

**REZONING APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Martha Belle</u>	NAME: <u>Martha Belle</u>
ADDRESS: <u>1975 Mineral Springs Road</u>	ADDRESS: <u>1975 Mineral Springs Road</u>
CITY: <u>Hoschton</u>	CITY: <u>Hoschton</u>
STATE: <u>GA</u> ZIP: <u>30548</u>	STATE: <u>GA</u> ZIP: <u>30548</u>
PHONE: <u>404-202-0101</u>	PHONE: <u>404-202-0101</u>
CONTACT PERSON: <u>David E. Hunt</u> PHONE: <u>404-202-0101</u>	
CONTACT'S E-MAIL: <u>dehunt@allpointsrealty.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): RA200 REQUESTED ZONING DISTRICT: R100

PARCEL NUMBER(S): R 3003 247 & R3003 294 ACREAGE: 3.647

ADDRESS OF PROPERTY: 1975 Mineral Springs Road, Hoschton, GA 30548

PROPOSED DEVELOPMENT: R100 for 3 lots

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>3</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>2,000 Sq. Ft.</u>	Total Building Sq. Ft. _____
Gross Density: <u>3</u>	Density: _____
Net Density: <u>3</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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## **LEGAL DESCRIPTION**

**BEGINNING** at a Disturbed Rebar found located on the Northeasterly right-of-way of Mineral Springs Road (80' right-of-way) said point being located 957.06 feet as measured in a Southerly direction from the intersection of said Northeasterly right-of-way and the centerline of State Route #124; thence leaving said Northeasterly right-of-way North 37 degrees 12 minutes 25 seconds East, a distance of 488.27 feet to a point located on the Southwesterly right-of-way of Holman Road (60' right-of-way), (said point also being referenced by a rebar found located South 39 degrees 24 minutes West, 3.35 feet) said point also being the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1388.89 feet, a central angle of 11 degrees 27 minutes 38 seconds, and a chord of 277.35 feet bearing South 33 degrees 50 minutes 15 seconds East; thence Southeast along said Southwesterly right-of-way along said curve, a distance of 277.81 feet to a point; thence continuing along said Southwesterly right-of-way South 39 degrees 27 minutes 58 seconds East, a distance of 47.16 feet to an open top pin found; thence leaving said Southwesterly right-of-way South 38 degrees 07 minutes 44 seconds West, a distance of 511.11 feet to an open top pin found; thence North 46 degrees 45 minutes 01 second West, a distance of 183.00 feet to a disturbed rebar found located on the aforesaid Northeasterly right-of-way of Mineral Springs Road; thence North 11 degrees 16 minutes 10 seconds West along said Northeasterly right-of-way, a distance of 157.60 feet to a disturbed rebar found and the **POINT OF BEGINNING**.

Said described tract containing 3.647 acres (158,845.636 square feet), more or less.

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**LEGAL DESCRIPTION**  
**(Proposed lot 1)**

**BEGINNING** at a Disturbed Rebar found located on the Northeasterly right-of-way of Mineral Springs Road (80' right-of-way) said point being located 957.06 feet as measured in a Southerly direction from the intersection of said Northeasterly right-of-way and the centerline of State Route #124; thence leaving said Northeasterly right-of-way North 37 degrees 12 minutes 25 seconds East, a distance of 201.00 feet to a point and the **TRUE POINT OF BEGINNING:**

From the **TRUE POINT OF BEIGINNING** thus established; thence North 37 degrees 12 minutes 25 seconds East, a distance of 287.27 feet to a point on the Southwesterly right-of-way of Holman Road (60' right-of-way) and the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1388.89 feet, a central angle of 4 degrees 39 minutes 18 seconds, and a chord of 112.81 feet bearing South 30 degrees 26 minutes 05 seconds East; thence Southeast along said right-of-way and following the curve, a distance of 112.84 feet to a point; thence leaving said Southwesterly right-of-way South 38 degrees 07 minutes 44 seconds West, a distance of 277.11 feet to a point; thence North 34 degrees 39 minutes 17 seconds West, a distance of 105.09 feet to a point and the **TRUE POINT OF BEGINNING.**

Said described tract containing 0.661 acre (28,807 square feet), more or less.

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**LEGAL DESCRIPTION**  
**(Proposed lot 3)**

**BEGINNING** at a Disturbed Rebar found located on the Northeasterly right-of-way of Mineral Springs Road (80' right-of-way) said point being located 957.06 feet as measured in a Southerly direction from the intersection of said Northeasterly right-of-way and the centerline of State Route #124; thence leaving said Northeasterly right-of-way North 37 degrees 12 minutes 25 seconds East, a distance of 201.00 feet to a point; thence South 34 degrees 39 minutes 17 seconds East, 212.43 feet to a point and the **TRUE POINT OF BEGINNING**:

From the **TRUE POINT OF BEGINNING** thus established; thence North 38 degrees 07 minutes 44 seconds East, a distance of 277.73 feet to a point located on the Southwesterly right-of-way of Holman Road (60' right-of-way) and the point of curvature of a non-tangent curve, concave to the Northeast, having a radius of 1388.89 feet, a central angle of 2 degrees 23 minutes 02 seconds, and a chord of 57.78 feet bearing South 38 degrees 22 minutes 33 seconds East; thence Southeast along said Southwesterly right-of-way and following the curve, a distance of 57.79 feet; thence continuing along said Southwesterly right-of-way South 39 degrees 27 minutes 58 seconds East, a distance of 47.16 feet to an open top pin found; thence leaving said Southwesterly right-of-way South 38 degrees 07 minutes 44 seconds West, a distance of 285.80 feet to a point; thence North 34 degrees 39 minutes 17 seconds West, a distance of 107.04 feet to a point and the **TRUE POINT OF BEGINNING**:

Said described tract containing 0.661 acre (28,772 square feet), more or less.

**LEGAL DESCRIPTION**  
**(Proposed lot 2)**

**BEGINNING** at a Disturbed Rebar found located on the Northeasterly right-of-way of Mineral Springs Road (80' right-of-way) said point being located 957.06 feet as measured in a Southerly direction from the intersection of said Northeasterly right-of-way and the centerline of State Route #124; thence leaving said Northeasterly right-of-way North 37 degrees 12 minutes 25 seconds East, a distance of 201.00 feet to a point; thence South 34 degrees 39 minutes 17 seconds East, 105.09 feet to a point and the **TRUE POINT OF BEGINNING**:

From the **TRUE POINT OF BEGINNING** thus established; thence North 38 degrees 07 minutes 44 seconds East, a distance of 277.11 feet to a point located on the Southwesterly right-of-way of Holman Road (60' right-of-way) and the point of curvature of

a non-tangent curve, concave to the Northeast, having a radius of 1388.89 feet, a central angle of 4 degrees 25 minutes 18 seconds, and a chord of 107.16 feet bearing South 34 degrees 58 minutes 23 seconds East; thence Southeast along said Southwesterly right-of-way and following the curve, a distance of 107.18 feet to a point; thence leaving said Southwesterly right-of-way South 38 degrees 07 minutes 44 seconds West, a distance of 277.73 feet to a point; thence North 34 degrees 39 minutes 17 seconds West, a distance of 107.34 feet to the **TRUE POINT OF BEGINNING:**

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**LEGAL DESCRIPTION**  
**(Remaining Lot)**

**BEGINNING** at a Disturbed Rebar found located on the Northeasterly right-of-way of Mineral Springs Road (80' right-of-way) said point being located 957.06 feet as measured in a Southerly direction from the intersection of said Northeasterly right-of-way and the centerline of State Route #124; thence leaving said Northeasterly right-of-way North 37 degrees 12 minutes 25 seconds East, a distance of 201.00 feet to a point; thence South 34 degrees 39 minutes 17 seconds East, a distance of 319.47 feet to a point; thence South 38 degrees 07 minutes 44 seconds West, a distance of 225.32 feet to a point; thence North 46 degrees 45 minutes 01 second West, a distance of 183.00 feet to a point located on the aforementioned Northeasterly right-of-way of Mineral Springs Road; thence North 11 degrees 16 minutes 10 seconds West along said Northeasterly right-of-way, a distance of 157.60 feet to the **POINT OF BEGINNING**;

Said described tract containing 1.674 acres (72,897 square feet), more or less.

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# LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

DISTANCES ARE HORIZONTAL GROUND DISTANCES.

THE SURVEY DIMENSIONS ARE BASED ON THE U.S. FOOT (39.37 INCHES = 1 METER)

EQUIPMENT USED:  
THEODOLITE READINGS DIRECTLY TO 02 SECONDS.  
ELECTRONIC DISTANCE METER READINGS DIRECTLY TO .005 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 37,546 FEET. THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 352,360 FEET.

THIS PROPERTY HAS BEEN FIELD SURVEYED.

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION AND MAY BE SUBJECT TO OTHER EASEMENTS AND ENCUMBRANCES NOT SHOWN THAT MAY OR MAY NOT BE OF RECORD.

## LEGEND

- REBAR FOUND OR SET (RBF) (RBS)
- CORNER CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)

### SHORT LINE TABLE

Line	Bearing	Distance
1	S33°27'54"E	47.15'

### CURVE TABLE

Curve	Radius	Arc	Chord	Chord Bearing
1	1389.89	277.81	277.35	S33°50'15"E

### SITE REFERENCES:

- 1) DEED BOOK 3732 PAGE 87
- 2) DEED BOOK 16836 PAGE 83
- 3) PLAT BOOK 27 PAGE 88
- 4) PLAT BOOK 32 PAGE 221A
- 5) TAX MAPS AND TAX DATA AVAILABLE ONLINE FROM THE GWINNETT COUNTY WEB SITE.
- 6) TAX ID 3003 294 AND 3003 247

### PROPOSED R100 ZONING:

- 1) MINIMUM LOT SIZE 15,000 SQ.FT. SEWER 25,000 SQ.FT.
- 2) MINIMUM LOT WIDTH 100'
- 3) FRONT SETBACK 50'
- 4) SIDE SETBACK 10' 1 YARD 20' 2 YARDS
- 5) REAR SETBACK 40'
- 6) MINIMUM HEATED FLOOR SPACE 1,400 SQ.FT.
- 7) MAXIMUM BUILDING HEIGHT 35'

### PLAT CERTIFICATION NOTICE

THIS PLAT HAS BEEN PREPARED FOR THE DISCLUSIVE USE OF THE PERSONS SPECIFIED ON EVERY TYPED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON. PERSONS OF ENTITY WITHOUT EXPRESS PERMISSION BY THE SURVEYOR HEREON REWARDING THE PLAT TO SAID OTHER PERSON, PERSONS OR ENTITY IS.

### STATE WATERS NOTE

THE SURVEYOR HAS MADE NO DETERMINATION OR ADJUDICATION AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY FROM TO ANY CONTRIBUTION OR OTHER FROM THE PROPERTY OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THIS PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY BE REQUIRED.

ACCORDING TO THE GWINNETT COUNTY RECORDS THIS SITE IS ZONED R 200.

NOTE THAT ANY BUILDING SETBACKS SHOWN ARE SUBJECTIVE AND HAVE BEEN INTERPOLATED FROM ZONING INFORMATION OR PLATS OF RECORD. THESE BUILDING SETBACKS MAY CHANGE WHEN REVIEWED BY THE LOCAL GOVERNING AUTHORITY.

PURSUANT TO THE UNIFORM CODE OF GEORGIA ANNOTATED SECTION 44-1-14 IT IS UNLAWFUL FOR ANY PERSON WILLFULLY AND KNOWINGLY TO REMOVE, DESTROY, INJURE, OR DISPLACE ANY PROPERTY CORNER MONUMENT EXCEPT UNDER THE AUTHORITY OF A REGISTERED LAND SURVEYOR.

NOTE: THE ELEVATIONS REFLECTED HEREON ARE BASED ON A NEW GPS STATIC OBSERVATION USING A DUAL FREQUENCY TRIPLE CONSTELLATION ANTENNA WHILE APPLYING GEOID 12B RESULTS.

NOTE: THIS IS NOT AN EXEMPTION PLAT AND HAS NOT BEEN REVIEWED FOR APPROVAL OF THE SUBDIVISION OF LOTS. THIS DRAWING IS AN EXHIBIT REQUIRED BY THE ZONING DEPARTMENT FOR THE APPLICATION OF AND FOR REZONING THIS PARENT PARCEL FOR FUTURE SUBDIVISION BY USE OF THE EXEMPTION PLAT PROCESS.

### SURVEYORS CERTIFICATION

I do not plan a re-entrant of an existing parcel or parcel of land but do not subdivide or create a new parcel or make any changes to any real property boundaries. The necessary subdivisions of the documents, maps, plans, or other instruments which created the parcel or parcels are stated herein. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the professional land surveyor certifies that this plat complies with the minimum technical standards for property surveys as contained in or both as the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-07.



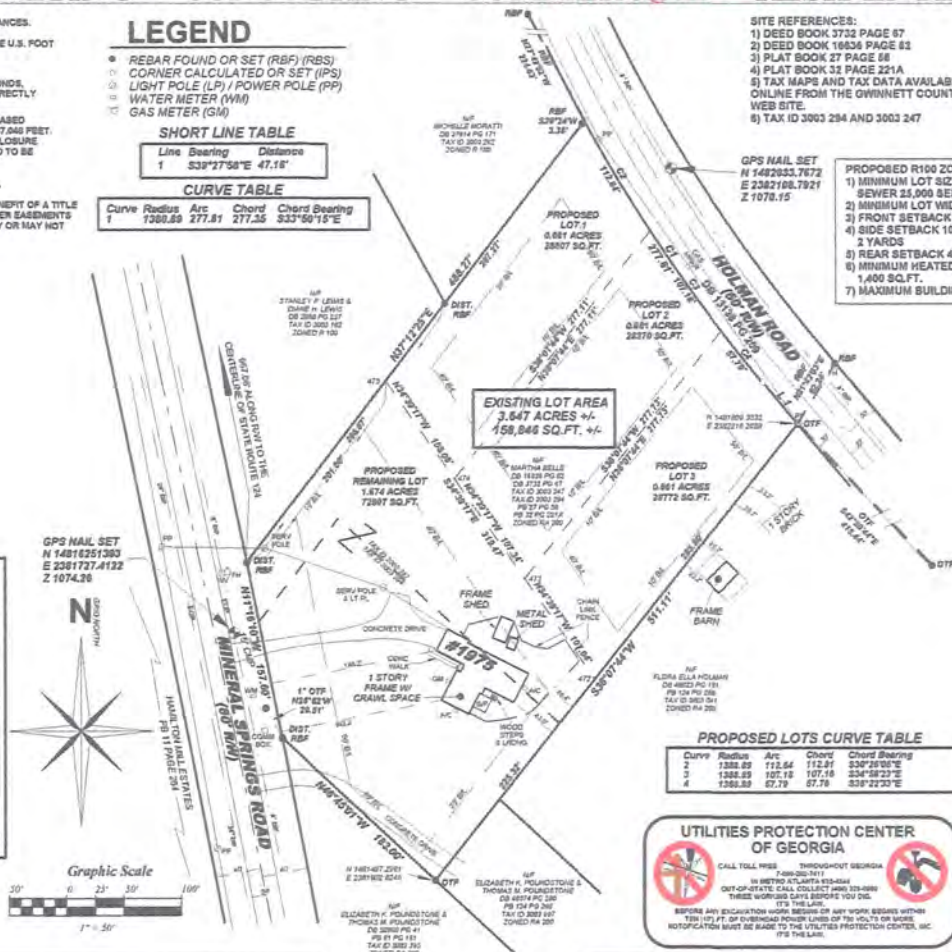
MATTERS OF TITLE ARE EXCEPTED  
© COPYRIGHT AARROW SURVEYING © 2018



LOCATION MAP NOT TO SCALE



NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13130C0389G PANEL 28 OF 166 COVERING GWINNETT COUNTY, GEORGIA DATED MARCH 04, 2015.



### PROPOSED LOTS CURVE TABLE

Curve	Radius	Arc	Chord	Chord Bearing
1	1389.89	112.64	112.87	S30°28'05"E
2	1389.89	107.18	107.19	S34°58'22"E
3	1389.89	67.79	67.78	S33°22'23"E

### UTILITIES PROTECTION CENTER OF GEORGIA

CALL TOLL FREE THROUGHOUT GEORGIA 1-800-230-7411  
IN METRO ATLANTA 770-524-0244  
OUT-OF-STATE CALL COLLECT 800-301-0889  
THREE WORKING DAYS BEFORE 100 DUE TO THE LAW.  
BEFORE ANY EXCAVATION WORK BEGINS ON ANY WORK, BEGINS WITHIN 100 FEET OF UNDERGROUND UTILITY LINES OF THE SOUTH OR NORTH, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER, INC. BY THE LAW.

BOUNDARY/ASBUILT SURVEY AND REZONING EXHIBIT WITH PROPOSED LOTS FOR:

## MARTHA BELLE

LOCATED AT:

#1975 MINERAL SPRINGS ROAD  
LAND LOT 3 OF THE 3RD DISTRICT, G.M.D. 1729  
GWINNETT COUNTY, GEORGIA

ADDITIONAL PLAT DATE: 04/27/18

## AARROW SURVEYING

LICENSE NO. LSF000595

2245 COUNTRY WALK  
SNELLVILLE, GEORGIA 30039  
PH. AND FAX 770-982-9900

SHEET 01 OF 01

REVISIONS:

**REZONING APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Suitable to the property and adjoining.

- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

Nothing will be adversely affected.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Property zoned RA200 and changing to R100.

- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

Will not be burdensome to any facilities or schools.

- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

No changing conditions other than lot frontage from 200ft. on RA200 to 100 ft on R100.





David E. Hunt, CCIM, CRB

All Points Realty.com, Inc. 4281 S. Lee Street Buford, Georgia 30518

Office: 770-972-7700

Cell: 404-202-0101

May 30, 2018

Gwinnett County Planning & Zoning Department  
446 West Grogan Street, Suite 250  
Lawrenceville, Georgia 30046

Re: Martha Belle – Gwinnett County Parcels ID# R3003 294 and R3003 247

Gentlemen:

This document is intended to serve as the Letter of Intent for the proposed rezoning application for the above referenced property. This property is located on Holman Road, in unincorporated Gwinnett County, Georgia.

The subject property is sandwiched between Mineral Springs Road and Holman Road with frontage on both, and consists of approximately 3.647 acres of land. The proposed intent is to rezone the property from R-100 or R-75 for the development of single family residential lots, consisting of 3 lots with public water and septic tank installations.

The proposed 3 lot development results in an overall net density of 3 units.

The project is intended to be developed in one phase, with an approved exemption plat of 3 lots.

If you have any questions concerning the above, or if any additional information is required, please do not hesitate to call me at 404-202-0101.

Sincerely,

David E. Hunt, CCIM, CRB  
All Points Realty.com, Inc.

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**REZONING APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Martha Belle 5/24/2018  
Signature of Applicant Date

MARTHA BELLE , OWNER  
Type or Print Name and Title

Dianne K. Hix 5-24-18 \_\_\_\_\_  
Signature of Notary Public Date Notary Seal

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**REZONING PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Martha Belle 5/24/2018  
Signature of Property Owner Date

Martha Belle, OWNER  
Type or Print Name and Title

Dianne K. Hig 5-24-18 \_\_\_\_\_  
Signature of Notary Public Date Notary Seal

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**CONFLICT OF INTEREST CERTIFICATION FOR REZONING**

The undersigned below, making application for a Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Martha Belle                      5/24/2018                      **MARTHA BELLE, OWNER**  
 SIGNATURE OF APPLICANT                      DATE                      TYPE OR PRINT NAME AND TITLE

David E. Hunt                      5/24/18                      **David E. Hunt, Realtor**  
 SIGNATURE OF APPLICANT'S                      DATE                      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

Dianna R. Hay                      5-24-18                      NOTARY SEAL  
 SIGNATURE OF NOTARY PUBLIC                      DATE

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES     NO    MARTHA BELLE  
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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