

LEMOORE PLANNING COMMISSION
Regular Meeting
AGENDA
Lemoore Council Chamber
429 'C' Street

September 8, 2025
5:30 p.m.

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. ELECTION OF OFFICERS (Baley)
4. PUBLIC COMMENT – **Public comment will be in accordance with the attached policy.** This time is reserved for members of the audience to address the Planning Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. It is recommended that speakers limit their comments to three (3) minutes each and it is requested that no comments be made during this period on items on the Agenda. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Commission, any handouts for Commission will be provided to the Commission Secretary for distribution to the Commission and appropriate staff. The public will have an opportunity to comment on items on the agenda once the item has been called and the Chair opens the item to the public.
5. APPROVAL OF MINUTES – Regular Meeting, August 11, 2025
6. PUBLIC HEARING – Consider and accept public comment for Lennar Homes for approval of Resolution No. 2025-08, approving Site Plan Review No. 2802025: a request for approval of changes to the single-family home master plans (floor plans and elevation plans) to be constructed within the approved Tract 935. The site is located on the east side of Liberty Drive (18 ¾ Avenue), south of the Glendale Avenue alignment. It has been determined that the project is Categorical Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 (minor alteration in land use limitations).
7. PLANNING REPORT
8. COMMISSION REPORTS / REQUESTS
9. ADJOURNMENT

Upcoming Meetings

Regular Meeting of the Planning Commission, October 13, 2025

Agendas for all City Council meetings are posted at least 72 hours prior to the meeting at the Council Chamber, 429 C Street and the Cinnamon Municipal Complex, 711 W. Cinnamon Drive. Written communications from the public for the agenda must be received by the City Clerk's Office no less than seven (7) days prior to the meeting date. The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call the City Clerk's office (559) 924-6744, at least 4 business days prior to the meeting.

CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary for the City of Lemoore, do hereby declare that I posted the above Planning Commission Agenda for the Regular Meeting of Monday, September 8, 2025, at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on September 4, 2025.

//s//

Kristie Baley, Commission Secretary

**Minutes of the
LEMOORE PLANNING COMMISSION
Regular Meeting
June 9, 2025**

ITEM NO. 1 Pledge of Allegiance

ITEM NO. 2 Call to Order and Roll Call

The meeting was called to order at 5:30 PM.

Chair: Greg Franklin

Commissioners: Joseph Brewer, Bob Clement, Mitchell Couch, Barbara Hill

Absent: Ray Etchegoin

City Staff and Contract Employees Present: City Planner Steve Brandt (QK), Commission Secretary Kristie Baley

ITEM NO. 3 RECOGNITION OF APPOINTMENT TO COMMISSION AND OATH OF OFFICE
– DANIEL WELLS

Baley administered the oath of office.

ITEM NO. 4 PUBLIC COMMENT

There was no comment.

ITEM NO. 4 Approval - Minutes – Regular Meeting, June 9, 2025

Motion by Commissioner Hill, seconded by Commissioner Couch, to approve the Minutes of the Planning Commission Regular Meeting of June 9, 2025.

Ayes: Brewer, Clement, Couch, Hill Franklin

Absent: Etchegoin

ITEM NO. 5 PUBLIC HEARING – Public Comment and Consideration for adoption of Resolution No. 2025-07, approving Tentative Parcel Map 2024-03, a request by KevKen Enterprises, LLC (Kevin King) to divide the 14.99-acre site into 8 parcels for development that will support light industrial uses. The site is located on the north side of Iona Avenue, east of 19th Avenue, in the City of Lemoore (APN 023-310-013) The Mitigated Negative Declaration entitled Maverik Gas Station and Industrial Park Project will be utilized as the environmental document, in accordance with the California Environmental Quality Act (CEQA).

City Planner Brandt presented the request.

Chair Franklin opened the public hearing at 6:02 p.m.

Luke Risner, Precision Engineering, representative for the applicant introduced himself and answered questions.

Kevin King, Property Owner introduced himself and answered questions.

There was no other comment from the public.

Chair Franklin closed the public hearing at 6:03 p.m.

Motion by Commissioner Couch, seconded by Commissioner Brewer, to adopt Resolution 2025-07, approving Tentative Parcel Map No. 2024-03, with the included findings and conditions.

Ayes: Brewer, Clement, Couch, Hill, Franklin

Absent: Etchegoin

ITEM NO. 6 Directors Report

Baley provided the update.

ITEM NO. 7 Commission Reports / Requests

Commissioner Clement notified fellow commissioners and the public that he would be resigning from the Planning Commission effective immediately. He expressed his gratitude to the City and its staff, fellow commissioners, and the public for having been given the opportunity to serve on the Commission for 30 years.

There were no other reports or requests.

ITEM NO. 8 Adjournment

The meeting was adjourned at 6:26 P.M.

Approved the 8th day of September 2025.

APPROVED:

ATTEST:

, Chairperson

Kristie Baley, Commission Secretary



119 Fox Street • Lemoore, California 93245 • (559) 924-6700 • Fax (559) 924-9003

Staff Report

To: Lemoore Planning Commission **Item No.**
From: Steve Brandt, City Planner
Date: August 29, 2025 **Meeting Date:** September 8, 2025
Subject: **Site Plan Review No. 28-2025:** a request by Lennar Homes for approval of changes to the single-family home master plans (floor plans and elevation plans) to be constructed within the approved Tract 935. The site is located on the east side of Liberty Drive (18 ¾ Avenue), south of the Glendale Avenue alignment (APNs 021-550-001, -002, -003)

Proposed Motion:

Move to adopt Resolution 2025-08, approving Site Plan No. 28-2025 for the home master plans at Tract 935, with the attached conditions.

Project Proposal:

This project is requesting revised approval of the single-family home master plans for the Tract 935 Subdivision. Lennar Homes has submitted this application to modify the elevations and floor plans for 152 lots in response to shifts in the market. Since the tentative subdivision map is already approved, this Planning Commission action is limited to review of the home plans for consistency with the single-family home architectural design standards that are in the Zoning Ordinance. The variance from the required minimum 12-inch roof eave overhang that was approved to be at 6 inches would still be in effect.

Applicant	Lennar Homes
Location	East side of Liberty Drive (18 ¾ Avenue), south of the Glendale Avenue alignment
Existing Land Use	Vacant land
APN(s)	APNs 021-550-001, -002, -003
Total Building Size	Homes between 1,341 sq.ft. and 1,755 sq.ft.

Lot Size	Lots are between 4,320 sq.ft. and 10,684 sq.ft.
Zoning	Low Density Residential (RLD)
General Plan	Low Density Single-family Residential

Adjacent Land Use, Zone, and General Plan Designation

<u>Direction</u>	<u>Current Use</u>	<u>Zone</u>	<u>General Plan</u>
North	Agriculture	A	Limited Agriculture (Kings County)
South	Single-Family Residential	LDR	Low Density Residential
East	Agriculture	LDR	Low Density Residential/Low Medium Density Residential
West	Agriculture	AL	Limited Agriculture (Kings County)

Previous Relevant Actions:

The Tract 935 Tentative Subdivision Map was approved by the City Council on May 5, 2022. The final map has been submitted, and plans are currently being reviewed.

Variance No. 2025-01 was approved by the Planning Commission on May 12, 2025, to allow the roof eaves to be a minimum six inches long instead of the standard minimum 12 inches long.

Site Plan Review 2024-05 was approved by the Planning Commission on May 12, 2025, for new home master plans.

Residential Design Standards:

The architecture of the home plans is depicted in the attached floor plan and elevation plans (see attached packet from Lennar with letter dated July 18, 2025). Three floor plans have been submitted with square footages of 1,341 1,564, and 1,755 square feet. These are the three homes in the Treasure series, which were approved in May 2025. The three homes in the previous Valencia series are no longer being proposed. All three homes are single-story, have their garages set back behind first-floor living space and/or a front porch, and have concrete tile roofs.

Plans 3001 (Charm) and 3002 (Jewel) have three bedrooms. Plan 3003 (Keepsake) has four bedrooms. Each plan is available in five types of front facades, which results in 15 possible front facades in the neighborhood. The types of facades are differentiated by changes to the amount and location of stone treatment on the front facade. There are 11 possible exterior color schemes available.

Staff reviewed the home master plans and elevations for conformance with Lemoore's Zoning Ordinance Section 9-5C-3 (Design Standards for Residential Projects.) In all, a total of 15 possible different front elevation "looks" would be available to meet the City's "six pack" rule. However, there are three pairs of homes that will look similar except for size of the front window. They are 3001A/3003A 3001D/3003D 3001E/3003E. If these are considered similar, then there would be 12 possible different front elevations. The homes have been pre-plotted, meaning the floor plan, elevation plan, and paint scheme has been set for each lot. There appear to be two instances where a similar pair is adjacent, according to the six-pack rule. These instances are circled in the pre-plotting map on the last page of the applicant's packet. However, they will have different color schemes.

Staff also added the standard requirement that the detailing placed on the front of the house be wrapped around to the side of the house on the street side of corner lots. All other requirements for new master plan home designs are being met, including the requirement that 50% of the home plans have garages that are flush or behind the living space.

Due to the reduction of available floor plans from six to three, while not identical, many of the homes will have a similar look. However, the pre-plotting with color schemes that have been proposed will keep the most similar looking homes from being adjacent to each other. Staff recommends that the Planning Commission find that, while looking similar, the proposed plans do meet the City's standards as conditioned.

Environmental Assessment:

The project will utilize the Class 5 Categorical Exemption (Section 15305 – minor alteration to land use limitations).approved at the May 12, 2025, meeting per CEQA Guidelines

Recommended Approval Findings:

1. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the city.
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
5. Based on the proposed layout of homes in the subdivision, there will be two instances of not the same but similar elevation plans used on adjacent lots, as defined by Section 9-5C-3B.2.a of the Zoning Ordinance.

Recommended Conditions to Implement Zoning Ordinance Standards:

1. The site shall be developed consistent with the approved tentative map and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. The homes shall be developed consistent with the attached floor and elevation plans, except as modified by these conditions.
3. The pre-plotting plan for floor plans, elevation plans, and color schemes shall be followed during construction. Any requested deviation shall be approved by the Planning Commission.
4. Where floor/elevation plans 3001A and 3003A, or 3001D and 3003D, or 3001E and 3003E are in the same six-pack, their color schemes shall be different from each other to avoid the look of similarity.
5. For homes placed on corner lots, the stone/brick veneer placed on the front of the homes shall be wrapped around the street side of the home up to the fence, and stucco/foam window treatments used on the front of the home shall also be used on the street side of the home where windows are visible from the street.
6. The minimum length of roof eave overhang shall be six (6) inches per the approval of Variance No. 2025-01.
7. This approval shall replace the approval of Site Plan Review 2025-04.

Attachments:

Vicinity Map

Draft Resolution

Approved Tentative Map

Packet provided by Applicant dated July 18, 2025– Letter, Floor and Elevation Plans, Color Schemes, Pre-plotting Map

Vicinity Map



RESOLUTION 2025-08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE
APPROVING SITE PLAN REVIEW NO. 28-2025 FOR NEW SINGLE-FAMILY
HOME MASTER PLANS TO BE CONSTRUCTED WITHIN THE APPROVED TRACT 935
LOCATED ON THE EAST SIDE OF LIBERTY DRIVE (18 ¾ AVENUE),
SOUTH OF THE GLENDALE AVENUE ALIGNMENT IN THE CITY OF LEMOORE**

At a Regular Meeting of the Planning Commission of the City of Lemoore duly called and held on September 8, 2025, at 5:30 p.m. on said day, it was moved by Commissioner _____, seconded by Commissioner _____, and carried that the following Resolution be adopted:

WHEREAS, Lennar Homes has requested a major site plan review for approval of new single-family home master plans for the Tract 935 subdivision located on the east side of Liberty Drive (18 ¾ Avenue), south of the Glendale Avenue alignment in the City of Lemoore (APNs 021-550-001, -002, -003); and

WHEREAS, Lennar Homes has previously received approval for a different mix of home master plans and approval of a variance from the required minimum 12-inch roof overhang to allow roof overhang of 6 inches on all homes; and

WHEREAS, the Tract 935 Subdivision is an approved tentative subdivision map; and

WHEREAS, the previously approved categorical exemption will be used for compliance with the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 – minor alteration to land use limitations); and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its September 8, 2025, meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed site plan review and the proposed variance:

1. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, specific plan provisions, and improvement standards adopted by the city.
2. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
3. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
4. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
5. Based on the proposed layout of homes in the subdivision, there will be two instances of not the same but similar elevation plans used on adjacent lots, as defined by Section 9-5C-3B.2.a of the Zoning Ordinance.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Lemoore approves Site Plan Review No. 28-2025, subject to the following conditions:

1. The site shall be developed consistent with the approved tentative map and applicable development standards found in the Zoning Ordinance and City Municipal Code.
2. The homes shall be developed consistent with the attached floor and elevation plans, except as modified by these conditions.
3. The pre-plotting plan for floor plans, elevation plans, and color schemes shall be followed during construction. Any requested deviation shall be approved by the Planning Commission.
4. Where floor/elevation plans 3001A and 3003A, or 3001D and 3003D, or 3001E and 3003E are in the same six-pack, their color schemes shall be different from each other to avoid the look of similarity.
5. For homes placed on corner lots, the stone/brick veneer placed on the front of the homes shall be wrapped around the street side of the home up to the fence, and stucco/foam window treatments used on the front of the home shall also be used on the street side of the home where windows are visible from the street.
6. The minimum length of roof eave overhang shall be six (6) inches per the approval of Variance No. 2025-01.
7. This approval shall replace the approval of Site Plan Review 2025-04.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on May 12, 2025, by the following votes:

AYES:
NOES:
ABSTAINING:
ABSENT:

APPROVED:

, Chairperson

ATTEST:

Planning Commission Secretary

TENTATIVE SUBDIVISION MAP

COUNTY TRACT NO. 935

CITY OF LEMOORE, COUNTY OF KINGS, STATE OF CALIFORNIA

OWNER:

EARL L. SCHLUCKEISER
CAROLYN A. SCHLUCKEISER
2649 SADDLEBACK LANE
PASO ROBLES, CA 93446

APPLICANT:

LENNAR HOMES OF CALIFORNIA, INC.
8080 N. PALM AVE., SUITE 110
FRESNO, CA 93711

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF KINGS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

TRACT ONE:

THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN.

TRACT TWO:

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 20 EAST, M.D.B. & M. (10 ACRES MORE OR LESS).

TRACT THREE:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST OF 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 20 EAST, M.D.B. & M. MERIDIAN IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WITHIN OR UNDERLYING SAID LAND, AS RESERVED BY CONSTANCE M. APPERSON ET AL. IN DEED RECORDED FEBRUARY 25, 2002 AS DOCUMENT NO. 0203919 OF OFFICIAL RECORDS.

LOT TABLE	
LOT	AREA
LOT A	3,645± SF
LOT B	14,243± SF
LOT C	2,218± SF
LOT D	1,123± SF

GENERAL INFORMATION:

EXISTING ZONE AL10 (COUNTY)
PROPOSED ZONE LDR (CITY OF LEMOORE)
EXISTING USE AG
PROPOSED USE RESIDENTIAL
SEWER CITY OF LEMOORE
WATER CITY OF LEMOORE
STORM DRAIN ON-SITE BASIN
FLOOD ZONE 021-550-01.02&03
ZONE X PER FEMA FIRM
06031C01600 DATED 09/16/2015

LEGEND:

R RADIUS
--- ROAD RIGHT OF WAY LINE
--- ADJACENT PROPERTY LINE
--- PARCEL BOUNDARY LINE
--- SECTION LINE
--- CENTERLINE
--- LOT LINE
--- PUBLIC UTILITY EASEMENT (PUE)
--- RELINQUISHMENT OF ACCESS RIGHTS
* PROPOSED CITY R/W DEDICATION
▲ EXISTING CITY R/W DEDICATION

LOT INFORMATION:

LOTS: 45' LOTS 61 + 55' LOTS 67 = 148
LOTS PER ACRE: 4.89
MINIMUM LOT SIZE: 4,320 S.F. (MULTIPLE)
MAXIMUM LOT SIZE: 10,884 S.F. (LOT 105)
AVERAGE LOT SIZE: 4,930± S.F.

PER NEW ZONING ORDINANCE MINIMUM LOT WIDTH FOR LDR IS 45' (50' CORNER LOTS)

AREA:

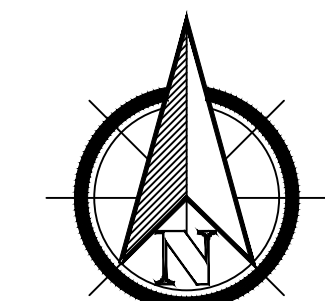
INTERIOR STREET DEDICATION: 8.13 AC.
EXTERIOR STREET DEDICATION: 2.20 AC.
LOTS 1-148: 17.40 AC.
LOTS A-D (LANDSCAPE AREAS): 0.49 AC.
LOT E (BASIN): 2.03 AC.
TOTAL AREA: 30.25 AC.

TOPO LEGEND:

AC ASPHALT CONCRETE
C CONCRETE
CR ASPHALT CROWN
EP EDGE OF PAVEMENT
MB MAILBOX
OG ORIGINAL GROUND
TC TOP OF CURB
AG WELL
⊕ EXISTING IRRIGATION WELL
⊕ EXISTING UTILITY POLE
⊕ EXISTING TELEPHONE PEDESTAL
⊕ EXISTING TREE, TYPE AS NOTED
⊕ EXISTING WATER METER
⊕ EXISTING WOODEN FENCE
⊕ EXISTING TIMBER BARRICADE
⊕ EXISTING PAVEMENT
⊕ EXISTING MAILBOX
⊕ EXISTING ELECTRICAL LINE
⊕ EXISTING PALM TREE

PROJECT SITE

VICINITY MAP
NOT TO SCALE



SCALE: 1"=60'



LENNAR HOMES OF CALIFORNIA, INC.
8080 N. PALM AVE., SUITE 110
FRESNO, CA 93711

TENTATIVE SUBDIVISION MAP
COUNTY TRACT 935
FOR:
LENNAR HOMES OF CALIFORNIA, INC.

CIVIL ENGINEERS

ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: AA
CHECKED BY: AD
INDEXED BY:
DATE: 8/2/2021
JOB NO.: Z210766
SHEET: 1 OF 1

TREASURES AT VALORLEAF

TRACT 935





July 18, 2025

RE: City of Lemoore

Revised - Modification to Site Plan Review

To Whom It May Concern:

Lennar Homes would like to formally submit a request to revise and modify the elevations and floor plans for Tract 935 since our approval on May 12, 2025. As we mentioned earlier, the market has made a major shift since April of 2022 and is now challenged by both plummeting sales prices and skyrocketing interest rates. In most, if not all the markets we build in, affordability is a major concern, and costs have not followed the downward trajectory of sales prices. We have now adjusted to propose just the Treasures Series, removing the Valencia Series. The Valencia Series is no longer financially feasible for Lennar Homes. With the input of the planning department, we are proposing the changes outlined below by plan and elevation.

The Treasure Series will consist of 152 *homesites* "45X85" and will include three (3) floor plans: Plan 3001 - Charm (1,341 sq. ft.), 3002 – Jewel (1,564 sq. ft.), and 3003 – Keepsake (1,755 sq. ft.). Each floor plan (Charm, Jewel, and Keepsake) has options for five (5) elevations. These plans will all meet the setbacks requirement, as listed as the conditions of approval in the PUD dated March 14, 2022, and approval of the Site Plan and Variance on May 12, 2025.

The only changes we are requesting are addressed below:

- Home Series: From recent approval of two series (Treasures and Valencia) to just now one series - **Treasures**.
- Elevations: From 3 elevations of Treasures to now **5** elevations per floor plan [Charm (A-E), Jewel (A-E), Keepsake (A-E)].



Remaining the same:

- 152 home sites - as approved May 12, 2025.
- Variance – allowing 6-inch roof overhang as approved on May 12, 2025 (on only Treasures).
- Square Footage: Treasures square footage ranging from 1,341 sq. ft. - 1,755 sq. ft. Approved on May 12, 2025.
- Color Schemes: Will remain the same as approved on May 12, 2025 (for only Treasures).

Should there be any questions please contact me at (559) 881-0860 or melody.haigh@lennar.com.

Sincerely,
Melody Haigh

Melody Haigh

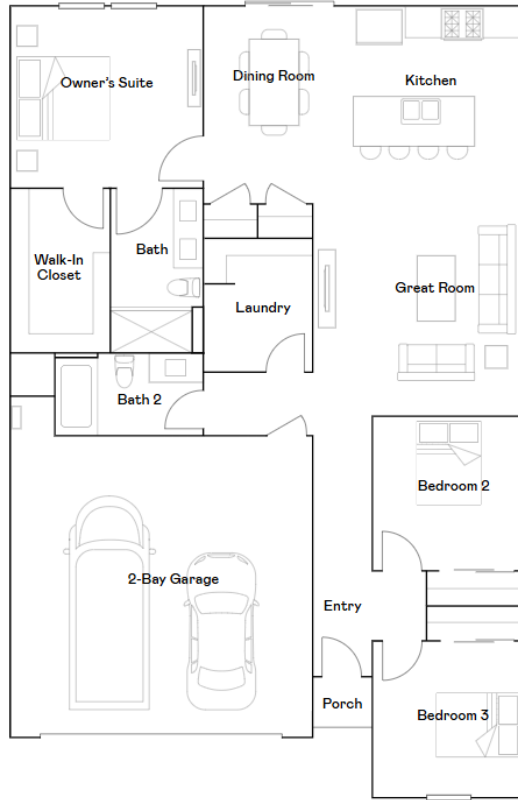
Entitlements Manager
Lennar Homes of California

TREASURES

TREASURES

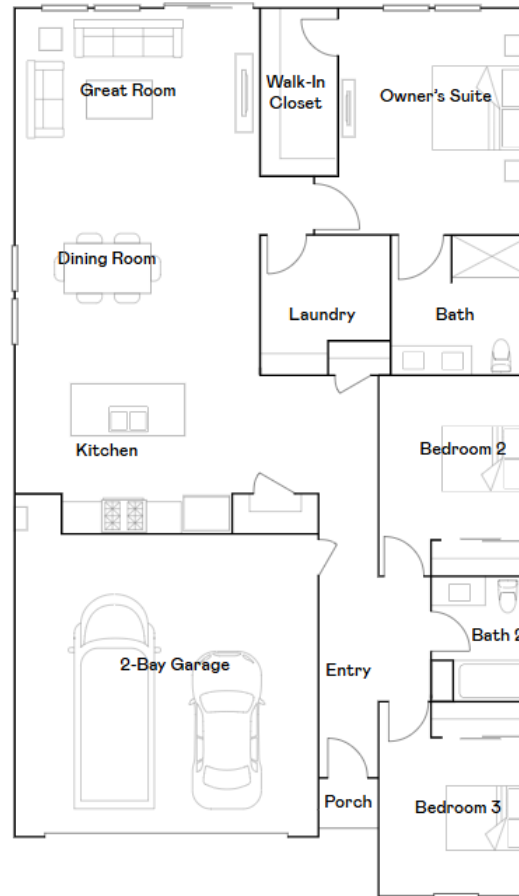
Plan	Name	Square Footage	Beds	Baths	Garage	Floors	Homesite size	Spec Level
3001	Charm	1,341	3	2	2	1	45 x 85	Entry
3002	Jewel	1,564	3	2	2	1		
3003	Keepsake	1,755	4	2	2	1		

TREASURES



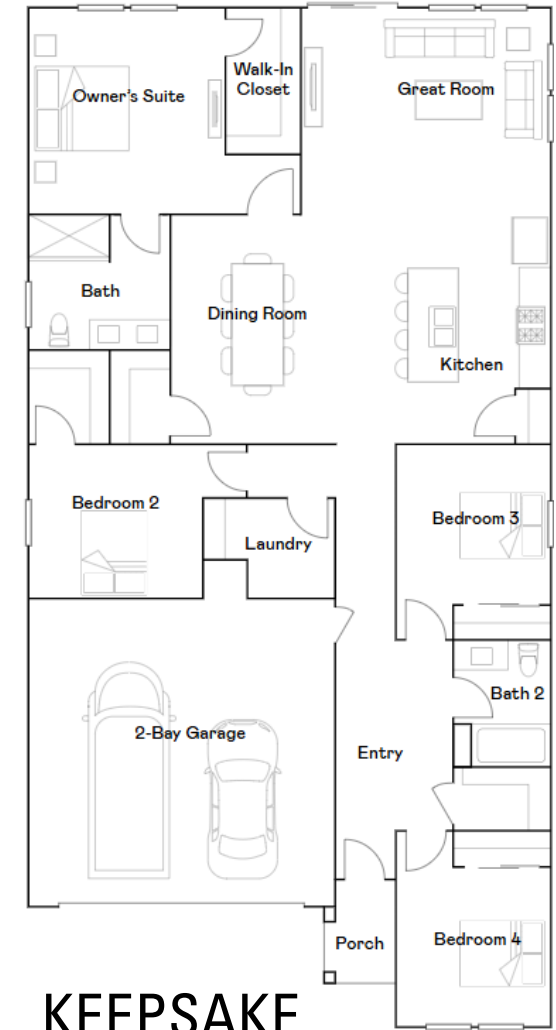
CHARM

3 BD. 2 BA. 1,341 FT²



JEWEL

3 BD. 2 BA. 1,564 FT²



KEEPSAKE

4 BD. 2 BA. 1,755 FT²

TREASURES



A



B



C



D



E

CHARM
3 BD. 2 BA. 1,341 FT²

TREASURES



A



B



C



D



E

JEWEL
3 BD. 2 BA. 1,564 FT²

TREASURES



A



B



C



D



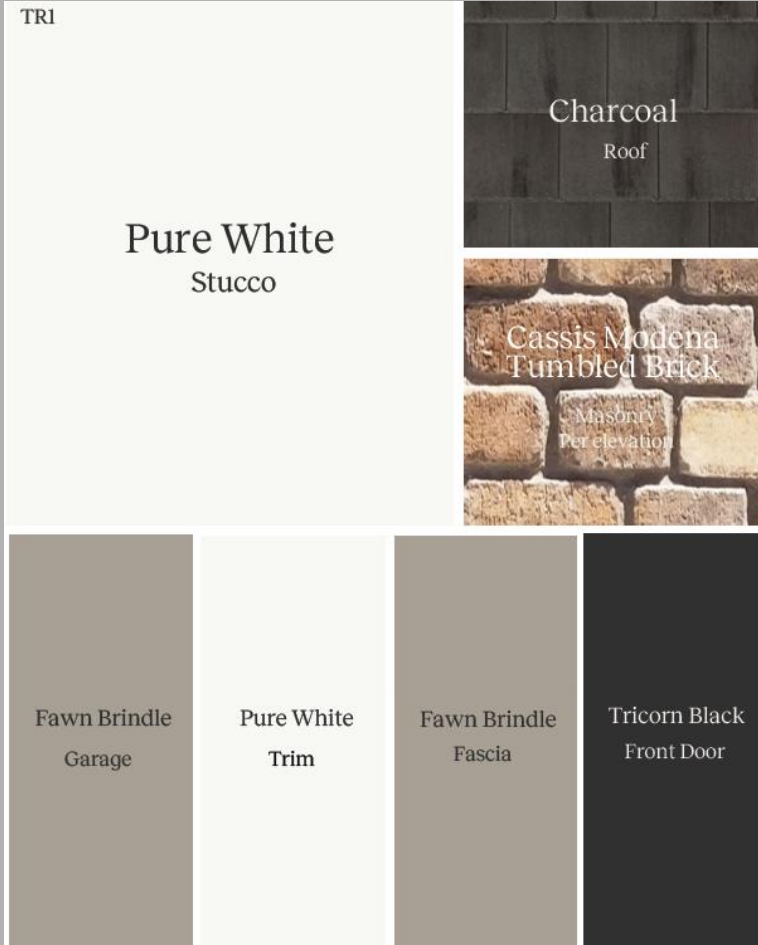
E

KEEPSAKE

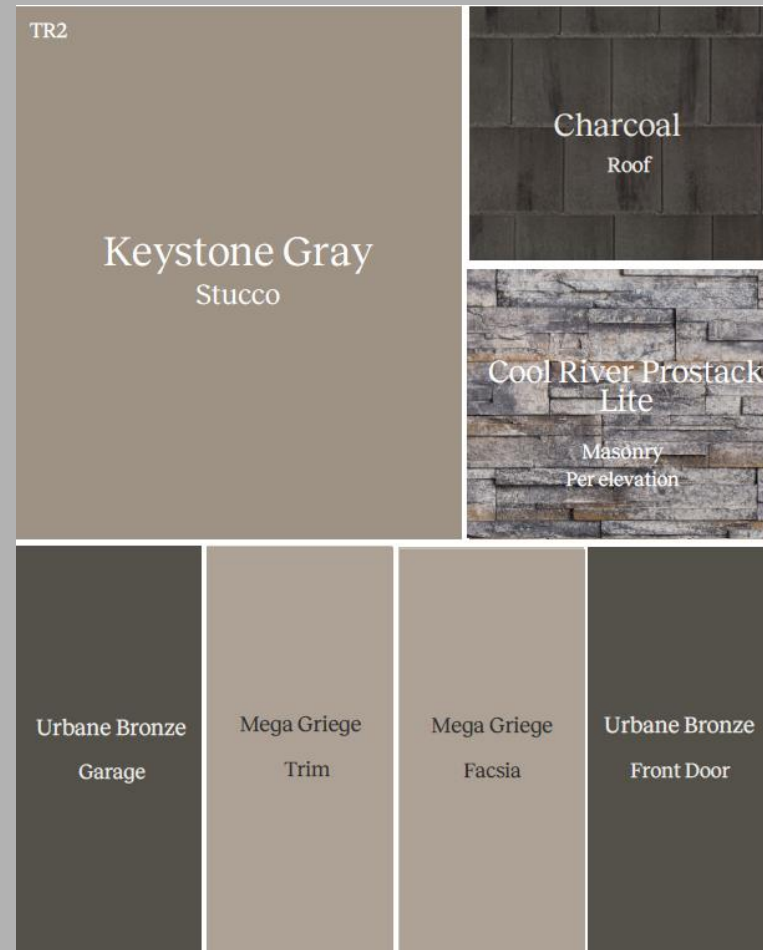
4 BD. 2 BA. 1,755 FT²

TREASURES COLOR SCHEMES

SCHEME TR1

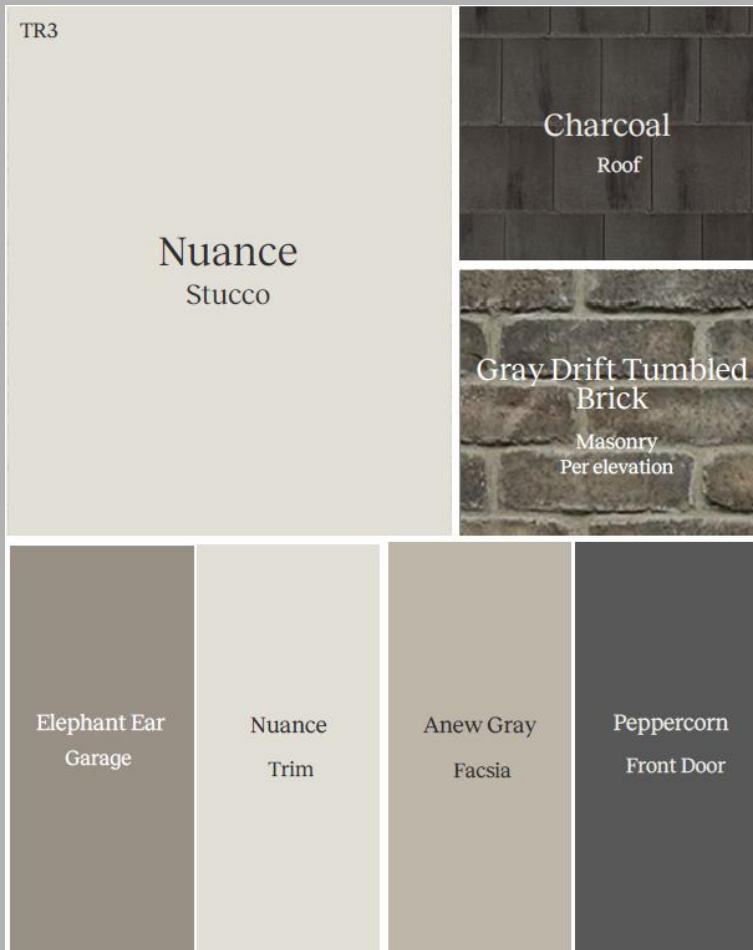


SCHEME TR2

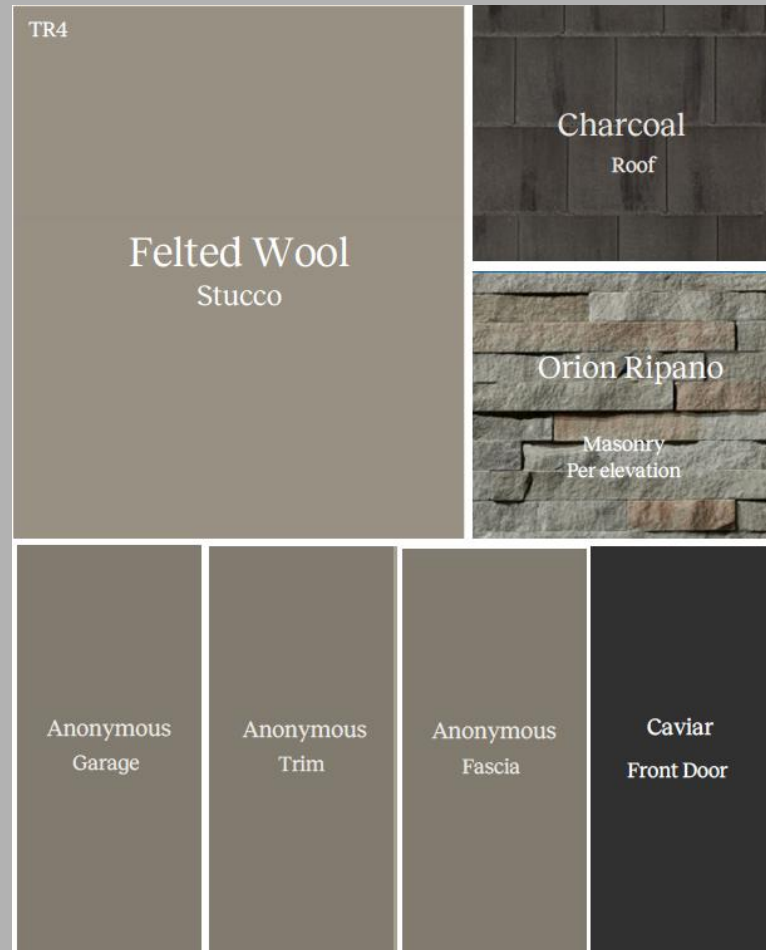


TREASURES COLOR SCHEMES

SCHEME TR3



SCHEME TR4

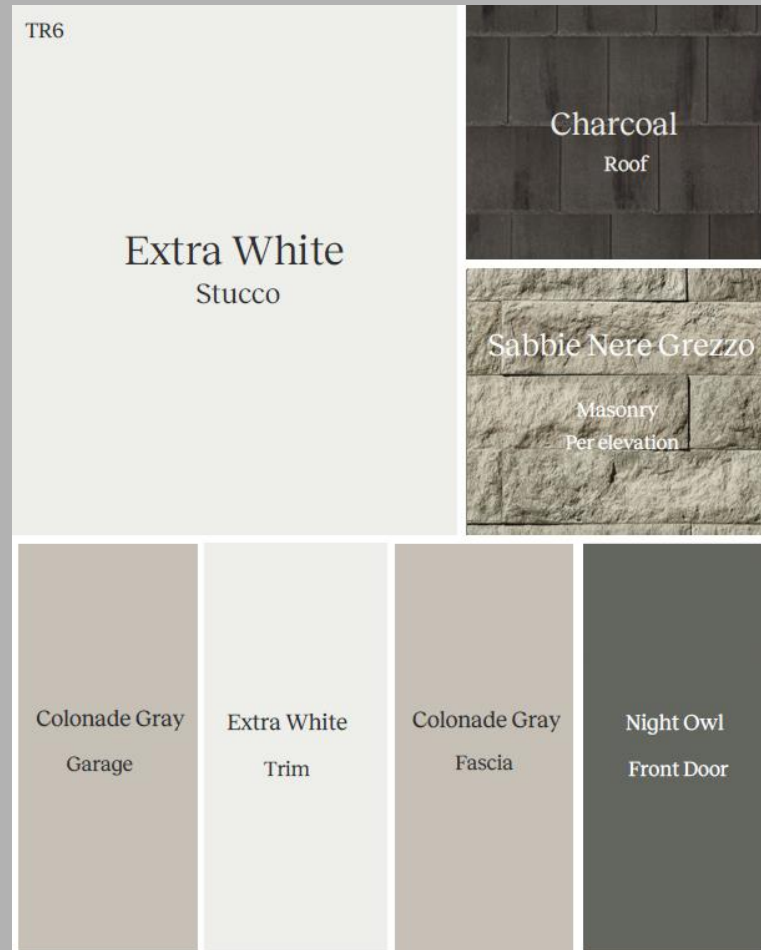


TREASURES COLOR SCHEMES

SCHEME TR5

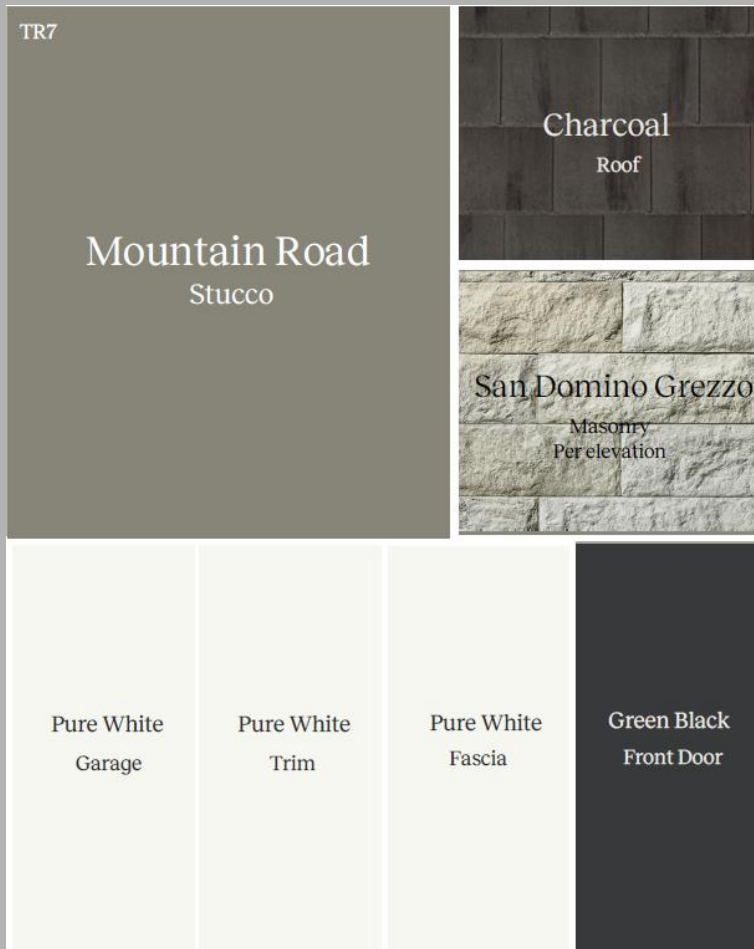


SCHEME TR6

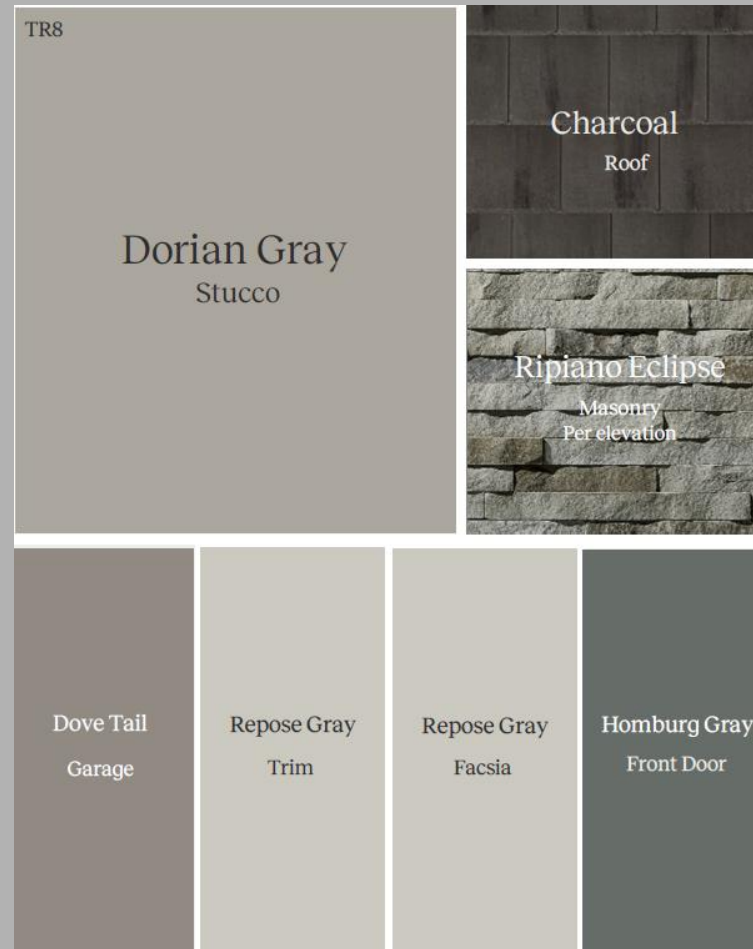


TREASURES COLOR SCHEMES

SCHEME TR7



SCHEME TR8

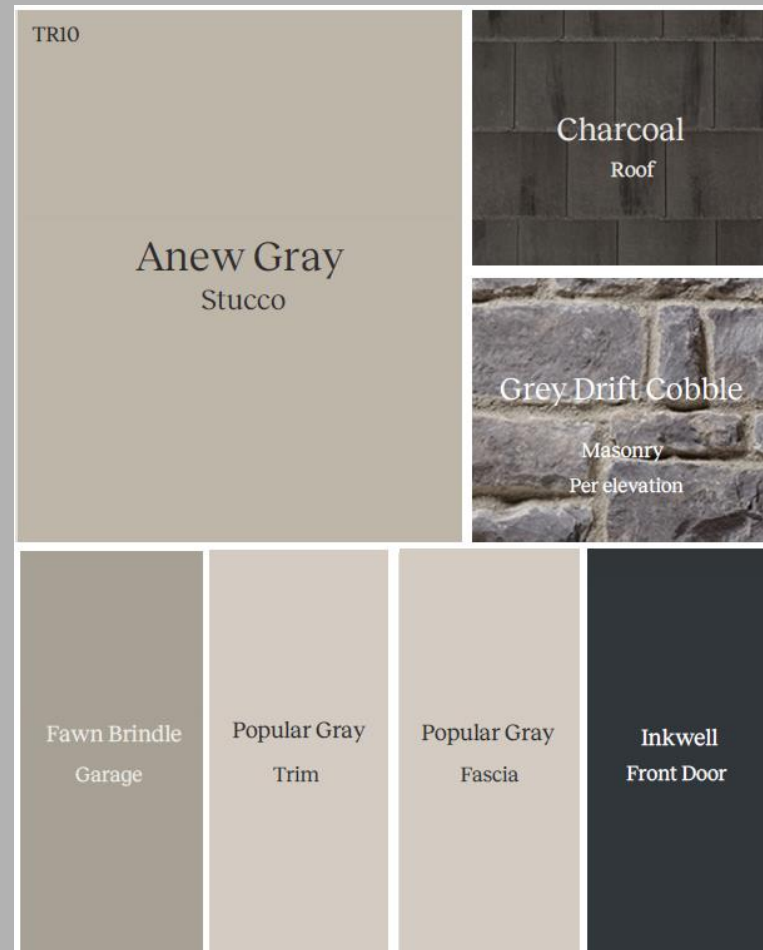


TREASURES COLOR SCHEMES

SCHEME TR9



SCHEME TR10



TREASURES COLOR SCHEMES

