

PROPOSED PLAN NARRATIVE
Home-Based Nursery Plant Growing Operation
Zoning / Permit Application

I. OVERVIEW AND PURPOSE

Fernando and Mireya Galvan propose to utilize a single-family residential property for the purpose of growing nursery plants. The primary use of the property will remain residential.

All plants grown on the premises will be transported to and from the property and no sales will take place on the property itself.

II. PROPERTY USE AND NATURE OF OPERATION

The subject property will serve a dual function as both a private residence and a nursery growing site. The nursery activity will be conducted in a manner that is consistent with and compatible with the surrounding residential neighborhood.

The nature of the operation is described as follows:

- Plants will be grown and cultivated on the premises
- No plants or related products will be offered for sale at or from the property.
- There will be no retail activity, signage, or customer traffic on the property.

III. HOURS OF OPERATION AND LOADING / UNLOADING

All loading and unloading of nursery plants to and from the property will be strictly limited to the following schedule:

Days	Hours
Saturday and Sunday only	6:00 a.m. to 6:00 p.m.

No loading or unloading activity will occur on weekdays or outside of the hours specified above. This schedule is intended to minimize any impact on the surrounding neighborhood and ensure compliance with applicable noise and activity ordinances.

IV. VEHICLES AND EQUIPMENT

The following vehicles will be associated with the operation and will be parked and stored at the subject property:

- Two (2) personal/work vehicles
- One (1) trailer, to be used solely for the transport of nursery plants

All vehicles and the trailer will be parked on the property in designated areas and will not obstruct public rights-of-way, sidewalks, or neighboring properties. The trailer will be used exclusively in connection with the transport of nursery plants on the days and within the hours specified above.

V. PERSONNEL

The operation will involve two (2) individuals who will assist with the growing, care, loading, and transport of nursery plants. The personnel associated with this operation are:

- Fernando Galvan
- Mireya Galvan

No additional employees, contractors, or outside personnel will be present at the property in connection with this operation. The individuals identified above are the sole participants and will conduct all activities within the scope and hours described herein.

VI. NEIGHBORHOOD COMPATIBILITY AND COMPLIANCE

The following measures will be observed to ensure compatibility with the residential character of the area:

- No commercial signage of any kind will be displayed on the property.
- There will be no increase in traffic beyond what is typical for a residential property.
- Loading and unloading will be confined to weekend hours and will be conducted in a quiet and orderly manner.
- The property will be maintained in a clean, neat, and orderly condition at all times.
- No noise, odors, or other nuisances associated with the operation will be permitted to affect neighboring properties.

VII. CONCLUSION

The proposed nursery plant growing operation is designed to be fully compatible with the residential use and character of the subject property and surrounding neighborhood. The applicant respectfully requests approval of this proposed plan and is available to provide any additional information or documentation that may be required in connection with this application.