

Application Submittal Checklist

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- Completed "Project Information & Primary Contacts" form (Page 6)
 - Signed "Statements of Understanding" from the owner(s) and applicant (Page 7)
 - Signed and Notarized Owner's Consent Statement (if applicant/agent is not the owner)
 - Completed "General Information" sheet (Page 8)
 - Completed "Review Fee Calculation" sheet and appropriate Fees payable to "County of Stafford" (Page 9)
 - Completed "List of Adjoining Property Owners" (Pages 10 & 11)
 - Completed "Application Affidavit" (Pages 12 – 15)
 - Completed "Checklist for Generalized Development Plans" (Pages 16 & 17)
 - Completed "Transportation Impact Analysis Determination Form" (Page 18)
 - Proof that Real Estate Taxes have been paid
 - Complete Legal Description of the area to be reclassified (Acreage must match Boundary Survey Plat)
 - Completed Impact Statement
 - Completed Transportation Impact Analysis (TIA), if required (Five (5) paper copies with electronic copies or ftp site)
-

PLATS AND PLANS

- Boundary Survey Plat of area subject to rezoning (with 3 copies at 8½" x 11" size)
- Generalized Development Plan (12 full-size copies at 24" x 36" size)

* See "Checklist for Generalized Development Plans" (Pages 16 & 17)

RECEIVED

DATE 9/16 INITIALS K

OFFICIALLY SUBMITTED

DATE _____ INITIALS _____

Project Information & Primary Contacts

PROJECT INFORMATION		PROJECT # 165M74
PROJECT NAME William Powell Sale & Pauline Sale		SECTION 8.0
ADDRESS (IF AVAILABLE) 420 Forbes St. Falmouth VA 22405		TOTAL SITE ACREAGE P1
TAX MAP/PARCEL(S) 53-121A		ZONING DISTRICT
LOCATION OF PROJECT Falmouth district		

APPLICANT/AGENT (Provide attachment if Applicant and Agent differ)		Primary Contact Person <input checked="" type="checkbox"/>
NAME Elizabeth Sale		COMPANY
ADDRESS 415 Belle Plains rd. Falmouth VA 22405		STATE ZIP
PHONE NUMBER 510-899-6027	FAX NUMBER	EMAIL ADDRESS vetsy.sale@hotmail.com

OWNER (Provide attachments if multiple owners)		Primary Contact Person <input type="checkbox"/>
NAME William Powell Sale & Pauline Sale		COMPANY
ADDRESS 1101 Washington Ave ; Fredericksburg VA 22401		STATE ZIP
PHONE NUMBER 373-7657	FAX NUMBER	EMAIL ADDRESS has none

PROFESSIONAL (Engineer, Surveyor, etc.)		Primary Contact Person <input type="checkbox"/>
NAME		COMPANY
ADDRESS		STATE ZIP
PHONE NUMBER	FAX NUMBER	EMAIL ADDRESS

Statements of Understanding

I, as owner/co-owner of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

W. P. Sale
Signature of Owner/Co Owner

William Powell Sale, Sr.
Printed Name Date

Pauline Sale
Signature of Owner/Co Owner

Pauline Sale
Printed Name (William Powell Sale, Sr. POA)
Date

Signature of Owner/Co Owner

Printed Name Date

I, as applicant or agent for the owner(s) of the property subject to this application, do hereby certify that I have read and understand the requirements for the submission of a conditional use permit as provided under the Stafford County Code, and further, that this submittal is in compliance with the requirements and applicable provisions of the Stafford County Zoning Ordinance, Chapter 28 of the Stafford County Code.

W. P. Sale
Signature of Applicant/Agent

Elizabeth M. Sale
Printed Name Date

* Additional sheets may be used, if necessary.

General Information

Clearly indicate all information that applies to this project:

DETAILED DESCRIPTION OF PROJECT

obtain special use permit to enable us to use
our property to rent out as a venue for special events
and as weddings and receptions

INFORMATION FOR FEE CALCULATIONS

8.0 # of Acres

Type of Conditional Use Permit:

- Standard Conditional Use Permit (including amendments)
- Minor Conditional Use Permit Amendment
- Minor Conditional Use Permit Amendment (when submitted simultaneously with a Minor Proffer Amendment Application)

* See Background Information on page 3 to determine if the request qualifies as a minor amendment.

INFORMATIONAL

Previous Resolution # _____

Zoning District _____

Proposed Use(s) _____

Review Fee Calculations

The County review fee calculations are divided into two sections. Each section is based on a different type of application. Determine the application fee by filling out the one section that applies.

Section I. Standard Conditional Use Permit:

A. Base Fee: (Required)	\$ <u>9,750.00</u>
B. General Fee: (If greater than 5 acres)	
(_____ Acres - 5) X \$125	\$ _____
C. Fire & Rescue Review Fee (required).....	\$ <u>95.00</u>
D. Utilities Department Review Fee (required).....	\$ <u>95.00</u>
E. Public Works Review Fee (required).....	\$ <u>120.00</u>
F. Traffic Impact Analysis Review Fee: (If TIA required)	
Volume <1,000 VPD	\$200.00
Volume >1,000 VPD	\$400.00
G. Adjacent Property Notification (required):	
(_____ Adjacent properties) X \$6.48	\$ <u>51.94</u>
Sub-total (Add appropriate amounts from lines A thru G above).....	\$ <u>10,311.84</u>
H. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ <u>283.58</u>
TOTAL (Sub-total + H. Technology Fee)	\$ <u>11,395.42</u>

Section II. Minor Conditional Use Permit Amendment:

A. General Fee:	\$ <u>6,190.00</u>
B. Adjacent Property Notification (required):	
(_____ Adjacent properties) X \$6.48	\$ _____
Sub-total (Add lines A and B)	\$ _____
C. Technology Fee (sub-total x 2.75% or 0.0275).....	\$ _____
TOTAL (Sub-total + C. Technology Fee)	\$ _____

List of Adjoining Property Owners

The applicant is required to provide a list of the owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. If the application requests a rezoning of only a portion of the parcel or a Conditional Use Permit on only a portion of the parcel, the entire parcel must be the basis for the below listing.

Provide additional pages if needed.

<u>54HH 4 11</u> TAX MAP / PARCEL	<u>Russell D. Jones and Christina L. Jones</u> NAME	
<u>787 Winterberry Dr.</u> MAILING ADDRESS		
<u>Falmouth</u> CITY	<u>VA</u> STATE	<u>22405-2055</u> ZIP

<u>54HH 4 12</u> TAX MAP / PARCEL	<u>Alex L. Radovich and Teresa M Radovich</u> NAME	
<u>10306 Clarendon Ct</u> MAILING ADDRESS		
<u>Spotsylvania</u> CITY	<u>VA</u> STATE	<u>22553-1876</u> ZIP

<u>54HH 4 13</u> TAX MAP / PARCEL	<u>Ralph W. Powell and Diane S. Powell</u> NAME	
<u>791 Winterberry Dr</u> MAILING ADDRESS		
<u>Falmouth</u> CITY	<u>VA</u> STATE	<u>22405-2055</u> ZIP

TAX MAP / PARCEL _____
NAME Vittoria M. Brooks

MAILING ADDRESS #B 793 Winterberry Dr.

CITY Falmouth STATE VA ZIP 22405-2055

TAX MAP / PARCEL _____
NAME Robert T. Billingsley and Anna B Billingsley

MAILING ADDRESS 661 Lancaster st

CITY Falmouth STATE VA ZIP 22405-2447

TAX MAP / PARCEL _____
NAME Stephen D. Goose and Jody Williams

MAILING ADDRESS 663 Lancaster St.

CITY Falmouth STATE VA ZIP 22405-2447

TAX MAP / PARCEL _____
NAME Timothy M. O'Donnell

MAILING ADDRESS 665 Lancaster st

CITY Falmouth STATE VA ZIP 22405-2447

TAX MAP / PARCEL	NAME
	Shawny L. Dubose
MAILING ADDRESS	403 Forbes St.
CITY	Fredericksburg, VA 22405-2035
	STATE ZIP

TAX MAP / PARCEL	NAME
	Robert T. Marma
MAILING ADDRESS	401 Forbes St.
CITY	Fredericksburg, VA 22405-2035
	STATE ZIP

TAX MAP / PARCEL	NAME
	Westjack Rental Investments, LLC
MAILING ADDRESS	11903 Bowman Dr. Ste 106
CITY	Fredericksburg, VA 22408
	STATE ZIP
	* (405 Forbes Street owner)

TAX MAP / PARCEL	NAME
	Gregory and Janet S. Bundrick
MAILING ADDRESS	407 Forbes Street
CITY	Fredericksburg, VA 22405-2035
	STATE ZIP

TAX MAP / PARCEL	NAME
	Frank Peter Krist III and Carla Krist
MAILING ADDRESS	409 Forbes Street
CITY	Fredericksburg, VA 22405-2035
	STATE ZIP

TAX MAP / PARCEL	NAME
	Stuart A. Brown, Jr and Rachelle Hinerman
MAILING ADDRESS	411 Forbes Street
CITY	Fredericksburg, VA 22405-2035
	STATE ZIP

TAX MAP / PARCEL	NAME
	Drake W. Ward & Nicole E. Ward
MAILING ADDRESS	415 Forbes Street
CITY	Fredericksburg, VA 22405-2035
	STATE ZIP

TAX MAP / PARCEL	NAME
	Tara Anne Muir
MAILING ADDRESS	417 Forbes St.
CITY	Fredericksburg, VA 22405-2035
	STATE ZIP

TAX MAP / PARCEL	NAME		
	Jenny M. Holbert		
MAILING ADDRESS			
419 Forbes St.			
CITY	STATE	ZIP	
Fredericksburg	VA	22405-2035	

TAX MAP / PARCEL	NAME		
	John W. and Hermina O. Cox		
MAILING ADDRESS			
650 Kellogg Mill Rd.			
CITY	STATE	ZIP	
Fredericksburg	VA	22406-4306	
*owner of 1001 Clearview Ave.			

TAX MAP / PARCEL	NAME		
MAILING ADDRESS			
CITY	STATE	ZIP	

TAX MAP / PARCEL	NAME		
MAILING ADDRESS			
CITY	STATE	ZIP	

Application Affidavit

This form to be filed with:

STAFFORD COUNTY
BOARD OF SUPERVISORS

1300 COURTHOUSE ROAD
STAFFORD, VIRGINIA 22555

	Internal Use Only
Project Name:	<u>Clearview</u>
A/P #:	<u>11051474</u>
Date:	<u>09/30/16</u>

All applicants for a special exception, a special use permit, conditional use permit, amendment to the zoning ordinance or variance shall make complete disclosure of the equitable ownership of the real estate involved in the application, including in the case of corporate ownership, limited liability company ownership or similar business ownership, the name of stockholders, officers, managing partners, general partners, owners and members, and in any case the names and addresses of all of the real parties in interest. The requirement of listing names of stockholders, officers and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders. In the event the ownership of the involved real estate changes in any respect during the time the application is pending, the applicant shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein. If the applicant is a contract purchaser, the ownership information required herein shall be provided for the contract purchaser in addition to the owner of the real estate involved in the application. This section applies to applications before the board of supervisors, planning commission and board of zoning appeals.

See Section 15.2-2289 for State Enabling Authority

1. Applicant information

Name of Applicant William Powell Sale
Name of Company _____

Applicant Address 1101 Washington Ave.
Fredericksburg, VA 22401

Applicant's Signature [Signature]

Name of Agent Elizabeth M. Sale

Address of Agent 410 Belle Plains Rd.
Falmouth, VA 22405

2. Type of Application

- | | |
|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Exception |

Application Affidavit

Page 2

Applicant: _____

Project Name:	_____
A/P #:	_____
Date:	_____

3. Property Information

Assessors Parcel(s) _____

Address _____

4. Unless the equitable ownership is a corporation, limited liability company or similar business ownership, list all equitable owners of the property.

<u>Name of owners</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____

5. If the equitable ownership of the property is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders.

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

6. Unless the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all individuals involved with the purchase of the property.

<u>Name of Members</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Application Affidavit

Page 3

Applicant: _____

Project Name: _____
A/P #: _____
Date: _____

7. If the applicant is a contract purchaser and is a corporation, limited liability company or similar business ownership, list all officers, managing partners, general partners, share holders, owners and members. This provision shall not apply if the corporation is listed on a national or local stock exchange and has more than 500 share holders

Name of Members

_____	_____
_____	_____
_____	_____
_____	_____

8. Have all individuals listed on this affidavit been notified of the purpose of the application?

Yes No

9. If #8 is No, list all individuals who have not been notified about this application plus submit the cost required for the Department of Planning and Zoning or Code Administration to send certified letters notifying those listed below of this application prior to the public hearing.

<u>Name</u>	<u>Address, including zip code, no P.O. Box please</u>
_____	_____
_____	_____
_____	_____
_____	_____

Number of owners to be notified: _____ X
 Cost for certified letters \$ _____ (cost as of the day of submittal)
 Total due: \$ _____ (Make checks payable to County of Stafford)

Please submit a check in the amount due with this application to cover the cost of serving the individuals listed in this section.

Project Name:	_____
A/P #:	_____
Date:	_____

Application Affidavit

Page 4

Applicant: _____

10. Affirmation & Witness

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief. In the event the ownership of the involved real estate changes during the time the application is pending, I shall make complete disclosure of the new equitable ownership of the real estate involved in the application as required herein.

Printed name of Signer William Powell Sale, Sr.

Corporate Office of Signer _____

Signature [Handwritten Signature]

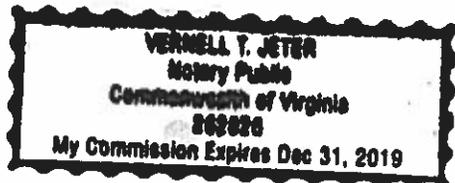
Date 9/16/16

COMMONWEALTH OF VIRGINIA
COUNTY OF STAFFORD, to wit:

The forgoing affidavit was acknowledged before me this 16th day of Sept, 2016 by William Powell Sale, Sr. owner/applicant.

My commission expires: Dec. 31, 2019

[Handwritten Signature]
Notary Public



Checklist for Generalized Development Plans (GDP)

In accordance with Section 28-224 of the Stafford County Code, when a GDP involves engineering, architecture, urban land use planning or design, landscape architecture, or surveying, such work shall be performed by persons qualified and authorized to perform such professional work, in accordance with applicable provisions of the Code of Virginia.

N/A COMPLETE

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Sec 28-225(1) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Date of drawing, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | true north arrow, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | scale, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | legend for all symbols used, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the applicant, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | name of the owner, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | name of the development, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | person preparing the drawing, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | match lines if applicable; |
| | | Sec 28-225(2) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Boundaries of the area covered by the application, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | vicinity map showing the general location of the proposed development, |
| | | major roads and existing subdivisions at a scale of one inch equals two thousand (2,000) feet; |
| | | Sec 28-225(3) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Approximate locations and identification of any easements and rights-of-way on or abutting the site; |
| | | Sec 28-225(4) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location of each existing and proposed structure on the site |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | the number of stories, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | height, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | roof line, |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | gross floor areas and |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | location of building entrances and exits; |
| | | Sec 28-225(5) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Identification and location of uses and structures on all abutting properties; |
| | | Sec 28-225(6) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location of all existing and proposed parking and loading areas, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | outdoor trash storage, |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | lighting facilities, and |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | pedestrian walkways; |
| | | Sec 28-225(7) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Approximate location, height and type of each existing and proposed wall, fence, and other types of screening; |

Checklist for Generalized Development Plans (continued)

N/A	COMPLETE	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sec 28-225(8) Approximate location and description of all proposed landscaping;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sec 28-225(9) Approximate location, height and dimensions of all proposed signage on site;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sec 28-225(10) Approximate location of all existing drainage ways, floodplains and wetlands on site;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sec 28-225(11) Approximate location of all common open space, recreational areas and bufferyards;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sec 28-225(12) Where the site abuts any tidal water body or impoundments, the approximate high water line, low water line, top of bank and toe of slope;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sec 28-225(13) Approximate location and identification of all significant natural or noteworthy features including, but not limited to, historic and archeological sites, cemeteries, existing trees with a trunk diameter greater than six (6) inches DBH

Waiver of GDP Requirements

In accordance with Section 28-223 of the Stafford County Code, the Director of Planning and Zoning may waive the requirement for the submission of a GDP if the application meets one of the following standards:

- (1) There will be less than two thousand five hundred (2,500) square feet of total land disturbance on lots or parcels of less than ten thousand (10,000) square feet.
- (2) For single-family dwellings intended for the occupancy of the applicant and where there will be less than five thousand (5,000) square feet of land disturbance.
- (3) For specific items of information when, in the opinion of the director of planning, their application to the subject property does not serve the purpose and intent of this article.

A request for a waiver shall be made in writing to the Director of Planning and Zoning identifying the sections in which you are requesting a waiver and the reason for the request.

**CONDITIONAL USE PERMIT
TRANSPORTATION IMPACT
ANALYSIS DETERMINATION**

Name of development _____
Type of development _____
Parcel # _____

RECEIVED BUT NOT OFFICIALLY SUBMITTED DATE: _____ INITIALS _____ OFFICIALLY SUBMITTED DATE: _____ INITIALS _____

Traffic Volume Calculations

This site generates:

- _____ VPH (insert the highest VPH)
- _____ VPD on state controlled highways (insert highest volume).
- _____ Peak AM (VPH)
- _____ Peak PM (VPH)
- _____ Peak Saturday (VPH)
- _____ VPD highest intensity*

Attach a page showing the calculations and the ITE trip generation codes to this form.

Minimum Thresholds to submit a TIA

Any proposal that generates 150 or more vehicle trips per day above the existing use, and the site meets the VDOT requirements for TIAs under 24 VAC 30-155 or Stafford County Rezoning TIA requirements. See "VDOT Traffic Impact Analysis Requirements" table on next page.

Trip Generation Calculation Guidelines

- Traffic volumes shall be based on the rates or equations published in the latest edition of the Institute of Transportation Engineers Trip Generation.
- If a site has multiple entrances to highways, volumes on all entrances shall be combined for the purposes of this determination.
- If the site does not have direct access to a state maintained road, the site's connection is where the site connects to the state highway system.
- Traffic volumes shall NOT be reduced through internal capture rates, pass by rates, or any other reduction methods.
- For redevelopment sites only: when the existing use is to be developed at a higher intensity, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use.
- When rezoning, use the highest possible traffic generating use unless development is limited by proffer to less than the possible highest traffic generation.

For development proposals that generate 1000 or more vehicle trips per peak hour the applicant shall request a scope of work meeting with VDOT and Stafford County Office of Transportation to discuss the required elements of a traffic impact analysis.

*The highest intensity use is the highest possible use allowable under the zoning requirements for the entire property should it be developed to its fullest extent possible under the current building guidelines. The only exception is if proffers limit the area and type of uses.

COPY

DURABLE GENERAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, PAULINE P. SALE, of Falmouth, Virginia, do hereby appoint my husband, WILLIAM P. SALE, as my agent to act on my behalf as authorized in this document. If by reason of death, resignation, refusal or inability my said agent shall fail or cease to serve in such capacity, I appoint my son, WILLIAM P. SALE, JR., and my son, DAVID W. SALE, as my agents to act on my behalf as authorized in this document, acting in concert with each other. If by reason of death, resignation, refusal or inability either WILLIAM P. SALE, JR. or DAVID W. SALE shall fail or cease to serve in such capacity, I appoint the other of them as my sole agent hereunder. Any agent(s) acting under this instrument is(are) referred to herein as "my agent."

A. My agent shall have the power and authority, for me in my name, place and stead, to transact any and all of my business and do and perform all things and acts relating to my property, real or personal, tangible or intangible, that I might personally do, including but not limited to the following:

1) Receive Assets - My agent may ask, demand, sue for, recover, and receive all manner of goods, chattels, debts, rents, interest, sums of money, and demands whatsoever, due and owing, or belonging to me, and may make, give, and execute acquittances, receipts, releases, satisfactions, or other discharges for the same whether under seal or otherwise;

2) Collect Assets - My agent may forgive, request, demand, sue for, recover, collect, receive, and hold all sums of money, rents, profits, issues or income of my real property, debts, dues, commercial paper, checks, drafts, accounts, deposits, gifts, legacies, bequests, devises, notes, interests, stock certificates, bonds, dividends, certificates of deposit, annuities, pensions, profit sharing, retirement, social security, insurance and other contractual benefits and proceeds, all documents of title, all property, real or personal, intangible and tangible, and demands whatever, liquidated or unliquidated, now or hereafter owned by, or due, owing, payable or belonging to me, or in which I have or may hereafter acquire an interest, and may execute and deliver for me, on my behalf, and in my name, all endorsements, releases, receipts, or other sufficient discharges for the same;

3) Bank Accounts - My agent may make withdrawals, close, invest or reinvest accounts in financial institutions of all types, including but not limited to banks, savings and loans, and credit unions;

DURABLE GENERAL POWER OF ATTORNEY -
PAULINE P. SALE

4) Indebtedness - My agent may sign any bond, obligation, contract, or other paper; endorse promissory notes, and renew the same from time to time; borrow money and execute in my name any instrument evidencing indebtedness incurred on my behalf; extend and renew the same, as well as any prior indebtedness that I myself may have incurred; and may mortgage, pledge, hypothecate and otherwise encumber all or any of my property, real and personal, including undivided interests therein, as security for the repayment of any indebtedness;

5) Contracts - My agent may execute, acknowledge and deliver any and all contracts, leases, mortgages, deeds of trust, assignments of mortgage, extensions of mortgages, satisfactions of mortgage, releases of mortgage, subordination agreements, and any other instrument or agreement of any kind or nature whatsoever, in connection therewith, and affecting any and all property presently mine or hereafter acquired, located anywhere, which my said agent may deem necessary or advantageous for my interest;

6) Possession and Sale of Real Property - My agent may enter into and take possession of any lands, real estate, tenements, houses, stores, or buildings, or parts thereof, belonging to me, that may become vacant or unoccupied, or to the possession of which I may be or may become entitled, and may receive and take for me and in my name and for my use all or any rents, profits, or issues of any real estate to me belonging, and may let the same in such manner as my agent shall deem necessary and proper, and may from time to time renew leases. My agent may sell, grant and convey, for such sum or sums of money or other consideration, any part or parts of my real property, including undivided interests therein, wheresoever situated, by general or special warranty deed and may sign, seal, acknowledge and deliver the same;

7) Personal Property - My agent may rent, lease, sell or store any part or parts of my personal property, both tangible and intangible, including undivided interests therein, and may make all necessary conveyances, and sign, seal, guarantee and deliver the same, as necessary;

8) Investments - My agent may invest and reinvest all of the funds of the estate as my said agent, exercising sole discretion, may deem best, including, but not limited to, investment in stocks, common and preferred; common trust funds, bonds, interests in investment trusts and mutual funds, first deed of trust notes and real estate, fixed and variable annuities, including undivided interests therein, without being restricted to those investments expressly approved by statute for investment by fiduciaries; and may change, by sale or other disposition, investments from realty to personalty, and vice versa. This shall also include the right to retain any and all of my current holdings, if, in the sole and absolute discretion of my agent, it is in my best interest so to do;

9) Business - My agent may conduct or participate in any lawful business of whatever

DURABLE GENERAL POWER OF ATTORNEY -
PAULINE P. SALE

nature for me and in my name; execute partnership agreements and amendments thereto; incorporate, reorganize, merge, consolidate, recapitalize, sell, liquidate or dissolve any business; elect or employ officers, directors and agents; carry out the provisions of any agreement for the sale of any business interest or the stock therein; and exercise voting rights and options with respect to stock, either in person or by proxy;

10) Safekeeper - My agent may serve as safekeeper and custodian of all property under this power of attorney and hold securities in bearer form or in my name or in the name of a nominee. This should be construed to include the use of a central depository system, whether direct or through another agent;

11) U.S. Securities - My agent may purchase, liquidate, sell, redeem or otherwise dispose of any United States issued security including but not limited to any United States issued bills, notes or bonds;

12) Receive or Disclaim - My agent may receive or disclaim any inheritance or life insurance proceeds to which I may become entitled;

13) Pay Bills - My agent may pay any and all of my bills, debts and other obligations;

14) Insurance - My agent may obtain insurance of any kind, nature or description on any of my real property and/or in connection with the management, use or operation thereof and/or on any of my personal property and/or with respect to the rents, issues and profits arising therefrom; make, execute and file proofs on all losses sustained or claimable thereunder, and all other instruments in and about the same; and make, execute and deliver receipts, releases or other discharges therefor, under seal or otherwise;

15) Life Insurance - My agent may maintain, renew or obtain additional life insurance of whatever nature on my behalf insuring my life and/or the life of any person in whom I have an insurable interest; may exercise any right I may have as owner under any such policy, including, but not limited to, the right to designate or change the beneficiary(ies) thereunder, consistent with my estate plan, to my estate, any revocable living trust established by me or any permissible donee defined in Paragraph 26 of this instrument; provided however, that if my agent is a permissible donee hereunder, my agent may designate or change a beneficiary designation pursuant to this paragraph for the benefit of himself or herself only with the written consent of the successor agent(s) who would serve upon his or her inability to serve hereunder; and may file a claim under any life insurance policy under which I am beneficiary and collect the proceeds;

16) Beneficiary Designations - In order to give effect to my estate plan, my agent may make or change beneficiary designations with respect to any of my assets or benefits, permissible

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beneficiaries being my estate, any revocable living trust established by me or any permissible donee defined in Paragraph 26 of this instrument; provided however, that if my agent is a permissible donee hereunder, my agent may designate or change a beneficiary designation pursuant to this paragraph for the benefit of himself or herself only with the written consent of the successor agent(s) who would serve upon his or her inability to serve hereunder;

17) Survivor Benefits – My agent shall have the power to waive any of my rights as a beneficiary of a joint and survivor annuity, including any survivor benefits I would be entitled to under any retirement plan;

18) Rights of Survivorship – My agent shall have the right to create or change rights of survivorship with respect to any of my real or personal property;

19) Safe Deposit Box - My agent may close any safe deposit box registered in my name or enter the same for the purpose of removing or storing any and all articles belonging to me;

20) Medical Insurance - My agent may maintain, renew and obtain additional medical insurance on my behalf, file medical insurance claims and collect the proceeds;

21) Medical Care - Any authority to make decisions regarding my health care or medical care shall be governed by any advance medical directive, durable medical power of attorney or durable health care directive that I have executed prior to or contemporaneously with the execution of this document or that I may execute subsequent to the execution of this document;

22) Medical Records – My agent is authorized to request, receive, review and execute any releases and other documents necessary in order to obtain disclosure of my patient records and other medical information subject to and protected under the Health Insurance Portability and Accountability Act;

23) Legal Actions - My agent may commence, prosecute and defend on my behalf, any suits or actions or other legal or equitable proceedings for the recovery of any of my lands or for any goods, chattels, debts, duties, demand, cause or thing whatsoever, due or to become due or belonging to me, and may prosecute, maintain and discontinue the same, if my agent shall deem proper;

24) Tax Matters - My agent may represent me in all tax matters; prepare, sign, and file federal, state, and/or local income, gift and other tax returns of all kinds, including joint returns, FICA returns, payroll tax returns, claims for refunds, requests for extensions of time, petitions to the tax court or other courts regarding tax matters, and any and all other tax related documents, including but not limited to consents under the Internal Revenue Code or under any power of

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attorney form required by the Internal Revenue Service and/or any state and/or local taxing authority with respect to any tax year between the years 1990 and 2060; pay taxes due, collect and make such disposition of refunds as my agent shall deem appropriate, post bonds, receive confidential information and contest deficiencies determined by the Internal Revenue Service and/or any state and/or local taxing authority; exercise any elections I may have under federal, state or local tax law; and generally represent me or obtain professional representation for me in all tax matters and proceedings of all kinds and for all periods between the years 1990 and 2060 before all officers of the Internal Revenue Service and state and local authorities;

25) Motor Vehicles - My agent may apply for a Certificate of Title upon, and endorse and transfer title to, any automobile, truck, pickup, van, motorcycle or other motor vehicle, and may represent in such transfer assignment that the title to said motor vehicle is free and clear of all liens and encumbrances except those specifically set forth in such transfer assignment;

26) Gifts - My agent may make gifts (outright, in trust, in custodial form under any applicable Uniform Custodial Trust Act, in an account under the Uniform Transfers to Minors Act, or in a tuition savings account or prepaid tuition plan) of cash or other property of my estate to organizations, adults (including my agent) or minors for estate planning purposes and in such amounts as my agent shall deem appropriate considering: (i) the size and composition of my estate; (ii) my foreseeable obligations and need for maintenance; (iii) prior patterns of assistance or gifts by me to any permissible donees (as defined below); (iv) the tax effect of the proposed gifts; and (v) the effect of any transfer of assets on the establishment or retention of my eligibility for any government benefits. Such gifts shall be subject to the following provisions:

a) Permissible Donees. Permissible donees hereunder shall be limited to my spouse, any lineal descendant of mine and his or her spouse, any charitable, religious or educational organization, or any trust for the benefit of any of the foregoing persons or organizations.

b) Advancements to Beneficiaries. In addition to, and not in limitation of the permissible donees described in the preceding clause of this Paragraph, my agent may make gifts to those beneficiaries named in my will or any revocable living trust established by me by way of total or partial satisfaction of bequests, legacies, devises or other distributions made to such beneficiaries as my will or revocable living trust is written at the time of such gift(s), provided however, that my agent shall require written acknowledgment from the beneficiary of such advancement of the bequest, legacy, devise or other distribution as a condition of any such gift.

c) Directed Gifts. My agent shall have the power to direct the trustee of any revocable living trust established by me to transfer assets to my agent or directly to any person or

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organization who is a permissible donee (defined above) for the purpose of making any gift authorized hereunder.

d) Medical and Tuition Payments. My agent is authorized to pay for tuition, medical care, or both, for the benefit of any permissible donee hereunder, provided that such payments shall be made directly to the entity or individual providing such services as provided under Section 2503(e) or any successor section of the Internal Revenue Code.

e) Limitations on Gifting Powers. The amount of a gift that my agent may make to himself or herself (provided that he or she is a permissible donee) shall be limited to such amounts as my agent, exercising sole discretion, deems appropriate to provide for his or her health, education, support and maintenance.

f) Gift-Splitting. My agent may consent to the splitting of any gift made by my spouse for gift, estate, or generation-skipping tax transfer purposes.

27) Estate Planning - My agent may implement estate planning arrangements on my behalf as my agent shall deem appropriate, including, but not limited to, the creation and funding of partnerships, corporations, limited liability companies, and limited liability partnerships;

28) Trusts - My agent may convey or assign any of my cash or other property to the trustee or trustees of any trust created by me, even if my agent is a trustee thereunder, and my agent may withdraw assets on my behalf from any trust in which I have such power of withdrawal;

29) Consultants - My agent may hire or consult any and all professionals my agent deems necessary to the proper management of all my affairs. This shall include, but not be limited to, CPAs, lawyers, financial planners, real estate brokers, securities brokers, investment advisors and real estate management firms;

30) Fiduciary Positions - My agent may renounce any fiduciary positions to which I have been appointed or in which I am then serving, and may file accountings with a court of competent jurisdiction or settle on a receipt-and-release basis or by such other informal method as my agent deems advisable, may appoint a successor or successors to serve in such fiduciary positions to the extent that I have the authority to do so, and may otherwise exercise fiduciary powers that I have the authority to delegate;

31) General Powers - My agent may exercise or perform any act, power, duty, right or obligation whatever that I now have or may hereafter acquire, relating to any person, matter, transaction or property, real or personal, tangible or intangible, including undivided interests therein, now owned or hereafter acquired by me, including, without limitation, the powers

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specifically enumerated herein, and the powers enumerated in Sections 26-98 through 26-110 of the 1950 Code of Virginia, as amended, which Code Sections are incorporated herein by this reference thereto. I grant to my agent full power and authority to do everything necessary in exercising any of the powers herein granted as fully as I might or could do if personally present, with full power of substitution or revocation.

B. The actions authorized by this power of attorney are intended to create rights only; they are not intended to create any obligation on my agent to act. My agent shall be neither liable for the failure to act nor for the failure to consider taking any of the actions authorized hereby. My agent shall not be liable for any actions taken on my behalf, as long as such actions were taken in good faith.

C. I intend that this power of attorney be a substitute for the appointment of a guardian, conservator, or other similar fiduciary for my affairs (other than my medical care) by any court proceeding. The agency created by this power of attorney shall not be subsumed, nullified, or in any way impaired by a court-appointment of a guardian, trustee, conservator of my estate, or any other similar fiduciary. Any such appointed fiduciary shall not be entitled to revoke, limit or impair the agency created by the power of attorney. I intend that this power of attorney shall continue after any such appointment, and shall in every respect be superior to and prevail over any such appointment, regardless of the jurisdiction appointing the guardian, conservator, or other similar fiduciary for the administration of my affairs during my lifetime. If for any reason my intent in avoiding a guardianship is frustrated and a court of competent jurisdiction shall appoint a fiduciary to manage my property, I request that the court appoint my agent as such fiduciary. In the event the court appoints my agent as such fiduciary, such fiduciary shall be excused from giving security on a bond.

D. The inability of any agent to serve further in such capacity under this Durable General Power of Attorney for any reason may be determined by the other then acting agent(s), but if there are none, by such infirm

DURABLE GENERAL POWER OF ATTORNEY -
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agent's successor(s) provided for herein, exercising sole judgment, who shall certify such inability to serve and the reason(s) therefor in a written affidavit. Any such determination of inability to serve made in accordance with this Paragraph shall be binding on the beneficiaries of my estate and may be relied upon by any third party dealing with any successor agent serving hereunder.

E. This power of attorney shall remain in full force and effect until it is revoked in writing. Any third party may rely on a duly executed original of this instrument, or a certified copy thereof, until such third party has been advised by me (or my personal representative), or has actual notice that this power of attorney has been terminated by my death or otherwise. I or my agent may terminate this agency at any time by giving written notice to the other. In any case this agency shall terminate upon my death and my agent shall deliver the assets to my executor. In either case, my agent shall have reasonable time to transfer property to the proper recipient.

F. Any individual agent serving hereunder shall be entitled to reasonable compensation for services rendered as my agent. Any corporate agent serving hereunder shall be entitled to reasonable compensation for its services rendered in accordance with its published schedule of fees in effect at the time it renders such services.

G. My agent shall be entitled to reimbursement for any out-of-pocket expenditures made or incurred on my behalf in furtherance of his, her or its fiduciary duties hereunder.

H. My agent shall disclose receipts, disbursements and transactions conducted on my behalf only to me or to a guardian or conservator appointed for me by a court of competent jurisdiction, upon my request or upon the request of such court-appointed guardian or conservator. My agent shall have no duty to disclose receipts, disbursements and transactions conducted on my behalf to any other person (as defined in Section 26-73 of the 1950 Code of Virginia, as amended) or to any fiduciary acting on my behalf, on behalf of any trust established by

DURABLE GENERAL POWER OF ATTORNEY -
PAULINE P. SALE

me or on behalf of my estate. In other words, except with respect to my agent's duty of disclosure to me or my court-appointed guardian or conservator, it is my intention to waive my agent's duty of disclosure as otherwise provided for in Section 26-85(H) of the 1950 Code of Virginia, as amended.

I. My agent shall have no duty to comply with Section 26-85(I) of the 1950 Code of Virginia, as amended. In other words, my agent shall have no duty to disclose the extent to which my agent has chosen to act or the actions taken on my behalf, and shall not be required to permit inspection of records pertaining to my agent's actions to any person described in subdivisions A.3. through A.9. of Section 26-87 of the 1950 Code of Virginia, as amended.

J. Any expenses my agent incurs in defending the validity of this instrument or the actions taken by my agent shall be viewed as actions taken on my behalf and shall be reimbursed from my assets.

K. THIS POWER OF ATTORNEY SHALL NOT TERMINATE ON MY SUBSEQUENT DISABILITY OR INCAPACITY AND SHALL NOT BE AFFECTED BY THE LAPSE OF TIME.

L. This power of attorney shall be governed by and interpreted in accordance with the laws of the State of Virginia.

M. I hereby authorize my agent to seek on my behalf and at my expense:

(i) a declaratory judgment from any court of competent jurisdiction interpreting the validity of this instrument or any of the acts authorized by this instrument, but any such declaratory judgment shall not be necessary in order for my agent to perform any act authorized by this instrument; or

(ii) a mandatory injunction requiring compliance with my agent's instructions by any person obligated to comply with instructions given by my agent; or

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(iii) actual and punitive damages against any person obligated to comply with instructions given by my agent who negligently or willfully fails or refuses to follow such instructions.

N. In executing this Durable General Power of Attorney, I hereby revoke all other general powers of attorney previously executed by me. This power of attorney shall not affect, modify or terminate in any way any special, restricted or limited power(s) of attorney I may have heretofore given in connection with any borrowing, banking, real estate, or other commercial or business transaction.

And I hereby ratify and confirm all lawful acts by my agent by virtue hereof.

(REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK)

DURABLE GENERAL POWER OF ATTORNEY -
PAULINE P. SALE

IN WITNESS WHEREOF, I have executed this instrument this 22nd day of September,
2011.

Pauline P. Sale (SEAL)
PAULINE P. SALE

The undersigned witnesses attest that this power of attorney was signed by PAULINE P. SALE in the presence of the undersigned who, at the request and in the presence of PAULINE P. SALE, and in the presence of each other, have hereunto signed their names and witnessed and attested as of the day and year first written above.

O'Connor Ashby
Witness O'Connor C. Ashby

Michelle A. Morris
Witness Michelle A. Morris

STATE OF VIRGINIA

CITY OF FREDERICKSBURG, to-wit:

The foregoing instrument was acknowledged before me this 22nd day of September, 2011,
by PAULINE P. SALE.

Rhonda J. Edwards
Notary Public

My commission expires: December 31, 2014

My commission registration number: 170730



Mr. Jeff Harvey, Department Director
Stafford County Planning
1300 Courthouse Road
Stafford, VA 22554

Dear Mr. Harvey,

My name is Elizabeth (Betsy) Sale, and I am writing asking for a waiver to the requirement that my GDP for our Conditional Use Permit for 420 Forbes St. in Falmouth, VA 22405 be prepared by an engineer. Also I would like you to waive the requirements for some of the items on the GDP list which we are not including at this time.

The items not included are:

Location of Easements- there are none that are known

Outdoor Trash Storage-it will be required that anyone using facility will arrange to remove all trash themselves daily.

Lighting-this we plan to address after the CUP is issued with the Site Plan and Building Permit process.

Landscaping-I am a Certified Landscape Designer and I will very much look forward to planning this after the CUP is issued with the Site Plan process.

Signage- We are presently working with Byron Glasser and his firm to come up with a name for the venue. Once this is decided on, and after we have resolved if and how the entrance will change we will look forward to work with the county on the signage. The approximate location is noted on the plan and mentioned in the legend.

Location of drainage ways, floodplains and wetlands- there are no known floodplains on the site nor wetlands. We plan to work with engineer during the Site Plan process on any required drainage work.

Where the site abuts and tidal water body or impoundments- the property doesn't abut a natural water source.

Approximate location and identification of all significant natural or noteworthy features-there are not any cemeteries on site, there are a few large trees, but are damaged and per suggestion by arborist, are unhealthy and likely a danger to structures so will likely be taken down.

Transportation Impact Statement- we are working with VDOT on this project, and plan to work with engineers to meet all county requirements during the Site Plan Process.

Mr. Harvey, I hope you will allow us to have a CUP for this project. We hope to be able to use this venue as a way to protect and maintain Clearview. If there is any thing more I am able to provide to help you expedite the decision making process, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "MSale". The signature is fluid and cursive, with the first letter of the first name being a large, stylized 'M'.

Elizabeth McDaniel Sale

Generalized Development Plan

Historic Clearview Home and Grounds
420 Forbes Street
Falmouth, VA 22405

Please consider our GDP for the above referenced property.

Elizabeth McDaniel Sale, agent for the William Powell Sale, Sr (above referenced) property prepared a drawing dated 9/4/16 at a scale of 1"=50.0', included a legend of the existing structures, as well as additions and hardscape planned for the project. We have also provided a PDF of the architectural plans for the building we would like approval to use as an entertainment venue. This shows heights, etc. of that structure. Photos of the property and all the existing buildings have been sent as well.

As can be viewed from the vicinity map, this property abuts Forbes Street. This is where one enters the property. Falmouth Baptist Church borders the property on another two sides. The rest of the property abuts 7 different Clearview Subdivision properties. On all of these property borders there is natural screening, no fences on our property and no known easements or right of ways on or abutting our property.

On this above referenced plan dated 9/4/16 the existing driveway is depicted, as well as proposed parking for 8-10 handicap spaces on what we would like to see as Tar and Chip pavement. This area would also be the likely loading and unloading area for the set up and take down of the proposed entertainment venue. This area would be well lighted for evening use. There is also drawn in parking along the driveway for 90 more spaces 10' wide and 20' deep. These 90 spaces are on what is presently the highest and flattest elevation on the property and is established lawn. Our plan for this space is that we will have a contract with the parties renting our facility stating they will provide all their own tables, chairs, set ups, etc. and will have their event catered. It will be in their contract that the space will be left completely cleaned as they found it. They will be responsible for disposing of their trash, etc. In this contract we also plan to address noise, and put it in the contract that the local R1 noise restrictions apply.

We intend to install colonial style flowering gardens around this Venue space, as well as more around the property to beautify the grounds, and to serve as a backdrop for events like weddings and receptions. We also would like to reopen the view of the Rappahannock River which has been allowed to overgrow. This view of the river and the town is what gave the home and property its name dating back to the mid-late 1700's.

It is our plan to work with the county and VDOT to change the entrance to Forbes Street by widening the beginning of our driveway. Also we want to optimize the

Scott Mayausky - Commissioner of the Revenue
 Stafford County, Virginia

Property Detail	
SALE WILLIAM P TRUSTEE 200 WILLIAM ST FREDERICKSBURG, VA 22401-5830	Property ID 53 121A <i>parcel #</i> Alternate ID 31580 Address 420 FORBES ST Property Class 2-Single Family- Suburban Neighborhood 279999 Deeded Acres 8.0000

Value History								
Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2016	*Reassessment	\$445,000	\$262,400	\$707,400	\$445,000	\$0	\$262,400	\$707,400
2014	*Reassessment	\$440,000	\$262,400	\$702,400	\$440,000	\$0	\$262,400	\$702,400
2012	*Reassessment	\$435,000	\$225,900	\$660,900	\$435,000	\$0	\$225,900	\$660,900
2010	*Reassessment	\$530,000	\$222,100	\$752,100	\$530,000	\$0	\$222,100	\$752,100
2008	*Reassessment	\$855,000	\$277,600	\$1,132,600	\$855,000	\$0	\$277,600	\$1,132,600
2006	*Reassessment	\$820,000	\$347,500	\$1,167,500	\$820,000	\$0	\$347,500	\$1,167,500
2004	2004 Reassessment	\$262,000	\$263,400	\$525,400	\$262,000	\$0	\$263,400	\$525,400
2002		\$150,000	\$204,100	\$354,100	\$150,000	\$0	\$204,100	\$354,100

Sales History								
Book	Page	Doc Num	Date	Owners	Grantee	Type	Vacant Land	Sale Price
		110017739	10/21/2011	SALE WILLIAM P & PAULINE P	SALE WILLIAM P TRUSTEE	S	No	\$0
B473	P743		1/1/1985		SALE WILLIAM P & PAULINE P		No	\$215,000

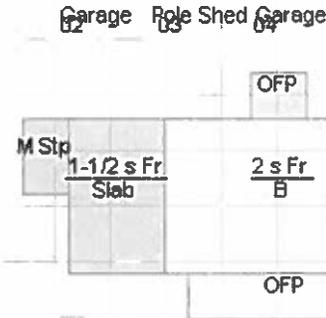
Land Details					
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Appr Value
	IH	1.0000	0.00	0.00	\$175,000
	IH	1.0000	0.00	0.00	\$60,000
	R1	6.0000	0.00	0.00	\$210,000

Legal Description	
Description	
CLEARVIEW 8.0 AC	

R01 - Extension Details

Address 420 FORBES ST
 Type 99 Other
 Year Built 1900

Scale 10 ft



Attributes

Story	Attribute	Detail
	Type	99 Other
	Occupancy	Single family
	Roof Structure	Hip
	Roof Cover	Other
	Heating	Heat pump
	A/C	None
	Stories	2.0
	Bathrooms	1
	Bathrooms (Half)	1
	Feature	Fireplace
	Feature	Fireplace

Floor Areas

Code	Description	Gross	Finished	Construction
1.0	Floor Level	1,566	1,566	Wood frame
1.5	Floor Level	459	230	Wood frame
2.0	Floor Level	1,107	1,107	Wood frame
B	Basement	1,107	0	Concrete block
Total		4,239	2,903	

Exterior Features

Code	Description	Size	Construction
OFF	Open frame porch	80	
OFF	Open frame porch	272	

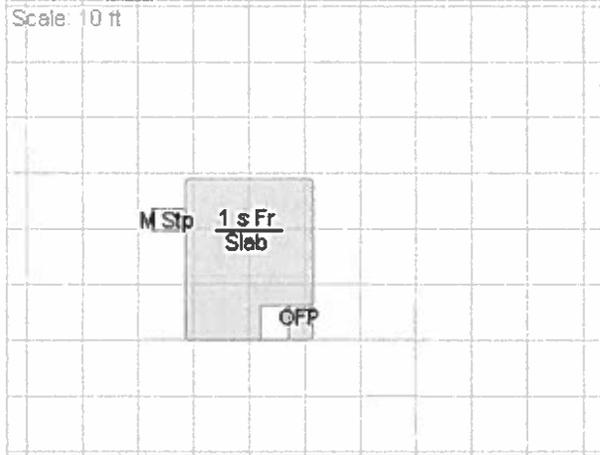
Improvements

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
POLEBLDG	1900	R01	47.00	24.00	1128	SF	2,300
DETGAR	1900	R01	25.00	50.00	1250	SF	14,900
DETGAR	1900	R01	12.00	18.00	216	SF	1,000
MSTP8	1900	R01	0.00	0.00	0	SF	800

R02 - Extension Details

Address 420 FORBES ST
Type 99 Other
Year Built 1900

Scale: 0 ft



Attributes

Story	Attribute	Detail
	Type	99 Other
	Occupancy	Single family
	Roof Structure	Gable
	Roof Cover	Comp sh to 235#
	Heating	No Heat
	A/C	None
	Stories	1.0
	Bathrooms	1
	Feature	Fireplace

Floor Areas

Code	Description	Gross	Finished	Construction
1.0	Floor Level	562	562	Wood frame
Total		562	562	

Exterior Features

Code	Description	Size	Construction
EFP-S	0	30	
OFF	Open frame porch	24	

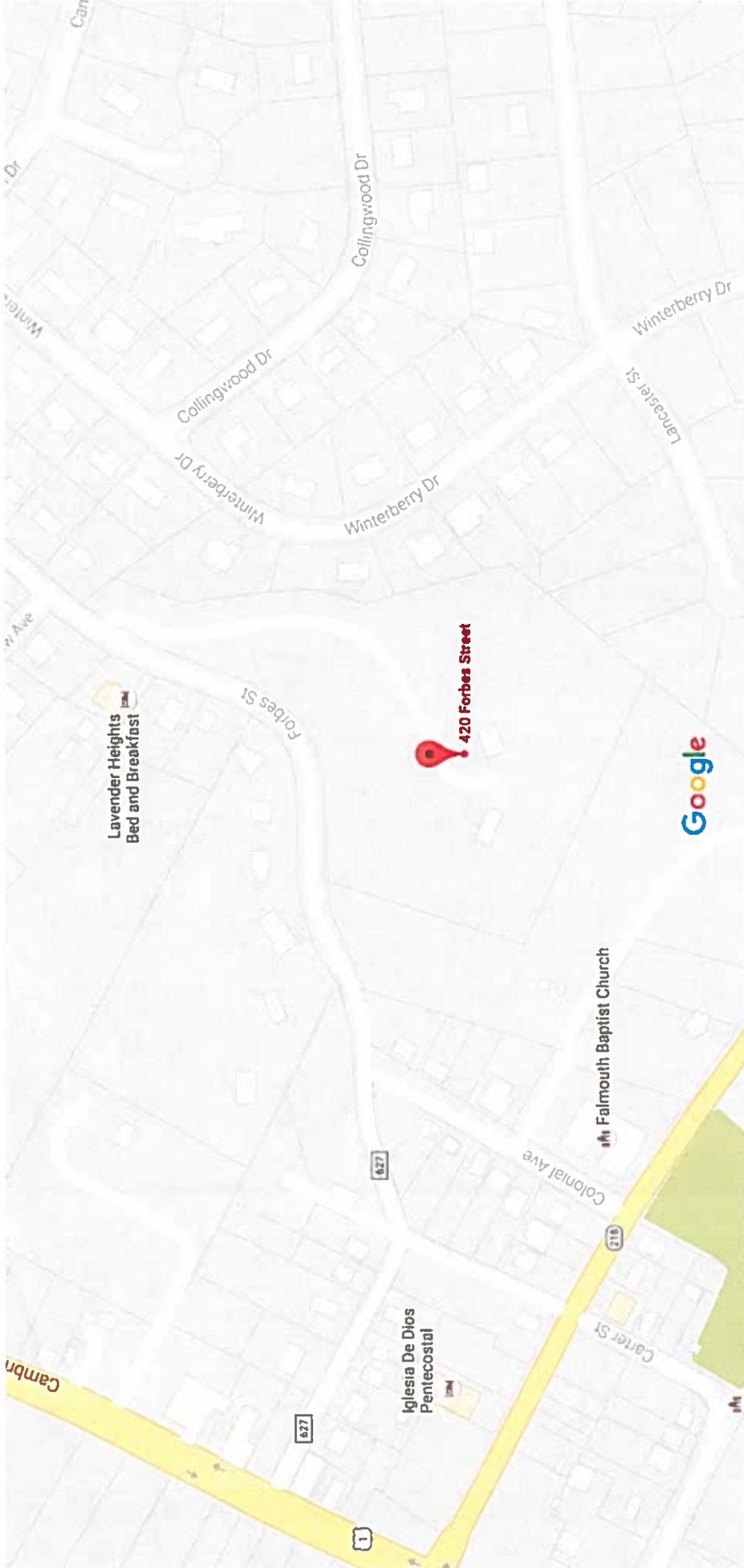
Improvements

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
MSTP2	1900	R02	0.00	0.00	0	SF	200



Imagery ©2016 Google, Map data ©2016 Google 200 ft

Google Maps 420 Forbes St



Map data ©2016 Google 200 ft