

## Prepared By:

Ron W. Franz RCE, PLS 2335 Appolinaris Drive Ukiah, CA 95482 707-462-1087



## Notes

Property is 960–979 Marlene St., Ukiah Marlene Street Condominium Subdivision per MC 2, Dr 44, Pg 61, MCR

AP = 003-100-24 thru 43

 $Size = 2.30 \ acres$ 

Utilities exist to the property, including sewer, water, gas, cable TV and electric.

Existing easements are all shown and are as per the subdivision map recorded in MC 2, Dr 44, Pg 61

Topography: The site is basically flat with gentle easterly slope.

Existing Use Permit No. 80-40 is to be modified

Zoning = PD (Planned Development) R2 (Medium Density Residential)

The property is in the FEMA flooplain per flood Panel 06045C1514F. Flood depths on Parcel 1 are about 1' to 2'

On-site parking for new Parcel 2 = 2118 covered carports and 3 open spaces

## Owner

Hin Lok Kung & Ellen Bing Kung 1879 32nd Avenue San Francisco, CA 95482-5943

## Title Report

Refer to Preliminary Title Report prepared by Redwood Empire Title Company, order 20231386EM date February 15, 2024

Tentative Map of a Minor Subdivision at 960-979 Marlene Street, Ukiah Feb 26, 2024 -- Scale: 1"=50'

