

City of Santa Fe, New Mexico

memo

DATE: June 19, 2014

TO: Mayor Gonzales & City Councilors

VIA: Brian K. Snyder by ygn
Brian K. Snyder, City Manager

FROM: Yolanda Y. Vigil
Yolanda Y. Vigil, City Clerk

ITEM & ISSUE

Request for a Transfer of Ownership of Dispenser License #2593 with On-Premise Consumption Only.

BACKGROUND AND SUMMARY

Food Art, LLC has requested the transfer of ownership of Dispenser License #2593 (on premise consumption only) from Mornmor, Inc. to Food Art, LLC. This license will remain at the Pranzo Italian Grill, 540 Montezuma. This location is not within 300 feet of a church or school.

Attached are staff reports regarding litter, noise and traffic. Staff does not anticipate a substantial change in litter and noise or any unacceptable traffic impacts due to the approval of this request.

Staff is recommending that it be noted that the Pranzo Italian Grill is required to comply with all of the city's ordinances as a condition of doing business in the city.

ACTION REQUESTED

I request that the City Council indicate its decision on the transfer of ownership of Dispenser License #2593 (on premise consumption only) from Mornmor, Inc. to Food Art, LLC. This license will remain at the Pranzo Italian Grill, 540 Montezuma.

Attachments: Alcohol & Gaming Division Application
Notice of Public Hearing
Staff Reports

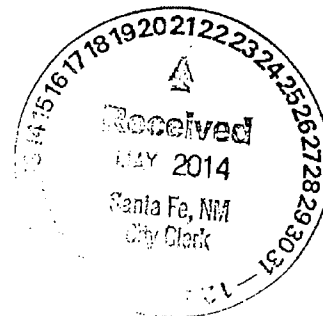


New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION

Toney Anaya Building • 2550 Cerrillos Road • Santa Fe, New Mexico 87505
(505) 476-4875 • Fax (505) 476-4595 • www.rld.state.nm.us/alcoholandgaming

May 19, 2014

Certified Mail No.: 7009 2250 0000 9386 8089



Susana Martinez
GOVERNOR

Robert "Mike" Unthank
SUPERINTENDENT

James C. McKay
GENERAL COUNSEL

Mary Kay Root
DIRECTOR

City of Santa Fe
Attn: Yolanda Y. Vigil, City Clerk
P.O. Box 909
Santa Fe, NM 87504-0909

Re: Lic. No. /Appl. No.: License No. 2593/Appl. No. 910415
Applicant Name: Food Art LLC
Doing Business As: Pranzo Italian Grill
Proposed Location: 540 Montezuma
Santa Fe, New Mexico 87501

ATTENTION: Department or person responsible for conducting or preparing the public hearing for liquor license transfers or issuance of new liquor licenses.

Greetings:

The Director of the Alcohol and Gaming Division has reviewed the referenced Application and granted **Preliminary Approval**; it is being forwarded to you in accordance with Section 60-6B-4 NMSA of the Liquor Control Act.

Within forty-five (45) days after receipt of a Notice from the Alcohol and Gaming Division, the governing body shall hold a Public Hearing in the question of whether the department should approve the proposed issuance or transfer. Notice of the Public Hearing required by the Liquor Control Act shall be given by the governing body by publishing a notice of the date, time, and place of the hearing at least once a week for two consecutive weeks in a newspaper of general circulation within the territorial limits of the governing body, which requires that two weeks of publication must be satisfied before a hearing can be conducted. The notice shall include: (A) Name and address of the Applicant/Licensee; (B) The action proposed to be taken by the Alcohol and Gaming Division; and (C) The location of the licensed premises. The governing body is required to send notice by certified mail to the Applicant of the date, time, and place of the Public Hearing. The governing body may designate a Hearing Officer to conduct the hearing. A record shall be made of the hearing.

THE APPLICANT IS SEEKING A TRANSFER OF OWNERSHIP OF LIQUOR LICENSE NO. 2593 WITH ON PREMISE CONSUMPTION ONLY.

Alcohol and Gaming Division
(505) 476-4875

Boards and Commissions Division
(505) 476-4600

Construction Industries Division
(505) 476-4700

Financial Institutions Division
(505) 476-4885

Manufactured Housing Division
(505) 476-4770

Securities Division
(505) 476-4580

Administrative Services Division
(505) 476-4800

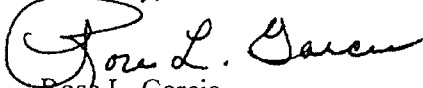
The governing body may disapprove the issuance or transfer of the license if:

- 1) The proposed location is within an area where the sale of alcoholic beverages is prohibited by the laws of New Mexico. (The governing body may disapprove if the proposed location is within 300 feet of a church or school unless the license has been located at this location prior to 1981 or unless the Applicant/Licensee has obtained a waiver from the Local Option District governing body for the proposed licensed premises).
- 2) The issuance or transfer would be in violation of a zoning or other ordinance of the governing body. The governing body may disapprove if the proposed location is not properly zoned. Because this office is in receipt of a Zoning Statement from the governing body, this is not a basis for disapproval.
- 3) The issuance would be detrimental to the public health, safety, or morals of the residents of the Local Option District. Disapproval by the governing body on public health, safety, or morals must be based on and supported by substantial evidence pertaining to the specific prospective transferee or location and a copy of the record must be submitted to the Alcohol and Gaming Division.

Within thirty (30) days after the Public Hearing, the governing body **shall** notify the Alcohol and Gaming Division as to whether the local governing body has approved or disapproved the issuance or transfer of the license by signing the enclosed original Page 1 of the Application. **The original Page 1 of the Application must be returned together with the notice of publication(s).** If the governing body fails to either approve or disapprove the issuance or transfer of the license within thirty days after the Public Hearing, the Director will give Final Approval to the issuance or transfer of the license.

If the governing body disapproves the issuance or transfer of the license, it shall notify the Alcohol and Gaming Division within thirty (30) days setting forth the reasons for the disapproval. A copy of the Minutes of the Public Hearing shall be submitted to the Alcohol and Gaming Division with the notice of disapproval (Page 1 of the Application page noting disapproval).

Sincerely,



Rose L. Garcia
Hearing Officer
NM Regulation & Licensing Dept.
Alcohol & Gaming Division
Phone: 505-476-4552
Fax: 505-476-4595
Email: rosel.garcia@state.nm.us

Enclosures: Original Page 1 of Application
Copy of Page 2 of Application
Posting Certificate

New Mexico Regulation and Licensing Department
ALCOHOL AND GAMING DIVISION

Page 2 of 2



New Mexico Regulation and Licensing Department - Alcohol and Gaming Division
 2500 Cayton Road • Santa Fe, New Mexico 87505 • (505) 476-4875 • Fax (505) 476-4595 • www.rld.state.nm.us/alcoholandgaming

LIQUOR LICENSE APPLICATION

4-14-13
 24-1580873

Application fee - \$200.00 Fees are non-refundable.

State Liquor License # 2593

Application Number 910415

Local option (AGD use)

Record Owner of Existing License Mommor, Inc.

Current D/B/A Name Pranzo Italian Grill

Current Premises Address 540 Montezuma, Santa Fe, NM 87501

Application is for: Change of Stock Change of Officers/Directors Transfer Ownership of Existing License Transfer Ownership and Location Other

Issue New License Type of License being applied for

Applicant is: Individual Corporation Partnership (General or Limited) Limited Liability Company

NAME OF APPLICANT (company or individual)

ADDRESS (including city, state, zip)

Food Art, LLC, a New Mexico limited liability company 2279 Calle Cacique, Santa Fe, NM 87505

TELEPHONE NUMBER

(505) 984-2645

D/B/A name to be used: Pranzo Italian Grill

Phone number for licensed premises: (505) 984-2645

Physical location where license is to be used: 540 Montezuma, Santa Fe, New Mexico 87501

(include street number / highway number / state road, city and county, state, and zip code)

Mailing address: 2279 Calle Cacique, Santa Fe, NM 87505

Are alcoholic beverages currently being dispensed at the proposed location? Yes No If yes, give license number and type 2593 - Inter-Local Dispenser

I, (print name) Steven R. Lemon

as (title) Manager

deposes and says: that he/she is the applicant or is authorized by the applicant to make this application; that he/she has read the same; knows the contents therein contained are true. Applicant(s) agree(s) that if any statements or representations herein are found to be false, the director may refuse to issue or renew the license or may cause the license to be revoked at any time.

You must sign and date this form in the presence of a notary public.

Signature of Applicant

SUBSCRIBED AND SWORN TO before me this 16th day of December, 2013 by Steven R. Lemon

Notary Public

My Commission Expires 11-26-2014

Local Governing Body of:

(City or County). Hearing held on

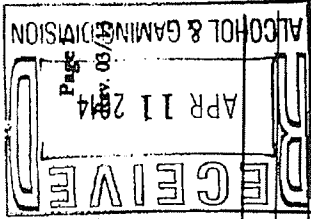
Check one: Approved Disapproved City/County Official

(Signature & Title)

Approved Disapproved Director Approval

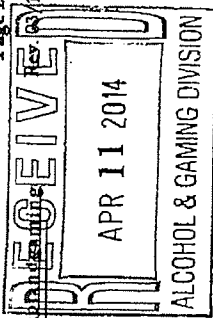
Date

For Alcohol and Gaming Division Use Only



OFFICIAL SEAL
 Sherrie L. Sanchez
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 11-26-2014

12/16/13 Date



PREMISES LOCATION, OWNERSHIP, AND DESCRIPTION
SS-60-6B-10

1. The land and building which is proposed to be the licensed premises is (check one):
 Owned by Applicant _____ Leased by Applicant (attach copy of deed or lease) X Other (provide details) _____

2. If the land and building are not owned by Applicant, indicate the following:

A. Owner(s) GECMC 2001-3 Montezuma Ave. LLC c/o TMS2 LLC (Triguild Inc.)

B. Date and term of lease Date of Lease is pending. Term of lease 15 years 4/14/14 effective

3. Premises location is zoned (example C-1) BCDRED (Business Capitol District Redevelopment Sub-District)
 If the premises is zoned, attach zoning statement from local government giving location address and type of zone, stating whether alcoholic beverages are allowed at proposed location. If there is no zoning, attach confirmation from local government indicating there is no zoning.

4. Distance from nearest church *(Property line of church to licensed premises—shortest distance).

Miles/feet 351 ft Name of church Santuaro de Guadalupe Address/location of church 417 Agua Fria, Santa Fe, NM 87501

5. Distance from nearest school *(Property line of school to licensed premises—shortest distance).

Miles/feet 0.5 mi Name of school Carlos Gilbert Elementary School Address/location of school 300 Griffin St., Santa Fe NM 87501

6. Distance from military installation *(Property line of military installation to licensed premises—shortest distance.)

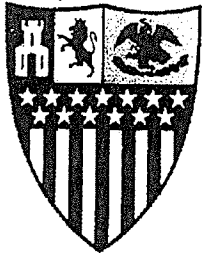
Miles NA 65 Name of Military Installation, circle one: Kirtland Air Force Base (Albuquerque) Holloman Air Force Base (Alamogordo), Cannon Air Force Base (Clovis),
White Sands Missile Range (Las Cruces)

7. Attach, on a separate sheet, the detailed floor plan for each level (floor) where alcoholic beverages will be sold or consumed. Show exterior walls, doors, and interior walls. This will be the licensed premises. The floor plan should be no larger than 8 1/2 x 11 inches, and must include the total square footage of premises.

*If the distance is beyond 300 feet, but less than 400 feet, a registered engineer or licensed surveyor must complete a Survey Certificate showing the exact distance.

8. Type of Operation:

Lounge _____ Restaurant X Package Grocery _____ Racetrack _____ Hotel _____ Other (specify) _____



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:

- Rebecca Wurzbarger, Mayor Pro Tem, Dist. 2
- Patti J. Bushee, Dist. 1
- Chris Calvert, Dist. 1
- Peter N. Ives, Dist. 2
- Carmichael A. Dominguez, Dist. 3
- Christopher M. Rivera, Dist. 3
- Bill Dimas, Dist. 4
- Ronald S. Trujillo, Dist. 4

December 05, 2013

Debora Lopez, Deputy Department Director
 Alcohol Beverage & Gaming Division
 Regulations & Licensing Department
 2550 Cerrillos Rd.
 Santa Fe, NM 87505

RE: Zoning Verification for 540 Montezuma St.

Dear Debora Lopez,

This is in response to a request for zoning verification on the above referenced property. According to the Official Zoning Map, Page H-18 updated May 2001, this property is zoned BCDRED (Business Capitol District Redevelopment Sub-District).

(E) BCD Business-Capitol District

(1) Purpose

In recognition of the fact that the economic health of the city depends on the economic viability of the BCD, the purpose of the BCD is to provide for a mixture of land uses, including residential uses, designed to promote the district's economic well being while preserving the unique architecture, townscape and aesthetics that foster a strong tourist industry and sustain the quality of life, sense of community and historical identity in the district and the city.

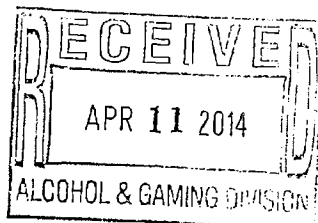
Pursuant to Chapter 14-6.1-1 SFCC the list of uses identified allows for the sale of alcohol.

For additional information, reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 – Zoning Districts/14-6 Permitted Uses).

Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. It is the intent of this letter to advice of the ordinances pertaining to the zone districts. It is not the intent to state that the subject property complies with zoning requirements. Occupancy is determined based on zoning compliance at the time of building permit or certificate of occupancy, whichever applies. Additionally, it is not the intent to interfere with or to abrogate or annual any official document including conditions or safeguards made a part of the subject property at the time of any public hearings. Applicants are advised to pursue an independent search of official documents.

If you have any questions, please call me at 505-955-6587.

Daniel A. Esquibel
Land Use Planner Senior



ALCOHOL & GAMING DIVISION
2550 CERRILLOS ROAD
SANTA FE, NEW MEXICO 87505
POSTING CERTIFICATE

DISPENSER (FULL SERVICE)
 RESTAURANT (BEER/WINE ONLY)
 CANOPY (DISPENSER-C)
 OTHER:

RETAILER (PACKAGE ONLY)
 DISPENSER (ON PREMISE ONLY)
 INTER-LOCAL DISPENSER
 LOTTERY

LICENSE NUMBER /APPLICATION NUMBER:

LIC. NO. 2593/APPL. NO. A-910415

TRANSFER OF OWNERSHIP & LOCATION
 TRANSFER OF OWNERSHIP ONLY

TRANSFER OF LOCATION ONLY
 NEW LICENSE

TRANSFERRED FROM: MORNMOR, INC.

CURRENT LOCATION: 540 MONTEZUMA, SANTA FE, NM 87501

TRANSFERRED TO:/APPLICANT: FOOD ART LLC

PROPOSED LOCATION: 540 MONTEZUMA, SANTA FE, NM 87501

PROPOSED BUSINESS NAME PRANZO ITALIAN GRILL

I CERTIFY THAT I HAVE POSTED THE REQUIRED NOTICE OF LIQUOR LICENSE PURSUANT TO SECTION 60-6B-2, NMSA, AND FURTHER CERTIFY AS FOLLOWS:

1. LOCATION POSTED IS WITHIN CORPORATE LIMITS OF: Santa Fe
2. LOCATION POSTED IS IN UNINCORPORATED LIMITS OF: _____
3. DISTANCE FROM NEAREST CHURCH IS: 528 ft
NAME OF CHURCH IS: Shrine of Our Lady of Guadalupe
4. DISTANCE FROM NEAREST SCHOOL IS: 3,168 ft
NAME OF SCHOOL IS: Gonzales Community School
5. DISTANCE FROM NEAREST MILITARY INSTALLATION: 680 3 miles
NAME OF INSTALLATION IS Kirtland AFB
6. IF RURAL, DISTANCE FROM NEAREST EXISTING LIQUOR LICENSE IS:
BY PASSABLE ROAD: _____ BY STRAIGHT AIRLINE: _____
7. NOTICE POSTED ON:
 BUILDING
 BUILDING UNDER CONSTRUCTION
 BUILDING BEING REMODELED
 BILLBOARD
 NO BUILDING

DATE POSTED: 23 Apr 14

EXPIRATION DATE: 13 May 14

APPLICANT'S SIGNATURE

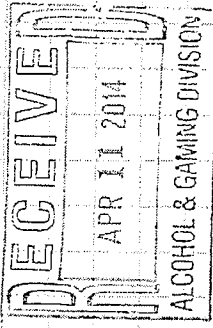
S.I.D. SPECIAL AGENT SIGNATURE

Steven R. Lemon
PRINTED

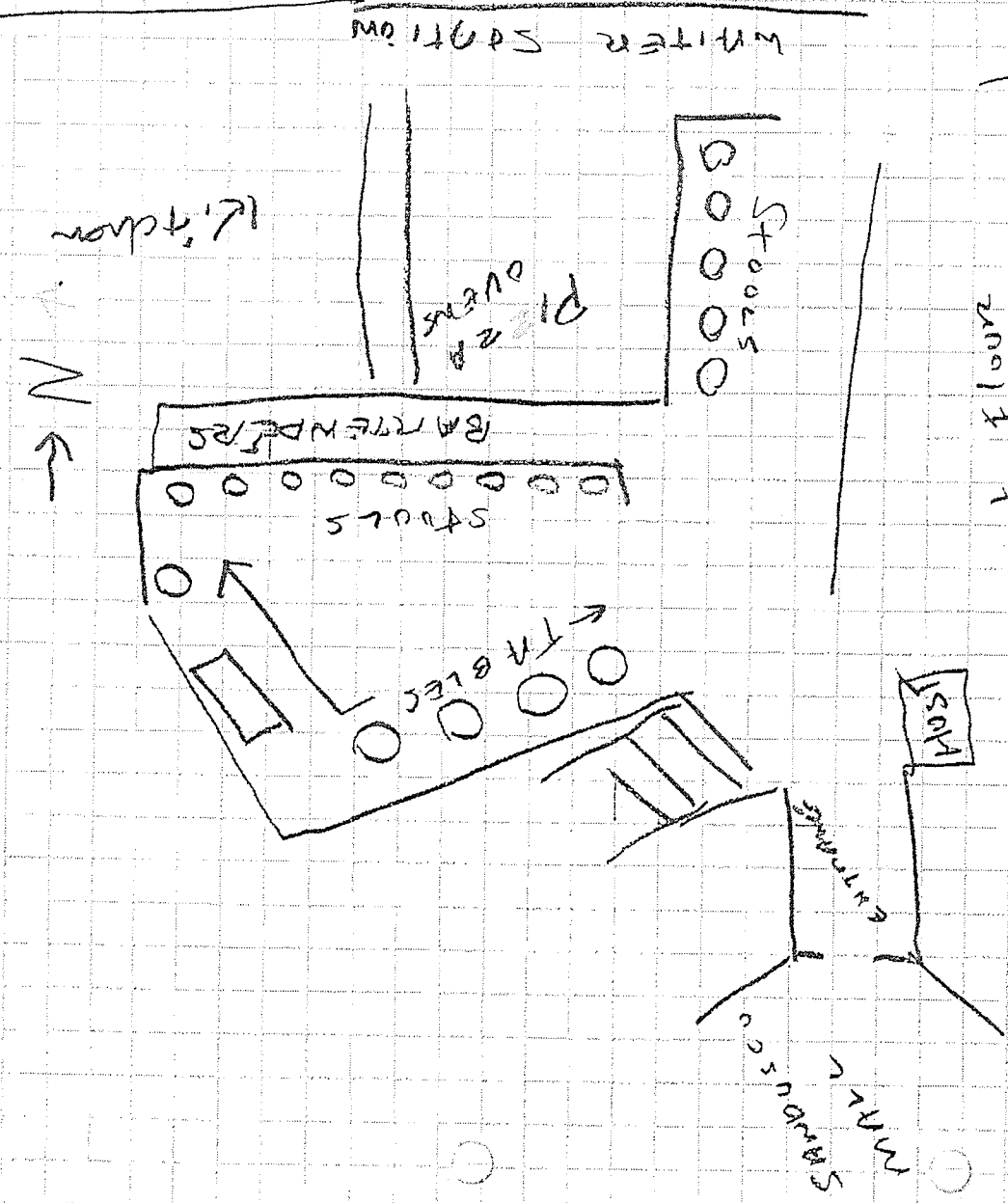
Jeremy Stricklin
PRINTED

PAGE 1
BAR

MINORS
IN BAR
ONLY TO PARENTS
OR SPOUSE OVER
21.



Scale
EACH SPACE
= 1.5'



1st Floor
Dining Room
Scale 1.5'

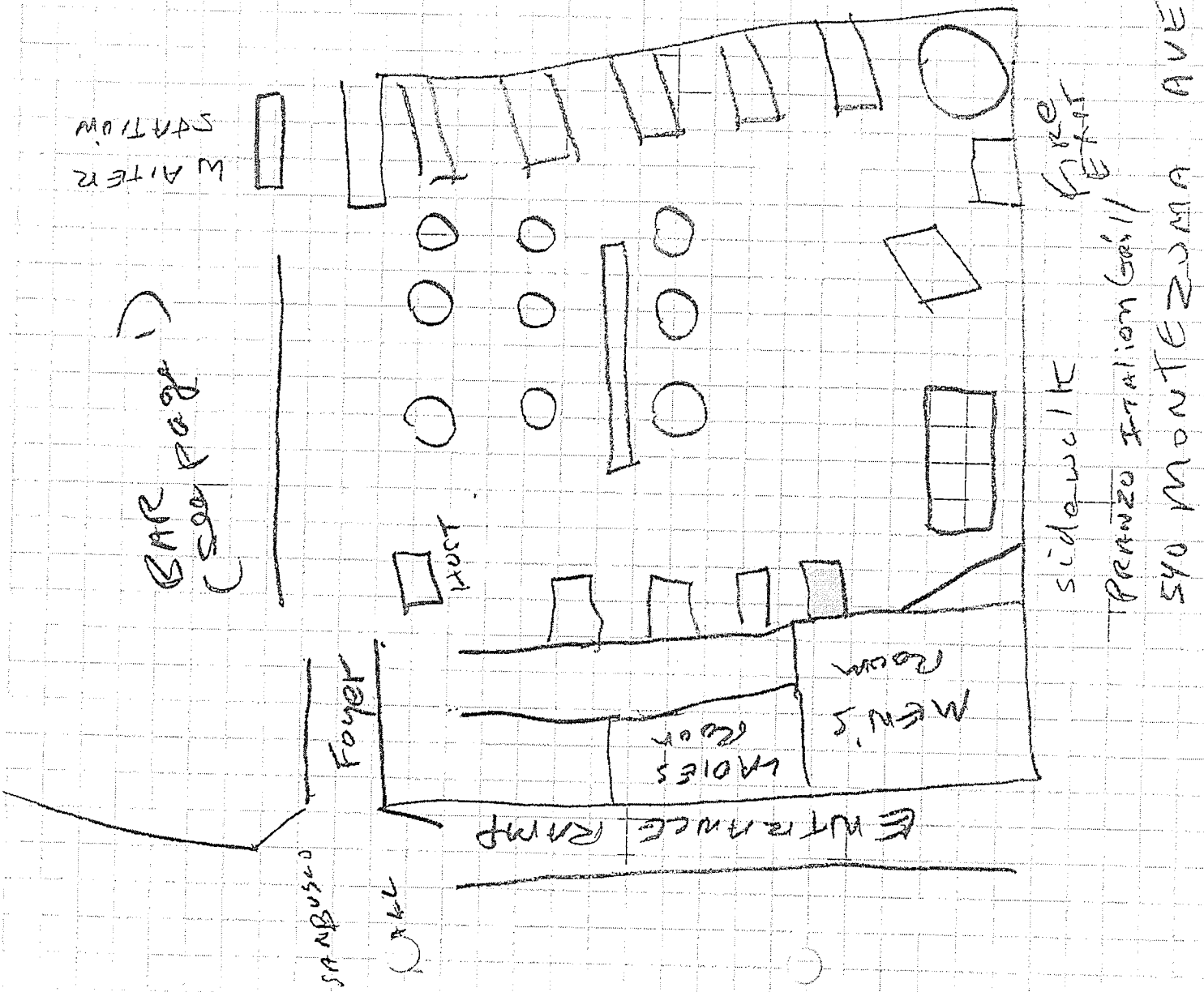
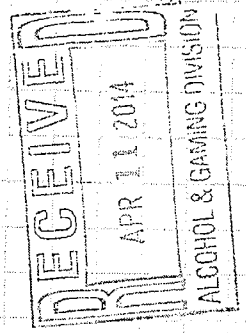
BAR 1st Floor
PRANZO Italian Grill
540 Maryland Ave. Simulation

TOTAL SQ FT 7000
OUTSIDE PATIO SQ FT 250

MINORS OK
IF ACCUM PARENTS
BY PARENTS

PAGE

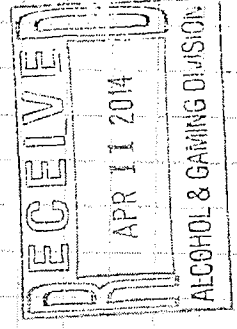
2



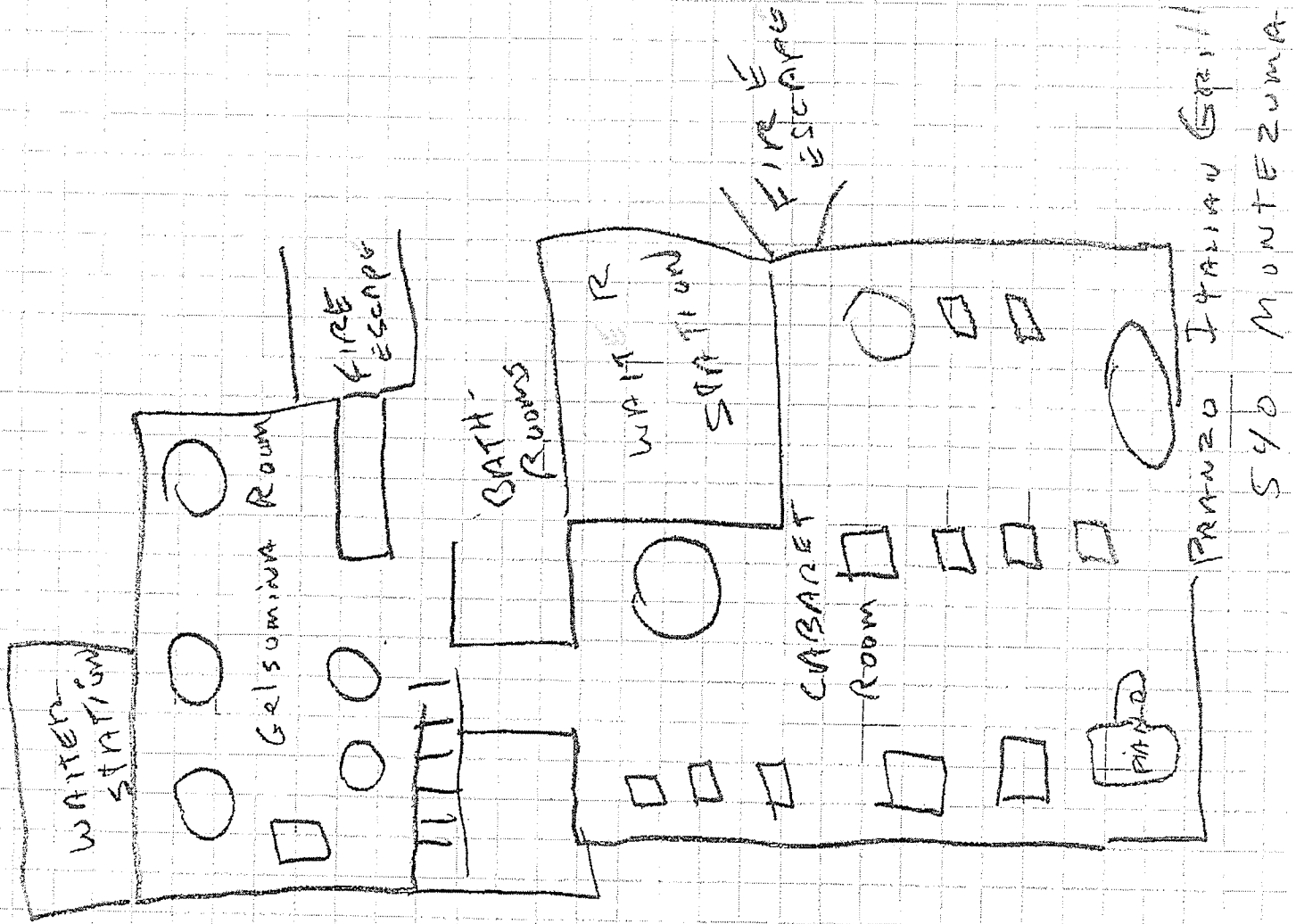
N →

PAGE 3

2ND FLOOR
DINING
ROOMS



ETCH SQUARE
= APPROX



PRAIRIE ITALIAN SPIRIT
540 MONTEZUMA AVE

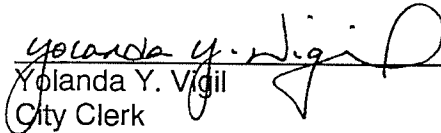
CITY OF SANTA FE

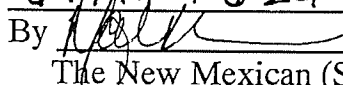
NOTICE OF PUBLIC HEARING

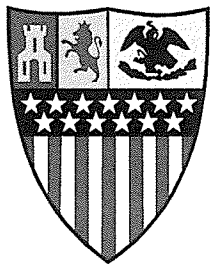
Notice is hereby given that the Governing Body of the City of Santa Fe will hold a public hearing on Wednesday, June 25, 2014 at its regular City Council Meeting, 7:00 p.m. session, at City Hall Council Chambers, 200 Lincoln Avenue.

The purpose of this hearing is to discuss a request from Food Art, LLC for a transfer of Ownership of Dispenser License #2593 from Mornmor, Inc. to Food Art, LLC. This license will remain at Pranzo Italian Grill, 540 Montezuma, Santa Fe.

All interested citizens are invited to attend this public hearing.


Yolanda Y. Vigil
City Clerk

Received by The New Mexican
Date 6-13-14
To Be Published _____
6-17-14 + 6-24-14
By  _____
The New Mexican (Signature)



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Javier M. Gonzales, Mayor

Councilors:

Patti J. Bushee, Dist. 1
Signe I. Lindell, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Bill Dimas, Dist. 4

DATE: June 17, 2014 for the City Council Meeting of June 25, 2014

TO: Mayor and City Council Members

VIA:

For Brian Snyder

Brian Snyder, City Manager

Matthew O'Reilly, Director, Land Use Department *MSO*

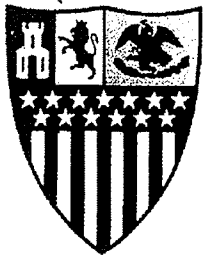
FROM: Antoinette Padilla, Code Enforcement Specialist *A.P.*

ITEM AND ISSUE

Litter and noise impact assessment, due to a request from Food Art, LLC for a transfer of Ownership of Dispenser License #2593 from Mornmor, Inc. to Food Art, LLC. This license will remain at Pranzo Italian Grill, 540 Montezuma, Santa Fe, New Mexico.

BACKGROUND AND SUMMARY

A substantial change in litter and noise due to this request is not anticipated.



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

David Coss, *Mayor*

Councilors:

- Rebecca Wurzbarger, Mayor Pro Tem, Dist. 2
- Patti J. Bushee, Dist. 1
- Chris Calvert, Dist. 1
- Peter N. Ives, Dist. 2
- Carmichael A. Dominguez, Dist. 3
- Christopher M. Rivera, Dist. 3
- Bill Dimas, Dist. 4
- Ronald S. Trujillo, Dist. 4

December 05, 2013

Debora Lopez, Deputy Department Director
 Alcohol Beverage & Gaming Division
 Regulations & Licensing Department
 2550 Cerrillos Rd.
 Santa Fe, NM 87505

RE: Zoning Verification for 540 Montezuma St.

Dear Debora Lopez,

This is in response to a request for zoning verification on the above referenced property. According to the Official Zoning Map, Page H-18 updated May 2001, this property is zoned BCDRED (Business Capitol District Redevelopment Sub-District).

(E) BCD Business-Capitol District

(1) Purpose

In recognition of the fact that the economic health of the city depends on the economic viability of the BCD, the purpose of the BCD is to provide for a mixture of land uses, including residential uses, designed to promote the district's economic well being while preserving the unique architecture, townscape and aesthetics that foster a strong tourist industry and sustain the quality of life, sense of community and historical identity in the district and the city.

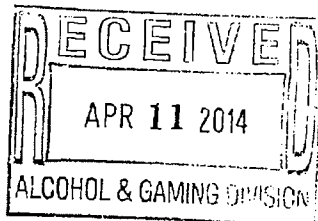
Pursuant to Chapter 14-6.1-1 SFCC the list of uses identified allows for the sale of alcohol.

For additional information, reference City of Santa Fe Chapter 14 SFCC regarding these districts (Chapter 14-4 – Zoning Districts/14-6 Permitted Uses).

Note: The information provided in this letter is solely derived from the Official Zoning Map and the minimum requirements set forth in Chapter 14, SFCC 1987. It is the intent of this letter to advice of the ordinances pertaining to the zone districts. It is not the intent to state that the subject property complies with zoning requirements. Occupancy is determined based on zoning compliance at the time of building permit or certificate of occupancy, whichever applies. Additionally, it is not the intent to interfere with or to abrogate or annual any official document including conditions or safeguards made a part of the subject property at the time of any public hearings. Applicants are advised to pursue an independent search of official documents.

If you have any questions, please call me at 505-955-6587.

Daniel A. Esquibel
Land Use Planner Senior



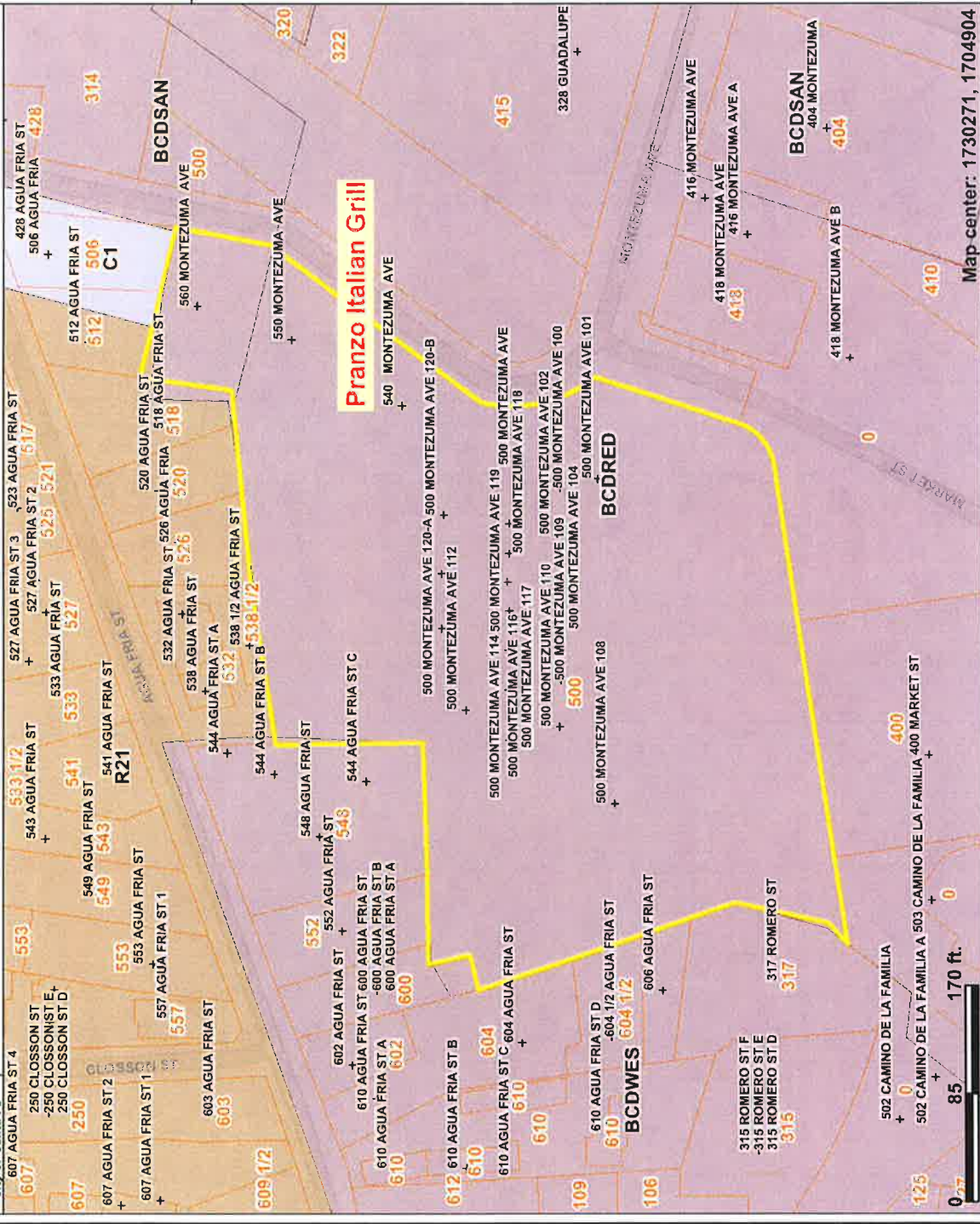
CATEGORY	RR	R-1 -	R-6 R-9	R-7 -	R-7 -I	RC-5, RC-8	RC-10 -R-29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC-1	SC-2	SC-3	MU ***	Use-Specific Regs 14-6.2
Specific Use																							
Arts and crafts schools									P	P	P	P	P		P	P	P	P	P	P	P	P ²	
Dance studios									P	P	P	P			P	P			P	P	P	P ²	
Photographers' studios									P	P	P	P			P	P			P	P	P	P ²	
Assembly																							
Private clubs and lodges	S	S	S	S	S	S	S	S	S	S	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P* ²	
Financial Services																							
Banks, credit unions (without drive-through)											P	P			P	P	P	P	P	P	P	P ²	
Banks, credit unions (with drive-through)											P*	P*			P	P*	P*	P*	P*	P*	P*	P ²	
Food and Beverages																							
Bar, cocktail lounge, nightclub, no outdoor entertainment									S ³	S ³		P*			P	P			P*	P*	P*	P ²	
Bar, cocktail lounge, nightclub, with outdoor entertainment									S* ³	S ³		P*			P*	P*			P*	P*	P*	P* ²	
Restaurant - full service, with or without incidental alcohol service									S ³	S ³		P			P	P	S		P	P	P	P	

Italicized words defined in Article 14-12

CATEGORY Specific Use	RR	R-1 -	R-7 -	R-7 -J	RC- 5, RC- 8	R- 10 -R- 29	MHP	RAC	AC**	C-1	C-2	C-4	HZ	BCD	I-1	I-2	BIP	SC- 1	SC- 2	SC- 3	MU ***	Use- Specific Regs 14-6.2
Restaurant with bar, cocktail lounge or nightclub comprising more than 25% of total serving area.								S ³	S ³		P*			P*	P*			P*	P*	P*	P ²	
Restaurant - Fast service/take-out, no drive-through/drive-up								S	P ⁴	P ⁴	P	P ⁴		P	P	S		P	P	P	P	
Restaurant - with drive-through/drive-up											P*			P*	P*	S		P*	P*	P*	P ²	
Medical																						
Apothecary shops or pharmacies										P	P			P	P			P	P	P	P ²	
Medical and dental offices or clinics								S	S	P	P	P		P	P	P		P	P	P	P ²	
Offices, Business and Professional																						
Business and professional offices excluding medical and dental and financial services								S	S	P	P	P		P	P			P	P	P	P ²	
Public Accommodation																						
Bed and breakfast houses and inns											P			P	P						P	
Conference and extended stay lodging facilities											P			P	P							

Italicized words defined in Article 14-12

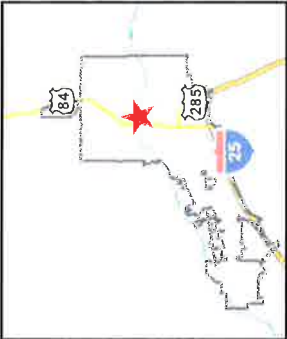
540 Montezuma Avenue



Map center: 1730271, 1704904



This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Legend

- City Limits
- Full Address Labels
- Parcels
- Airport Clear Zones
- Santa Fe River
- Zoning
- RR Rural Residential
- R1, (PUD) Single-Family 1du/ac
- R2, (DT), (PUD), (AC) Single - Family 2du/ac
- R3, (PUD) Single - Family 3du/ac
- R4 Single - Family 4du/ac
- R5, (DT), (PUD), (AC), R6 Single - Family 5-6du/ac
- R7, (I), (PUD), R8 Single - Family 7-8du/ac
- RC5, RC5AC Compound 5du/ac
- RC8, RC8AC Compound 8du/ac
- R10, (PUD) Multiple - Family 10du/ac
- R12, (PUD) Multiple - Family 12du/ac
- R21, (PUD) Multiple - Family 21du/ac
- R29, (PUD),(AC) Multiple - Family 29du/ac
- RAC Residential Arts & Crafts



Scale: 1:1,452