

Exhibit F  
Operational Statement

## Operational Statement

### Project Description:

Maple Luxury Apartments is being submitted by Gateway Engineering of Clovis, CA on behalf of Rubik Built, LLC and pertains to 1.95 acres of property located at 2056 S. Maple Ave, Fresno, CA 93702 APN: 471-301-28 and is zoned RS-5 with a planned land use of Medium Density Residential and is requesting authorization to: construct a new affordable apartment development.

The proposed development will consist of:

23 single family apartment units and 1 managers unit.

The existing site currently exists of vacant land with no existing parking spaces.

The proposed hours of operation are from 24/7

Other facts pertinent to this project are as follows:

This project is zoned for multi-family residential and should not require any zone or general plan changes.

### Operational Narrative:

Property is a Legal Lot of Record Statement:

Please see attached chain of title deed showing that the parcel was legally created prior to March 4th, 1972 per Subdivision Map Act.

Joseph Daggett  
LS 8861

APPL. NO.	<u>P20-01643</u>	EXHIBIT	<u>O</u>	DATE	<u>07/17/2020</u>
PLANNING REVIEW BY				DATE	
TRAFFIC ENG.				DATE	
APPROVED BY				DATE	
CITY OF FRESNO DARM DEPT					