

6. *Building Height.* In the Residential, Multiple-Family Zone (R-MF Zone), the maximum height of any building shall not exceed thirty-five (35) feet. This height requirement may be modified with a density bonus provision (refer to Chapter 17.10).
- D. *Residential, Multiple-Family Zone, Off street Parking.* Automobile storage space shall be provided as indicated herein in Section 17.05.
- E. *Residential, Multiple-Family Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Residential, Multiple-Family, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply. (Ord. 920 §2, 9/2007)

17.03.080 Commercial, General Zone (C-G Zone). The Commercial, General Zone (C-G Zone) is intended to permit development that provides for a range of commercial service and retail land uses. This Zone is also intended to serve as one of the base zones for the Overlay Zone Districts that are also provided for in the City's General Plan and this title.

- A. *Commercial, General Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Commercial, General Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a Conditional Use Permit.
- C. *Commercial, General Zone, Development Standards.* The following standards shall apply to the Commercial, General Zone (CG Zone):
1. *Lot Area and Dimension.* Lots sizes for the Commercial, General Zone (C-G Zone) shall not be less than ten-thousand (10,000) square feet with an average lot depth of one-hundred (100) feet and a minimum average lot width of one-hundred (100) feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Commercial, General Zone (C-G Zone)
 - a. *Front Yard Setbacks.* The minimum front yard setback is twenty-five (25) feet. A minimum of fifty (50) feet should be provided if the parking is provided in the front of the business.
 - b. *Rear Yard Setbacks.* No setback is required when the parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum rear yard setback is twenty (20) feet plus an additional two (2) feet for every foot where a building exceeds thirty-five (35) feet in height.
 - c. *Side Yard Setbacks.* No setback is required when parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum side yard setback is twenty (20) feet plus an additional two (2) feet for every foot where a building exceeds thirty-five (35) feet in height.
 3. *Lot Area Requirements.* The area occupied by all structures shall not exceed fifty (50) percent of the lot area and the maximum permitted floor area ratio is 1.0.
 4. *Building Height.* In the Commercial, General Zone (C-G Zone), the maximum height of any building shall not exceed fifty (50) feet.
- D. *Commercial, General Zone, Off street Parking.* Automobile storage space shall be provided as indicated herein in Section 17.05.
- E. *Commercial, General Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.

- F. *Commercial, General Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply. (Ord. 920 §2, 9/2007)

17.03.090 Community Commercial Zone (CC Zone). The Community Commercial Zone is intended to preserve, and where applicable promote, commercial shopping centers. This Zone specifically applies to those parcels that may contain more than one business or those properties where the floor area of the business exceeds fifty thousand (50,000) square feet.

- A. *Community Commercial Zone, Permitted Uses.* The uses permitted under this Zone District are identified in Table 17.03-3 of this Section.
- B. *Community Commercial Zone, Conditional Uses.* The uses conditionally permitted under this Zone District are identified in Table 17.03-3 of this Section. Such uses require the approval of a Conditional Use Permit.
- C. *Community Commercial Zone, Development Standards.* The following standards shall apply to the Community Commercial Zone (CC Zone):
1. *Lot Area and Dimension.* Lots sizes for the Community Commercial Zone (C-C Zone) shall not be less than ten thousand (10,000) square feet with an average lot depth of one hundred (100) feet and a minimum average lot depth of one hundred (100) feet.
 2. *Setbacks and Yards.* The following setback requirements are applicable to the Community Commercial Zone (CC Zone):
 - a. *Front Yard Setbacks.* The minimum front yard setback is twenty-five (25) feet. There shall be a minimum of fifty (50) feet for the front yard setback if parking is provided in the front of the building.
 - b. *Rear Yard Setbacks.* No minimum rear yard setback is required except for those parcels that abut residential zones. For those parcels that abut residential zones, the minimum rear yard setback is twenty (20) feet plus an additional two (2) feet for every foot where a building exceeds thirty-five (35) feet in height.
 - c. *Side Yard Setbacks.* No setback is required when parcel is abutting commercial or manufacturing zones. For those parcels that abut residential zones, the minimum side yard setback is twenty (20) feet plus an additional two (2) feet for every foot where a building exceeds thirty-five (35) feet in height.
 3. *Lot Area Requirements.* The area occupied by all structures shall not exceed fifty (50) percent of the lot area and the maximum floor area ratio is 1.0.
 4. *Building Height.* In the Community Commercial Zone (CG Zone), the maximum height of any building shall not exceed 50 feet.
- D. *Community Commercial Zone, Off Street Parking.* Automobile storage space shall be provided as indicated herein in Section 17.05.
- E. *Community Commercial Zone, Landscaping.* The provisions of Chapter 17.06 of this ordinance shall apply.
- F. *Community Commercial Zone, Signs.* The provisions of Chapter 17.07 of this ordinance shall apply. (Ord. 920 §2, 9/2007)

17.03.120 Permitted Uses for Base Zone Districts. The permitted uses for the Base Zone Districts (identified herein in Section 17.03.40 through 17.03.110) are listed in Table 17.03-3.

Table 17.03-3 Permitted Land Uses For Base Zone Districts									
	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Administrative Professional Services									
Administrative/Professional Offices	N	N	N	N	N	P	P	P	P
Advertising Agencies	N	P	N	N	N	P	P	C	P
Architectural/Engineering/Design Services	N	P	N	N	N	P	P	C	P
Attorney/Legal Services	N	P	N	N	N	P	P	C	P
Business Management Services	N	P	N	N	N	P	P	C	P
Government Offices	P	P	P	P	P	P	P	P	P
Travel Agencies	N	P	N	N	N	P	P	C	P
Agricultural Uses									
Animal Keeping (Commercial Use)	N	N	P	C	N	C	C	C	C
Animal Keeping (Accessory Use)	N	A	A	A	A	C	C	C	C
Animal Rescue Facilities	N	N	P	C	N	N	N	C	C
Apiaries	N	N	P	C	N	N	N	N	N
Aviaries	N	N	P	N	N	N	N	C	N
Catteries	N	N	P	C	N	C	C	C	C
Commercial Growing Establishments	N	N	P	N	N	N	N	C	C
Dairies	N	N	P	N	N	N	N	N	N
Kennels (all Classes)	N	N	P	C	N	C	C	C	C
Produce Stands	N	N	P	N	N	N	N	N	N
Stables	N	N	P	N	N	N	N	N	N
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use									

**Table 17.03-3
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Alcohol Service and Sales									
Bars or Cocktail Lounges	C	N	N	N	N	C	C	C	C
Liquor Stores	N	N	N	N	N	C	C	N	C
Restaurants with Alcoholic Beverage Sales	C	N	N	N	N	C	C	C	C
Automotive Services									
Automobile, Motorcycle, and Marine Craft Sales <i>(New and Used)</i>	N	N	N	N	N	P	P	C	P
Automobile Parking Facilities	N	N	N	N	N	P	P	P	P
Automobile Rental Agencies	N	N	N	N	N	P	P	P	P
Automobile Repair Facilities	N	N	N	N	N	P	P	P	P
Automobile Towing and/or Wrecking Facilities	N	N	N	N	N	N	N	C	N
Body and Paint Shops	N	N	N	N	N	C	C	C	C
Car Wash	N	N	N	N	N	C	C	C	C
Gas/Service Stations	C	N	N	N	N	C	C	C	C
Limousine Services	N	N	N	N	N	P	P	P	P
Towing Services With Indoor Vehicle Service	N	N	N	N	N	C	C	C	C
Towing Services With Outdoor Vehicle Storage	N	N	N	N	N	N	N	C	N
Truck/Trailer Rentals	N	N	N	N	N	C	C	P	C
Communications Facilities									
Cellular Communication Facilities	C	N	N	N	N	C	C	C	C
Cellular - Stealth	C	N	N	N	N	C	C	C	C
Cellular - Non-Stealth	N	N	N	N	N	C	C	C	C
Radio and Television Broadcasting Studios	N	N	N	N	N	N	P	P	P
Recording and Sound Studios	N	N	N	N	N	N	P	P	P

**N = Not Permitted P = Permitted C = Conditionally Permitted
A = Permitted as an Accessory Use**

Table 17.03-3 Permitted Land Uses For Base Zone Districts (continued)										
Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM	
Satellite Dishes (Non-Private)	N	N	N	N	N	P	P	P	P	
Satellite Dishes (Private Use)	N	N	P	P	P	N	N	C	C	
Ham Radio Antennae (Private Use)	N	N	P	P	P	P	P	P	P	
Daycare Facilities										
Commercial Day Care Facilities	N	N	N	N	N	P	P	C	C	
Educational Establishments										
Elementary, Junior, and High Schools/ Private & Charter	N	P	C	C	C	C	C	C	C	
Elementary, Junior, and High Schools/Public	N	P	P	P	P	C	C	C	C	
College or University	N	P	C	C	C	C	C	C	C	
Tutoring & Testing	N	P	A	A	A	C	C	C	C	
Vocational and Trade Schools	N	P	C	C	C	C	C	C	C	
Food and Beverage Sales										
Bakeries	N	N	N	N	N	P	P	P	P	
Catering Establishments	N	N	N	N	N	P	P	P	P	
Convenience Markets	N	N	N	N	N	P	P	P	P	
Grocery Stores/Supermarkets	N	N	N	N	N	P	P	N	C	
Grocery Store, Alcohol Sales	N	N	N	N	N	C	C	N	C	
General Merchandise and Trade										
Antique Sales	N	N	N	N	N	P	P	A	P	
Appliance Sales	N	N	N	N	N	P	P	C	P	
Art Galleries and Supplies	N	N	N	N	N	P	P	N	P	
Beauty Supplies	N	N	N	N	N	P	P	N	P	
Books and Magazines	N	N	N	N	N	P	P	N	P	
Building Materials	N	N	N	N	N	C	P	P	P	
Building Materials with outdoor sales/storage	N	N	N	N	N	C	C	P	C	
Camera and Photographic Supplies	N	N	N	N	N	P	P	N	P	
Candy Stores	N	N	N	N	N	P	P	N	P	

**N = Not Permitted P = Permitted C = Conditionally Permitted
A = Permitted as an Accessory Use**

**Table 17.03-3
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Cigar/Cigarette Shops	N	N	N	N	N	C	C	N	C
Clothing Stores	N	N	N	N	N	P	P	N	P
Department Stores	N	N	N	N	N	P	P	N	P
Discount Stores	N	N	N	N	N	P	P	N	P
Electronic Equipment Sales	N	N	N	N	N	P	P	C	P
Equipment Sales and Rentals	N	N	N	N	N	C	C	P	C
Florists	N	N	N	N	N	P	P	N	P
Freight Forwarding Services	N	N	N	N	N	P	P	P	P
Furniture and Home Furnishings	N	N	N	N	N	P	P	N	P
Garden Supply	N	N	N	N	N	P	P	N	P
Gifts, Crafts, and Novelties	N	N	N	N	N	P	P	N	P
Guns and Ammunition	N	N	N	N	N	P	P	C	P
Hardware Stores	N	N	N	N	N	P	P	N	P
Hobby, Toy and Game Stores	N	N	N	N	N	P	P	N	P
Indoor Swap Meets	N	N	N	N	N	N	C	C	C
Jewelry Sales and Repair	N	N	N	N	N	P	P	N	P
Leather Goods	N	N	N	N	N	P	P	N	P
Luggage Sales	N	N	N	N	N	P	P	N	P
Office Equipment, Furniture, and Supplies	N	N	N	N	N	P	P	C	P
Pet Sales and Supplies	N	N	N	N	N	P	P	C	P
Records, Tapes, and Videos	N	N	N	N	N	P	P	N	P
Retail, Other Specialty	N	N	N	N	N	P	P	N	P
Sporting Goods and Equipment	N	N	N	N	N	P	P	N	P
Surplus Stores	N	N	N	N	N	P	P	C	P
Thrift and Second-Hand Stores	N	N	N	N	N	C	C	N	C
Variety Stores	N	N	N	N	N	P	P	N	P
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use									

Table 17.03-3 Permitted Land Uses For Base Zone Districts (continued)									
Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Wholesale Establishments	N	N	N	N	N	P	P	C	C
Lodging									
Bed and Breakfast Facilities	C	N	N	N	N	P	P	N	C
Emergency Shelters	N	N	N	N	N	P	C	C	C
Hotels and Motels	C	N	N	N	N	P	P	C	C
Residence Inns	C	N	N	N	N	P	P	N	C
Single-Room Occupant (SRO) Facilities	N	N	N	N	N	C	C	N	C
Trailer Parks and Campsites	N	N	N	N	C	N	N	N	N
Transitional Housing	N	N	N	N	C	C	C	N	C
Manufacturing and Industrial									
Apparel/Textile Products	N	N	N	N	N	N	N	P	C
Assembly Plants	N	N	N	N	N	N	N	P	C
Bottling Plants	N	N	N	N	N	N	N	P	C
Bulk Postal Service Facilities	N	N	N	N	N	N	N	P	C
Chemicals	N	N	N	N	N	N	N	P	C
Contract Construction Services	N	N	N	N	N	N	N	P	C
Data Services	N	N	N	N	N	N	N	P	C
Exterminating Services	N	N	N	N	N	C	C	P	C
Feed and Fuel Yards	N	N	N	N	N	N	N	P	N
Food and Kindred Products	N	N	N	N	N	N	N	P	C
Furniture	N	N	N	N	N	N	N	P	C
Lumber/Wood Products	N	N	N	N	N	N	N	P	C
Moving and Storage Establishments	N	N	N	N	N	N	N	P	C
Metal Salvage Yards	N	N	N	N	N	N	N	P	N
Paper Products	N	N	N	N	N	N	N	P	C
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use									

Table 17.03-3 Permitted Land Uses For Base Zone Districts (continued)									
Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Petroleum-Related Materials	N	N	N	N	N	N	N	C	N
Primary Metal Industries (Electroplating)	N	N	N	N	N	N	N	C	C
Printing/Publishing	N	N	N	N	N	N	N	P	C
Professional/Scientific/Electronic Products	N	N	N	N	N	N	N	P	C
Research Services and Laboratories	N	N	N	N	N	N	N	P	C
Retail Sales of Products Manufactured or Stored On-Site	N	N	N	N	N	N	N	P	C
Sandblasting and Beadblasting	N	N	N	N	N	C, A	C, A	C	C,A
Taxidermy	N	N	N	N	N	N	N	C	C
Medical/Health Care									
Ambulance Services	N	N	N	N	N	P	P	P	P
Animal Hospitals/Veterinaries	N	N	N	N	N	P	P	P	P
Clinics	N	N	N	N	N	P	P	C	P
Convalescent Homes	N	N	C	C	C	P	P	N	P
Chemical Dependency Clinics	N	N	N	N	C	C	N	N	C
Hospitals	N	N	N	N	N	P	P	N	P
Medical/Dental Offices	N	N	N	N	N	P	P	N	P
Pharmacies	N	N	N	N	N	P	P	N	P
Pharmacies, with drive-through	N	N	N	N	N	C	C	N	C
Personal Services									
Banking, Credit Unions, Financial Services	N	N	N	N	N	P	P	N	P
Barbers and Beauty Parlors	N	N	N	N	N	P	P	N	P
Cemeteries	N	C	C	C	C	C	C	C	C
Check Cashing Services	N	N	N	N	N	P	P	N	P
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use									

**Table 17.03-3
Permitted Land Uses For Base Zone Districts (continued)**

Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Commercial Pet Grooming Services	N	N	N	N	N	P	P	C	P
Dry Cleaners	N	N	N	N	N	P	P	N	P
Funeral Parlors, Mortuaries	N	N	N	N	N	C	C	C	C
Laundries, Laundromats	N	N	N	N	N	P	P	C	P
Locksmith and Key Shops	N	N	N	N	N	P	P	P	P
Pawnbrokers	N	N	N	N	N	C	C	N	C
Photocopying and Photo Developing Services	N	N	N	N	N	P	P	P	P
Photography Studios	N	N	N	N	N	P	P	N	P
Shoe Repair Shops	N	N	N	N	N	P	P	C	P
Tailors	N	N	N	N	N	P	P	C	P
Tattoo/Body Piercing Services	N	N	N	N	N	C	C	N	C
Public and Quasi-Public Uses									
Community Recreation Centers	P	P	N	N	N	N	N	N	N
Cultural Facilities	P	P	N	N	N	N	N	N	N
Libraries	P	P	N	N	N	C	C	N	C
Museums	P	P	N	N	N	C	C	N	C
Parks	P	P	N	N	N	N	N	N	N
Public Safety Facilities	N	P	N	N	N	P	P	P	P
Senior Citizen Activity Centers	N	P	N	N	N	P	P	N	P
Recreation and Entertainment									
Adult-Oriented Businesses	N	N	N	N	N	N	N	C	N
Amusement Parks	N	N	C	N	N	C	C	C	C
Athletic Fields	N	P	P	P	P	N	N	N	N
Batting Cages	N	N	N	N	N	C	C	C	C
Billiard and Pool Halls	N	N	N	N	N	C	C	N	C
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use									

Table 17.03-3 Permitted Land Uses For Base Zone Districts (continued)									
Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Bowling Alleys	N	N	N	N	N	P	P	N	P
Dance Studios	N	N	N	N	N	P	P	N	P
Golf Driving Ranges	C	N	N	N	N	N	C	C	C
Health Clubs and Gymnasiums	N	N	N	N	N	C	C	C	C
Miniature Golf Courses	N	N	C	N	N	C	C	N	C
Off-Road Mini-Bike and Motorcross Courses	C	N	C	N	N	N	C	C	C
Public Auditorium/Auditoriums	N	P	N	N	N	P	P	N	P
Shooting Range (<i>Indoor</i>)	N	N	N	N	N	N	N	C	N
Skating Rinks	N	N	N	N	N	N	C	C	C
Video Arcades	N	N	N	N	N	C	C	N	C
Recycling									
Collection Facilities	N	N	N	N	N	C	C	C	C
Processing Facilities	N	N	N	N	N	C	C	C	C
Religious Institutions									
Churches	N	C	C	C	C	C, A*	C, A*	C	C
Monasteries, Convents, or Similar Religious Use	N	N	C	C	C	C	C	C	C
Repair Services									
Electrical and Household Appliances Repair	N	N	N	N	N	P	P	P	P
Furniture Refinishing	N	N	N	N	N	P	P	P	P
Furniture Reupholstering	N	N	N	N	N	C	C	P	P
Lawnmower Repair/Sales Shops	N	N	N	N	N	P	P	P	P
Machine Shops	N	N	N	N	N	C	C	P	C
Welding Shops	N	N	N	N	N	C, A	C, A	P	C, A
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use A* = Permitted as an Accessory Use in Assembly Buildings									

Table 17.03-3 Permitted Land Uses For Base Zone Districts (continued)									
Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Residential Uses									
Accessory Guest Houses	N	N	P	P	P	N	N	N	N
Accessory Rental Units ("Granny Flats")	N	N	P	P	P	N	N	N	N
Boarding or Rooming Houses	N	N	C	C	C	N	N	N	N
Caretaker's Unit	N	N	P	N	P	P*	N	C	C
Congregate Care Facilities	N	N	N	N	C	C	C	N	C
Day Care Centers, Small Family- 1 to 8 Children	N	N	P	P	P	N	N	N	N
Day Care Centers, Large Family-7 to 14 Children	N	N	C	C	C	C	N	N	N
Duplexes	N	N	N	N	P	N	N	N	N
Group or Community Care Facilities - 6 or fewer persons)	N	N	P	P	P	N	N	N	N
Group or Community Care Facilities - 7 or more persons)	N	N	C	C	C	N	N	N	N
Home Occupation Businesses	N	N	P	P	P	N	N	N	N
Mobile Home Parks	N	N	N	N	C	N	N	N	N
Mobile Home or Manufactured Housing Units Single Lot	N	N	P	P	P	N	N	N	N
Multiple-Family, Apartment & Condominiums	N	N	N	N	P	P*	N	N	N
Planned Residential Developments	N	N	P	P	P	N	N	N	N
Senior Housing Developments	N	N	P	P	P	C	N	N	N
Single-Family Dwellings	N	N	P	P	P	N	N	N	N
Restaurant									
Delicatessens	N	N	N	N	N	P	P	P	P
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use *Only allowed for Properties on Sixth Street									

Table 17.03-3 Permitted Land Uses For Base Zone Districts (continued)									
Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Fast-Food Restaurants - Without Drive-Thru	N	N	N	N	N	P	P	N	P
Fast-Food Restaurants - With Drive-Thru	N	N	N	N	N	C	C	N	C
Sit-Down Restaurants	C	N	N	N	N	P	P	N	P
Sit Down Restaurant with live Entertainment	C	N	N	N	N	C	C	N	C
Restaurant, serving alcohol	C	N	N	N	N	C	C	N	C
Service Organizations									
Philanthropic and Charitable Institutions	N	N	N	N	N	P	P	C	P
Service Organizations	N	N	N	N	N	P	P	C	P
Temporary Uses									
Street/Craft Fairs and Farmers' Markets	N	C	N	N	N	C	C	N	C
Temporary Structures (Subdivision sales Office)	C	N	P	P	P	P	P	P	P
Christmas Tree/Pumpkin Lots, and Similar, Not Exceeding 30 Days	C	C	C	C	C	C	C	C	C
Outdoor Displays	N	N	N	N	N	C	C	C	C
Parking Lot Sales	N	C	N	N	N	C	C	C	C
Amusement Enterprises	N	C	N	N	N	C	C	C	C
Transportation Facilities									
Bus Passenger Terminals	N	N	N	N	N	C	C	C	C
Charter Bus Companies	N	N	N	N	N	C	C	C	C
Motor Vehicle Transportation (Taxi/Shuttle)	N	N	N	N	N	C	C	C	C
Truck Stops and Terminals	N	N	N	N	N	C	C	C	C
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use									

Table 17.03-3 Permitted Land Uses For Base Zone Districts (continued)									
Land Use	RC	PF	RR	RSF	RMF	CG	CC	M	CM
Utilities									
Public Utility/Service Structures	N	P	N	N	N	N	N	P	C
Sewage Disposal Facilities/Waste Transfer	N	P	N	N	N	N	N	P	C
Utility Company Offices	N	N	N	N	N	P	P	P	P
Water Storage, Distribution, and Collection Facilities	N	P	N	N	N	N	N	N	N
Public Storage Facilities	N	N	N	N	N	C	C	C	C
N = Not Permitted P = Permitted C = Conditionally Permitted A = Permitted as an Accessory Use									

(Ord. # 1007, December 20, 2011, Ord. No. 1016, May 15, 2012)

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