



# CITY OF MANTECA

## COMMUNITY DEVELOPMENT DEPARTMENT

April 9, 2018

Sylvia Suarez  
JKB Living, Inc.  
P.O. Box 2998  
Turlock, CA 95381

**SUBJECT: TEMP USE PERMIT 18-038: TEMP SALES OFFICES/MODEL COMPLEX JKB HOMES**

Dear Ms. Suarez:

The City of Manteca Planning Division has reviewed your Temporary Use Permit application for Model Home Complex and Temporary Sales Offices for JKB Homes, located in the garage of two model homes on West Woodward Avenue, Manteca, CA. Your project application for the Model Home Complex and Temporary Sales Offices has been approved with the following conditions:

**Planning Division**

1. The Temporary Use Permit is only valid for the following dates: April 6, 2018 until the final home is sold for JKB Homes Terra Ranch Subdivision.
2. All related debris shall be removed from the site upon termination of the use.
3. Emergency vehicle access shall be maintained at all times.
4. Proper building permits shall be obtained for all structures (sales offices and model homes) through the City of Manteca Building Safety Division at (209) 456-8550.
  - a. Developers shall obtain a Tenant Improvement Permit for the sales offices through the City of Manteca Building Safety Division.
5. A demolition permit must be obtained through the City of Manteca Building Safety Division for the temporary sales office once the final home in the subdivision by JKB Homes Development has been constructed.
6. The parking lot for the model home complex shall be removed when the model homes are sold.
7. All on-site landscape shall be maintained by property owner.
8. Developer shall obtain permits to meet the requirements of Model Water Efficiency Landscaping Ordinance.
9. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
10. Utility Companies: The applicant is responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.
11. Fees: Developer shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.

## Building Safety Division

12. Developer shall provide at least one accessible route within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building sales office or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC §11B-206.2.1. The accessible path of travel shall be provided from the sales office to each of the proposed model homes.

Please be sure to show the accessible path of travel from the sales office or sales trailer to each of the models. Specifically, be sure to show that the driveway cross slopes meet the slope requirements of CBC §11B-403.3 for paths of travel. (Note: The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48)

13. Developer shall provide accessible parking spaces complying with CBC §11B-502 and in accordance with Table 11B-208.2. CBC §11B-208.2 and §11B-208.2.4.
14. Developer shall provide that all entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with CBC §11B-404. CBC §11B-206.4.1.
15. Developer shall provide an accessible restroom in accordance with CBC Chapter 11B and shall be on an accessible path of travel.
16. Developer shall obtain building permits for the parking area, sales office, flag pole, path of travel, etc. prior to the undertaking of any work requiring a building permit per CBC §105.
17. Developer shall comply with all requirements of the Model Efficient Landscape Ordinance and all plans shall be submitted and approved prior to permit issuance for construction of the Model Homes or Sales Office.

If you have questions or need supplemental information regarding this letter, please contact Toben Barnum at (209) 456-8517 or [tbarnum@ci.manteca.ca.us](mailto:tbarnum@ci.manteca.ca.us)

Sincerely,



Greg Showerman  
Community Development Director



CITY OF MANTECA, COMMUNITY DEVELOPMENT  
 1001 W. Center Street, Manteca, CA 95337  
 Main Line: (209) 456-8500; Fax: (209) 923-8949  
 Email: [planning@ci.manteca.ca.us](mailto:planning@ci.manteca.ca.us) Website: [www.ci.manteca.ca.us](http://www.ci.manteca.ca.us)

Application Date: MAR 21 2018 . Application Number: \_\_\_\_\_

Terra Ranch, LLC. Terra Ranch, LLC.  
 Applicant's Name Business Name

P.O. Box 2998 Turlock, CA 95381 209-632-2647 x326  
 Applicant's Address City, State, Zip Telephone

West Woodward Avenue June 2018-December 2020  
 Location of Activity: Date & Time of Activity  
 FROM: Mon-Sun 11am TO: 6pm

Description of Activity: Temporary use permit application for the Model Complex lots 1,2,5 and 6. Including two parking areas in lots 3 and 4 and two sales offices.

JKB Living, Inc.  
 Property Owner's Name

P.O. Box 2998 Turlock, CA 95381 209-632-2647 x326  
 Property Owner's Address City, State, Zip Telephone

**Statement of Ownership or Authorization of Agent**

(check one item)

I, the undersigned, am (one of) the legal owner(s) of the land specified in this application.

I, do hereby authorized and empower Sylvia P. Suarez (agent) to act on my behalf on all matters relating to this application.

[Signature]  
 Signature

3/21/18  
 Date

P.O. Box 2998 Turlock, CA 95381 209-632-2647 x326  
 Address City, State, Zip Telephone

In making this application, the undersigned agrees that the above information is true and that all conditions will be met.

Applicant's Signature [Signature] Date 3/21/18

\$568.00

**\*\*For Office Use Only\*\***

\$250 Cleaning Deposit Required (Christmas Tree Lots Only) Receipt No: \_\_\_\_\_ Date Received: \_\_\_\_\_

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

Application # 18-038

**Conditions of the Temporary Use Permit**

*(Please initial all boxes agreeing to comply with all applicable conditions.)*

This Temporary Use Permit is only valid for the dates and times listed on this application. Proper building permits shall be obtained for all electrical and structural work through the City of Manteca Building Safety Division at (209) 456-8550.

All related debris shall be removed from the site upon termination of the use. Applicant will provide traffic controls and parking as required by the Public Works Department and the Police Department prior to the event.

Appropriate permits shall be secured from the San Joaquin County Health Department. Emergency vehicle access shall be maintained at all times.

The placement of merchandise, signs and accessory vehicles/equipment shall not impede traffic circulation of the parking lot or create traffic conditions on \_\_\_\_\_

Proposed activity shall not interfere with existing accessibility features (e.g. accessible parking spaces).

Applicant shall provide an accessible path of travel from the proposed event site to the public street, accessible parking space and to the accessible restroom facility, if applicable. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. CBC Section 1114B.1.2. Clearly show accessible path of travel on the site plan.

If parking will be provided, applicant shall provide an accessible parking space. If restroom facilities will be provided, applicant shall provide an accessible restroom. All gates shall meet all applicable specifications for doors, and shall comply with the following:  
-Bottom 10" of door/gate has a smooth uninterrupted surface that allows door/gate to be opened by a wheelchair footrest without creating trap or hazardous condition.  
-Effort to operate door/gate is 5 pounds max pressure.  
-Latching and locking doors/gates that are hand operated and which are in a path of travel are operable by lever type, panic bars, and push-pull activating bars.  
-Opening hardware is centered between 30" to 44" above finish floor.  
-There shall be a floor or landing on each side of a door/gate, and must be level and clear. Level area in the direction of the door swing is a minimum of 60".

Applicant shall be responsible for contacting all affected agencies and for the timely payment of all applicable fees associated with this project.

Applicant shall be responsible for contacting all appropriate utility companies to obtain agreements for extension and/or relocation of services necessary for the proposed development.

Appropriate direction signs, barricades or fences shall be provided as necessary.

Applicant shall obtain a valid City business license.

A water permit and hydrant meter shall be obtained from the Public Works Department. (209) 456-8585

An acceptable path of egress to the public right-of-way shall be maintained at all time. Lessor shall not be responsible or liable for any loss or injury, or damage occurring to Lessee or to the property of Lessee or to third persons, or the property of third persons, in, about, or on said leased premises, no matter how occurring and Lessee will save Lessor harmless for or on account of any loss, injury or damage to any person or persons or their property occurring therein, or resulting from Lessee's operation thereof. Prior to the use of Property, Lessee shall obtain and maintain in force at its sole cost and expense, the following insurance coverage—Comprehensive General and Automobile Liability Insurance (covering use of owned, non-owned, or hired vehicles) with limits of \$1,000,000 per occurrence, Property Damage--\$300,000 per occurrence. Such insurance shall contain provisions insuring the City of Manteca, elected officials, employees, agents, and volunteers as insureds. Such insurance shall be primary to any liability insurance carried by the Lessor. Pursuant to California Government Code Section 818.4, a public entity is not liable for an injury caused by the issuance, denial, suspension or revocation of, or by the failure of refusal to issue, deny, suspend or revoke, any permit, license, certificate, approval, order, or similar authorization where the public entity or an employee of the public entity is authorized by enactment to determine whether or not such authorization should be issued, denied, suspended or revoked.

Other: \_\_\_\_\_

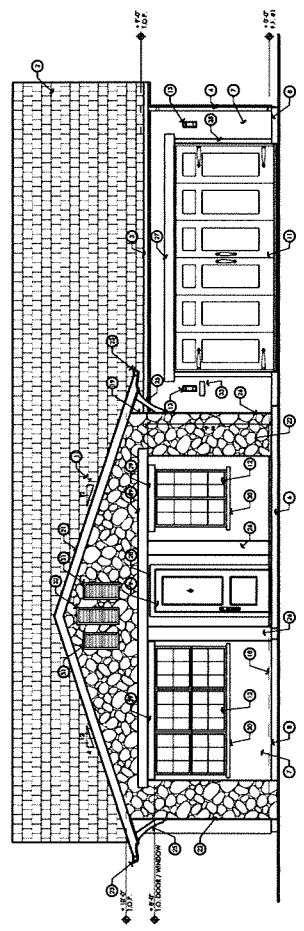
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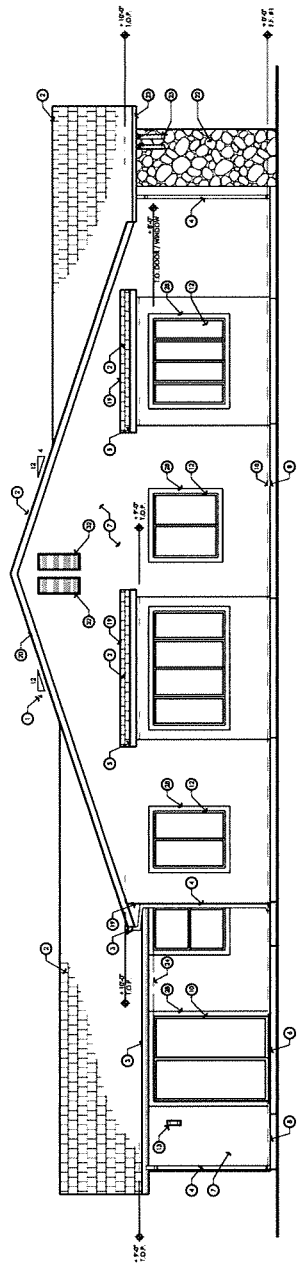
Other: \_\_\_\_\_



Lot 4



1 FRONT ELEVATION - A "MONTEREY"  
SCALE 1/4" = 1'-0"



2 LEFT ELEVATION  
SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION KEYNOTES:**
1. ROOF SLOPE AS INDICATED
  2. FINISHED SURFACING TO BE INDICATED
  3. ALL ROOFING TO BE INDICATED
  4. GUTTER DOWNSPOUTS WITH GLASS STRAPPING TO BE INDICATED
  5. 2" x 4" FASCIA - SEE DETAIL 1 & 2
  6. CHIMNEY TO BE INDICATED
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TERRA RANCH - BELMONT  
PLAN 2612  
MASTER PLAN

MARKICA

DATE:	NOVEMBER 2017
JOB NO.:	1704
DRAWN BY:	EV/ACZ/LE
CHECKED BY:	J.MRI
SHEET:	A3.A1

PLANNING  
ARCHITECTURE

**api**

ARCHITECTURE PLUS INC.  
4330 ROCKY HOLLOW DRIVE  
MOJAVE, CA 93546  
PH: 269.277.1651  
FX: 269.277.0213  
WWW.APIARCH.COM

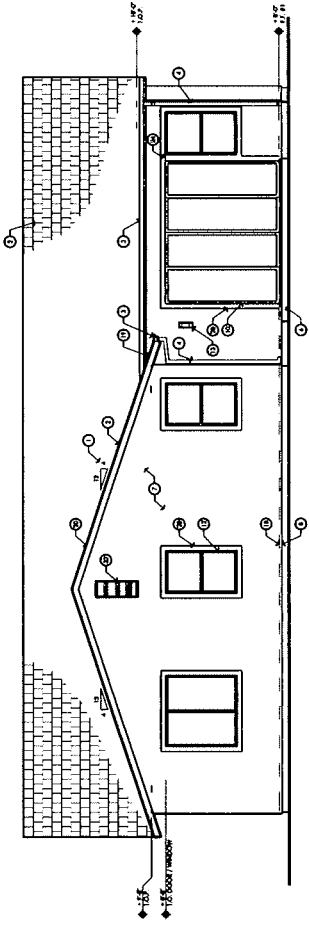
FRANK C. MOORE  
JOSEPH L. BARRIS  
ROBERT J. BARRIS  
ARCHITECTS

REVISIONS

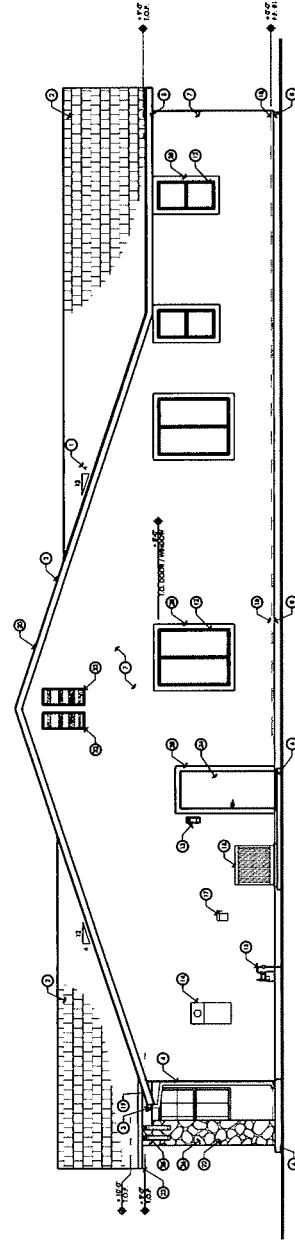
EXTERIOR ELEVATIONS - A - MONTEREY

DATE: 11/15/17

Lot 4



1 REAR ELEVATION  
SCALE 1/4" = 1'-0"



2 RIGHT ELEVATION  
SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION KEYNOTE:**
1. ROOF TOP AT HEIGHT
  2. FINISH FLOOR AT HEIGHT
  3. FINISH GRADE AT HEIGHT
  4. GLAZING SYSTEM WITH GLAZING SYSTEM TO FINISH GRADE
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TERRA RANCH - BELMONT  
MASTER PLAN  
MANTICA

DATE	NOVEMBER 2017
JOB NO.	1704
DRAWN BY	EJ/AJC/LL
CHECKED BY	J.MER
SHEET	

**A3.A2**



APRIL ARCHITECTURE PLUS INC.  
4555 NORTH STAR WAY  
MODesto, CA 95356  
PH: 209.577.4643  
FX: 209.577.0213  
www.apiproc.com

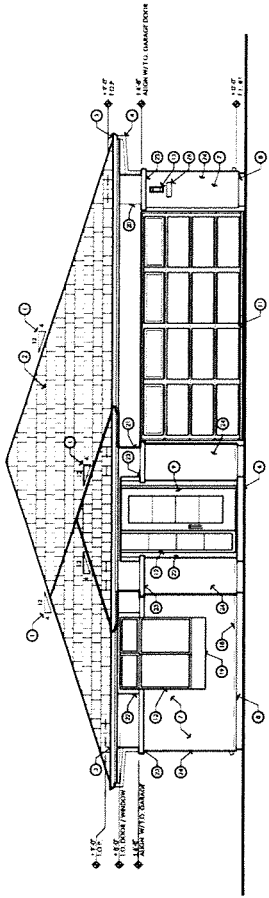
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NAME: C. BOER  
ADDRESS: 4555 NORTH STAR WAY  
MODesto, CA 95356  
ARCHITECT

Lot 1

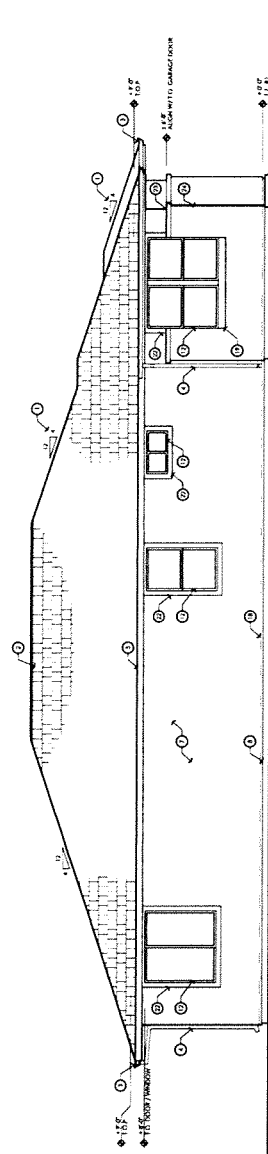
**EXTERIOR ELEVATION KEYNOTES:**

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1 FRONT ELEVATION - B "PRAIRIE REVIVAL"

SCALE: 1/4" = 1'-0"



2 LEFT ELEVATION

SCALE: 1/4" = 1'-0"

REVISIONS

NO. DATE BY  
1 11/15/17  
2 11/15/17  
3 11/15/17



PLANNING ARCHITECTURE 景观  
ARCHITECTURE PLUS INC  
4335-N NORTH STAR WAY  
MODESTO, CA 95356  
PH: 209.577.4661  
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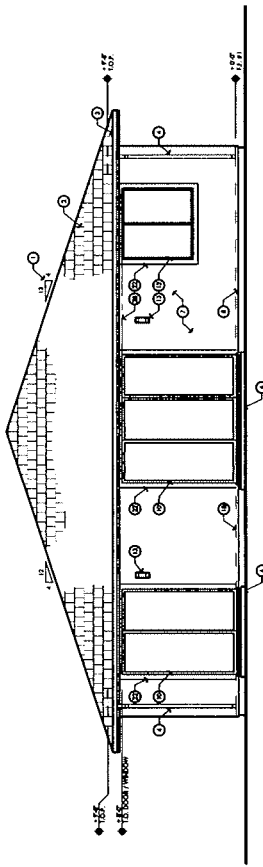
FRANK C. BORTH  
ROBERT C. ALVARO  
A/E/C 11/15/17

TERRA RANCH - SONOMA  
PLAN 1690  
MASTER PLAN  
MANTICA

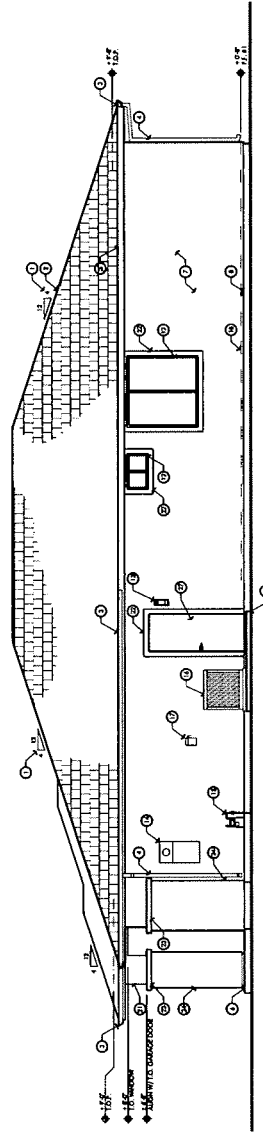
DATE:	NOVEMBER 2017
JOB NO.:	17001
DRAWN:	KEVIN C. JONES
CHECKED:	JAMES
DATE:	

A3.B1

Lot 1



1 REAR ELEVATION  
SCALE 1/4" = 1'-0"



2 RIGHT ELEVATION  
SCALE 1/4" = 1'-0"

- EXTERIOR ELEVATION KEYNOTES:**
1. ROOF SHOWN AS INCLUDED.
  2. FINISHES SHOWN ON THIS ELEVATION ARE TO BE USED UNLESS OTHERWISE NOTED.
  3. ALL GLASS SHALL BE CLEAR UNLESS OTHERWISE NOTED.
  4. GLASS CONNECTIONS WITH GLASS SHOWN TO BE AIR TIGHT.
  5. 2" x 4" BRICK, SEE BRICKS 1 & 2.
  6. 4" x 8" BRICK, SEE BRICKS 1 & 2.
  7. 8" x 16" BRICK, SEE BRICKS 1 & 2.
  8. 12" x 18" BRICK, SEE BRICKS 1 & 2.
  9. 16" x 24" BRICK, SEE BRICKS 1 & 2.
  10. 24" x 36" BRICK, SEE BRICKS 1 & 2.
  11. BRICKS TO BE USED AS SHOWN UNLESS OTHERWISE NOTED.
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PLANNING ARCHITECTURE **api**

ARCHITECTURE PLUS INC.  
43300 COUNTRY CLUB DRIVE  
MOBILITY, CA 94554  
PH: 925.277.4443  
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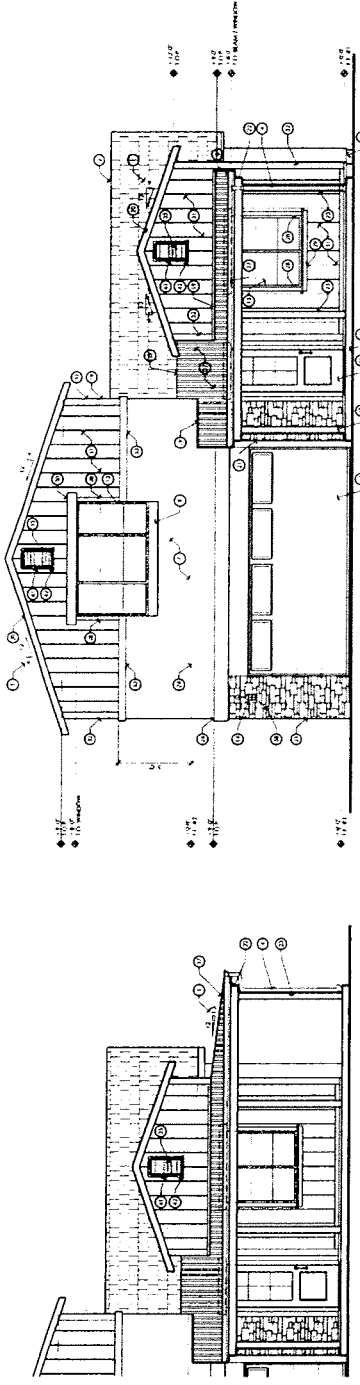
FRANK C. BONE  
ROBERT C. ALDRIDGE  
ARCHITECTS

TERRA RANCH - SONOMA  
MASTER PLAN  
PLAN 1490

DATE: NOVEMBER 2017  
JOB NO.: 1703  
DRAWN: R/C/L/E  
CHECKED: JAMM  
SHEET:

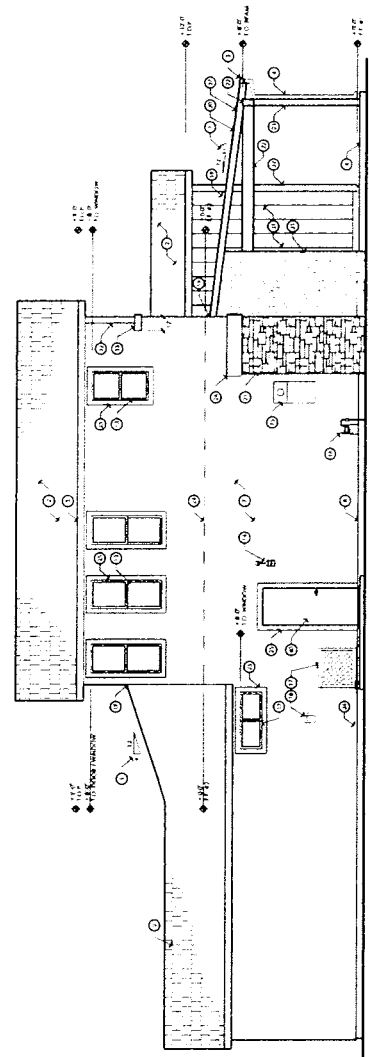
**A3.B2**

Lot 2



1A FRONT ELEVATION - CORNER LOT OPTION

1 FRONT ELEVATION - C 'MODERN FARMHOUSE'



2 LEFT ELEVATION

- EXTERIOR ELEVATION KEYNOTE:**
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PLANNING ARCHITECTURE

ARCHITECTURE PLUS INC.  
4500  
MODESTO, CA 95354  
PH: 209.577.4643  
FX: 209.577.0013  
www.apiac.com

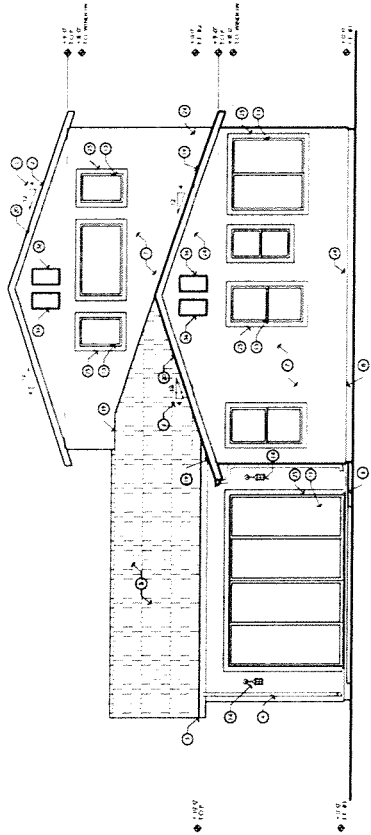
FRANK L. MOON  
REGISTERED ARCHITECT  
ARCHITECT 1

TERRA RANCH - SONOMA  
MASTER PLAN

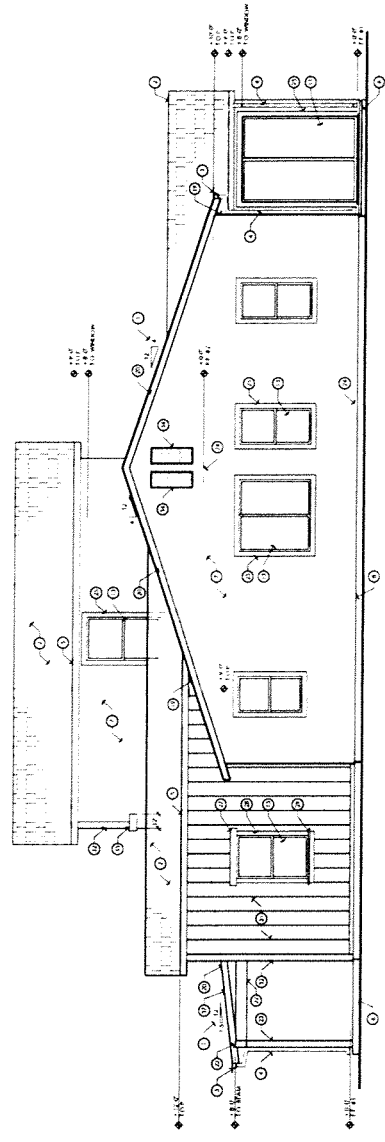
DATE: NOVEMBER 2017  
JOB NO: 17027  
DRAWN BY: J. J. JACOBSON  
CHECKED BY: J. JACOBSON  
SCALE:

A3.C1

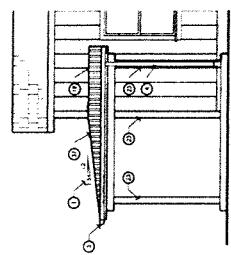
Lot 2



1 REAR ELEVATION



2 RIGHT ELEVATION



2A RIGHT ELEVATION - CORNER LOT OPTION

- EXTERIOR ELEVATION KEYNOTES:**
1. REFER TO PLAN FOR WINDOW SIZES.
  2. ALL WINDOW SIZES ARE TO FACE UNLESS NOTED OTHERWISE.
  3. FINISHES ARE TO FACE UNLESS NOTED OTHERWISE.
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DATE: NOVEMBER 10, 2017  
 SHEET NO: 10077  
 DRAWING: 2A RIGHT ELEVATION  
 PROJECT: 2A CORNER LOT OPTION  
 SHEET: 2A

**api**  
 ARCHITECTURE INC. 2015  
 PLANNING

ARCHITECTURE PLUS INC.  
 4335 8 NORTH STAR WAY  
 MODESTO, CA 95356  
 PH: 209 577 4663  
 FX: 209 577 0213  
 WWW.APIARCH.COM

FRANKIE BROWN  
 PROJECT ARCHITECT  
 11/10/17

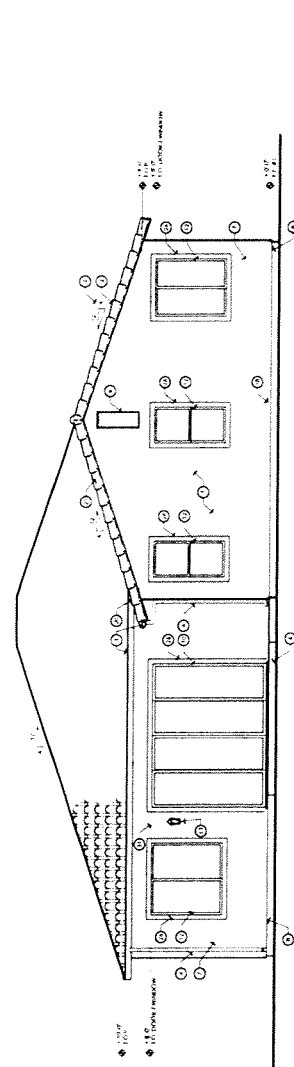
TERRA RANCH - SONOMA  
 MASTER PLAN  
 PLAN 2052

EXTERIOR ELEVATION - MODERN FARMHOUSE

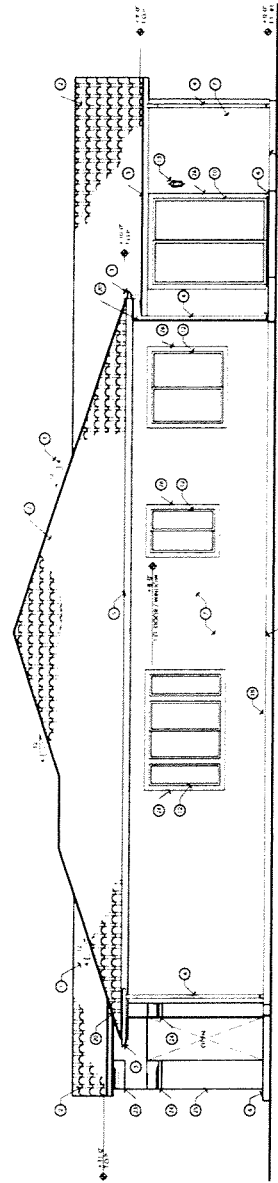
**A3.C2**



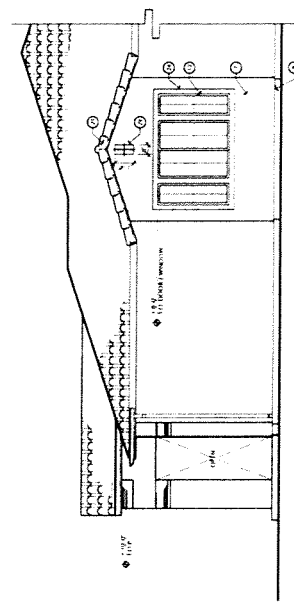
Lot 3



1 REAR ELEVATION  
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



2A RIGHT ELEVATION - CORNER OPTION  
SCALE: 1/8" = 1'-0"

- EXTERIOR ELEVATION REVNOTES**
1. SEE EXIST. ARCHITECTURE.
  2. EXISTING ROOFING TO REMAIN UNLESS OTHERWISE NOTED.
  3. ALL ROOFING SHALL BE AS SHOWN ON THIS PLAN. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
  4. ALL ROOFING SHALL BE INSTALLED OVER EXISTING ROOFING UNLESS OTHERWISE NOTED.
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**api**  
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 WWW.API-DC.COM

TERRA RANCH - BELMONT  
 PLAN 2286  
 MASTER PLAN  
 MANTICA

DATE	NOV 20 2017
JOB NO.	2286
PROJECT NO.	2286
SCALE	1/8" = 1'-0"
SHEET NO.	3 OF 3

**A3.C2**



## PROJECT REFERRAL/ROUTING SHEET

DATE: 03/26/2018

To: **City of Manteca Planning Division**  
**1001 W. Center Street**  
**Manteca, CA 95337**

FROM: Parks and Recreation Department  
**(Department or Agency)**

Contact Person: Michael Rosales Phone: 456-8615

Project Title: TUP 18-038: Model complex and two temp sales offices in garages of two models

### RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

**PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).**



## PROJECT REFERRAL/ROUTING SHEET

DATE: 3/26/18

To: **City of Manteca Planning Division**  
1001 W. Center Street  
Manteca, CA 95337

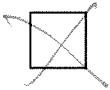
FROM: Bldg Safety  
(Department or Agency)

Contact Person: Lumen Arceo Phone: 978-8560

Project Title: ~~TUP 18-023~~ Model complex and two temp sales offices in garages of two models

RESPONSE:

WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

**PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).**

# Memo

**To:** Toben Barnum, Development Services Technician  
**From:** Lumen Arceo, Senior Plan Check Engineer  
**Date:** March 26, 2018  
**Re:** TUP 18-47 JKB Homes (Sales Offices and Model Home Complex)

---

1. Developer shall provide at least one accessible route within the site from accessible parking spaces and accessible passenger loading zone; public streets and sidewalks; and public transportation stops to the accessible building sales office or facility entrance they serve. Where more than one route is provided, all routes must be accessible. CBC §11B-206.2.1. The accessible path of travel shall be provided from the sales office to each of the proposed model homes.

Please be sure to show the accessible path of travel from the sales office or sales trailer to each of the models. Specifically, be sure to show that the driveway cross slopes meet the slope requirements of CBC §11B-403.3 for paths of travel. (Note: The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48)

2. Developer shall provide accessible parking spaces complying with CBC §11B-502 and in accordance with Table 11B-208.2. CBC §11B-208.2 and §11B-208.2.4.
3. Developer shall provide that all entrances and exterior ground-floor exits to buildings and facilities shall be accessible and shall comply with CBC §11B-404. CBC §11B-206.4.1.
4. Developer shall provide an accessible restroom shall be provided in accordance with CBC Chapter 11B and shall be on an accessible path of travel.
5. Developer shall obtain building permits for the parking area, sales office, flag pole, path of travel, etc. prior to the undertaking of any work requiring a building permit per CBC §105.
6. Developer shall comply with all requirements of the Model Efficient Landscape Ordinance and all plans shall be submitted and approved prior to permit issuance for construction of the Model Homes or Sales Office.



# PROJECT REFERRAL/ROUTING SHEET

RECEIVED

MAR 27 2018

DATE: 3/27/18

To: **City of Manteca Planning Division**  
**1001 W. Center Street**  
**Manteca, CA 95337**

COMMUNITY DEVELOPMENT  
DEPARTMENT

FROM: P.D.  
(Department or Agency)

Contact Person: Scott Cunningham Phone: 8281

Project Title: TUP 18-023: Model complex and two temp sales offices in garages of two models

**RESPONSE:**

WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.

WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

**PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).**



## PROJECT REFERRAL/ROUTING SHEET

DATE: 4/3/2018

To: City of Manteca Planning Division  
1001 W. Center Street  
Manteca, CA 95337

FROM: P.W.  
(Department or Agency)

Contact Person: KODSON FUM Phone: 456-8419

Project Title: TUP 18-038: Model complex and two temp sales offices in garages of two models

### RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

**PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).**





## PROJECT REFERRAL/ROUTING SHEET

DATE: 4/7/18

To: City of Manteca Planning Division  
1001 W. Center Street  
Manteca, CA 95337

FROM: Fire  
(Department or Agency)

Contact Person: L. Rey Phone: x8347

Project Title: TUP 18-038: Model complex and two temp sales offices in garages of two models

### RESPONSE:



WE HAVE REVIEWED THIS PROPOSED PROJECT AND HAVE NO COMMENTS OR REQUIREMENTS.



WE HAVE REVIEWED THIS PROPOSED PROJECT AND REQUEST THE FOLLOWING CONDITIONS OF APPROVAL. (SEE ATTACHED MEMO)

**PLEASE ATTACH YOUR COMMENTS (EMAIL YOUR COMMENTS TO THE PROJECT PLANNER IF POSSIBLE).**