Exhibit 12

Design Review Checklist for (DR19-08) Vutukuri Duplex

The purpose of this sheet is to provide a simplified and expedited review of the design review principles and guidelines using objective review standards. The standards are intended as tool for the decision-maker in making findings that the proposal either achieves compliance with the intent of the principles or reasonably mitigates any conflict. When reviewing the check sheet, the proposal should as a whole "comply" with the standards and thus be generally consistent with the overriding principles. [Yes = In Compliance; No = Not In Compliance; NA = Not Applicable]

Standard Principles and Guidelines

ARCHITECTURE				
Yes	**No**	**NA**	**Principles and Guidelines**	**Comments**
X			Corrugated materials, standing seam, T-1 11, or similar siding materials are avoided unless it produces a high visual (or aesthetic) quality.	
X			Buildings walls or fences visible from roadways are articulated in order to avoid a blank look.	
X			The use of bold colors has been avoided unless used as minor accents.	
X			Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences.	
LANDSCAPING AND SCREENING				
Yes	**No**	**NA**	**Principles and Guidelines**	**Comments**
X			Vegetation for landscaping includes native, low maintenance plantings. Significant trees are retained if feasible.	
		X	Trees planted along streetscapes with overhead power lines include only those trees identified on the City's Tree list.	

DESIGN REVIEW CHECKLIST

Yes	No	NA	Principles and Guidelines	Comments
X			Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses including parking.	
X			Proposed fencing is incorporated into the landscaping so as to have little or no visual impact.	
		X	Signs located on buildings or incorporated into the landscaping are unobtrusive and vandal resistant. If illuminated they are front lit.	
		X	Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.	
		X	Street lighting (poles, lamps) is substantially similar or architecturally more significant than other street lighting existing on the same street and do not conflict with any City approved street lighting plans for the street.	
		X	Parking and building lighting is directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.	
		X	Outdoor furniture samples are consistent with the overall project design.	
X			Existing trees over 6" dbh that are not required to be removed to accommodate the proposed development are retained and incorporated into the landscape plan.	
		X	Rock outcropping's, forested areas and water bodies are retained.	
HISTORIC AND HERITAGE PRESERVATION				
Yes	No	NA	Principles and Guidelines	Comments
		X	The use of Historic Markers, information kiosks, project names, architectural features, or other elements of the project promote the historic heritage of the site or surrounding area.	

DESIGN REVIEW CHECKLIST

Specific Principles and Guidelines

Yes	No	NA	Principles and Guidelines	Comments
MULTI-FAMILY				
1. DUPLEX, TRIPLEX & FOUR-PLEX				
X			Attached garages account for less than 50% of the front face of the structure (as measured by lineal footage).	
X			Garages visible from the street are articulated by architectural features, such as windows, to avoid a blank look.	
X			Buildings provide a complementary façade that faces the public right of way, and is the primary entrance to a unit or multiple units, unless impracticable.	*The committee recommended an architectural feature above the doors on rear side of the duplex. The Design Review Manual does not apply to the rear side of buildings unless there is a street directly behind it. In this case, there is an existing single family residence behind the subject property, therefore staff cannot make this recommendation a condition.*