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From: Craig Gross
To: Gehlen, Patricia; McLaughlin, Peter; Rivera, David; Stevens, Terry; Thrall, Heather
Date: 03/17/2006 4:25:07 PM
Subject: RCP outdoor space on attached units

Balconies on above ground floors can be counted as outdoor space per LUC sec. 3.6.1.4.D.2.c. provided they are totally accessible by that unit and have at least seven feet of clearance between the floor and any ceiling or patio cover.

In the case of Riverwalk, the lots have a minimum 14' x 20' yard (280 sq. ft.) and a 4' x 11' balcony (44 sq. ft.) accessible via a sliding glass door for a total of 324 sq. ft. of outdoor space per dwelling. Some end lots are 21' wide but should be reviewed in the same manner. They should all exceed the minimum required 300 sq. ft.

David, please attach this e-mail to the Riverwalk file for further information.

Craig

CC: Duarte, Ernie; Tellez, Walter

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