



Attachment 1



200 BLUFF STREET, DRIPPING SPRINGS, TEXAS

MR. & MRS. KILLIBREW

1494 Bunker Ranch Blvd
Dripping Springs, TX 78620-2397

SUBMISSION:
CITY OF DRIPPING SPRINGS, TEXAS

AMENDED ZONING APPLICATION



Submitted by:
ResolveDesigns LLC

Submitted Date:
June 18, 2026

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- E. PARTIES TO THE APPLICATION

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City of Dripping Springs

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

512.858.4725 • cityofdrippingsprings.com

ZONING/PDD AMENDMENT APPLICATION

Case Number (staff use only): _____ - _____

CONTACT INFORMATION

PROPERTY OWNER NAME BLUFF STREET INVESTMENTS LLC
STREET ADDRESS 2104 STAMFORD LANE
CITY AUSTIN STATE TEXAS ZIP CODE 78703-2946
PHONE ** EMAIL **

APPLICANT NAME RUSSELL R COLLINS ON BEHALF OF JENNIFER KILLEBREW
COMPANY RESOLVEDESIGNS LLC
STREET ADDRESS 120 SAINT RICHIE LANE
CITY AUSTIN STATE TEXAS ZIP CODE 78737
PHONE 512-426-2103 EMAIL [REDACTED].COM

REASONS FOR AMENDMENT

☐ TO CORRECT ANY ERROR IN THE REGULATION
OR MAP

☐ TO RECOGNIZE CHANGES IN TECHNOLOGY, STYLE
OF LIVING, OR MANNER OF CONDUCTING BUSINESS

☐ TO RECOGNIZE CHANGED CONDITIONS OR
CIRCUMSTANCES IN A PARTICULAR LOCALITY

☒ TO MAKE CHANGES IN ORDER TO IMPLEMENT
POLICIES REFLECTED WITHIN THE COMPREHENSIVE
PLAN

PROPERTY & ZONING INFORMATION

PROPERTY OWNER NAME	BLUFF STREET INVESTMENTS LLC
PROPERTY ADDRESS	200 BLUFF ST, DRIPPING SPRINGS, TX 78620
CURRENT LEGAL DESCRIPTION	W T CHAPMAN #3, BLOCK 4, Lot 1, ACRES 0.3
TAX ID#	HAYS PARCEL # R138826
LOCATED IN	☒ CITY LIMITS ☐ EXTRATERRITORIAL JURISDICTION
CURRENT ZONING	SF-5, HO [HAYS STREET DISTRICT
REQUESTED ZONING/AMENDMENT TO PDD	LR : LOCAL RETAIL DISTRICT, HO
REASON FOR REQUEST <i>(Attach extra sheet if necessary)</i>	AS CURRENT SMALL BUSINESS OWNERS IN DRIPPING SPRINGS, WE ARE CREATING A HISTORIC-DISTRICT FRIENDLY, SMALL BUSINESS MEDICAL DAY SPA. THE CURRENT SF-5 ZONE DOES NOT ALLOW OPERATING A SMALL MEDICAL OFFICE.
INFORMATION ABOUT PROPOSED USES <i>(Attach extra sheet if necessary)</i>	OUR SMALL BUSINESS MEDICAL DAY SPA WILL OFFER: Beauty treatments, Peptide Therapies , Personalized HRT hormone evaluation and management, Peptides to slow down the aging process, Cosmetics and Fillers, Weight loss GLP-1 medications, Expert nutrition and exercise

COMPLIANCE WITH OUTDOOR LIGHTING ORDINANCE? *

(See attached agreement).

☒ YES (REQUIRED)* ☐ YES (VOLUNTARY)* ☐ NO*

* If proposed subdivision is in the City Limits, compliance with Lighting Ordinance is **mandatory**. If proposed subdivision is in the ETJ, compliance is **mandatory** when required by a Development Agreement or as a condition of an Alternative Standard/Special Exception/Variance/Waiver.

Voluntary compliance is strongly encouraged by those not required by above criteria (*see Outdoor Lighting tab on the CORDS webpage and online Lighting Ordinance under Code of Ordinances tab for more information*).

APPLICANT'S SIGNATURE

The undersigned, hereby confirms that he/she/it is the owner of the above described real property and further, that Russell R Collins, ResolveDesigns LLC is authorized to act as my agent and representative with respect to this Application and the City's zoning amendment process.

(As recorded in the Hays County Property Deed Records, Vol. 17, Pg. 36.)

PETER CHRISTIAN CRUSON
Name

MANAGER - BLUFF STREET INVESTMENTS, LLC
Title

STATE OF TEXAS §

§

COUNTY OF HAYS §

This instrument was acknowledged before me on the 28th day of MAY,

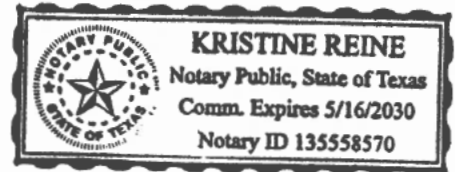
2020 by Kristine Reine.

Kristine Reine
Notary Public, State of Texas

My Commission Expires: May 16, 2030

Russell R Collins,
ResolveDesigns LLC, Commercial Development Advisory

Name of Applicant



ZONING AMENDMENT SUBMITTAL

All required items and information (including all applicable above listed exhibits and fees) must be received by the City for an application and request to be considered complete. **Incomplete submissions will not be accepted.** By signing below, I acknowledge that I have read through and met the above requirements for a complete submittal:



Applicant Signature

JUNE 18, 2026

Date

CHECKLIST

STAFF	APPLICANT	
☐	☒	Completed Application Form - including all required signatures and notarized
☐	☒	Application Fee-Zoning Amendment or PDD Amendment (<i>refer to Fee Schedule</i>)
☐	☒	PDF/Digital Copies of all submitted Documents
☐	☒	When submitting digital files, a cover sheet must be included outlining what digital contents are included.
☐	☒	Billing Contact Form
☐	☒	GIS Data
☐	☒	Outdoor Lighting Ordinance Compliance Agreement - signed with attached photos/drawings (<i>required if marked "Yes (Required)" on above Lighting Ordinance Section of application</i>)
☐	☒	Legal Description
☐	☒	Concept Plan
☐	☒	Plans
☐	☒	Maps
☐	☒	Architectural Elevation
☐	☒	Explanation for request (<i>attach extra sheets if necessary</i>)
☐	☒	Information about proposed uses (<i>attach extra sheets if necessary</i>)
☐	☒	Public Notice Sign (<i>refer to Fee Schedule</i>)
☐	☒	Proof of Ownership-Tax Certificate or Deed
☐	☐	Copy of Planned Development District (<i>if applicable</i>) N/A
☐	☐	Digital Copy of the Proposed Zoning or Planned Development District Amendment N/A

EXEMPT

EXEMPT

Project Number: _____ - _____
 Only filled out by staff



DRIPPING SPRINGS
 Texas

BILLING CONTACT FORM

Project Name: MANSION DAY SPA

Project Address: 200 BLUFF STREET , DRIPPING SPRINGS, TX 78620

Project Applicant Name: RUSSELL R COLLINS ON BEHALF OF JENI KILLEBREW

Billing Contact Information

Name: JENI KILLEBREW

Mailing Address: 1494 Bunker Ranch Blvd.

Dripping Springs, TX 78620

Email: [REDACTED] Phone Number: 512- 673-0066 cell

Type of Project/Application (check all that apply):

- | | |
|---|--|
| ☐ Alternative Standard | ☐ Special Exception |
| ☐ Certificate of Appropriateness | ☐ Street Closure Permit |
| ☐ Conditional Use Permit | ☐ Subdivision |
| ☐ Development Agreement | ☐ Waiver |
| ☐ Exterior Design | ☐ Wastewater Service |
| ☐ Landscape Plan | ☐ Variance |
| ☐ Lighting Plan | ☒ Zoning |
| ☐ Site Development Permit | ☐ Other _____ |

*Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. **Please see the online Master Fee Schedule for more details.** By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.*


 Signature of Applicant

JUNE 18 , 2026
 Date



DRIPPING SPRINGS
Texas

Received on/by:

Date, initials

LIGHTING ORDINANCE COMPLIANCE AGREEMENT

Property Address: 200 Bluff Street, Dripping Springs, TX 78620

☒ Commercial

☐ Residential

Applicant's Name (and Business Name, if Applicable):

Russell R Collins, ResolveDesigns LLC

Applicant's Address: 120 Saint Richie Ln, Austin TX, 78737

Applicant's Email: [REDACTED]

☐ **VOLUNTARY COMPLIANCE** with mitigation conditions:

☒ **MANDATORY COMPLIANCE:**

IF APPLYING FOR:

- ☐ Conditional Use Permit
- ☒ Zoning Amendment Application
- ☐ Subdivision Approval
- ☐ Building Permit

- ☐ Site Development Permit
- ☐ Sign Permit
- ☐ Alcoholic Beverage Permit
- ☐ Food Establishment Permit
- ☐ On-Site Sewage Facility Permit

By applying for a **Conditional Use Permit, Zoning Amendment Application, Subdivision Approval, or Building Permit** for a major addition, all existing outdoor lighting shall be brought into conformance with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.) before: final inspection, issuance of a certificate of occupancy, or final plot recordation.

Applicants receiving a permit for: **Site Development, Sign Permit** for externally or internally-illuminated outdoor sign, initial **Alcoholic Beverage Permit**, initial **Food Establishment Permit**, and **On-Site Sewage Facility Permit** shall have a maximum of 90 days from permit issuance to conform with the City of Dripping Spring's Lighting Ordinance (see Ch. 24, Sec 1, 24.06.005 in CODS Code of Ord.).

*-If existing lighting is nonconforming, plans for bringing the lighting into conformance are **required** to be attached to this agreement.*

*-If existing lighting is already in conformity with the lighting ordinance, photos of all on-site lighting are **required** to be attached to this agreement for verification.*

By signing below, I acknowledge that I have read and agreed to these terms and conditions and accept responsibility for conforming to the above stated ordinance specifications:



Signature

JUNE 18 , 2026

Date



DRIPPING SPRINGS'

EXCLUSIVE DAY SPA & WELLNESS RESORT

 RESOLVEDESIGNS,LLC DEVELOPMENT + PLANNING www.ResolveDesigns.com info@ResolveDesigns.com 512-426-2103
OWNER / CLIENT KILLBREWS POTENTIAL LAND OWNER DRIPPING SPRINGS, TX 78620 M : (---) ----- -----.com
MASTER DEVELOPER + DESIGN RUSSELL R COLLINS LEED-AP, AIA-A, PMP MANAGING PRINCIPAL 512-426-2103 C RCOLLINS@RESOLVEDESIGNS.COM
ENGINEER OF RECORD T.B.D.
CONTRACTOR + CONSULTANTS T.B.D.
MANSION DAY SPA WELLNESS RETREAT 200 BLUFF ST, DRIPPING SPRINGS, TX 78620
PROJECT NUMBER: 2026 - 11 MANSION DAY SPA
PROJECT REFERENCES: PARCEL ID # AS NOTED LOCAL DESIGN AS NOTED MUNICIPALITY AS NOTED LAT - LONG AS NOTED APPROX QDF AS NOTED
ISSUED REVISIONS NUMBER: DATE: ISSUE DATE 06.18.26 REVISION 01 <-> REVISION 02 <->
ISSUED BY: RESOLVEDESIGNS,LLC
SHEET NAME: PROJECT INTRODUCTION
SHEET NUMBER A.1

200 BLUFF STREET | DRIPPING SPRINGS' HISTORIC HAYS STREET DISTRICT

HISTORIC CONTEXT : BUILT IN 1883 & PORCH ADDED 1905

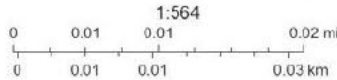
Dr. J. W. Harrison bought a portion of block four in the third addition in 1883 and built a two-story home on it.

In 1891 he retired, moved to Kerrville, and sold it to another doctor, S. G. Shaw. Twenty months later the property was sold to a third doctor, who only lived in the house for a few years. D. G. Jones purchased the house in 1895, and in 1905 he added a two-story porch to the front of the house.

Hays CAD Web Map



Parcels
Abstracts
Lot Lines



© OpenStreetMap (and) contributors, CC-BY-SA



ASSET REFERENCE:

ADDRESS: 200 BLUFF STREET, DRIPPING SPRINGS, TX. 78620

LEGAL DESCRIPTION: A0415 Philip A Smith Survey, Acres 3.17

ACREAGE : 0.3 ACRES

ZONING : CURRENT : SF-5

REQUESTED AMENDED ZONING TO : L.R. [LOCAL RETAIL]

MUNICIPALITY : DRIPPING SPRINGS, TX | CITY LIMITS FULL PURPOSE

PARCEL ID#’S : R138826

ELEVATION : FLAT GRADE @ APPROX 1140 FT

LAT: | LONG. : 30.1904, -98.09105

RESOURCE # H18A



HISTORIC RESOURCE INVENTORY FORM

Hays Street Historic District

Post Oak Preservation Solutions | Surveyed 2024

IDENTIFICATION

ADDRESS 200 Bluff St
CITY Dripping Springs
COUNTY Hays STATE TX
HISTORIC NAME Dr. Harrison House/D. G. Jones House

CURRENT NAME Dr. Harrison House/D. G. Jones House

LAT 30.190377 LONG -98.090997

PARCEL # 138826

LEGAL DESCRIPTION W T Chapman #3, Block 4, Lot 1, ACRES 0.3

OWNER NAME Bluff Street Investments LLC

OWNER ADDRESS 3600 Taylors Dr Austin, TX 78703

HISTORIC USE Domestic/Single Dwelling

CURRENT USE Domestic/Single Dwelling



ARCHITECTURAL INFORMATION

CATEGORY ☒ Building ☐ Site ☐ Structure ☐ Object ACREAGE 0.3

ARCHITECTURAL STYLE(S) Greek revival

NO. OF STORIES 2 PLAN rectangular

ROOF TYPE cross gable ROOF MATERIAL metal

WALL CLADDING wood siding WINDOWS ☒ Historic ☐ Replacement

WINDOW MATERIAL/CONFIGURATION 4/4 wood, 1/1 wood

FRONT PORCH TYPE/PLACEMENT Full height, 3-bay entry porch centered on primary elevation.

CHARACTER-DEFINING FEATURES porch, wood siding/shingles, exterior chimney, cistern, windows, doors

LANDSCAPE FEATURES wood picket fence; historic cistern

NOTES
L-shaped kitchen wing in rear (HHM)

ANCILLARY STRUCTURES ☒ Yes ☐ No

HAYS STREET HISTORIC DISTRICT | RESOURCE # H18B

ANCILLARY STRUCTURE # H18B

CATEGORY ☐ Building ☐ Site ☒ Structure ☐ Object CONSTRUCTION DATE 1883

CURRENT USE Domestic/Secondary Structure HISTORIC USE Domestic/Secondary Structure

NO. OF STORIES N/A EXTERIOR WALL CLADDING limestone

ROOF TYPE conical ROOF MATERIAL metal

NOTES
Stone cistern

PRIORITY ASSESSMENT

PRIORITY ☒ High ☐ Medium ☐ Low

INTEGRITY ☒ Location ☒ Setting ☒ Design ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association ☐ Not Historic Age

ALTERATIONS

NOTES

ENDANGERED ☒ No ☐ Yes



RESOLVEDESIGNS.LLC

DEVELOPMENT + PLANNING

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info@ResolveDesigns.com

512-426-2103

OWNER / CLIENT

KILLBREWS

POTENTIAL LAND OWNER

DRIPPING SPRINGS, TX 78620

M : (---) -----

-----.com

MASTER DEVELOPER + DESIGN

RUSSELL R COLLINS

LEED-AP, AIA-A, PMP

MANAGING PRINCIPAL

512-426-2103 C

RCOLLINS@RESOLVEDESIGNS.COM

ENGINEER OF RECORD

T.B.D

CONTRACTOR + CONSULTANTS

T.B.D

MANSION DAY SPA
WELLNESS RETREAT
200 BLUFF ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:

2026 - 11 MANSION DAY SPA

PROJECT REFERENCES:

PARCEL ID # AS NOTED

LEGAL DESIG. TAG NOTED

MUNICIPALITY | AS NOTED

LAT - LONG. | AS NOTED

APPROX GDF | AS NOTED

ISSUED | REVISIONS

NUMBER: DATE:

ISSUE DATE 06.18.26

REVISION 01 <->

REVISION 02 <->

ISSUED BY:

RESOLVEDESIGNS.LLC

SHEET NAME:

HISTORICAL

CONTEXT

SHEET NUMBER

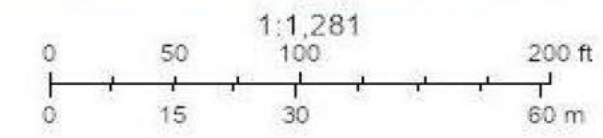
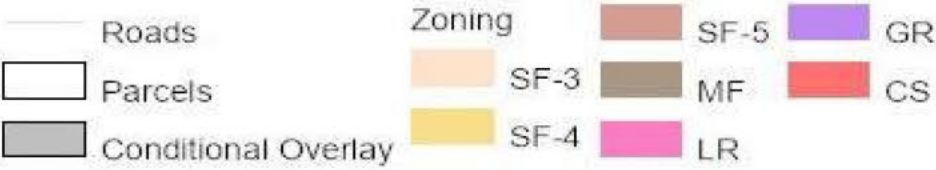
A.2

ZONING CONTEXT :

MULTIPLE NEIGHBORING SMALL BUSINESSES OPERATE AS A GENERAL RETAIL [GR], COMMERCIAL SERVICES [CS] AND LOCAL RETAIL [LR].

REQUESTED AMENDED ZONING TO LOCAL RETAIL [LR]

ArcGIS Web Map



See web site for license constraints. | U.S. Geological Survey (USGS)



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ISSUED REVISIONS	NUMBER:	DATE:
ISSUE DATE	06.18.26	
REVISION 01	<-	
REVISION 02	<-	

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
DEVELOPMENT
PROGRAM
ZONING
CONTEXT

SHEET NUMBER
A.3

OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

IMPERVIOUS COVERAGE CALCULATIONS

LOT AREA (.30 ACRES) =	13,068 SF
ALLOWED IMPERVIOUS COVERAGE [I.C.] =	60 %
ALLOWABLE I.C. LOT GSF =	7,841 SF
CURRENT I.C. % =	12 %

EXISTING STRUCTURE GSF	1,613 SF
PROPOSED NEW STRUCTURE GSF	2,847 SF
COMBINED GSF =	4,460 SF
PROPOSED COMBINED [I.C.]	43 %

AVAIL. GSF BALANCE TO DEVELOPMENT 3,381 SF

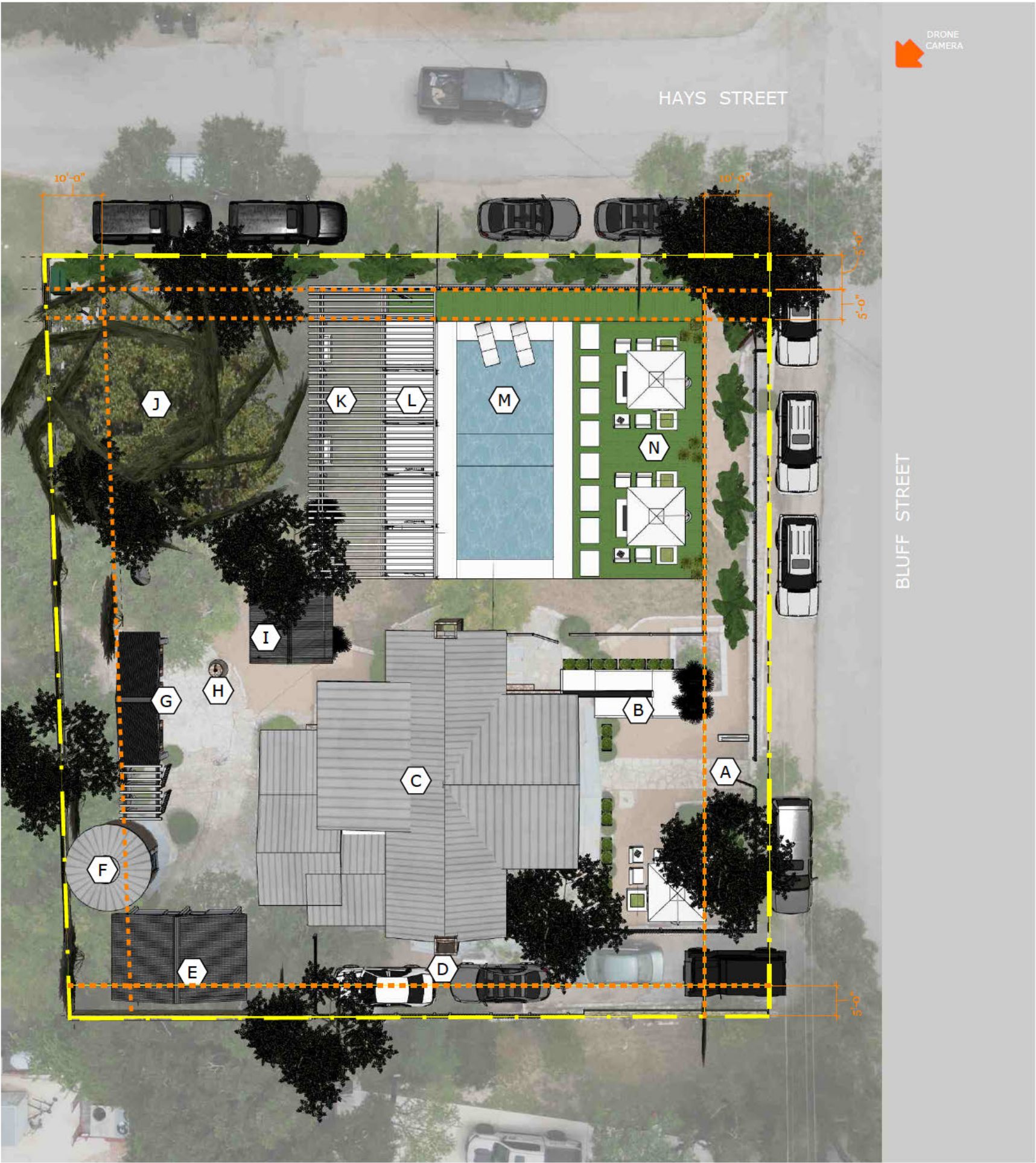


KEYED LEGEND | MASTER SITE PLAN

(A)	MAIN ENTRANCE TO BLUFF STREET	
(B)	ADA COMPLIANT RAMP	146 SF
(C)	EXISTING RESIDENTIAL	1613 SF
(D)	ADDITIONAL PARKING STALLS (2)	
(E)	NEW CHANGING RESTROOMS - UNISEX (2)	266 SF
(F)	STONE CISTERN REPURPOSED FOR SALT CAVE	
(G)	NEW SAUANA ENCLOSURE WITH SHOWERS	186 SF
(H)	REPURPOSED WELL FOR AESTHETICS	
(I)	FRESH JUICE AND APEROL SPRITZS BAR	162 SF
(J)	LEGACY TREE LOUNGE GROUNDS	
(K)	MASS TIMBER PERGOLA	
(L)	SEMI PRIVATE CABANAS + POOL SURROUND	1,040 SF
(M)	15' x 35' LOUNGE POOL	525 SF
(N)	THE GREAT LAWN (@ 50% I.C.)	523 SF

LEGENDS

- SETBACKS
- PARCEL BOUNDARY



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ENGINEER OF RECORD
T.B.D

CONTRACTOR + CONSULTANTS
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OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

OVERALL DIMENSIONS

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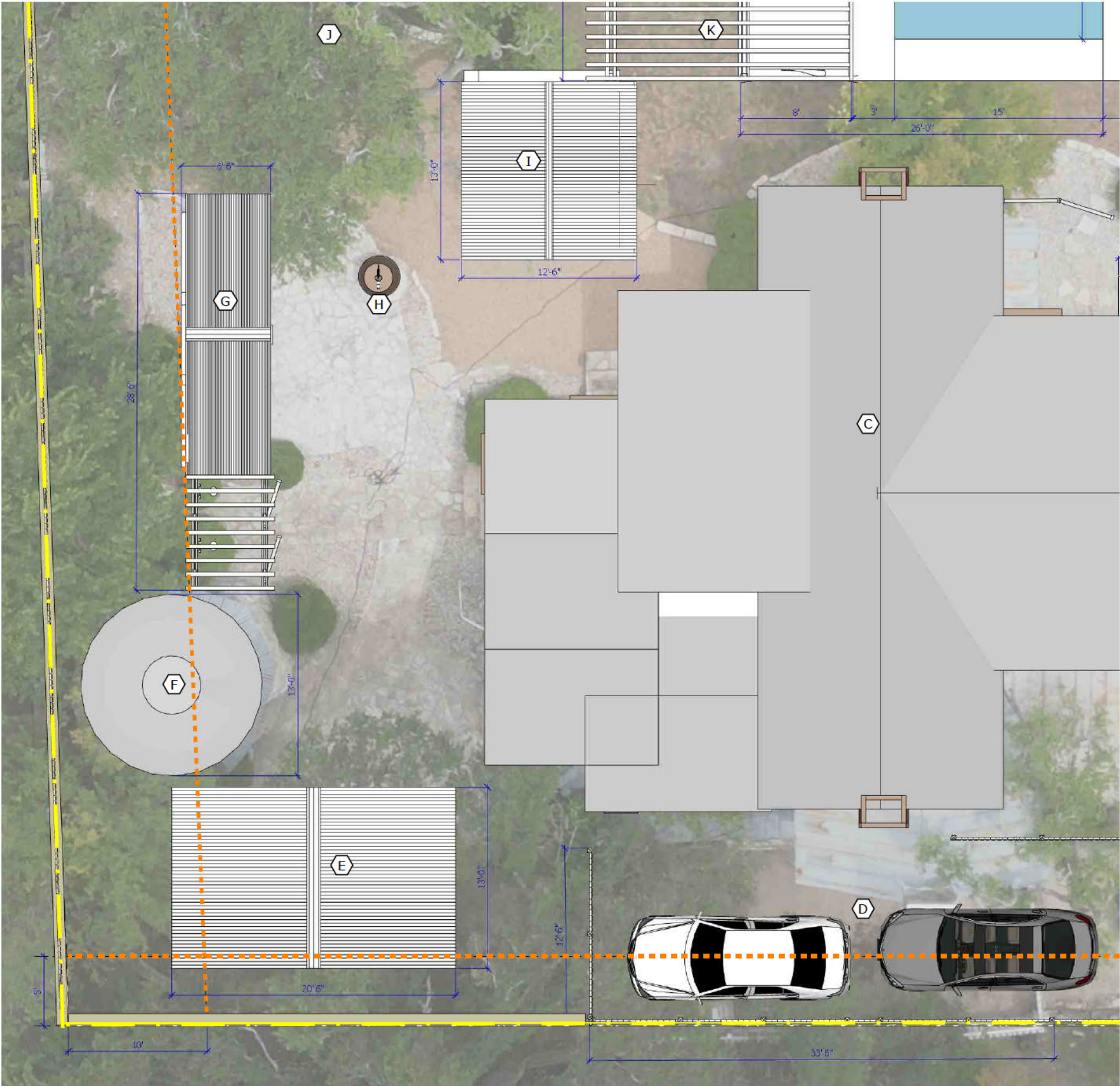
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- K MASS TIMBER PERGOLA
- L SEMI PRIVATE CABANAS + POOL SURROUND 1040 SF
- M 15' x 35' LOUNGE POOL 525 SF
- N THE GREAT LAWN (@ 50% I.C.) 523 SF





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ISSUED	REVISIONS	NUMBER	DATE
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REVISION 01	<->		
REVISION 02	<->		

ISSUED BY:
RESOLVEDESIGNS LLC

SHEET NAME:
CONCEPT
MASTER SITE
OVERALL
DIMENSIONS_AA

SHEET NUMBER
A.5

OVERALL MASTER SITE PLAN | DEVELOPMENT CONCEPT

OVERALL DIMENSIONS

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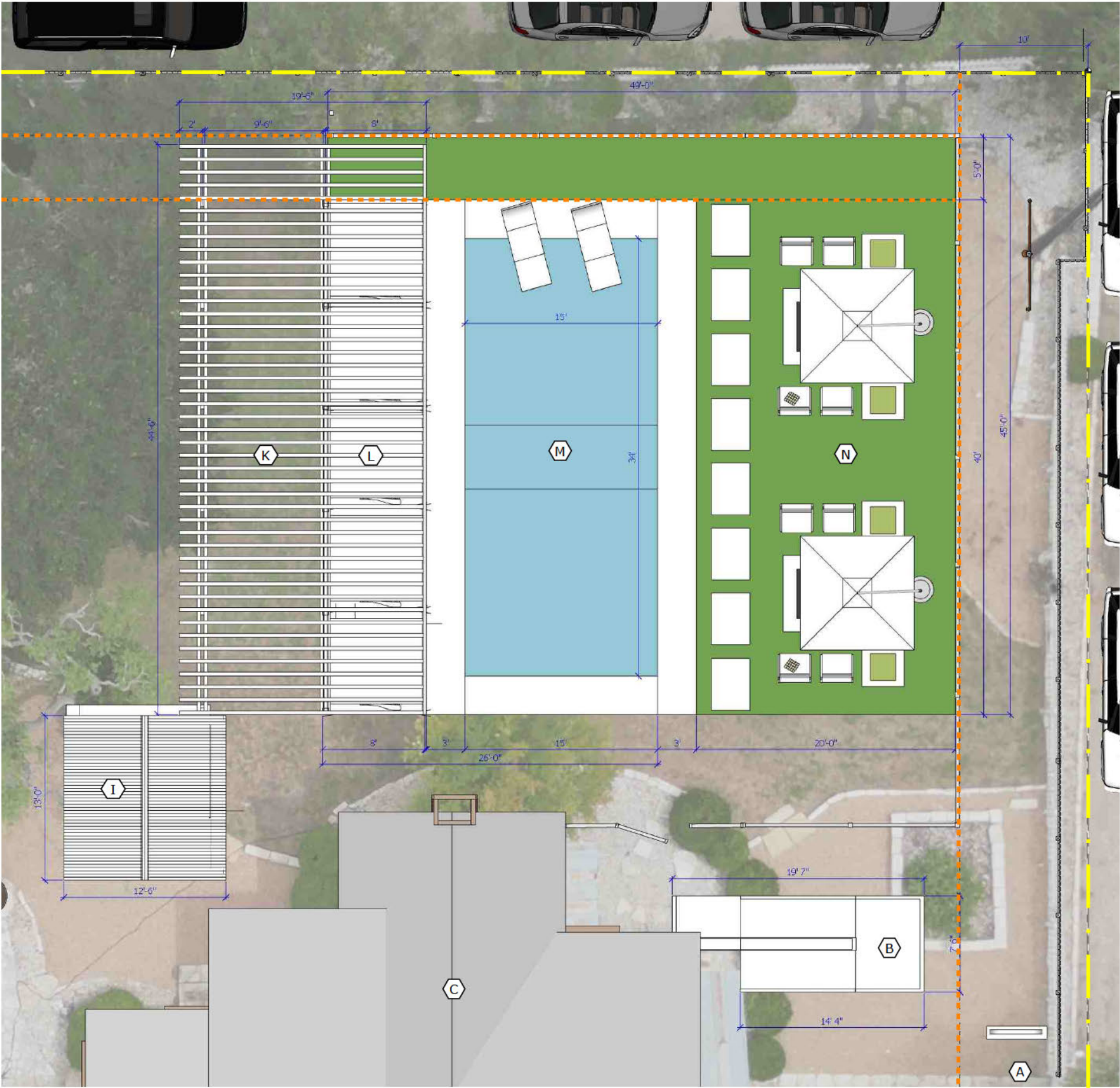
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ENGINEER OF RECORD

T.B.D

CONTRACTOR + CONSULTANTS

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APPROX GSF | AS NOTED

ISSUED | REVISIONS

NUMBER:	DATE:
ISSUE DATE	06.18.26
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OVERALL
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A.6





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T.B.D.

CONTRACTOR + CONSULTANTS
T.B.D.

MANSION DAY SPA
WELLNESS RETREAT
200 BLUFF ST, DRIPPING SPRINGS, TX 78620

PROJECT NUMBER:
2026 - 11 MANSION DAY SPA

PROJECT REFERENCES:
PARCEL ID # AS NOTED
LEGAL DESC. | AS NOTED
MUNICIPALITY | AS NOTED
LAT - LONG. | AS NOTED
APPRX GSF | AS NOTED

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A.9

EAST LOOKING WEST

NOT TO SCALE

1

A.9





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A.11

NE CORNER LOOKING WEST

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A.11





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A.12

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A.12

SE CORNER ENTRANCE

NOT TO SCALE







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A.15

RESTROOMS, SAUNAS & JUICE BAR

NOT TO SCALE



A.15



Our development is about experiencing and celebrating the COMMUNITY, HISTORY AND LANDSCAPE, while creating a tranquil and inviting hospitality environment.

The overall architecture embodies curated moments and it's unique personal story.
We invite you immerse yourself and to create your own 'PEACE' at

THE MANSION DAY SPA & WELLNESS RETREAT.



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LOCAL DESIGN TAG NOTED
MUNICIPALITY (AS NOTED)
LAT - LONG (AS NOTED)
APPROX GSP (AS NOTED)

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DEVELOPMENT PROGRAM

SHEET NUMBER

A.16

PARTIES TO SUBMITTED APPLICATION

REQUESTING PARTY
FOR APPLICATION

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Jennifer Killibrew
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Email: jenikillebrew@gmail.com

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END OF SUBMITTAL

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