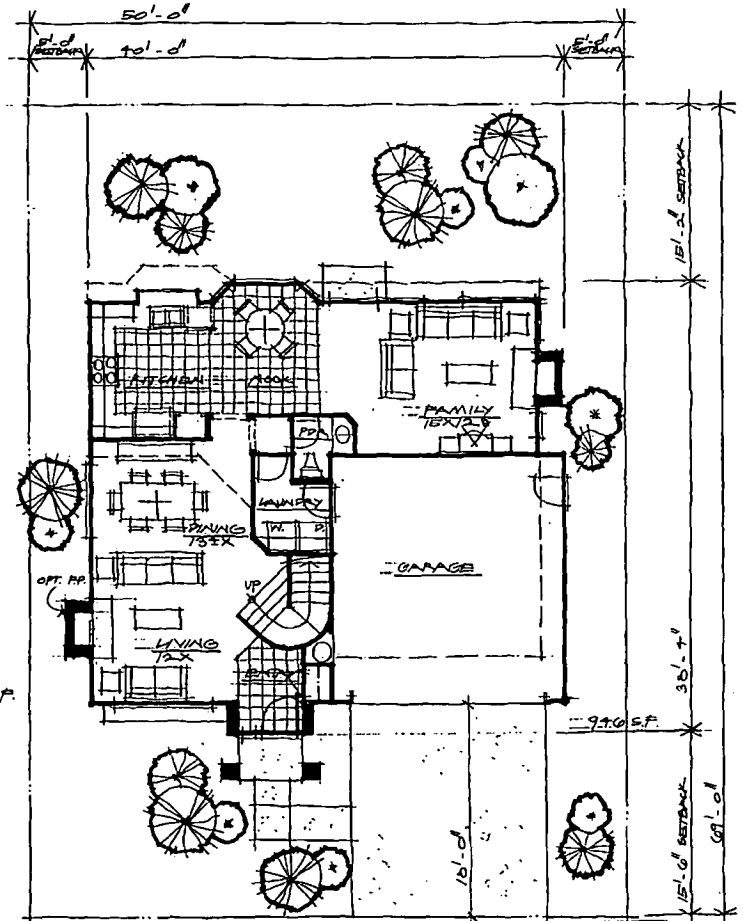
June 24, 1993



FRONT ELEV.



903 S.F.



PLAN 3 1849 SQ. FT.

PROMETHEUS HOMES

GREENHAVEN HOMES



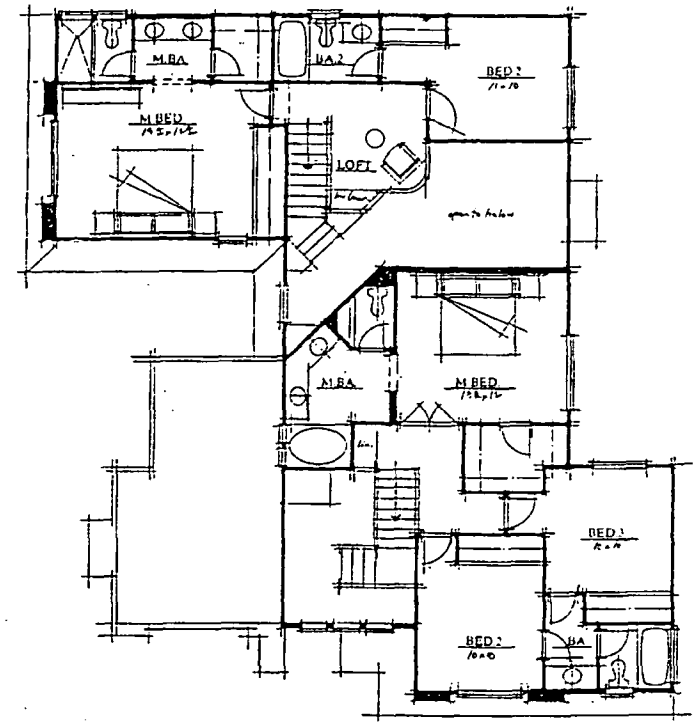
EXHIBIT D

N/m #5

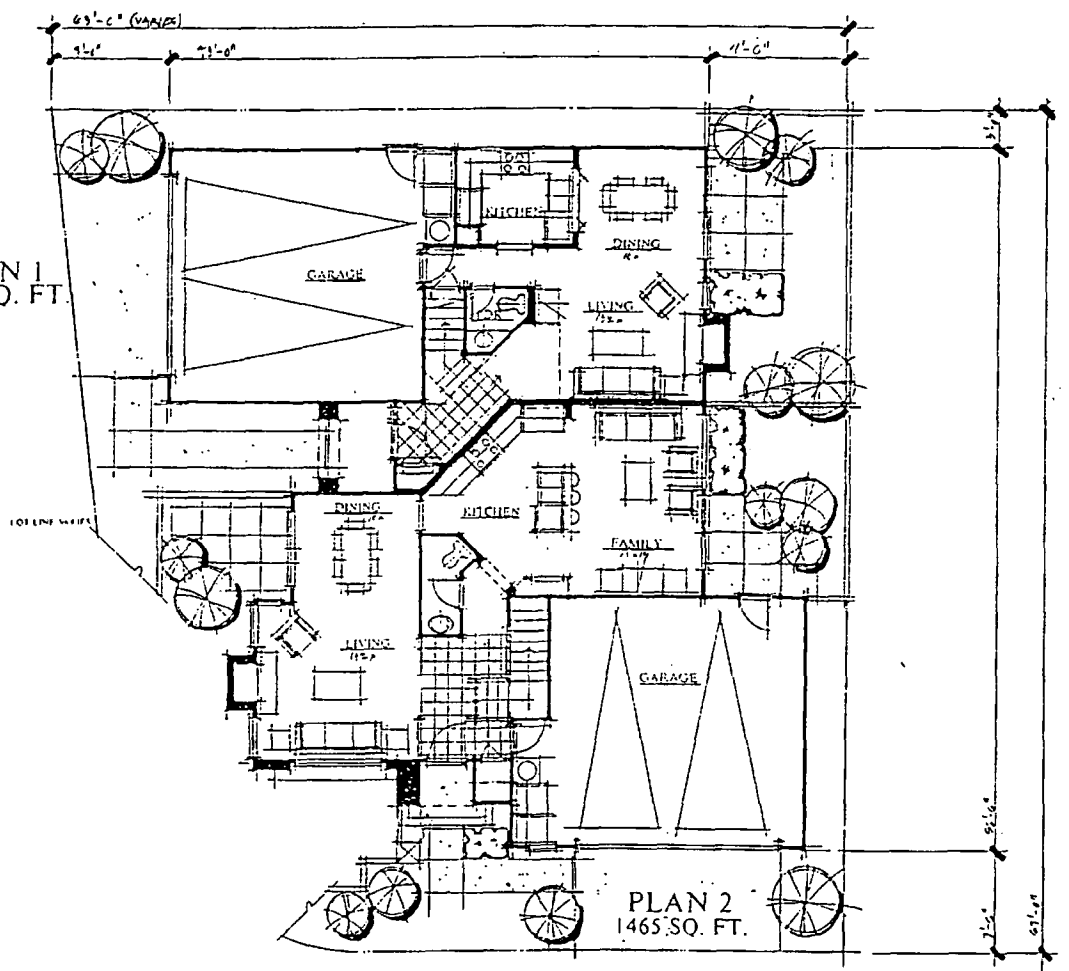
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PLAN 1
1114 SQ. FT.



PLAN 2
1465 SQ. FT.

EXHIBIT - E

01925

PROMETHEUS HOMES

GREENHAVEN

DUPLEX



Item # 5