

CI Y PLANNING COMMIS: ON
927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT <u>The Spink Corporation, P. O. Box 2511, Sacramento, Ca. 95811</u>		
OWNER <u>Port Sacramento Land Company, 3900 Industrial Blvd. West Sacramento, Ca. 95891</u>		
PLANS BY <u>Applicant and English Associates, Architects</u>		
FILING DATE <u>4-6-84</u>	50 DAY CPC ACTION DATE _____	REPORT BY: <u>JP:mm:sg</u>
NEGATIVE DEC. <u>6-1-84</u>	EIR _____	ASSESSOR'S PCL. NO. <u>031-051-04,05,06,07,08</u>

APPLICATION:

1. Environmental Determination
2. Rezone portion of 0.8± ac. from C-2 (PUD) to OB (PUD) and portion of 4.5± ac. from OB(PUD) to C-2 (PUD)
3. Amend Greenhaven Executive Park PUD Schematic Plan to:
 - a. reduce and redistribute office and commercial square footage;
 - b. amend structural distribution of office and commercial buildings;
 - c. add the name "Parkcity West" as an individual identity within Greenhaven Executive Park;
 - d. modify circulation and structural orientation on lots 17, 18 and 19.
4. Amend Pocket Office Park Development Guidelines to allow 3 monument signs to identify proposed Parkcity West.
5. Tentative Map to divide 8.6± acres into 5 parcels.
6. Tentative Map to divide 8.0± acres into 21 office condominium lots and 4 common lots.
7. Special Permit to develop 12 one-story office condominiums totaling 50,000± s.f. and 200 parking spaces on 4.5± acres.
8. Special Permit to develop a 6,000± s.f. day care facility with 25 parking spaces on 0.6± acres.
9. Variance to reduce portion of required 25 foot building and landscape setback along Parkcity Drive and Corporate Way to 20 feet.
10. Variance to reduce portion of required 30 feet landscape setback along Greenhaven Drive to 25 feet.
11. Variance to reduce 50 foot building setback along Greenhaven Drive to 25 and 30 feet.

LOCATION: Northeast corner of Greenhaven Drive and Corporate Way

PROPOSAL: The applicant is requesting the necessary entitlements to redistribute the office and commercial square footage and construct 21 office condominium structures and a daycare center in a portion of Greenhaven Executive Park Phase I.

PROJECT INFORMATION:

1974 General Plan:	Commercial and Office
1976 South Pocket Specific Plan:	Business & Professional Offices PUD
Existing zoning:	OB-PUD and C-2 PUD
Proposed Zoning and Acreage:	OB-PUD 8 ± acres, C-2 PUD 0.6± acres
Existing land use:	Vacant

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; street lights are required;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer (to be sewer and drained to Florin Road assessment district facilities);
- c. Provide reciprocal sewer, drainage, water, access and flowage easements across parcels as required by sewer and drain study;
- d. Provide sewer and drainage for Parcel A;
- e. Place a note on final map: Prior to issuance of building permits, fees shall be deposited with the City for construction of traffic signals at Greenhaven Drive and South Land Park Drive as per City Council Resolution 83-070;
- f. Subdivision agreement shall contain language to guarantee the construction of subject traffic signals as per condition T contained in City Resolution 83-070 for Greenhaven Executive Park;
- g. Pay off existing assessments;
- h. Provide an easement (7' x 23') for a bus shelter pad on Greenhaven Drive, west of Parkcity Drive and install a bus shelter to the satisfaction of Sacramento Regional Transit.

Informational Item: Contact PG&E (underground service alert center) 48 hours prior to performing any work on this project.

The Subdivision Review Committee, by a vote of 4 ayes, 3 absent and 2 abstentions, also voted to recommend approval of the Greenhaven Executive Park Condominium Map, subject to conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Must file final map after or concurrently with tentative parcel map P84-140;
- d. Provide reciprocal sewer, drainage, water, access and flowage easements across parcels as required by sewer and drain study. Provide sewer and drainage to Parcel A to the satisfaction of the City Engineer;

- e. Place a note on the final map: Prior to issuance of building permits, fees shall be deposited with the City for construction of traffic signals at Greenhaven Drive and South Land Park Drive as per City Council Resolution 83-070.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of three parcels totaling 8.6± vacant acres in the Office Building PUD and General Commercial PUD zones, and in the Greenhaven Executive Park PUD. The applicant proposes to designate the site as an individual identity within Greenhaven Executive Park to be known as Parkcity West. As noted above Parkcity West is proposed to be composed of 21- 4,000± s.f. office condominiums and a 6,000± s.f. day care facility.

2. Office Space - Amount, Type and Location:

The office condominiums proposed for the subject site are 4,000 square foot, one-story structures consisting of red brick with wood trim and solar gray glass. The applicant proposes to develop the condominiums in four phases, and is requesting a special permit to develop the 12 office buildings proposed for Phases I and II.

Staff has no objection to the reduction of office square footage from 133,000± s.f. to 84,000± s.f. and the structural distribution from two two-story office buildings to 21 one-story office buildings. The office structures, as proposed will be compatible in materials and design with the existing 60,000 square foot office building located in the PUD area and with the adjacent residential uses.

Staff, however, is concerned with the location of several of the proposed structures within the required landscape and building setbacks. The Pocket Office Park Development Guidelines specify that along Greenhaven Drive the required landscape setback is 30 feet and the required building setback is 50 feet. Along Corporate Way and Parkcity Drive, the required landscape and building setback is 25 feet. The applicant however, is proposing a minimum 25 foot landscape setback and 30 foot building setback along Greenhaven Drive and a minimum 20 foot landscape and building setback along portions of Corporate Way and Parkcity Drive. The purpose of these required setbacks is to provide visual and noise buffers between the office park and adjacent residential uses and to preserve and enhance aesthetic values throughout Greenhaven Executive Park. The existing office building located within the PUD area complies with landscape and building setback regulations. Staff can find no hardship pertaining to this site that would prohibit the applicant from designing office structures that comply with the required setback regulations. Staff, therefore, recommends denial of the variance requests.

3. Day Care Center: A 6,000± square foot one-story day care center is proposed for the northwest corner of Greenhaven Drive and Parkcity Drive. The proposed tentative map and minor modifications in zoning lines would create the 0.6± acre parcel in the General Commercial (C-2) PUD zone.

The day care center, known as Children's World, is proposed to operate Monday through Friday, from 7:00 a.m. to 6:00 p.m. The center would hold a maximum of 125 children and have approximately 12 employees. A 9,662 s.f. play area is proposed south of the parking area and adjacent to the proposed structure on three sides. The play area would be composed of grass and sand areas, and standardized playground equipment used by the Children's World organization would also be located in this area. A masonry wall is proposed to enclose the play area.

Staff has no objections to a day care center located at this site. The proposed structure, red brick with wood trim, is compatible with the existing office structure and the office buildings proposed for the remainder of the subject site. The 25 parking spaces proposed for the site will be sufficient for both employees and day care center visitors. In addition, the day care center use is compatible with surrounding land uses and can be utilized by both employees of adjacent office and commercial areas and residents of the area.

Staff, however is concerned with the location of the proposed structure and play area within the required building and landscape setback areas. As previously noted, the purpose of the required setbacks is to provide visual and noise buffers between the office park and adjacent residential uses and to preserve and enhance aesthetic values throughout Greenhaven Executive Park. The location of a portion of the day care structure, children's play area and a masonry wall would be contrary to the purpose of the required setbacks.

Staff recommends that the site plan for the proposed day care center be revised to conform to the required building and landscape setbacks. The revised plan shall include details of the proposed play area and masonry wall location. The proposed masonry wall shall be restricted to a maximum height of five feet as a wall higher than five feet may create a fortress type effect when viewed from Greenhaven and Parkcity Drives. This height should provide the required security needed for children using the play area as well as minimize noise and visual impacts. In addition, this wall shall be a decorative wall designed to complement the building.

4. Circulation: As part of the schematic plan revisions, the applicant proposes to make minor changes to the previously approved circulation patterns for the subject site. This will include deleting two of the three entrances off of Corporate Way, deleting one entrance off of Greenhaven Drive and widening the remaining entrance off of Greenhaven Drive to 60 feet. The two entrances off of Parkcity Drive would remain in approximately the same location. Staff has no objections to the proposed changes in circulation patterns as they are needed to adequately serve the office condominiums proposed for the site.
5. Signage: The applicant proposes to locate 4 ft. x 12 ft. red brick monument signs at the south driveway entrance on Parkcity Drive and the driveway entrances on Greenhaven Drive and Corporate Way to identify the proposed Parkcity West development. The Pocket Office Park Development Guidelines currently allow one monument sign per parcel in the Office Building and

Commercial zones. A monument sign, therefore, would be allowed on each of the five parcels proposed for the subject site. Three additional monument signs identifying Parkcity West would be contrary to the purpose of the sign regulations found in the PUD Guidelines to discourage excessive and confusing sign displays and enhance the appearance of the Office Park development. The applicant can use three or more of the monument signs allowed on the subject site to identify Parkcity West; staff therefore recommends denial of the Pocket Office Park Development Guidelines to allow three monument signs to identify Parkcity West.

Environmental Determination: The Environmental Coordinator has determined that the proposed project will not have a significant adverse affect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the rezoning from C-2 PUD to OB PUD and from OB PUD to C-2 PUD ;
3. Approval of the Greenhaven Executive Park PUD Schematic Plan to:
 - a. reduce and redistribute office and commercial square footage;
 - b. amend structural distribution of office and commercial buildings;
 - c. add the name "Parkcity West" as an individual identity within Greenhaven Executive Park;
 - d. modify circulation and structural orientation on lots 17, 18 and 19;
4. Denial of the Pocket Office Park Development Guidelines amendment to allow 3 monument signs to identify Parkcity West;
5. Approval of the Tentative Map to divide 8.6± acres into 5 parcels, subject to conditions;
6. Approval of the Tentative Map to divide 8.0± acres into 21 office condominium lot and 4 common lots subject to conditions;
7. Approval of the special permit to develop 12 office condominiums, subject to conditions and based upon findings of fact which follow;
8. Approval of the special permit to develop a day care facility, subject to conditions, and based upon findings of fact which follow;
9. Denial of the variance to reduce the required building and landscape setbacks along Parkcity Drive and Corporate Way based on findings of fact which follow;
10. Denial of the variance to reduce a portion of the required landscape setback along Greenhaven Drive based on findings of fact which follow;
11. Denial of the variance to reduce a portion of the required building setback along Greenhaven Drive based on Findings of Fact which follow;

The day care center, known as Children's World, is proposed to operate Monday through Friday, from 7:00 a.m. to 6:00 p.m. The center would hold a maximum of 125 children and have approximately 12 employees. A 9,662 s.f. play area is proposed south of the parking area and adjacent to the proposed structure on three sides. The play area would be composed of grass and sand areas, and standardized playground equipment used by the Children's World organization would also be located in this area. A masonry wall is proposed to enclose the play area.

Staff has no objections to a day care center located at this site. The proposed structure, red brick with wood trim, is compatible with the existing office structure and the office buildings proposed for the remainder of the subject site. The 25 parking spaces proposed for the site will be sufficient for both employees and day care center visitors. In addition, the day care center use is compatible with surrounding land uses and can be utilized by both employees of adjacent office and commercial areas and residents of the area.

Staff, however is concerned with the location of the proposed structure and play area within the required building and landscape setback areas. As previously noted, the purpose of the required setbacks is to provide visual and noise buffers between the office park and adjacent residential uses and to preserve and enhance aesthetic values throughout Greenhaven Executive Park. The location of a portion of the day care structure, children's play area and a masonry wall would be contrary to the purpose of the required setbacks.

Staff recommends that the site plan for the proposed day care center be revised to conform to the required building and landscape setbacks. The revised plan shall include details of the proposed play area and masonry wall location. The proposed masonry wall shall be restricted to a maximum height of five feet as a wall higher than five feet may create a fortress type effect when viewed from Greenhaven and Parkcity Drives. This height should provide the required security needed for children using the play area as well as minimize noise and visual impacts. In addition, this wall shall be a decorative wall designed to complement the building.

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10. Denial of the variance to reduce a portion of the required landscape setback along Greenhaven Drive based on findings of fact which follow;
11. Denial of the variance to reduce a portion of the required building setback along Greenhaven Drive based on Findings of Fact which follow:

Conditions - Greenhaven Executive Park Tentative Map

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; street lights are required;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer (to be sewer and drained to Florin Road assessment district facilities);
- c. Provide reciprocal sewer, drainage, water, access and flowage easements across parcels as required by sewer and drain study;
- d. Provide sewer and drainage for Parcel A;
- e. Place a note on final map: Prior to issuance of building permits, fees shall be deposited with the City for construction of traffic signals at Greenhaven Drive and South Land Park Drive as per City Council Resolution 83-070;
- f. Subdivision agreement shall contain language to guarantee the construction of subject traffic signals as per condition T contained in City Resolution 83-070 for Greenhaven Executive Park;
- g. Pay off existing assessments;
- h. Provide an easement (7' x 23') for a bus shelter pad on Greenhaven Drive, west of Parkcity Drive and install a bus shelter to the satisfaction of Sacramento Regional Transit.

Informational Item: Contact PG&E (underground service alert center) 48 hours prior to performing any work on this project.

Conditions - Greenhaven Executive Park Condominium Map

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- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Must file final map after or concurrently with tentative parcel map P84-140;
- d. Provide reciprocal sewer, drainage, water, access and flowage easements across parcels as required by sewer and drain study. Provide sewer and drainage to Parcel A to the satisfaction of the City Engineer;

- e. Place a note on the final map: Prior to issuance of building permits, fees shall be deposited with the City for construction of traffic signals at Greenhaven Drive and South Land Park Drive as per City Council Resolution 83-070.

Conditions - Special Permit, Office Condominiums

- a. The applicant shall submit a revised site plan indicating compliance with required landscape and building setbacks for staff review and approval prior to issuance of building permits. The required undulating berms in this area shall be four feet high.
- b. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits.
- c. The project shall comply with all requirements of the Pocket Office Park Development Guidelines.

Conditions - Special Permit, Day Care Center

- a. The applicant shall submit a revised site plan indicating compliance with required landscape and building setbacks for staff review and approval prior to issuance of building permits. The required undulating berms in this area shall be four feet high. The revised plan shall also include details of the children's play area.
- b. The design of the maximum five foot high masonry wall enclosing the play area shall be reviewed and approved by the Planning Director prior to issuance of building permits. The design of the wall shall be compatible with the existing building in the area and the proposed day care structure.
- c. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits.
- d. The proposed facility shall be limited to a maximum of 125 children.
- e. The project shall comply with all requirements of the Pocket Office Park Development Guidelines.

Findings of Fact - Special Permit

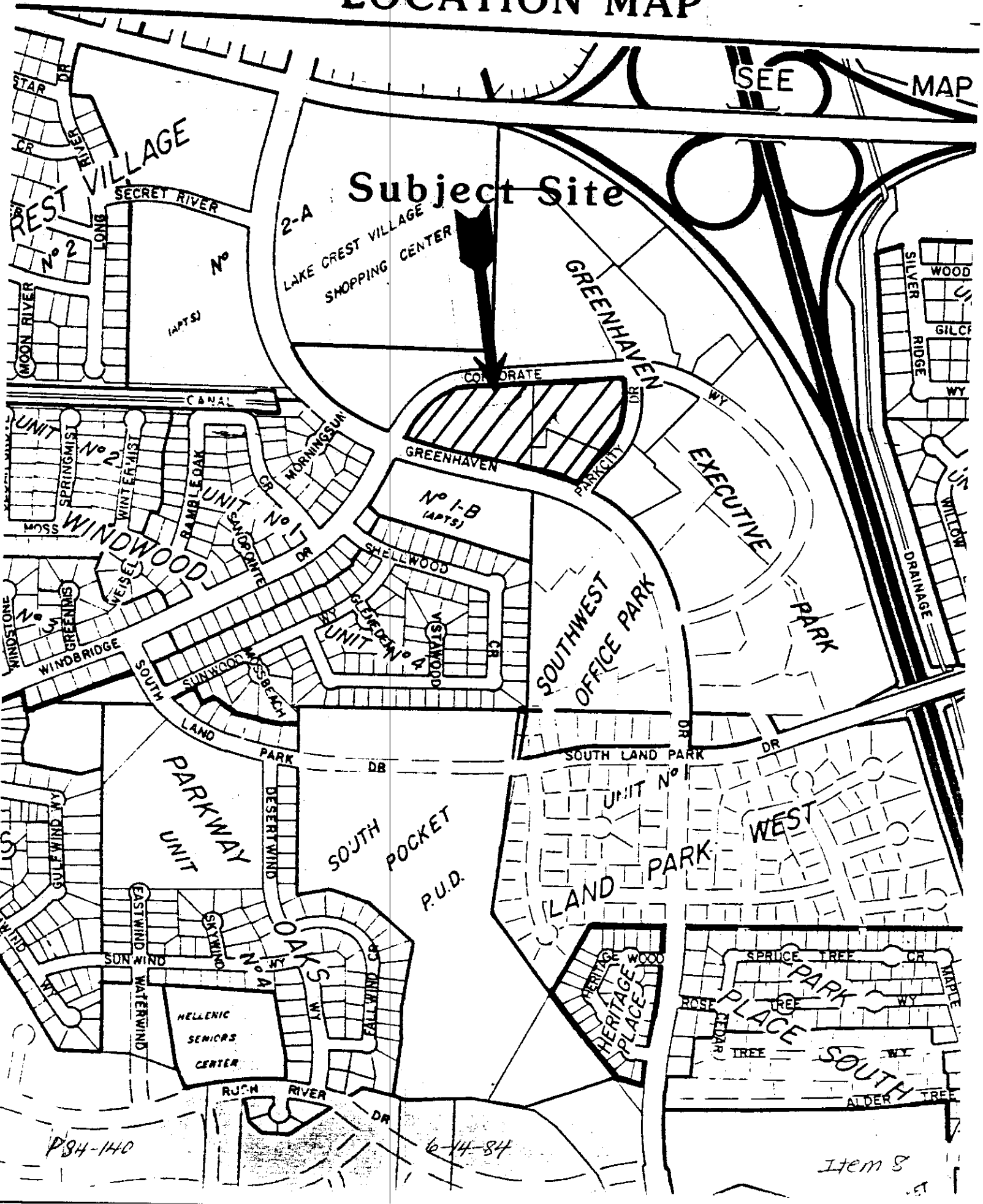
- a. The approval of proposed office buildings and day care center, as conditioned, is based upon sound principles of land use in that:
 - 1. the office buildings and day care center are compatible with adjacent land uses which include offices, single and multi-family residences and property zoned for office building and commercial use;
 - 2. adequate landscape and building setbacks will be provided;

3. the day care facility will provide a needed service in the surrounding community.
- b. The proposal, as conditioned, will not be detrimental to the public health, safety or welfare nor result in the creation of a nuisance in that:
 1. the project provides an adequate amount of parking and is located on a major street;
 2. the proposed structures are compatible with the existing office building located in Greenhaven Executive Park and adjacent residential structures;
 3. adequate landscaping will be provided.
 - c. The project is consistent with the 1974 General Plan and the Greenhaven Executive Park PUD Schematic Plan which designate the site for commercial and office uses. Day care facilities are allowed in commercial and office building zones with special permit approval.

Findings of Fact - Variances

- a. Staff cannot find, nor has the applicant presented any unusual circumstances relative to this site that would prohibit the applicant from designing an office building complex and day care center that would comply with required building and landscape setbacks.
- b. The granting of the variances would not be in harmony with the purpose and intent of the Pocket Office Park Development Guidelines to "... preserve and enhance the aesthetic values throughout the area" and create a desirable work and business environment so that " the project as an entity (is) complementary to the neighborhood."
- c. The proposed variances, if approved, would constitute a special privilege extended to one individual property owner in that:
 1. the existing office building located in Greenhaven Executive Park complies with required building and landscape setbacks;
 2. there is adequate area for the applicant to construct an office building complex and day care facility on the subject site and comply with required building and landscape setbacks.

LOCATION MAP



SEE MAP

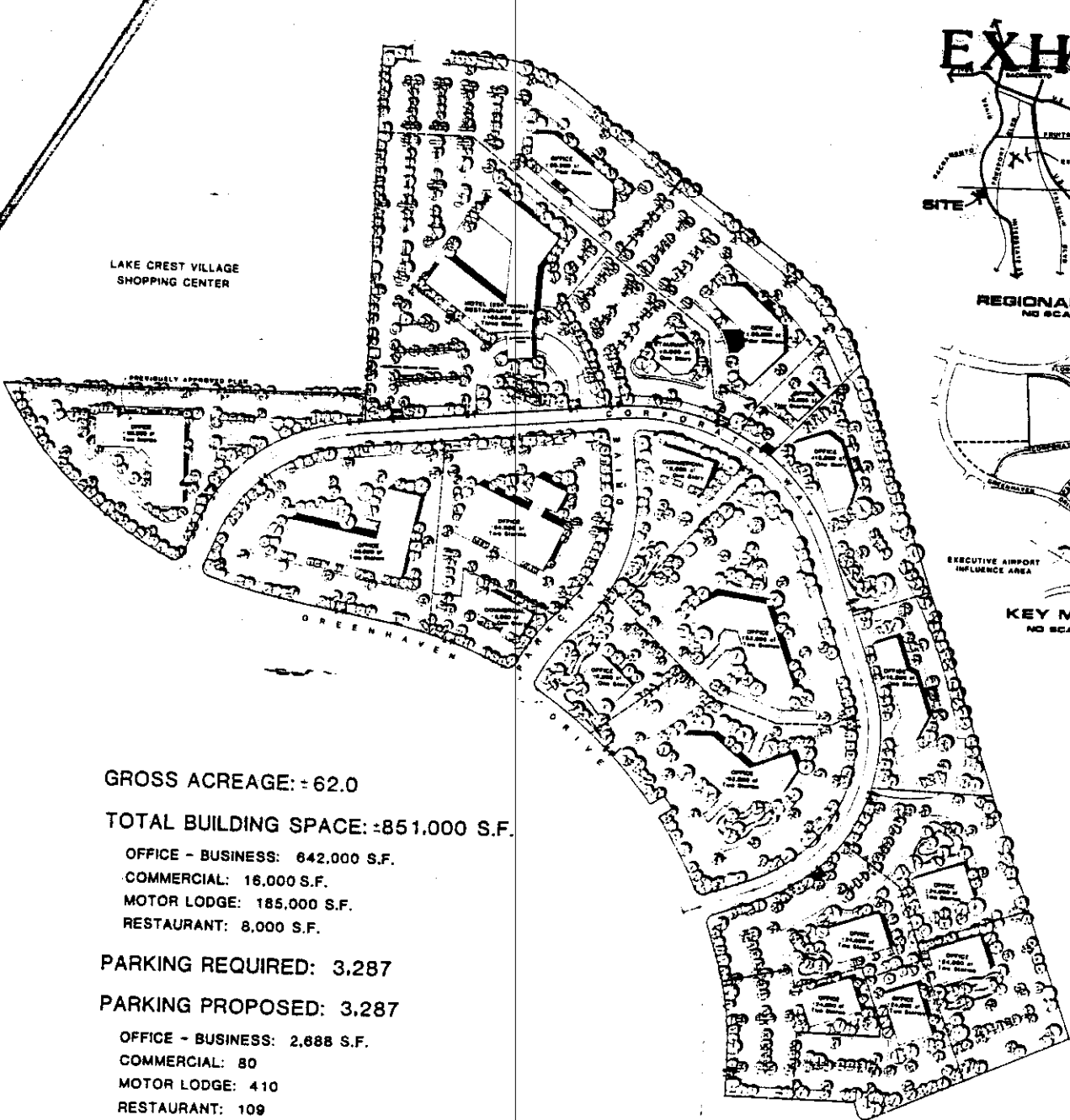
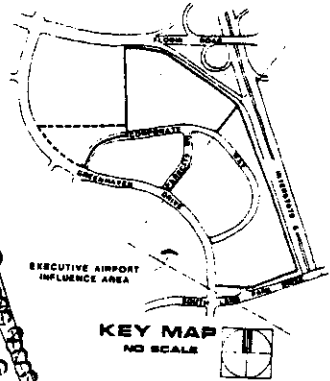
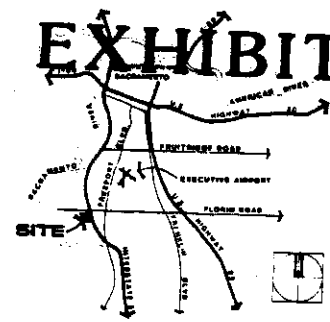
2-A Subject Site

PS4-140

6-14-84

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EXHIBIT A



GROSS ACREAGE: ± 62.0

TOTAL BUILDING SPACE: ± 851,000 S.F.

OFFICE - BUSINESS: 642,000 S.F.

COMMERCIAL: 16,000 S.F.

MOTOR LODGE: 185,000 S.F.

RESTAURANT: 8,000 S.F.

PARKING REQUIRED: 3,287

PARKING PROPOSED: 3,287

OFFICE - BUSINESS: 2,688 S.F.

COMMERCIAL: 80

MOTOR LODGE: 410

RESTAURANT: 109

Approved Schematic Plan

GREENHAVEN EXECUTIVE PARK

SCHEMATIC MASTER PLAN

PSLC DEVELOPMENT COMPANY

VITIELLO · NIIYA, INC. · ARCHITECTS · PLANNERS
P 84-140

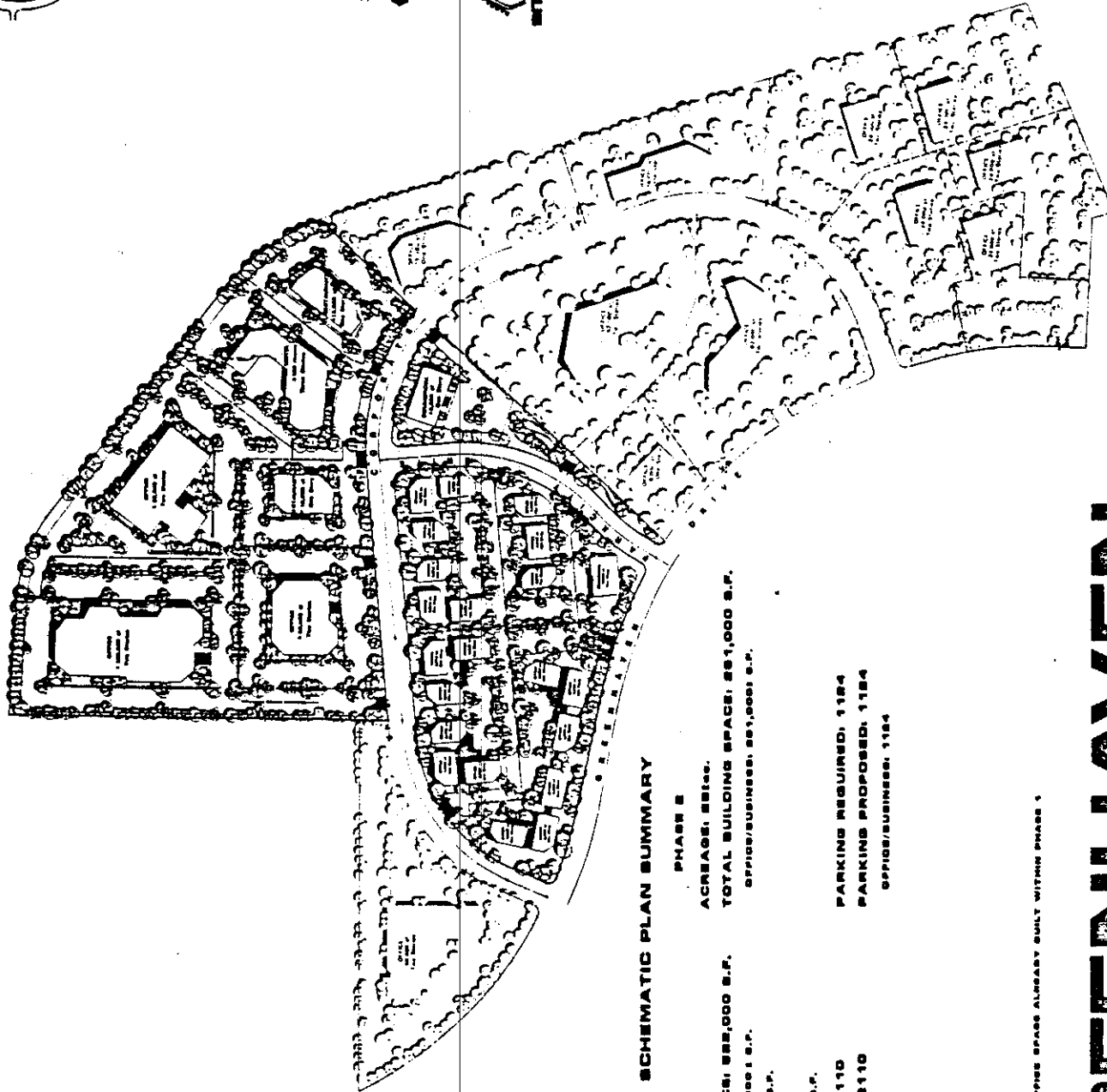
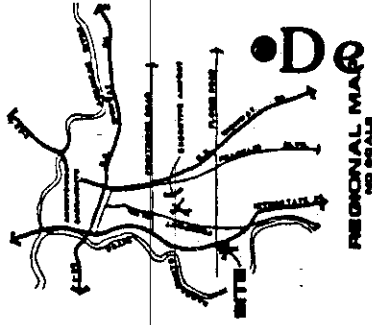
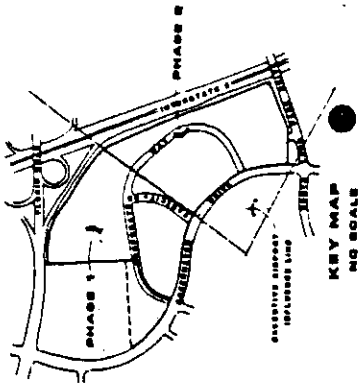
THE SPINK CORPORATION · ENGINEERS
ITEM 8

6-14-84



EXHIBIT C

Detail-Parkcity West Schematic Plan



SCHEMATIC PLAN SUMMARY

PHASE 1

ACREAGE: 342ac.

TOTAL BUILDING SPACE: 222,000 S.F.

OFFICE/BUSINESS: 222,000 S.F.

COMMERCIAL: 14,000 S.F.

MOTEL: 118,000 S.F.

RESTAURANT: 24,000 S.F.

PARKING REQUIRED: 2,110

PARKING PROPOSED: 2,110

OFFICE/BUSINESS: 1464

COMMERCIAL: 22

MOTEL: 222

RESTAURANT: 222

PHASE 2

ACREAGE: 221ac.

TOTAL BUILDING SPACE: 221,000 S.F.

OFFICE/BUSINESS: 221,000 S.F.

PARKING REQUIRED: 1,124

PARKING PROPOSED: 1,124

OFFICE/BUSINESS: 1,124

INCLUDES 22,000 S.F. OFFICE SPACE ALREADY BUILT WITHIN PHASE 1

EXECUTIVE HAVEN PARK

SCHEMATIC MASTER PLAN

PSJC

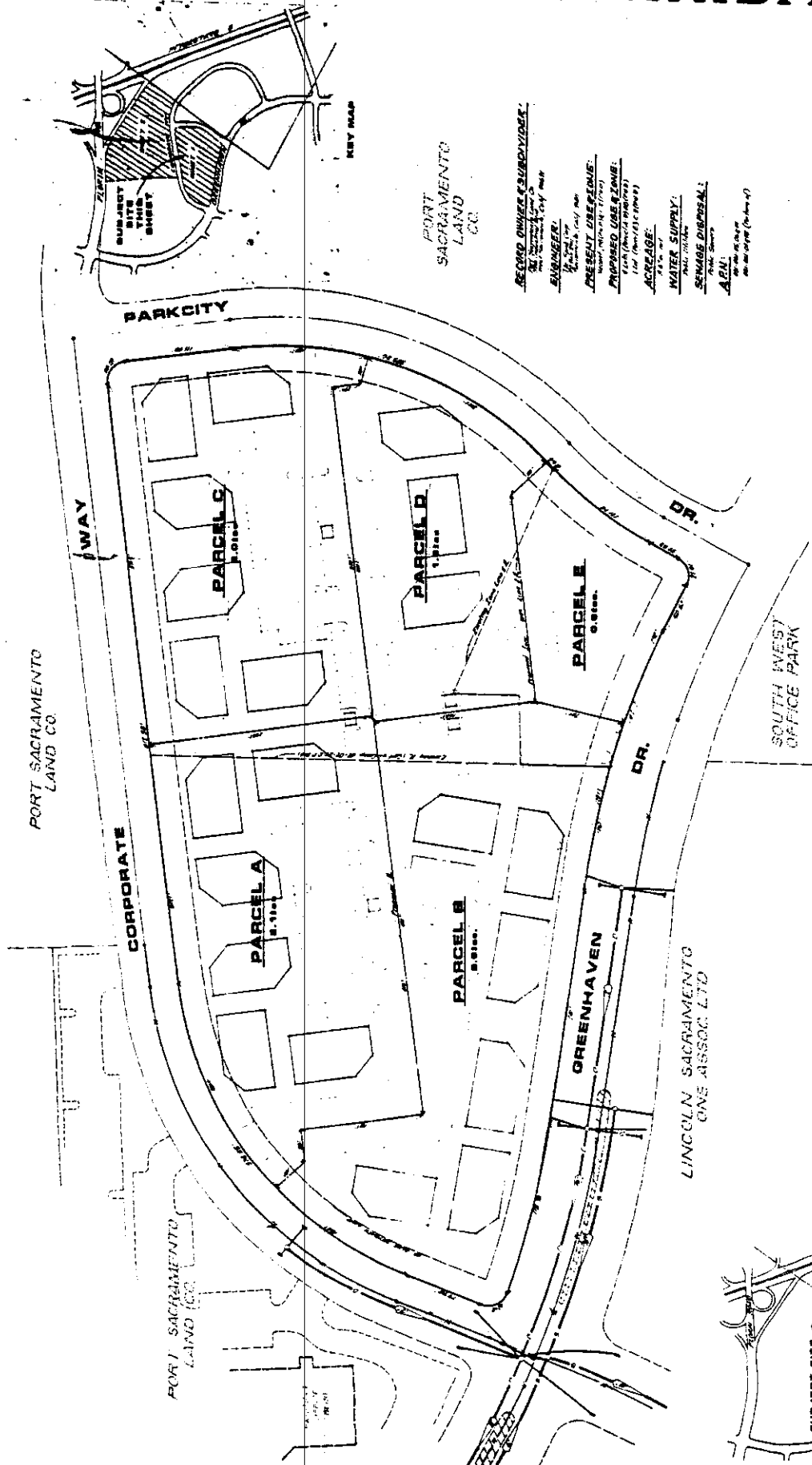


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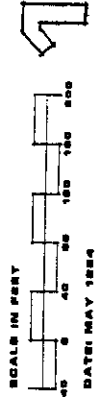
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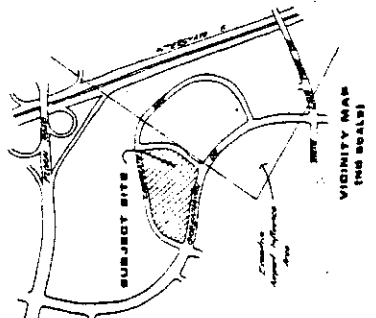
EXHIBIT D



RECORD OWNER'S SURVEYING:
 BY [Name] [Date]
ENGINEER:
 [Name]
PRESENT USE PERMITS:
PROPOSED USE & PERMITS:
ACREAGE:
WATER SUPPLY:
SEWAGE DISPOSAL:
APN:



TENTATIVE PARCEL MAP
 PARKCITY WEST
 A PORTION OF GREENHAVEN EXECUTIVE PARK
 CITY OF SACRAMENTO CALIFORNIA

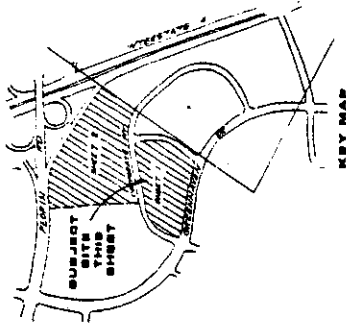


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EXHIBIT E



POINT SACRAMENTO LAND CO.

RECORD DRAWER & SUBDIVIDER:
 RECORD DRAWER & SUBDIVIDER
 1000 Industrial Blvd. #200
 West Sacramento, CA 95691

ENGINEER:
 ENGINEER
 1000 Industrial Blvd. #200
 West Sacramento, CA 95691

PRESENT USE ZONE:
 PRESENT USE ZONE
 1000 Industrial Blvd. #200
 West Sacramento, CA 95691

PROPOSED USE ZONE:
 PROPOSED USE ZONE
 1000 Industrial Blvd. #200
 West Sacramento, CA 95691

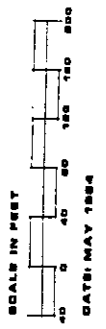
ACRES:
 ACRES

WATER SUPPLY:
 WATER SUPPLY

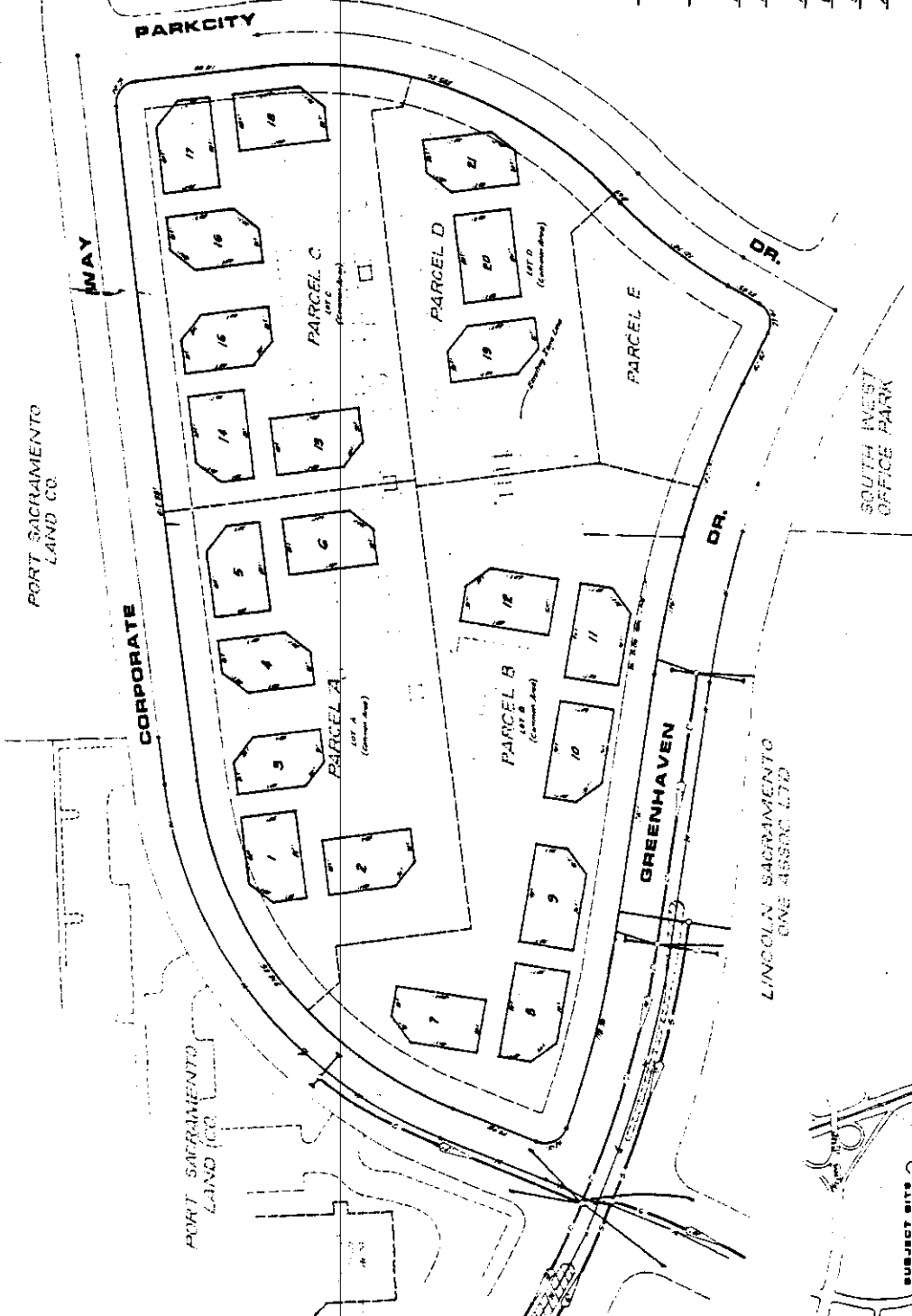
SEWER DISPOSAL:
 SEWER DISPOSAL

A.P.N.:
 A.P.N.

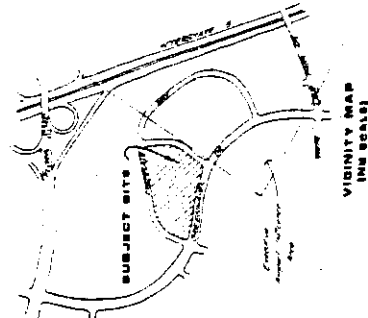
DATE:
 DATE



1A



TENTATIVE PARCEL MAP
 PARKCITY WEST
 A PORTION OF GREENHAVEN EXECUTIVE PARK
 CITY OF SACRAMENTO CALIFORNIA



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6-14-84

8 WELT

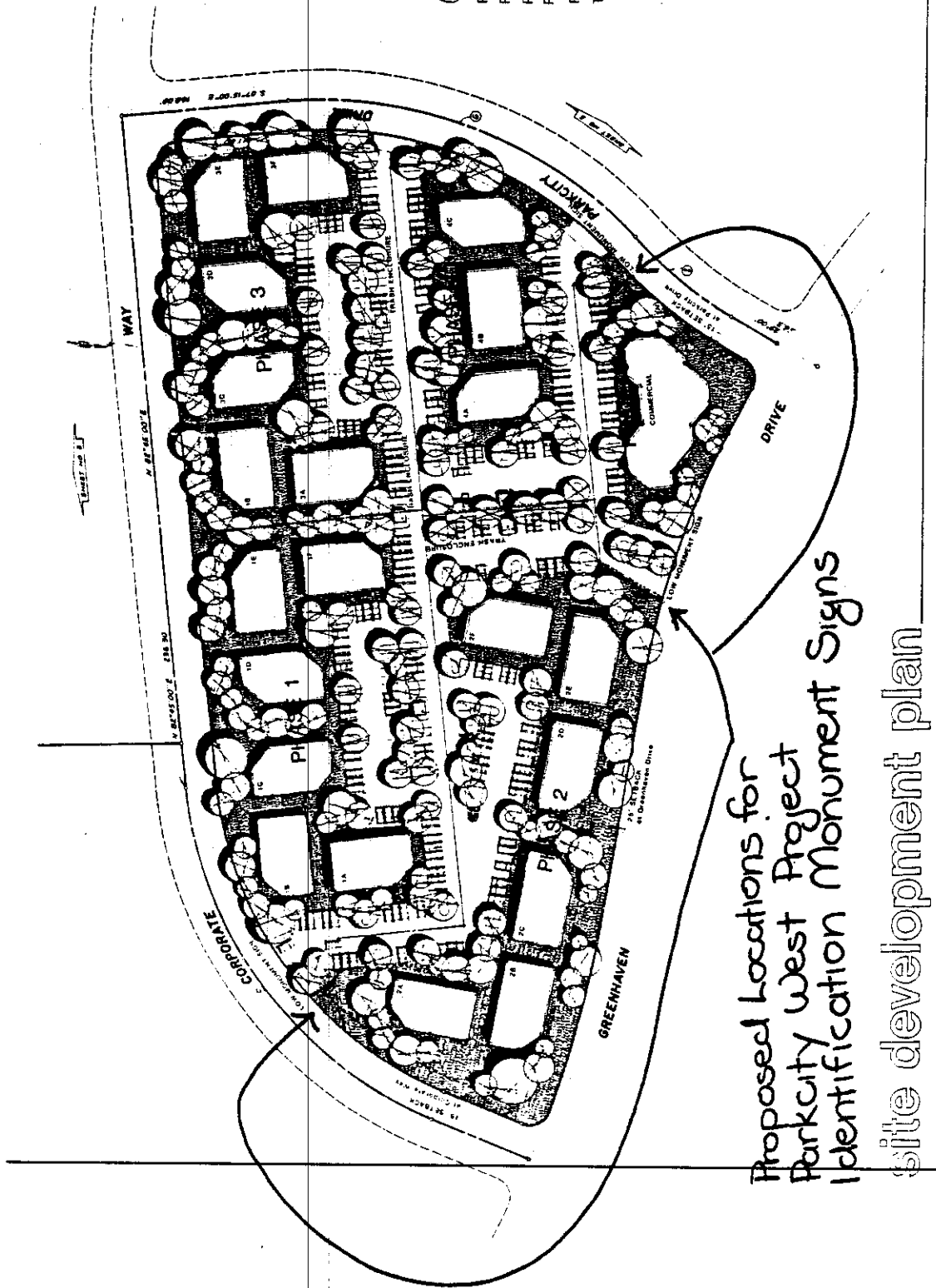
PARKCITY WEST

a professional office park

P84-140

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Proposed Locations for
Parkcity West Project
Identification Monument Signs

Site development plan

data

- PHASE 1 - Office 24,000 SF.
- PHASE 2 - Office 26,000 SF.
- PHASE 3 - Office 24,000 SF.
- PHASE 4 - Office 12,000 SF.
- PHASE 5 - Commercial 8,000 SF.
- TOTAL DEVELOPMENT 94,000 SF.
- PARKING REQUIRED at 1/250 376 CAR
- PARKING PROVIDED 376 CAR

EXHIBIT F

pslc development company english associates, architects

PARKCITY WEST

a professional office park

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ITEM 8

data

BUILDING AREA - PHASE 1 24,000 SF
BUILDING AREA - PHASE 2 26,000 SF
TOTAL BUILDING AREA 50,000 SF
PARKING REQUIRED 81 1/250
PARKING PROVIDED 200 CARS
200 CARS

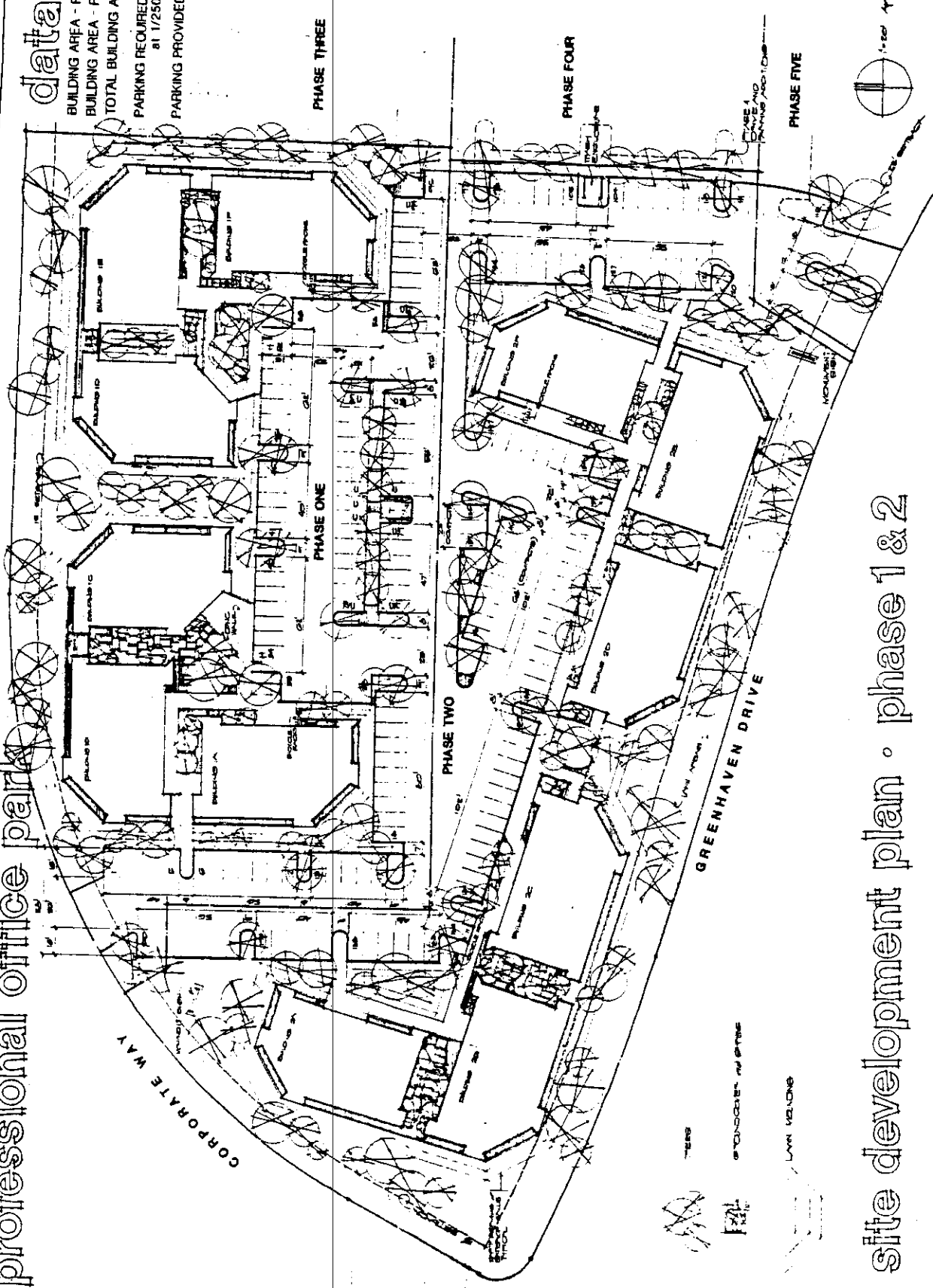


EXHIBIT G

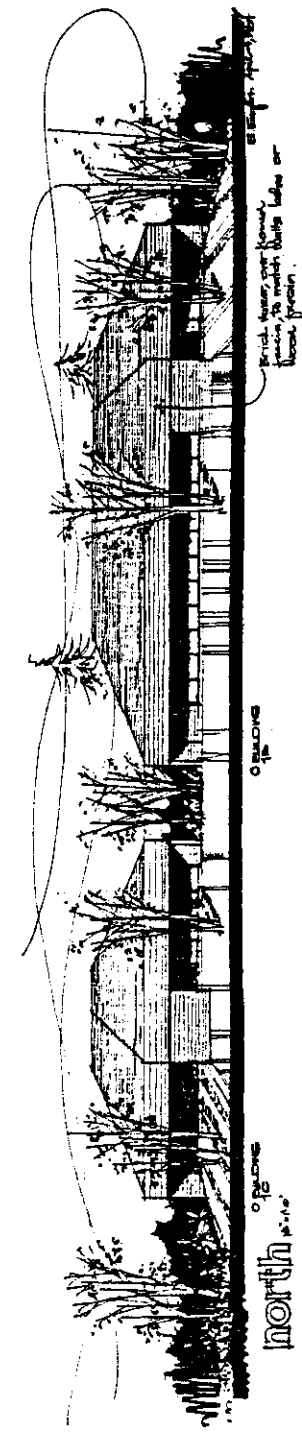
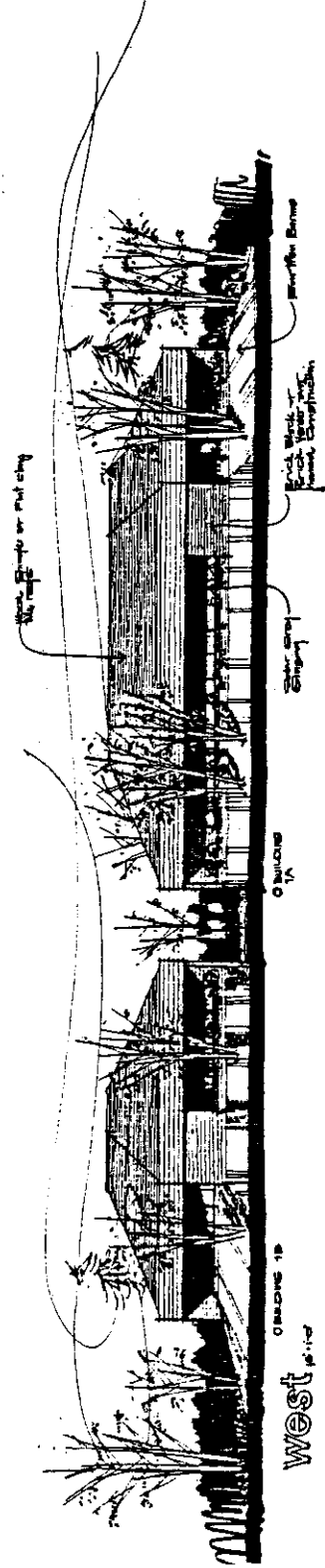
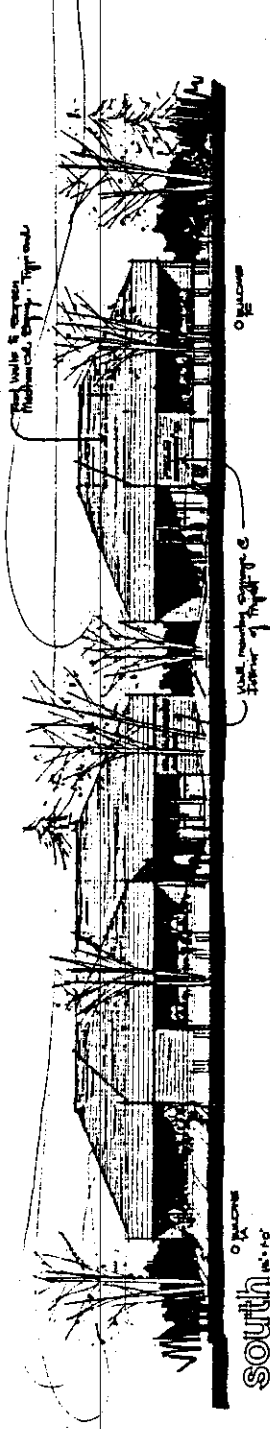
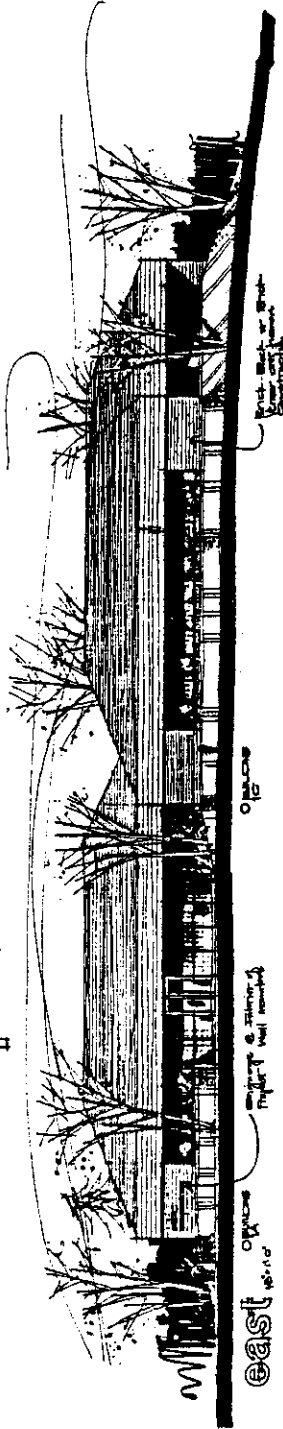
site development plan • phase 1 & 2

pslc development company • english associates, architects

EXHIBIT H

PARKCITY WEST a professional office park

041-58 P



6-14-84

WELT

pslc development company • english associates architects

PARKCITY WEST

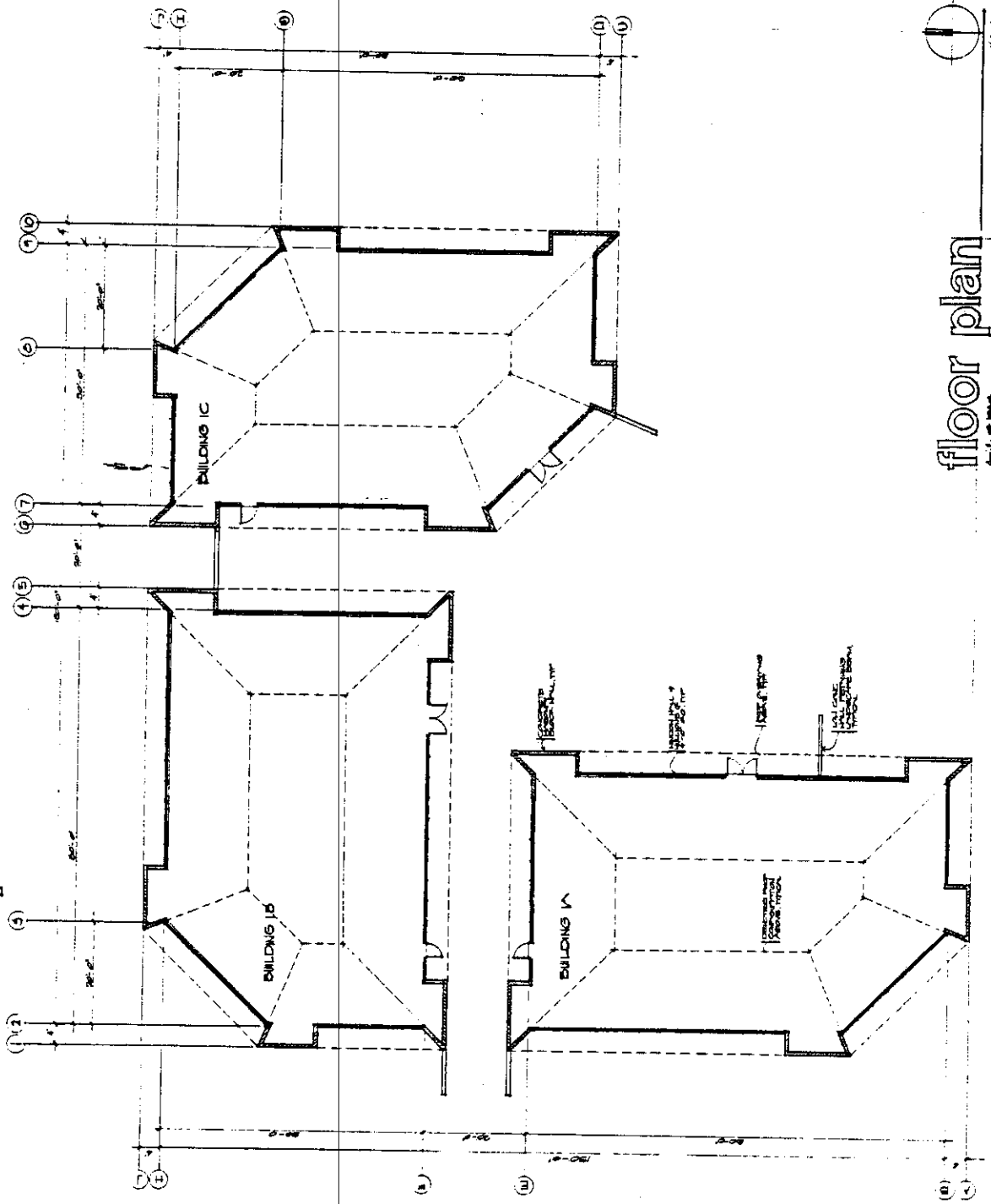
a professional office park

P-84-140

6-14-84

ITEM 8

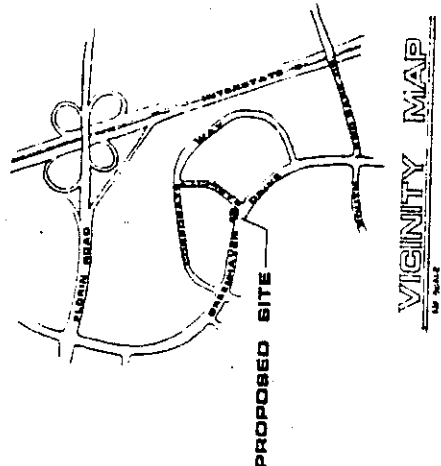
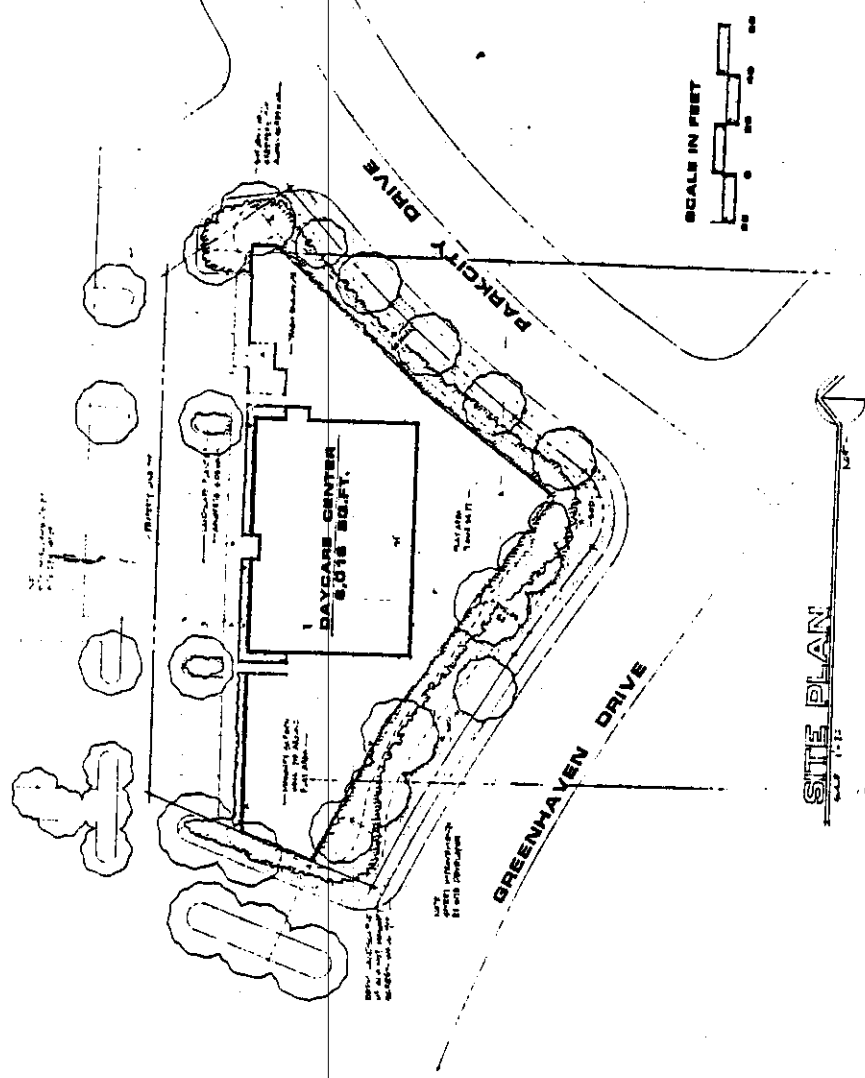
EXHIBIT I



floor plan
April 1984

pslc development company english associates, architects

EXHIBIT J



ZONING INFORMATION

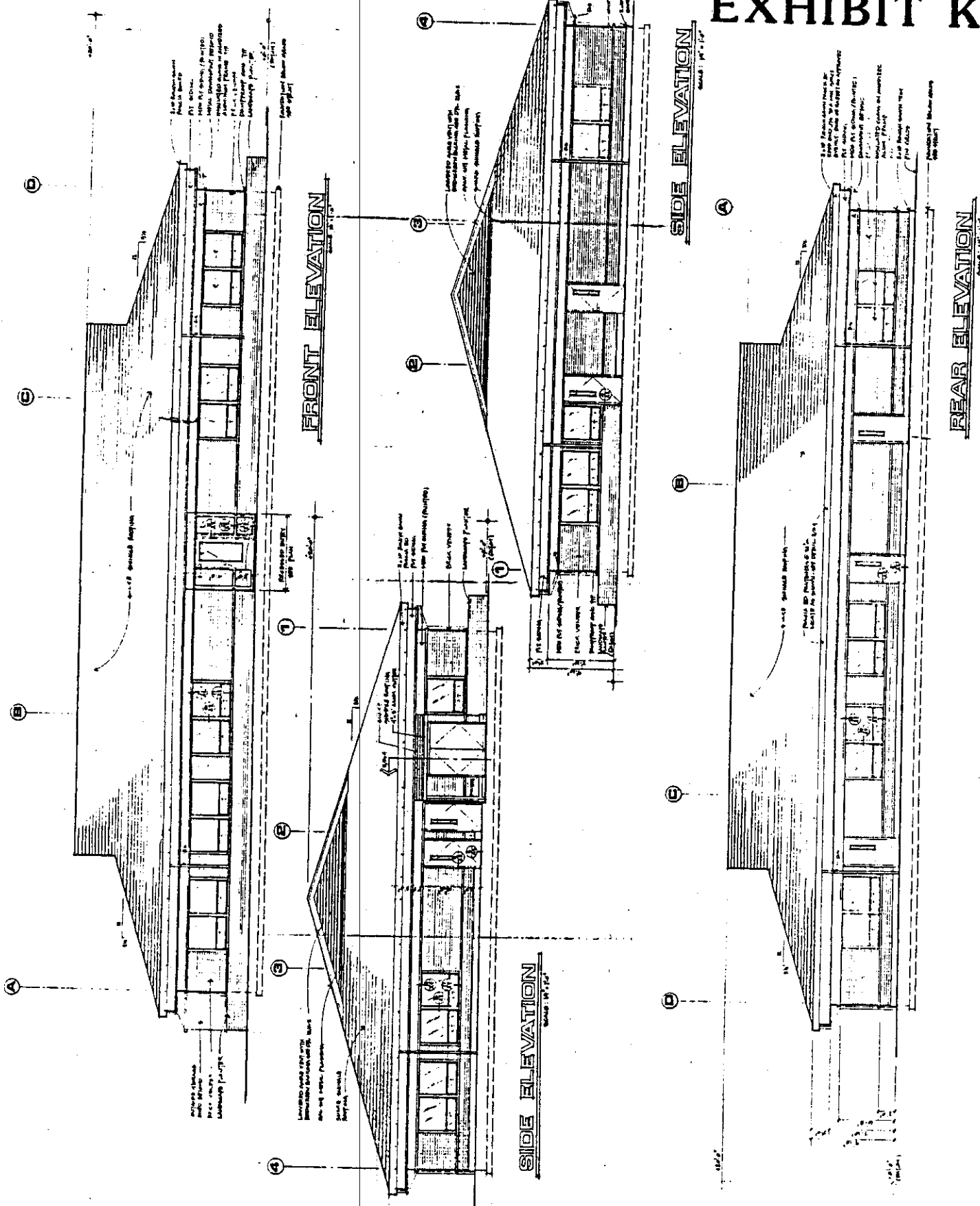
ZONING: R-1
 SITE AREA: 1.25 ACRES
 BUILDING AREA: 8,016 SQ. FT.
 TYPE OF CONSTRUCTION: SINGLE-FAMILY RESIDENTIAL
 OCCUPANCY GROUP: CHILDREN'S DAYCARE CENTER
 PLANNED FUTURE: TO BE USED AS A DAYCARE CENTER
 PREVIOUS PROPOSAL: NONE

P84-140

6-14-84

ITEM 8

EXHIBIT K



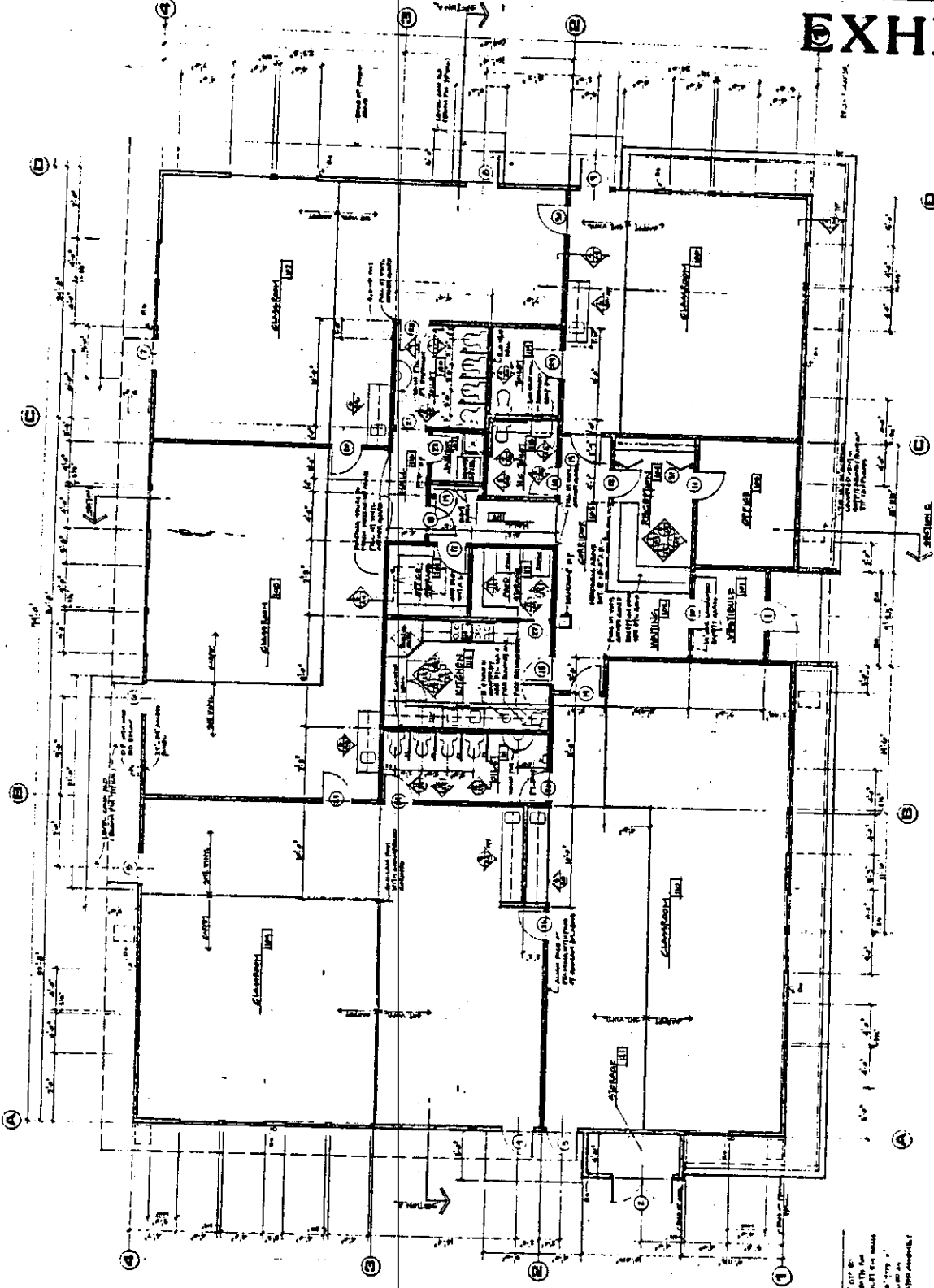
P84-140

6-14-84

ITEM 8

EXHIBIT L

FLOOR PLAN MADE 12.11.78



LEGEND
 1. 1/4" = 1'-0" SCALE
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 3. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE
 4. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT
 5. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT
 6. ALL DOORS ARE TO BE 36" HIGH AND 30" WIDE UNLESS NOTED OTHERWISE
 7. ALL WINDOWS ARE TO BE 60" HIGH AND 36" WIDE UNLESS NOTED OTHERWISE

P 84-140

6-14-84

8 WETLI