





PRE-APPLICATION CONCEPTUAL OVERVIEW

Site and Project Description

Describe Existing Use of Property and Buildings (Example: Site currently contains 40 residential units for rent; 10,000 s.f. of retail; vacant lot; etc.) Use additional Sheets if Necessary.

Both adjoining sites have a combined 8 units. 7 units are currently rental units and 1 unit is Owner occupied.

Describe all applicable requests for this project, such as variances, flex or reserve units, zoning changes, special exceptions, or incentives. If applicable, provide justification for each. Use additional sheets if necessary.

<u>Variances</u>	<u>Required</u>	<u>Provided</u>
Height	50'	76'-8"
Setback Surf Ocean	B 25' / T 25' B 15'	B 18' / T 10' B 3'-10"
Active liner AIA	60%	18%
New Hampshire	60%	17%
New Mexico	60%	0%

Provide any additional information about the proposed project. Use additional sheets if necessary.

The project is in two phases, each with 5 units. Each phase has tandem parking garages for each unit. Amenities on the roof top include a pool, spa and cabanas. The style is modern with open floor plans, with all units having ocean views.