



City of Valparaiso Plan Commission

166 Lincolnway, Valparaiso, IN 46383

(219) 462 – 1161

www.valpo.us

MEETING AGENDA

Valparaiso Plan Commission Tuesday,

August 2, 2022, 5:30 PM

Valparaiso City Hall – Council Chambers

1. Roll Call
2. Adoption of Meeting Minutes – July 5, 2022
3. Old Business – None
4. New Business

PUDA22-001, filed by The Brooks Land, LLC. c/o Todd A. Leeth/Katie L. Kopf, Hoepfner Wagner & Evans LLP, 103 Lincolnway, Valparaiso, IN 46383. The petitioner requests Approval of Alternate Plan and Change in Development Standards for one parcel of The Brooks PUD located on about 3.45 acres on the north side of Vale Park Rd extended between Windsor Tr and Winter Park Dr.

5. Staff Items
6. Adjournment

Matt Evans, President – Valparaiso Plan Commission

Beth Shrader, Planning Director

Next Meeting: September 6, 2022

Interested persons can view public meetings live on the City of Valparaiso Website, www.valpo.us or participate in the webinar by visiting bit.ly/ValpoPC2022. Requests for alternate formats please contact Planning Department at planningdepartment@valpo.us or (219) 462-1161.



CITY OF VALPARAISO

Planning Department | 166 Lincolnway | Valparaiso, IN 46383 | (219) 462-1161

PLAN COMMISSION APPLICATION PACKET

FILED

For Office Use Only.

JUL 01 2022

[Signature]
Clerk-Treasurer

CHECK #: 104969 RECEIPT #: 56432

This packet contains the application and instructions to petition the Valparaiso Plan Commission for a variety of approvals as required under Valparaiso's Unified Development Ordinance (UDO) and state law.

The Petitioner must provide a complete application, required fee, and all associated documents for the petition by the deadline. Late or incomplete petitions will be placed on the agenda for the following month. If you need help completing this form or would like a copy of the application in an alternative format, please call the Planning Department at (219) 462-1161.

2022 MEETING DATES & DEADLINES

The City of Valparaiso Plan Commission generally meets at 5:30 PM, on the first Tuesday of each month at Valparaiso City Hall, 166 Lincolnway, Valparaiso, IN 46383. You must file your petition no later than the close of business on the appropriate date listed below. The office hours of the City of Valparaiso Planning Department are from 8:30 AM to 4:30 PM, Monday through Friday.

APPLICATION DEADLINE	PUBLIC NOTICE DEADLINE	PROOF OF NOTICE DEADLINE	MEETING DATE
December 10 th , 2021	January 1 st , 2022	January 4 th , 2022	January 11 th , 2022
December 31 st , 2021	January 22 nd , 2022	January 25 th	February 1 st , 2022
January 28 th , 2022	February 19 th	February 22 nd	March 1 st , 2022
March 4 th , 2022	March 26 th	March 29 th	April 5 th , 2022
April 1 st , 2022	April 23 rd	April 26 th	May 3 rd , 2022
May 6 th , 2022	May 28 th	May 31 st	June 7 th , 2022
June 3 rd , 2022	June 25 th	June 28 th	July 5 th , 2022
July 1 st , 2022	July 23 rd	July 26 th	August 2 nd , 2022
August 5 th , 2022	August 27 th	August 30 th	September 6 th , 2022
September 2 nd , 2022	September 24 th	September 27 th	October 4 th , 2022
September 30 th , 2022	October 22 nd	October 25 th	November 1 st , 2022
November 4 th , 2022	November 26 th	November 29 th	December 6 th , 2022
December 2 nd , 2022	December 23 rd	December 27 th	January 3 rd , 2023

FILING PROCEDURE & PETITIONER CHECKLIST

Step 1: Pre-Application Conference

At least one week prior to the intended filing of the petition, the petitioner must discuss the project with Planning staff to review requirements, submittals, procedures, deadlines, and hearings. Contact the Planning Department by phone at 219-462-1161 to speak with staff.

Step 2: Complete & Submit Application

Use the following checklist to assemble your application and contact the Planning Department with any questions.

- ☒ **Completed Application & Checklist**
- ☒ **Application Fee** – Submit fee with one completed copy of the application to the Clerk-Treasurers Office by 4:00 PM on or before the deadline. Meeting dates and deadlines are on p. 1 of this packet and the fee schedule is on p. 4.
- ☐ **Affidavit of Consent of Property Owner** – Submit only if the applicant is not the property owner.
- ☒ **Vicinity Map** – Provide a map identifying the subject property within the City of Valparaiso with major street labeled. At the very least, all parcels within 300' of the subject property should be represented.
- ☒ **Site Plan/Concept Plan** – Provide a site plan with the entire layout of the property and all items related to the petition clearly shown. The site plan shall also include all present and proposed buildings, structures, parking areas, location and name of all adjacent streets and roads (whether public or private) and a north arrow. Easement information must also be provided if easements exist or proposed on the property in question.
Attached to Alternate Plan to Amend Conceptual Site Plan as Supporting Document
- ☒ **Written Description of the Project** – Please provide a brief written description of the proposed project. The written description allows the public, the Plan Commission, and planning staff to better understand the proposed project.
- ☐ **Commitments/Restrictions/Covenants.** – Proposed Commitments/restrictions/covenants for the property or subdivision must be provided for reference if the petitioner intends to require them as a condition of sale or development of property.
- ☒ **Legal Description** – A legal description for the property must be included, either in the space provided or attached. The legal description can be found on the deed of the property or potentially within the recorded mortgage. The abbreviated version of the legal description on the property tax bill is sufficient if the full legal description is not readily available.
- ☒ **Surrounding Property Owners List** – If a public hearing is required (see list on p. 5), you must provide the names and addresses of all the property owners within 300 feet in all directions from the subject parcel, including those owned by the City, State, or other governmental unit. You can identify these property owners using [Porter County's web map](#) following [instructions on the city website](#).
- ☐ **Letter to Surrounding Property Owners** – If a public hearing is required, you must prepare notice to property owners within a 300-foot radius of the project's parcel boundaries. Complete your draft letter for planning staff review using the sample notice to surrounding property owners on p. 10 of this application. The notice must include the basic information as indicated in the sample, explaining the petition in clear, simple language. Also provide a site plan, map, and/or any illustrations that will help the surrounding property owners understand the petition.
- ☐ **Annexation Documentation (If applicable)** – If the petition is submitted for an annexation request, refer to the [annexation application requirements sheet](#) in addition to this information.
- ☒ **Supporting Documents** – Please include any additional documents such as images, plans, elevations etc. that will assist the Plan Commission to evaluate your petition. Other items may be required for your petition if specified in the [UDO](#).

Step 3: Staff Review Prior to Notification

- ☐ Planning staff will review the submitted application for completeness and clarity and schedule the request for the following Plan Commission meeting date. If it is determined that the application is incomplete, planning staff will notify you of the missing or incomplete items.

Step 4: Notify the Public (for petitions that require public hearings only)

- ☐ **Notification by Newspaper** - After it is determined that your application is complete, Planning Staff will submit a Public Hearing Notice in compliance with applicable state law to the Northwest Indiana Times Newspaper. The cost for publication and a proof of publication will be mailed to the Petitioner listed on the Petition. Payment of the bill is the responsibility of the Petitioner. Failure to pay the publication cost may constitute grounds for revoking any approvals or being removed from the requested Plan Commission meeting agenda. Following Indiana Code, the notice will appear once, a minimum of ten (10) days prior to the meeting date.
- ☐ **Surrounding Property Owner Notification** - Once planning staff has reviewed your draft letter and surrounding property owner list to and finds it to be complete, you must send the letters out to all the property owners using either certified mail (green cards) or certificates of mailing (white slips) by the public notice deadline (p.1). If any property owner does not receive timely notice, your request may be denied, delayed, or potentially revoked at some later date. After mailing your notices, provide proof of notice to planning staff by the proof of notice deadline. Proof of notice may be copies or images of the green certified mail cards or white certificate of mailing slips postmarked by the public notice deadline.
- ☐ **Onsite Notification Sign** - Planning staff will place one or more signs on the subject parcel in a conspicuous location at least ten (10) days prior to the scheduled public hearing for your requested action. Staff will collect the sign(s) immediately following the public hearing date listed on the sign. Do not remove the onsite notification sign for any reason without the permission of the Planning Director. If the sign is damaged or stolen, please contact the Planning Department so that a new sign may be placed on the property.
- ☐ **Affidavit of Proper Public Notice** - Because adequate public notice is so important for all petitions requiring public hearings, in addition to providing proof of notice, the Petitioner must also submit a copy of the Affidavit of Proper Public Notice for Public Hearing (p.11) after letters to surrounding property owners are sent but before the Proof of Notice deadline.

Step 5: Plan Commission Meeting

- ☐ Planning Department Staff will distribute all petitioner exhibits to the Board and post supporting documents on the City of Valparaiso website one (1) week prior to the meeting date.
- ☐ Either the petitioner or a representative of the petition must be present at the meeting to present the petition and address any relevant questions from the Board.
- ☐ If the petition requires a public hearing, the Plan Commission will provide the public the opportunity to comment on the petition.
- ☐ For matters requiring a public hearing, the Plan Commission typically postpones decision-making until the next regularly scheduled meeting unless the petitioner has specifically requested a suspension of the rules.

PLAN COMMISSION APPLICATION FEES

Plan Commission application types and associated fees are listed in the table below. Application Fees must be submitted to the Clerk-Treasurers Office by no later than 4:00 PM on the day of the posted deadline for the desired Plan Commission Meeting. Checks may be made out to the City of Valparaiso.

APPLICATION TYPE	APPLICATION FEE
Rezoning	\$150
Subdivision – Primary Plat	\$150 + \$10 per Lot
Subdivision – Amendment	\$100 + \$5 per Lot
Planned Unit Development (PUD)	\$500 + \$10 per Lot
Major Planned Unit Development (PUD) Amendment	\$250 + \$5 per lot
Minor Subdivision or Plat Amendment	\$150
Subdivision – Final Plat	\$100 + \$5 per Lot
Minor Planned Unit Development (PUD) Amendment	\$150
Annexation	\$500 + Cost of Fiscal Plan**
Design/Architectural Approval _____ Overlay District	\$150
Special Meeting Fee	\$1500
Text Amendment	\$250
Comprehensive Plan Amendment	\$250
Vacation – Property	\$100
Plat Committee Appeal	\$200

**The Plan Commission requires that all fiscal plans be prepared by a municipal advisor firm approved by the Planning Department. The applicant is solely responsible for the cost of the preparation of the fiscal plan. The fiscal plan must be submitted together with the applicant's petition for public hearing. The fiscal plan must comply with the requirements of Ind. Code § 36-4-3-13(d). **

PETITION TO VALPARAISO PLAN COMMISSION

This application is being submitted for (Check all that apply):

PUBLIC HEARING REQUIRED:

- ☐ To Rezone a Property from _____ to _____
- ☐ To Approve a Primary Plat
- ☐ To Approve a Planned Unit Development (PUD)
- ☐ To Approve a Major Planned Unit Development (PUD) Amendment
- ☐ To Annex Property into the City of Valparaiso, IN
- ☐ To Vacate Alley
- ☐ To Appeal the Decision of the Plat Committee

NO PUBLIC HEARING REQUIRED:

- ☐ To Approve a Minor Subdivision (Lot Split)
- ☐ To Approve a Final Plat
- ☒ To Approve a Plat Amendment
- ☐ Design/Architectural Approval in _____ Overlay District

For Office Use Only:

Petition #: _____

Application Filing Fee: _____

Date Filed: ____ / ____ / ____

Meeting: ____ / ____ / ____

SUBJECT PROPERTY INFORMATION	TYPE OR PRINT IN INK
Property Address: _____ Ransom Road	Subject Property fronts on the _____ side between (streets) <u>North side of Vale Park Road</u> <u>extended between Windsor Tr. and</u> <u>Winter Park Dr.</u>
Description of Location of Property: _____ <u>North side of Vale Park Road extended</u> <u>between Windsor Tr. and Winter Park</u> <u>Dr.</u>	Zoning District (Current): <u>PUD</u> Zoning District (Proposed): _____
Parcel/Tax Duplicate Number: _____ <u>64-09-11-327-004.000-004</u>	Zoning of Adjacent Properties: North: <u>PUD</u> South: <u>PUD</u> East: <u>PS - Public Space</u> West: <u>PUD</u> <u>SR - Suburban Residential</u>
Subdivision (If Applicable): _____	Present Use of Property: <u>Vacant</u>
Dimensions of Property: Front: <u>Irregular</u> Depth: <u>Irregular</u>	Proposed Use of Property: <u>Residential Development</u>
Property Area (sq. ft./acres): <u>3.45 acres</u>	

PETITIONER INFORMATIONApplicant Name: The Brooks Land LLCAddress: c/o Todd A. Leeth/Katie L. KopfHoepfner Wagner & Evans LLP103 E. LincolnwayValparaiso, Indiana 46383

Phone: _____

Email: _____

PROPERTY OWNER INFORMATIONApplicant Name: Same as Applicant

Address: _____

Phone: _____

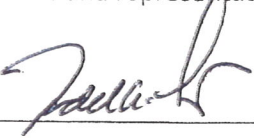
Email: _____

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO. _____)

Lot F-1 in The Brooks at Vale Park - Phase One per the Secondary Development Plan recorded in
Plat File 60-B-3C as Document No. 2021-038716 in the Office of the Recorder of Porter
County, Indiana.

PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO. _____)

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso – Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.



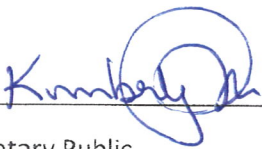
Signature of owner/Petitioner

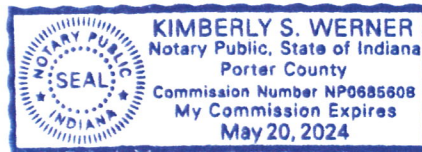
6/30/2022

Date

Todd A. Leeth/Katie L. Kopf
Attorneys for Petitioner
Printed name

Subscribed and sworn to before me this 30 day of June, 22.

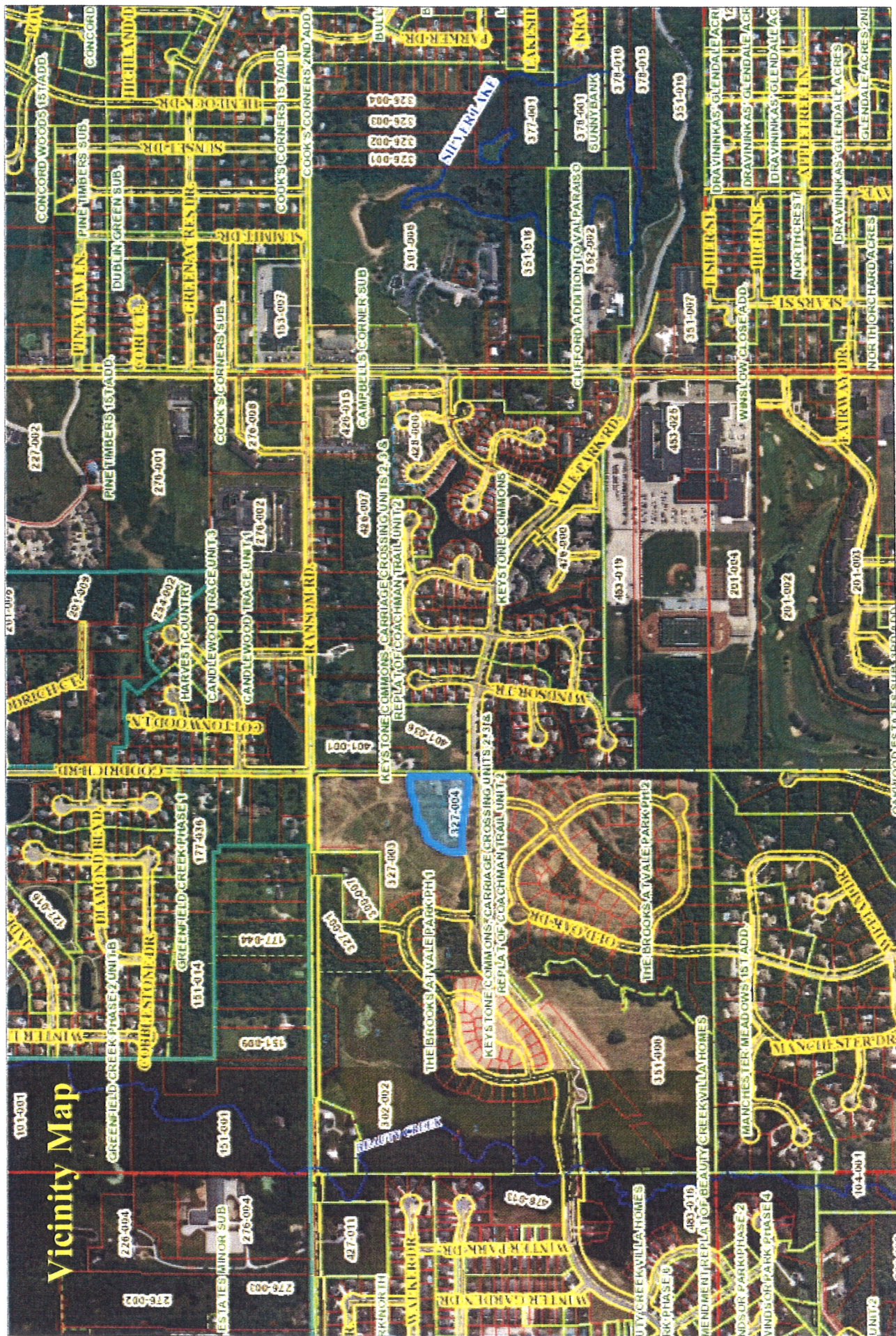

Notary Public



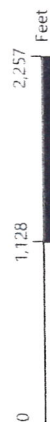
My Commission Expires: _____

WRITTEN DESCRIPTION OF PROJECT

Adoption of alternative plan for a portion of The Brooks at Vale Park PUD to allow 9 two-family duplex buildings on Lot F-1.



Enter Map Title...
Web Print: 06/30/2022



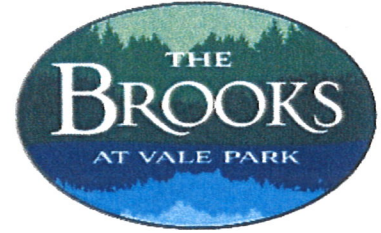
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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	A		B		C		D	
	Parcel Number		Owner		Owner Address		Site Address	
1								
2	64-09-11-451-002.000-004		Crosmer Andrew A & Cheryl A		1153 Vale Park Rd Valparaiso IN 46385		1153 Vale Park Rd Valparaiso IN 46385	
3	64-09-11-401-008.000-004		Keystone Commons Prop Owners Assoc		3408 Enterprise Ave Valparaiso IN 46383		Vale Park Rd Valparaiso IN 46383	
4	64-09-11-401-035.000-004		Rose Geri L & Sprinkle David E		1159 Ransom Rd Valparaiso IN 46385		1159 Ransom Rd Valparaiso IN 46385	
5	64-09-11-451-001.000-004		Zelechowski Steven J & Amanda D		1155 Vale Park Rd Valparaiso IN 46385		1155 Vale Park Rd Valparaiso IN 46385	
6	64-09-11-451-003.000-004		Sheffer Donald & Nicole		1151 Vale Park Rd Valparaiso IN 46385		1151 Vale Park Rd Valparaiso IN 46385	
7	64-09-11-401-001.000-004		Hanson David		1153 Ransom Rd Valparaiso IN 46385		1153 Ransom Rd Valparaiso IN 46385	
8	64-09-11-327-003.000-004		Valparaiso City Utilities		205 Billings St Valparaiso IN 46383		Vacant Ransom Rd Valparaiso IN 46385	
9	64-09-11-401-036.000-004		Rose Geri		1159 Ransom Rd Valparaiso IN 46385		Vale Park Rd Valparaiso IN 46385	

THE BROOKS AT VALE PARK DEVELOPMENT PLAN



Alternate Plan to Amend Conceptual Site Plan for Trailside Duplexes

This is an amendment to Ordinance No. 11, 2019 (hereinafter referred to "The Brooks PUD Ordinance") and Schedule 1 thereto, the Planned Unit Development known as The Brooks at Vale Park within the City of Valparaiso, Indiana amending portions of Conceptual Site Plan therein, and for other purposes.

WHEREAS, Article 15, Division 15.500 of the Unified Development Ordinance entitled "Procedures and Administration for Planned Unit Development Approval" permits the establishment in the City of Valparaiso of planned unit developments ("PUDs"), and an application for approval of The Brooks at Vale Park PUD District was filed by VJW Limited, LLC (on behalf of VJW The Brooks, LLC hereinafter sometimes referred to as "Developer"); and

WHEREAS, the Valparaiso Plan Commission and the Common Council for the City of Valparaiso, after all proper legal notice, did conduct a public hearing and other procedural requirements of the Indiana Code and the Unified Development Ordinance for the City of Valparaiso for the consideration of the application and the establishment of the PUD District; and

WHEREAS, on July 22, 2019, the Common Council did adopt The Brooks PUD Ordinance by a vote of 6-0 and said The Brooks PUD Ordinance was duly recorded on January 31, 2020 in the Office of the Recorder of Porter County, Indiana as Document No. 2020-002278; and

WHEREAS, pursuant to Section 17 of Schedule 1 to The Brooks PUD Ordinance, the Plan Commission, may approve a development standard or an alternate plan that is not included in, or is different from, those set forth in this The Brooks at Vale Park PUD Ordinance or which is different than previously approved by the Plan Commission; and

WHEREAS, the Developer did seek and the Plan Commission did approve an Alternate Plan to The Brooks at Vale Park PUD on November 10, 2020 which plan is set forth on Exhibit B

hereto modifying the area marked as Amendment Area thereon to be Multi-Family Residential District, Multi-Plex Subdistrict; and

WHEREAS, the Developer proposes to further modify and alter Exhibit C, the Conceptual Site Plan for The Brooks at Vale Park PUD set forth in Schedule 1 of The Brooks PUD Ordinance only as to that real estate depicted on Exhibit B and Exhibit C attached hereto and incorporated herein and designated as the "Amendment Area"; and

WHEREAS, the Exhibit A attached hereto and incorporated herein depicts the changes to the proposed Conceptual Site Plan as to the Amendment Area which shall now include nine (9) separate two-family residential buildings (duplexes) generally as shown on said Exhibit A; and

NOW, THEREFORE, The Brooks PUD Ordinance provides and allows for the amendment of development standards and approval of alternative plans upon petition of the VJW The Brooks, LLC, its successors and assigns, the Developer defined in The Brooks PUD Ordinance and Developer has petitioned for and seeks the following amendment and alternative plan to The Brooks PUD Ordinance.

Section 1. Incorporation of Recitals. The above and foregoing recitals are hereby incorporated in this instrument by reference.

Section 2. Definitions. Terms defined in the The Brooks PUD Ordinance which are used in this Amendment shall have the meaning as set forth in the The Brooks PUD Ordinance unless otherwise expressly specified herein or the context expressly provides otherwise.

Section 3. New Subdistrict. This amendment shall add a new Twin House Subdistrict to The Brooks at Vale Park PUD reasonably consistent with Exhibit A and the Exhibit B to Schedule 1, the Land Use Map for The Brooks PUD Ordinance is amended to reflect that the Amendment Area be and is hereby designated the Twin House Subdistrict. In the event that any standard, requirement or restriction is not specifically set forth in this amendment (or The Brooks PUD Ordinance) for the Twin House Subdistrict, the corresponding standard, requirement or restriction of the Multi-Family Residential District shall apply.

Section 4. Default Zoning District. The default zoning district for the Twin House Subdistrict to The Brooks at Vale Park PUD shall be the Urban Residential (UR) District and Table 4.13 shall be modified as follows:

Table 4.13 Default Zoning Districts	
Use Area Within A District	Default Zoning District Within UDO
Regional Storm Water Management District	PS District
Single-Family Residential District – Traditional Subdistrict	SR District
Single-Family Residential District – Cottage Subdistrict	GR District
Multi-Family Residential District (all subdistricts)	UR District

Section 5. On-Lot Landscaping within the Twin House Subdistrict. On-lot landscaping shall be provided as described in the amended Table 4.14I set out below for each of the Districts within the Development.

Table 4.14I On-Lot Landscaping Standards			
PUD District	Large Trees	Small Trees	Shrubs
Regional Storm Water Management. District	3/Acre	6/Acre	40/Acre
Multi-Family Residential District Townhome Subdistrict	14/Acre	28/Acre	58/Acre
Multi-Family Residential District Multiplex Subdistrict	7/Acre	14/Acre	58/Acre
Multi-Family Residential District Twin House Subdistrict	1	1	N/A
Single-Family Residential District Cottage Home Subdistrict	1	1	N/A
Single-Family Residential District Traditional Home Subdistrict + Flex Area	2/Lot	4/Lot	N/A

Section 6. Twin House Subdistrict. To the extent that this amendment is inconsistent with Schedule 1 to The Brooks PUD Ordinance, the following shall modify Sections 7.1, 7.2, and 7.4 therein only to the extent that they are inconsistent with the following:

- (a) Multi-Family Residential District. The Multi-Family Residential District shall include an additional Subdistrict to be known as the Twin House Subdistrict. A Twin House is a two-family dwelling. The twin house may be divided into lots for

individual fee simple ownership. Within the Twin House Residential Subdistrict, only Twin Homes shall be permitted consistent with this amendment and Exhibit A.

- (b) Subdistricts. Within the Multi-Family Residential District, there shall be three (3) subdistricts which shall permit three (3) unique and different housing styles.
- (c) Development Standards. Table 7.4 is hereby amended to add the following development standards for the Twin House Subdistrict established by this amendment which shall apply to the Twin House Subdistrict.

Table 7.4 Multi-Family Residential District Development Standards						
PUD Subdistrict	Min. Lot Size (Sq. Ft.)	Minimum Yards			Height (feet)	Max. Lot Coverage
		Front	Rear	Side/Ea.		
Multiplex Subdistrict	See Exhibit B	10'	20'	5'	37	40%
Townhome Subdistrict	See Exhibit B	30'	20'	10'	37	40%
Twin House Subdistrict	See Exhibit A	10'	20'	0'	37	60%

- (d) Architectural Design Standards. Only within the Twin House Subdistrict, the requirement in Section 7.5(b)(1) requiring sixty percent (60%) of the first floor of all elevations, excluding windows, doors and similar appurtenances, to be brick, stone or cultured stone shall not apply. The Twin House architecture shall be one-story craftsman style design which does not lend itself to masonry as the primary siding material. It is anticipated that Hardie board, or a similar product, will be the primary siding material for the Twin House Subdistrict duplex homes.

Section 7. Private Streets. Within the new Twin House Subdistrict, all streets, parking areas and associated driveways shall remain private and not dedicated to the public.

Section 8. Consideration of Amendment by Plan Commission. On or about August 2, 2022, the Plan Commission did conduct a public hearing pursuant to the rules of the Plan Commission to consider the amendment to the Conceptual Site Plan, and after hearing Developer's arguments and evidence in support of the amendment, remonstrance and opposition or the opportunity for the receipt thereof, and comments, reports or recommendations of staff and others, the Plan Commission for the City of Valparaiso, Indiana now finds and determines that the amendment and alternate plan to the Amendment Area set forth on Exhibit A hereto:

(i) will not substantially affect the integrity of the Site Improvement Plans for the Property;

(ii) is appropriate for the site and its surrounding;

(iii) is compatible and consistent with the intent of the stated standards or Site Improvement Plans.

Section 9. Severability. The invalidity of any section, clause, sentence or provision of this amendment shall not affect the validity of any other part of this amendment which can be given effect without such invalid part or parts.

Section 10. Effective Date. This amendment and alternative plan shall be in full force and effect after its passage and approval by the Plan Commission for the City of Valparaiso.

APPROVAL

This Alternate Plan for Trailside Duplexes was approved by the Plan Commission for the City of Valparaiso, Indiana this 2nd day of August, 2022.

Matt Evans, President
Plan Commission
City of Valparaiso

This Instrument Prepared By:

Todd A. Leeth
Hoepfner Wagner & Evans LLP
103 E. Lincolnway
Valparaiso, Indiana 46383

**HOEPPNER
WAGNER &
EVANS LLP**
ATTORNEYS AT LAW

June 30, 2022

X:\ATCW Development 19369\Beauty Creek Project - I\Trailside Duplexes\PUD Amendment Trailside Duplex - The Brooks of Vale Park 2022-06-30.docx

EXHIBIT LIST

- A - Concept Plan – Trailside Duplexes
- B - District Land Use Map
- C - Conceptual Site Plan – Amendment Area Depicted

EXHIBIT A

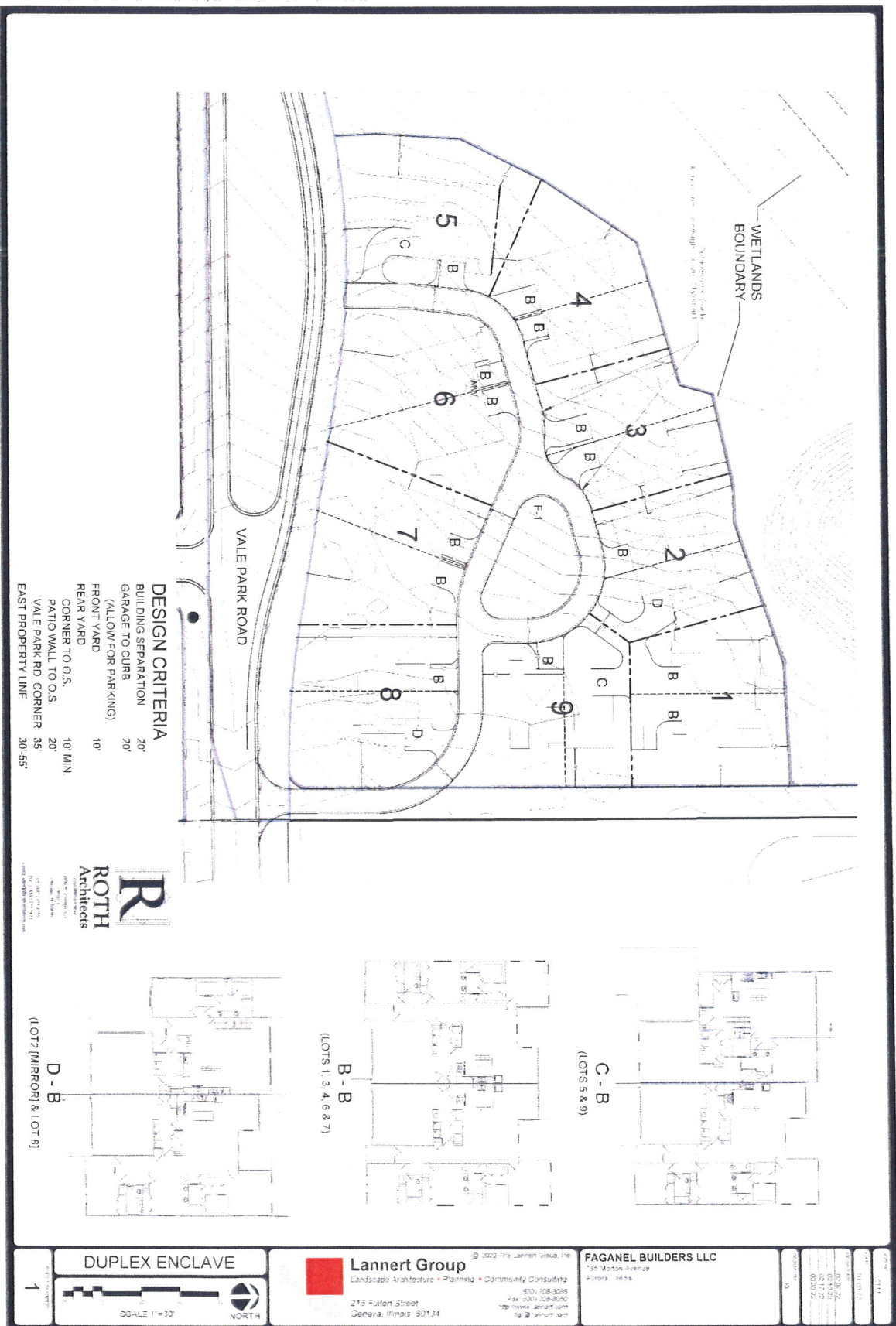


EXHIBIT B

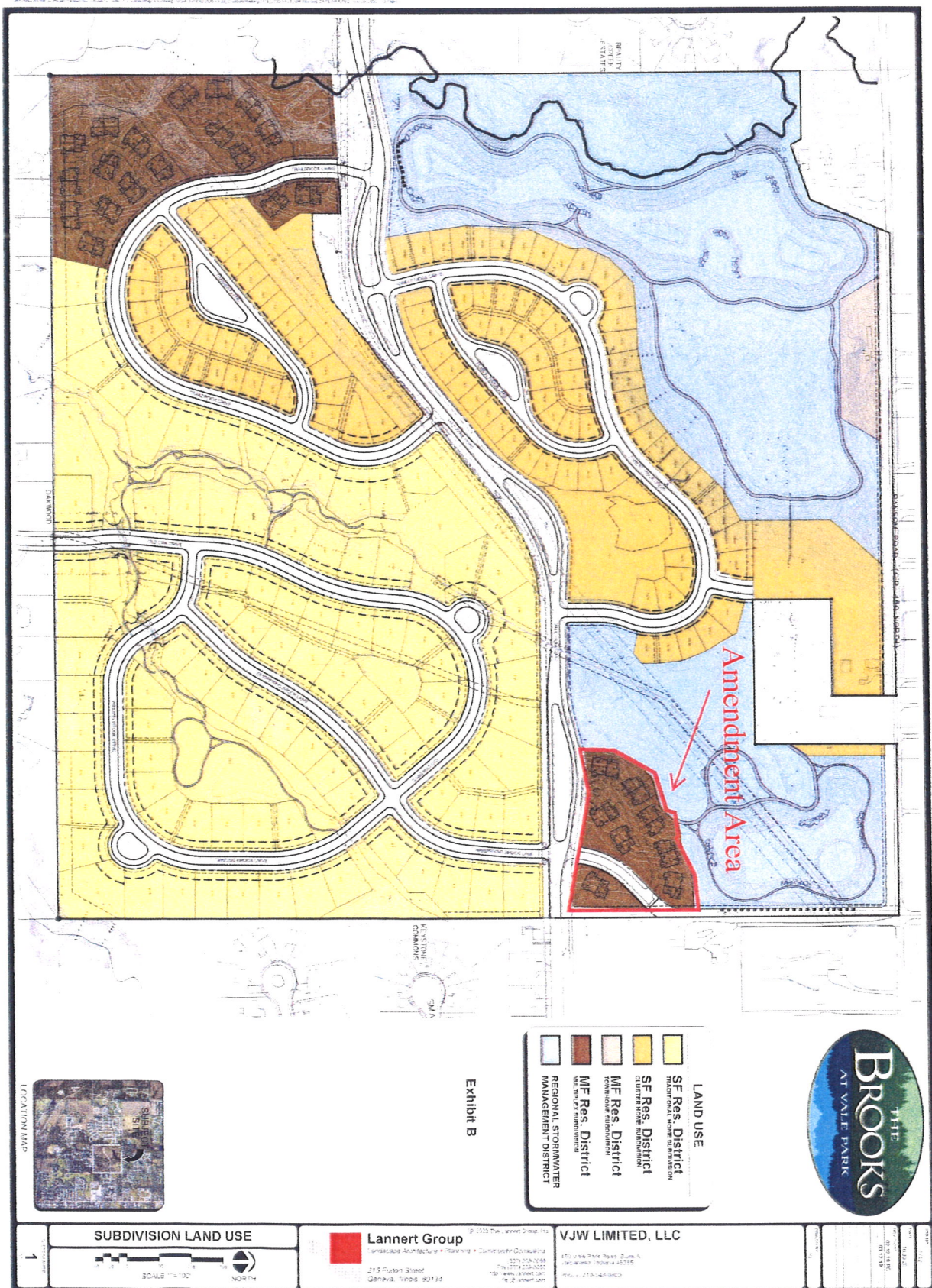
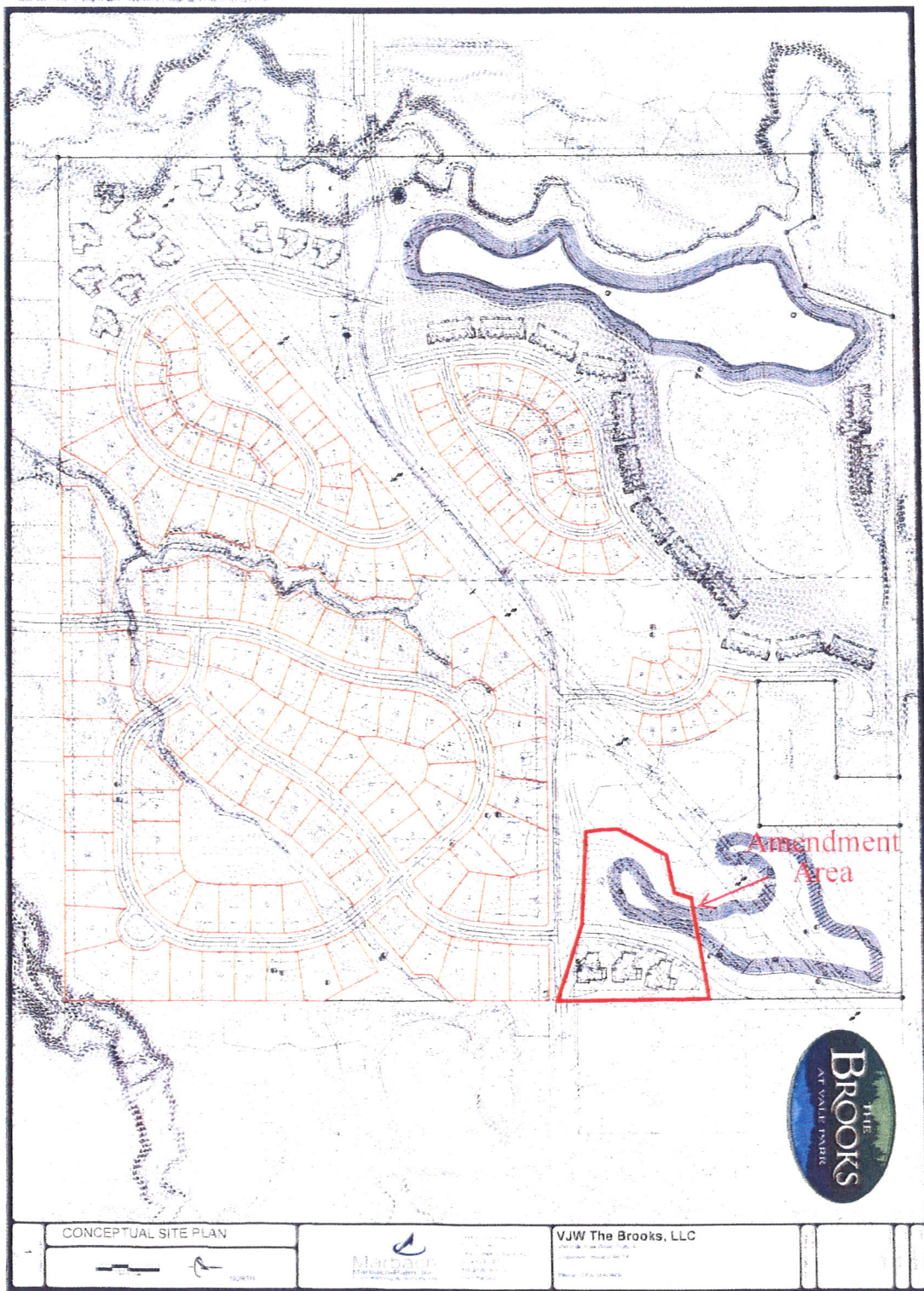


EXHIBIT C



DATE	INVOICE NUMBER	MEMO	BALANCE
06/27/2022	19369-1	TCW-filing Amendment PUD	01400-0
CHECK DATE 06/30/2022	CHECK NUMBER 000104969		
TOTAL			150.00

FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

**HOEPPNER
WAGNER &
EVANS LLP**
ATTORNEYS AT LAW

103 E. LINCOLNWAY
VALPARAISO, IN 46383
219-464-4961



71-287
719

104969

PAY: *One Hundred Fifty and 00/100 Dollars*

NUMBER
000104969

DATE
06/30/2022

AMOUNT
*****150.00

TO THE
ORDER
OF
Clerk-Treasurer, City of Valparaiso

ATTORNEY ACCOUNT
VOID AFTER 90 DAYS

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES A TRUE WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈ 104969 ⑈ ⑈ 071902878 ⑈ ⑈ 11088983 ⑈

DATE	INVOICE NUMBER	MEMO	BALANCE
06/27/2022	19369-1	TCW-filing Amendment PUD	01400-0
CHECK DATE 06/30/2022	CHECK NUMBER 000104969		
FILE COPY			
TOTAL			150.00