

FY 2026 Grants

Application for City of Afton Façade Improvements Incentive Funds

Date of application: May 28, 2025
Name of property owner(s): K'Lee Johnson
Address of property: 274 N. Douglas St.
Owner/applicant phone and email address: 641-347-7089 press@eftonstar.com

Why do you desire to improve the front façade of this property/what is your long-term goal? Bring back closer to original - full windows across w/upper windows & new full glass door

Describe briefly the improvements you wish to make with the City funds. Help pay for the above

Please attach a legible and to-scale drawing showing the building improvements proposed (required). Also required is one photo of the entire impacted façade and applicable close-up photos showing areas of the façade to be targeted by the project.

What is the estimated total cost of those improvements? \$ 22,700⁰⁰

If you have written estimates and designs, please attach them.

What is the timeline you wish to make the improvements? before July 2026

Who is likely to do the work? Moore's & Quality Glass

How much funding do you request? \$ 5000⁰⁰

Owner signature: K'Lee Johnson Co-owner signature: _____

Architect review:

The following comments and conditions are offered for consideration and approval by the City's review committee and/or city council: _____

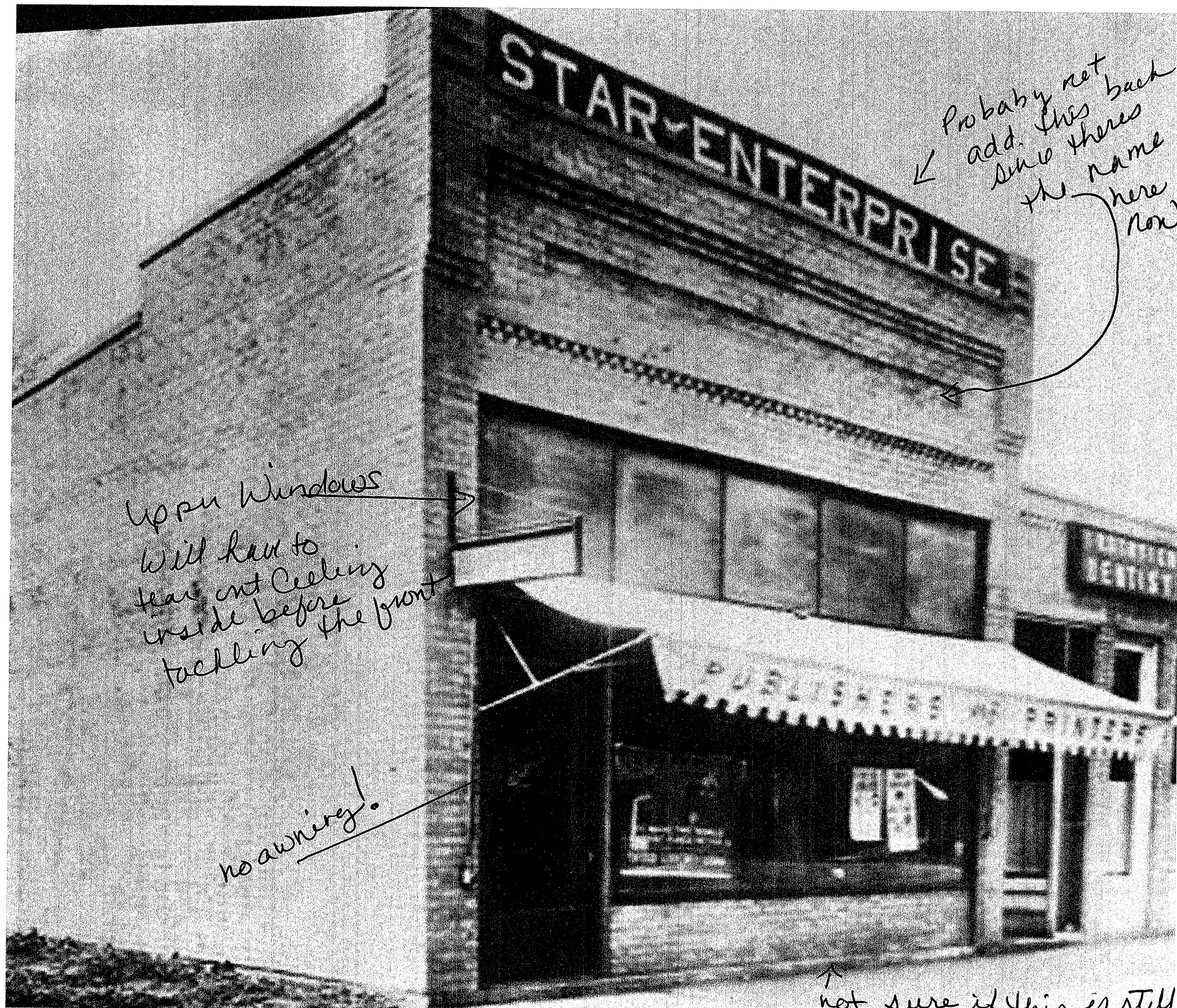
My goal is to get the building on the historic list & create a small museum highlighting Afton & Eastern Union Co.

Architect review date: _____ Architect signature: _____

Committee/council approval, including architectural comments.

Approval date: _____ City signature: _____

Applications should be dropped off or mailed to City of Afton, 115 E. Kansas St., PO Box 199, Afton, Iowa 50830 or emailed to actyhall@windstream.net by grant deadline.



Upper Windows
will have to
tear out Ceiling
inside before
tackling the front

no awning!

Probably not
add this back
since there's
the name
here
now

not sure if this is still
there



P.O. Box 312
Highway 34 East
CRESTON, IA. 50801

(800) 284-1613
(641) 782-5155
Fax (641) 782-2954

Quote: 25642
Date:05/21/2025

Customer

AFTON STAR ENTERPRISE
274 N DOUGLAS
AFTON IA 50830

Ph:(641)347-7084

Csr:	Tech:	PO	Terms30 DAYS
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Qty Part / Description

1	FURNISH & INSTALL - WITH REMOVAL & DISPOSAL OF OLD BRONZE COMMERCIAL ALUMINUM FRAMES CLEAR LOW E TEMPERED INSULATED GLASS 1 - OPENING APPROX 240"X48" DIVIDED INTO 5 STATIONARY WINDOWS 1 - OPENING APPROX 180"X72" DIVIDED INOT 4 STATIONARY WINDOWS 1- 3/6X7/0 DOOR & FRAME WITH TRANSOM AT TOP CONTINOUS HINGE CLOSER, SWEEP, THRESHOLD & STANDARD LOCK HARDWARE INSTALLED & CAULKED
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PRICE AND AVAILABILITY ARE SUBJECT TO CHANGE DUE TO THESE
UNPRECEDENTED TIMES.

<u>Tax</u>	<u>Total</u>	<u>Payments</u>	<u>Balance</u>
1,061.08	16,219.38	0.00	16,219.38

vers:9.2.10 Page: 1



• AUTO
• HOME

• BUSINESS
• FARM





Estimate

Afton Star Enterprise

274 N Douglas St.

Afton, IA 50830

K'Lea Johnson

4/23/2025

Summary of work to be done:

Demo inside of the office to open the space. Remove false ceiling, Divider walls, and lights. Includes disposal of old materials. Demo only, repairs would be additional.

Estimated Labor & Disposal: \$6,000 Plus applicable taxes.

*This will
have to be
Completed
before the
front can
be done*

Demo front Façade of building, including removal of front canopy, reframe front wall to allow new glass to be installed by glass company. Includes disposal of old materials. Demo and framing only. Finishing work would be additional.

Estimated Labor, Materials & Disposal: \$6,500 Plus applicable taxes.

If structural issues are uncovered, they will be discussed, and additional costs may be incurred.

Thank you for the opportunity to estimate this project – Darren

Estimate valid for 60 days – Insured – Contractor Registration # C140452
Full Payment due upon completion of project(s), Cash or Check.

Moore Home Services, LLC.
621 E. Scott Street Afton, IA 50830

Application for City of Afton Façade Improvements Incentive Funds

Date of application: May 6th, 2025

Name of property owner(s): Guadalupe Lopez

Address of property: 183 East Kansas Street

Owner/applicant phone and email address: 630-335-1575 or rogerlopez0127@icloud.com

Why do you desire to improve the front façade of this property/what is your long-term goal?
We believe an upgrade is necessary to revitalize the town's appearance with a more modern design.
This improvement will help attract more consumers, boost local foot traffic, and support broader efforts to increase tourism and community engagement.

Describe briefly the improvements you wish to make with the City funds. We plan to perform tuckpointing by replacing deteriorated mortar in the brickwork and repairing any damaged bricks to preserve the structural integrity and appearance of the building—particularly important since it is the last one on the square. Additionally, we propose replacing the existing metal siding on the front of the building with vinyl siding to enhance both durability and curb appeal. This upgrade will enhance the buildings durability
*Please attach a legible and to-scale drawing showing the building improvements proposed (required).
Also required is one photo of the entire impacted façade and applicable close-up photos showing areas of the façade to be targeted by the project.*

What is the estimated total cost of those improvements? \$ \$25,000

If you have written estimates and designs, please attach them.

What is the timeline you wish to make the improvements? As soon as the grant is approved

Who is likely to do the work? Self Employed

How much funding do you request? \$ \$25,000

Owner signature:  Co-owner signature: 

Architect review:

The following comments and conditions are offered for consideration and approval by the City's review committee and/or city council: _____

Architect review date: _____ Architect signature: _____

Committee/council approval, including architectural comments.

Approval date: _____ City signature: _____

Applications should be dropped off or mailed to City of Afton, 115 E. Kansas St., PO Box 199, Afton, Iowa 50830 or emailed to actyhall@windstream.net by grant deadline.

Application for City of Afton Façade Improvements Incentive Funds

Date of application: 5-30-25

Name of property owner(s): Jennifer Seales

Address of property: 101 E Kansas

Owner/applicant phone and email address: 5152504695 scalesjennifer@yahoo.com

Why do you desire to improve the front façade of this property/what is your long-term goal? I love Afton and I love my building. I wish to continue improvements to preserve the building and try to maintain what little history there is left in the building or to try and to restore what was.

Describe briefly the improvements you wish to make with the City funds. I would like to fix the stairs to the upper units, and a larger platform and to fix the structure to the basement. Also I would like to add a deck to add additional seating outside.

Please attach a legible and to-scale drawing showing the building improvements proposed (required). →

Also required is one photo of the entire impacted façade and applicable close-up photos showing areas of the façade to be targeted by the project.

What is the estimated total cost of those improvements? \$ _____

If you have written estimates and designs, please attach them.

What is the timeline you wish to make the improvements? asap

Who is likely to do the work? Darren Moore / myself w/ help from my brother Dave

How much funding do you request? \$ _____

Owner signature: Jennifer Seales Co-owner signature: _____

Architect review:

The following comments and conditions are offered for consideration and approval by the City's review committee and/or city council: _____

Architect review date: _____ Architect signature: _____

Committee/council approval, including architectural comments.

Approval date: _____ City signature: _____

Applications should be dropped off or mailed to City of Afton, 115 E. Kansas St., PO Box 199, Afton, Iowa 50830 or emailed to actyhall@windstream.net by grant deadline.



Proposal

For

Jennifer Seales – The Roost

101 E. Kansas St

Afton, IA 50830

May 29th, 2025

Summary of Project

Build a new 4' x 12' upper deck for 2nd floor apartments out of treated wood, add 4x6 and 6x6 supports, and connect to the structure below for more strength. Incorporate existing metal railing with treated wood supports and a treated handrail. Install wider stair treads to meet up with railing as needed, strengthen stair stringers as needed.

Remove the existing roof above basement stairs, build a sloped framework, and install black corrugated steel roofing. This includes flashing and edge trimming for a finished appearance.

Remove the existing storm door from basement stairs and install a door built out of ¾' treated plywood, and trim it with treated 1x material, with a latch.

Remove Glass blocks from basement enclosure, frame and box in, cover with black corrugated steel and trim.

Repair concrete at the base of the stairs.

Dispose of old materials.

Estimated Labor & Materials: \$11,800 Plus applicable taxes

Estimate valid for 60 days – Insured – Contractor Registration # C140452
Full Payment due upon completion of project(s), Cash or Check.

Moore Home Services, LLC.
621 E. Scott Street Afton, IA 50830



Proposal

For

Jennifer Seales – The Roost

101 E. Kansas St

Afton, IA 50830

May 29th, 2025

Summary of Project

Build a new 22'W x 12'L deck on the south side of the building made with treated wood, Deck will be built over existing concrete slabs, and around the A/C unit. Build steps across the width of the south end, install 36" tall, treated railing on the outside perimeter of the deck with 2 openings to the steps. Also Install railings around the A/C unit.

Estimated Labor & Materials: \$9,250 Plus applicable taxes

Estimate valid for 60 days – Insured – Contractor Registration # C140452
Full Payment due upon completion of project(s), Cash or Check.

Moore Home Services, LLC.
621 E. Scott Street Afton, IA 50830

Rec'd 5/20/25

CITY OF AFTON

115 E. Kansas
PO Box 199
Afton, IA 50830
Phone: 641-347-5224
Fax: 641-347-5297
Email: actyhall@windstream.net

EXTERIOR BEAUTIFICATION GRANT APPLICATION Fiscal Year July 1, 2025 to June 30, 2026

Name: Brenda Callison

Property Address: 504 E Filmore Afton Iowa 50830

Mailing Address or Email: same as above

Phone Number(s): 641-202-1275

Please describe the exterior work to your property that will be repaired or updated (location (north/south or east/west) and details of the project):

We would like to add a rustic color to our porch for a highlight and a new door .

Location of porch faces the south . And the door would be on he front of our house as well.

Who will do the repairs: Us) my family .

Total cost of repairs: 400.00-600.00

I Brenda Callison (name) understand that the City of Afton will reimburse me the cost of my exterior repairs and/or updates up to \$500 maximum. All paid receipt for individual expenses or to a contractor up to \$500 need submitted when the work is finished. **All work must be completed by May 31, 2026 and before & after pictures submitted along with paid receipts.**


Property Owner Signature

NOTES:

The City of Afton is offering assistance of up to \$500 per property for exterior "structural" repairs or updates that will improve "curb appeal" (examples: paint, stain, decks, or façade improvements that can be seen from the street-must be structural improvements or something that preserves the property). **Exterior paint colors must be pre-approved by City Council.** Money will be available until the maximum grant of \$7,500 is reached for the fiscal year of July 1 to June 30. Property owners must complete this application in order to be considered for this grant program. Once the application is received your project will be reviewed by the City Council and then you will be notified if your application is approved.



Brenda
Callison
Paint
Color

CITY OF AFTON

115 E. Kansas
PO Box 199
Afton, IA 50830
Phone: 641-347-5224
Fax: 641-347-5297
Email: actyhall@windstream.net

EXTERIOR BEAUTIFICATION GRANT APPLICATION Fiscal Year July 1, 2025 to June 30, 2026

Name: Karen Hameister
Property Address: 202 S. Clayton St. Afton
Mailing Address or Email: karenhameister@gmail.com
Phone Number(s): 515-460-5427 (leave message)

Please describe the exterior work to your property that will be repaired or updated (location (north/south or east/west) and details of the project):

Replace 2 windows on house. See
summary of project on estimate page

Who will do the repairs: Darren Moore

Total cost of repairs: \$1800⁰⁰ plus taxes

I Karen Hameister (name) understand that the City of Afton will reimburse me the cost of my exterior repairs and/or updates up to \$500 maximum. All paid receipt for individual expenses or to a contractor up to \$500 need submitted when the work is finished. **All work must be completed by May 31, 2025 and before & after pictures submitted along with paid receipts.**

Karen Hameister
Property Owner Signature

NOTES:

The City of Afton is offering assistance of up to \$500 per property for exterior "structural" repairs or updates that will improve "curb appeal" (examples: paint, stain, decks, or façade improvements that can be seen from the street-must be structural improvements or something that preserves the property). **Exterior paint colors must be pre-approved by City Council.** Money will be available until the maximum grant of \$7,500 is reached for the fiscal year of July 1 to June 30. Property owners must complete this application in order to be considered for this grant program. Once the application is received your project will be reviewed

**Home
Services, LLC**

641-344-8350

Estimate

For

Karen Hameister

202 S. Clayton St.

Afton, IA 50830

5/31/25

Summary of Project:

Replace a total of 2 windows on house with new White Simonton Vinyl windows. Install new vinyl brickmold trim around outside of these windows and seal with caulking. Insulate inside with spray foam around window opening. Trim inside of windows to tie-in existing trim as needed.

Estimated Labor and Materials: \$1,800 plus applicable taxes

Moore Home Services

621 E. Scott Street

Afton, Iowa 50830

Estimate valid for 90 days

Insured – Contractor Registration # C140452

Full Payment due upon completion of project(s). Cash or Check



Karen

CITY OF AFTON

115 E. Kansas
PO Box 199
Afton, IA 50830
Phone: 641-347-5224
Fax: 641-347-5297
Email: actyhall@windstream.net

EXTERIOR BEAUTIFICATION GRANT APPLICATION Fiscal Year July 1, 2025 to June 30, 2026

Name: Sara Weis

Property Address: 204 W. Nebraska

Mailing Address or Email: PO Box 204 snweis76@gmail.com

Phone Number(s): 641-202-1523

Please describe the exterior work to your property that will be repaired or updated (location (north/south or east/west) and details of the project):

New vinyl siding

NEW eve spouts

New deck

Who will do the repairs: Sara Weis + Matt Henrich

Total cost of repairs: \$ 3,000

I Sara Weis (name) understand that the City of Afton will reimburse me the cost of my exterior repairs and/or updates up to \$500 maximum. All paid receipt for individual expenses or to a contractor up to \$500 need submitted when the work is finished. **All work must be completed by May 31, 2025 and before & after pictures submitted along with paid receipts.**

Sara Weis

Property Owner Signature

NOTES:

The City of Afton is offering assistance of up to \$500 per property for exterior "structural" repairs or updates that will improve "curb appeal" (examples: paint, stain, decks, or façade improvements that can be seen from the street-must be structural improvements or something that preserves the property). **Exterior paint colors must be pre-approved by City Council.** Money will be available until the maximum grant of \$7,500 is reached for the fiscal year of July 1 to June 30. Property owners must complete this application in order to be considered for this grant program. Once the application is received your project will be reviewed

FY 2025 Grants

(no subject)

1 message

Patricia Norman <pnorman59@gmail.com>

Fri, May 30, 2025 at 12:02 PM

To: City Of Afton Utility Clerk <aftonutilitybilling@gmail.com>

2 attachments**1000013870.jpg**
5185K**1000013869.jpg**
4346K

Trish Norman
Ext. Beaut. Grant FY25
:

864353

Statement

DATE

4/30/2025

TERMS

TO

Irish Norman

IN ACCOUNT WITH

Paul Clark

Labor + Material

\$ 800.00

} Taking out et.
} installing window
+ materials

Thank you
for your
Business

\$ 800.00

CURRENT

OVER 30 DAYS

OVER 60 DAYS

TOTAL AMOUNT



Order Confirmation

1 message

Menards <order@orders.menards.com>
Reply-to: order@orders.menards.com
To: ~~pperman59~~@gmail.com

Fri, Nov 1, 2024 at 9:59 AM



[MY ACCOUNT](#) | [HELP CENTER](#)

ORDER CONFIRMATION

Thanks, Trish Stroud,

This email is your official receipt. We'll send another email when your order is ready.

Your **Rebate Receipt** is included in an **attachment** to this email.

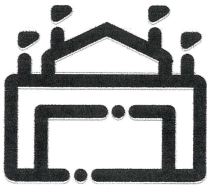
Next Steps:

- CLIV30498573 - [Track Your Order](#)

Order Tracker


Rebate Center

Ship to Store: CLIV30498573



12000 HICKMAN RD

CLIVE, IA 50325

Item Description	QTY	Item Price	Item Total
 JELD-WEN Builders 62.75 W x 40.75 H Sliding Window Model Number: 4001352 Description:JELD-WEN Builders 2 Panel Slider Assembly : Full Unit Country Where Unit Will Be Installed : USA Performance Grade Rating : PG20, DP+20/-20 (Standard) Installation & Frame Type : With Nailing Flange Operation : OX (Right Hand) Measurement Type : Rough Opening Rough Opening Width : 63.25 Rough Opening Height : 41.25 Actual Size : 62 3/4 -in X 40 3/4 -in Sash Split : Even Divide Vent Width : 31.625 Exterior Finish : White Interior Finish : White Grille Type : 5/8" Flat Grille Location in Glass : All Glass	1	\$517.72 each	\$517.72

Grille Pattern : None

Grille Pattern : Colonial

Lites Wide - Left Panel : 2

Lites Wide - Right Panel : 2

Number of Squares High : 3

Grid To Match : No

Lifetime Accidental Glass
Breakage Coverage : No

Glass Energy Efficiency :
Energy Star

Energy Star Zone : Energy
Star - Northern

High Altitude (above 3500
feet) : No

Energy Star Version :
Version 7

Upgraded Spacer Bar :
Standard

Energy Package to Match :
None

Sound Transmission Class :
Standard

Glass Glazing : Double Pane

Low-E Coating Choice :
SunFlow With HeatSave

Neat Glass-: No

Glass Type : Standard

Insulated Glass Options :
Argon

Elevation : 0 - 3500 feet

Select Glass Thickness :
3/32 in - 3/32 out

Screen Options : Fiberglass
Mesh Screen

Lock Hardware Type : Cam
Lock(s)

Number of Locks : 1 Lock

Hardware Finish - Interior :
White

Does Unit Meet Egress
Requirements? : Meets 5.7
sqft Egress (All Floors)

Secondary Vent Stop : No

Exterior Frame Accessories
: None

Interior Frame Accessories :
Groove Filler

Extension Jamb : None

Prep for Shipping : None

Is this a Reorder? : No

U-Factor : 0.26

Solar Heat Gain Coefficient :
0.48

Visible Light Transmittance
: 0.58

Condensation Resistance :
43

CPD# : JEL-A-176-09001-
00001

Energy Star Qualified :
Northern

Overall Frame Depth : 2.875

Catalog Version Date :
09/26/2024

Catalog Version : 24.3.17.0

MenardsSKU : 4001352

Return Policy - [Special](#)
[Order Merchandise](#)

Merchandise Subtotal:
\$517.72

Sales Tax: **\$36.24**

Order Total: **\$553.96**

Payment Method:
Mastercard - 0425 \$553.96

- Transaction ID: 5112
- Register ID: 72
- Store Number: 3045
- Order Date: 11/01/2024

Did you know: From your **Menards.com[®]** account, you can download any rebate receipts you have available or resend your order confirmation emails for orders placed in the last 30 days! Create a **Menards.com[®]** account to ensure you don't miss out!

Family Owned Since 1958

Please add order@orders.menards.com to your address book to ensure our emails reach your inbox.

View our [privacy policy](#).

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11% Rebate on Everything (44A).pdf
10 KB

TONELLI SEASONAL SERVICES

Bill For:

Trish Norman
100 North Dodge
Afton, Iowa 50830

Tonelli Seasonal Services
401 South Douglas
Afton, Ia 50830
641-202-3593

Date	Total
Landscaping materials	1,990.00
Tax	\$139.30
Labor after Credits	\$520.00
Total	2,649.30

Thank you for choosing Tonelli Seasonal Services
Check us out on Facebook to see more services we offer

Short Term Occupancy Agreement

THIS AGREEMENT, made and entered into this 16th day of May, 2025, by and between
The City of Afton (“Owner”) and Gettin’ Slushed South of 35 dba Lucky Wife Wine Slushies.
 (“Occupant”)

In consideration of the mutual promises contained herein, the parties agree as follows:

1. **PREMISES.** Owner, by signature below, hereby authorizes Occupant permission to occupy the premises located at AftonPark, Afton, IA 50830 as designated by the Owner.
2. **TERM.** Owner further authorizes Occupant the right to use said premises on the following date(s): July 15th, 2025. After such time, this agreement shall automatically terminate and shall no longer be in effect.
3. **ORDINANCES.** The Parties agree to abide by all applicable ordinances.

Owner:
The City of Afton

Occupant:
Gettin’ Slushed South of 35

Holly Rasavong



Iowa Department of Transportation

REQUEST FOR CLOSING PRIMARY ROAD EXTENSION

The Iowa Department of Transportation
Ames, Iowa

Pursuant to Administrative Rule 761-151.1(321), The City of AFTON,
Iowa requests permission to close the extension of Highway 169 from
RAILROAD to

POLK

for the period beginning at 5:30P P .M. July 19, 2025 and ending at 6:00 P .M.
(Time) (Month, Day) (Year) (Time)

July 19
(Month, Day)

2025
(Year)

The purpose of this closure is

UNION COUNTY FAIR PARADE

The City recommends and gives approval to detour traffic over the following streets:

TWO BLOCKS WEST ON RAILROAD STREET, FOUR BLOCKS STRAIGHT SOUTH SOUTH ON

PIERCE STREET TO HWY 169. THE CITY OF AFTON WILL SET UP "DETOUR AHEAD

SIGNS" ALONG ROUTE. DURNING CLOSURE WILL HAVE LAW ENFORCEMENT.

If any of the above detour is over a county road, written approval must be secured from the County Board of Supervisors and submitted with this request.

The City hereby acknowledges responsibility for maintenance and restoration of the detour, and for repair of any damages that may occur to the closed section of the primary extension. The City hereby accepts full liability for conditions or operations on the detour.

The City hereby assures the Department that the purpose of the closure is CIVIC in nature, and is not intended for promotion of commercial activities.

LIVESTOCK PERMIT-APPLICATION

Date: 4-30-25

Annual Fee: \$25.00 Paid: Y/N 25⁰⁰ 4/30/25

Property Owner Name: Richard Siddens

Property Address: 2395 Railroad

Daytime Phone Number: 641-202-6802

Definition of "Livestock":

55.01 (10). "Livestock" means an animal belonging to the bovine, caprine, equine, ovine, or porcine species, ostriches, rheas, and emus; farm deer as defined in Section 170.1 of the *Code of Iowa*; or poultry.

City Ordinance:

55.06 LIVESTOCK. It is unlawful for a person to keep livestock on residential and mobile home zoned properties within the City except by written consent of the Council. Annual permit application required with consent of the Council depending on:

1. Property location
 2. Number & type of animal(s)
 3. Size & location of enclosure(s)
 4. Sheltering accommodations
 5. Proximity to neighbors
 6. Waste management methods
 7. Completion of annual livestock permit
 8. Paying annual livestock permit fee
- (Section 55.06 – Ord. 271 – Oct. 24 Supp.)

Please complete the following questions:

1. Property Location: 2395 Railroad

2. Number & Type of Animal(s): heifers 6 - Jeff Welch's

3. Size & Location of Enclosure(s): Acres

4. Sheltering Accommodations: no

5. Proximity to Neighbors: close

6. Waste Management Methods: N/A

Signature Richard Siddens Date 4-30-25

If additional room is needed for detailed explanations, please attach a separate sheet.

Reviewed by City Council: 5/13/25 (Date)

Approved _____ Denied _____ Notes: Council wants to review ord. Question
if they are Zoned Ag or not & if permit is needed

LIVESTOCK PERMIT-APPLICATION

Date: June 2, 2025
Property Owner Name: K'lea Johnson
Property Address: 500 N. Dodge St
Daytime Phone Number: 641-347-7089

Pd \$25⁰⁰
6/2/25
cash

Definition of "Livestock":

85.01 (4). "Livestock" means an animal belonging to the bovine, caprine, equine, ovine, or porcine species, ostriches, rheas, and emus; farm deer as defined in Section 170.1 of the Code of Iowa; or poultry.

City Ordinance:

85.20 LIVESTOCK: It is unlawful for a person to keep livestock on residential and mobile home zoned properties within the city except by written consent of the Council. Permit application required with consent of the Council depending on:

1. Property location
2. Number & type of animal(s) 4-10 chickens
3. Size & location of enclosure(s) 2'x4' Chicken tractor
4. Sheltering accommodations Chicken tractor
5. Proximity to neighbors 2-4 lots away
6. Waste management methods - use on plants

Please complete the following questions:

1. Property Location: 500 N. Dodge St
2. Number & Type of Animal(s): 2-10 chickens
3. Size & Location of Enclosure(s): 2'x4' chicken tractor, southwest corner of back lot on "Pierce" St ~~(street)~~ (not surfaced)
4. Sheltering Accommodations: tractor
5. Proximity to Neighbors: other side of block
6. Waste Management Methods: use on gardens & plants or in compost.

Signature K'lea Johnson Date June 2, 2025

If additional room is needed for detailed explanations, please attach a separate sheet.

Reviewed by City Council: _____ (Date)

Approved _____ Denied _____ Notes: _____