# CITY OF EL PASO, TEXAS
# AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

**DEPARTMENT:** **Development Services Department, Planning Division**

**AGENDA DATE:** **Public Hearing: February 12, 2008**

**CONTACT PERSON/PHONE:** **Arturo Rubio, 541-4633**

**DISTRICT(S) AFFECTED:** **7**

**SUBJECT:**
A Resolution removing a condition placed on property by contract amendment in Ordinance number 7054 dated August 12, 1986, which imposed conditions on a of a portion of Tracts 1A and 1X, Block 1, Ascarate Grant, and a portion of lot 34, Block 111, Vista Del Sol Unit 20 Replat A, City of El Paso, El Paso County, Texas. The penalty is as provided for in Chapter 20.24 of the El Paso City Code. Subject Property: 11155 La Quinta. Applicant: Talmar Medical Properties L.P. ZON07-00104 (District 7).

**BACKGROUND / DISCUSSION:**
See attached report.

**PRIOR COUNCIL ACTION:**
City Council action on February 5, 2008 was to postpone case in order to determine if the proposed condition release of a 6 foot high screening wall placed on S-D (Special Development) districts by contract under Ordinance No. 7054 would have an impact on abutting residential district.

**AMOUNT AND SOURCE OF FUNDING:**
N/A

**BOARD / COMMISSION ACTION:**
Development Coordinating Committee (DCC) – Unanimous Denial Recommendation
City Plan Commission (CPC) – Approval Recommendation (6-0)

CITY CLERK DEPT.
08 FEB 11 PM 3:55

********************REQUIRED AUTHORIZATION**********************

**LEGAL:** (if required) N/A

**FINANCE:** (if required) N/A

**DEPARTMENT HEAD:** Kelly Carpenter

**APPROVED FOR AGENDA:**

**CITY MANAGER:** _____ **DATE:** _____

# RESOLUTION

**A RESOLUTION REMOVING A CONDITION PLACED ON PROPERTY BY A CONTRACT AMENDMENT DATED AUGUST 12, 1986, WHICH IMPOSED CONDITIONS ON A PORTION OF TRACTS 1A AND 1X, BLOCK 1, ASCARATE GRANT, AND A PORTION OF LOT 34, BLOCK 111, VISTA DEL SOL UNIT 20, REPLAT A, CITY OF EL PASO, EL PASO COUNTY, TEXAS.**

**WHEREAS**, the zoning of the property described as *a portion of Tracts 1A and 1X, Block 1, Ascarate Grant, and a portion of Lot 34, Block 111, Vista Del Sol Unit 20, Replat A, City of El Paso, El Paso County, Texas,* was changed by City Council on December 2, 1980; and a Contract dated December 2, 1980 imposed conditions on the property; and,

**WHEREAS**, the Contract was amended by City Council on August 12, 1986 and one of the conditions imposed by the amendment is that the *property owners construct a 6 foot high rockwall along the southerly property line of the triangle property and build from the finished grade of the S-D zoned property and extend the existing rear rockwall abutting Lots 34 and 35-38, Block 111, Vista Del Sol Unit 20, to a point where the rockwall along these rear property lines will be 6 feet above the finished grade of the abutting S-D zoned property.;*

**WHEREAS**, placement of such condition was necessitated by and attributable to the increased intensity of use generated by the change of zoning; and,

**WHEREAS,** this condition is no longer necessary; and,

**WHEREAS,** the owner (applicant) submitted an application requesting the removal of that above condition on the above described property; and,

**WHEREAS**, a public hearing regarding removal of the condition was held before the City Plan Commission, and the Commission recommended removing the condition; and,

**WHEREAS**, the City Council of the City of El Paso has determined that the removal of the condition is appropriate because the condition is no longer necessary,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS:**

1. That the zoning condition imposed by Contract Amendment dated August 12, 1986 requiring the property owners to construct a 6 foot high rockwall along the southerly property line of the triangle property and build from the finished grade of the S-D zoned property and extend the existing rear rockwall abutting Lots 34 and 35-38, Block 111, Vista Del Sol Unit 20, to a point where the rockwall along these rear property lines will be 6 feet above the finished grade of the abutting S-D zoned property be removed on the portion of land identified as a portion of Lot 1, Block 1, Trevista Sol, City of El Paso, El Paso County, Texas, as identified as Exhibit "A".

CITY CLERK DEPT.
08 JAN 22 AM 10:04

2. Except as herein amended, Contract Amendment dated August 12, 1986 shall remain in full force and effect.

**PASSED AND APPROVED this _____ day of _____, 2008.**

**THE CITY OF EL PASO**

_____
John F. Cook
Mayor

**ATTEST:**

_____
Richarda Duffy Momsen
City Clerk

**APPROVED AS TO FORM:**

_____
Lupe Cuellar
Assistant City Attorney

**APPROVED AS TO CONTENT:**

_____
Kelly Carpenter, AICP, Deputy Director
Development Services Department –
Planning Division

CITY CLERK DEPT.
08 JAN 22 AM 10:04

JOHN COOK
MAYOR

JOYCE WILSON
CITY MANAGER

R. ALAN SHUBERT
DIRECTOR, DEVELOPMENT SERVICES

KELLY CARPENTER, AICP
DEPUTY DIRECTOR, PLANNING

CITY COUNCIL

ANN MORGAN LILLY, DISTRICT 1
SUSANNAH M. BYRD, DISTRICT 2
J. ALEXANDRO LOZANO, DISTRICT 3
MELINA CASTRO, DISTRICT 4
RACHEL QUINTANA, DISTRICT 5
EDDIE HOLGUIN, JR., DISTRICT 6
STEVE ORTEGA, DISTRICT 7
BETO O'ROURKE, DISTRICT 8

**DEVELOPMENT SERVICES**
**PLANNING DIVISION**

# MEMORANDUM

**DATE:** February 7, 2008

**TO:** The Honorable Mayor and City Council
Joyce A. Wilson, City Manager

**FROM:** Arturo Rubio, Planner

**SUBJECT:** **ZON07-00104**

CITY CLERK DEPT.
08 FEB 11 PM 3:55

The City Plan Commission (CPC), on October 4, 2007, recommended (7-0) **APPROVAL** of a request to remove condition number 2 placed on property by a contract in ordinance number 7054 dated August 12, 1986.

2. *(c) The property owners will be required to construct a 6 foot high rockwall along the southerly property line of the triangle property and shall be built from the finished grade of the S-D zoned property. The property owners will also be required to extend the existing rear rockwall abutting Lots 34 and 35-38, Block 111, Vista Del Sol Unit 20, to a point where the rockwall along these rear property lines will be 6 feet above the finished grade of the abutting S-D zoned property.*

The CPC found that removing condition is in conformance with The Plan for El Paso and the proposed use is in conformance with the Year 2025 Projected General Land Use Map. The CPC also determined that the removal of condition would not impact the best interest, health, safety and welfare of the public in general, that the proposed use is compatible with adjacent land uses, and the removal of condition will have no effect on the natural environment, social economic conditions, and property values in the vicinity and the city as a whole.

The Development Coordinating Committee (DCC) recommended denial of request on September 12, 2007 finding that the reduction of a six foot high rock wall requirement condition would adversely impact abutting property owners. However, the City Plan Commission (CPC) believed that request to reduce rock wall requirement would not adversely impact golf course and recommended approval of request on October 4, 2007. Applicant will also be required to request removal of rock wall requirement administratively through zoning coordinator as screening rock wall is a zoning district requirement.

City Council action on February 5, 2008 was to postpone case in order to determine if the proposed condition release of a 6 foot high screening wall placed on S-D (Special Development) districts by contract under Ordinance No. 7054 would have an impact on abutting residential district.

There were no letters of support or opposition to this request.

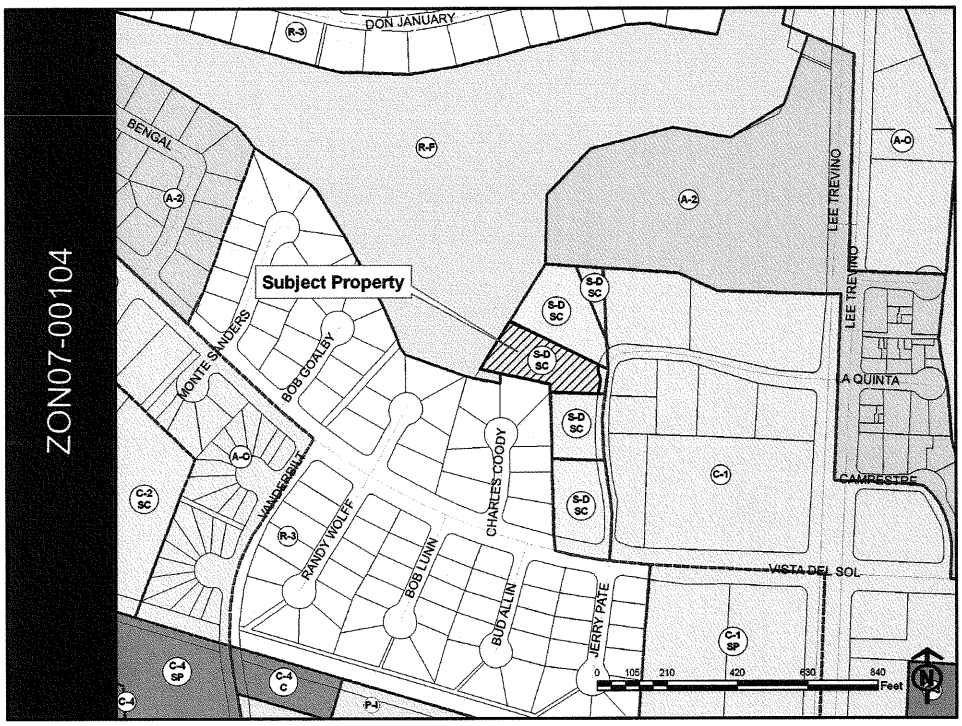
**Attachment:** Staff Report

CITY CLERK DEPT
08 FEB 11 PM 3:55

CITY CLERK DEPT.
08 FEB 11 PM 3:55

## ZON07-00104

| | |
|---|---|
| ***Application Type:*** | Zoning Condition Amendment/Release |
| ***Property Owners:*** | Talmar Medical Properties L.P. |
| ***Representative:*** | Guillermo Barajas |
| ***Legal Description:*** | A Portion of Lot 1, Block 1, Trevista Sol, City of El Paso, El Paso County, Texas |
| ***Location:*** | 11155 La Quinta Place |
| ***Representative District:*** | 7 |
| ***Area:*** | 0.9177 acres |
| ***Present Zoning:*** | S-D/sc (Special - Development/special contract) |
| ***Present Use:*** | Medical Clinic |
| ***Request:*** | Release of condition 2.c. from a contract dated August 12, 1986 |
| ***Recognized Neighborhood Associations Contacted:*** | East Side Civic Association |
| ***Public Response:*** | None |
| ***Surrounding Land Uses:*** | **North:** S-D /sc **South:** R-3 **East:** C-1 **West:** R-F |
| ***Year 2025 Designation:*** | **Mixed Use** (East Planning Area) |



CITY CLERK DEPT.
08 FEB 11 PM 3:55

**General Information**
The applicant requests the release of condition 2. *(c)* in Ordinance 7054 dated August 1986. Release of this condition on the subject property will permit the reduction in height of a 6 foot rockwall required along S-D rear proprty line .

The condition considered to be released is as follows:

2. *(c) The property owners will be required to construct a 6 foot high rockwall along the southerly property line of the triangle property and shall be built from the finished grade of the S-D zoned property. The property owners will also be required to extend the existing rear rockwall abutting Lots 34 and 35-38, Block 111, Vista Del Sol Unit 20, to a point where the rockwall along these rear property lines will be 6 feet above the finished grade of the abutting S-D zoned property.*

Note: See attachment 6 for location of Lots 34 and 35-38.

The conditions were imposed in August 1986 as part of a contract amendment. The original contract was dated December 2, 1980. Conditions apply to the entire S-D zoned property and have been required of all adjacent property as it is developed. The 6 foot screening rock wall is also an S-D zoning district requirement and if contract condition is removed applicant will also be required to remove requirement administratively through zoning coordinator.

City Council action on February 5, 2008 was to postpone case for one week. The postponement was made in order to determine if the proposed condition release of a 6 foot high screening wall placed on S-D (Special Development) districts by contract under Ordinance No. 7054 would have an impact on abutting residential district.

**Staff Recommendation**
The Development Coordinating Committee (DCC) unanimously recommends **Denial** of this request.

The recommendation is based on the following:

- **The Plan for El Paso** City-Wide Land Use Goals recommends that El Paso "provide a pattern of commercial development which best serves community needs and which complement and serve all other land uses."

- **The Year 2025 Projected General Land Use Map** for the East **Planning** Area designates this property for Mixed land uses.

- Release of the condition on the subject property may permit reduction in height of the required screening wall and will impact abutting property owners.

**Findings**
The Commission must determine the following:

1. Will the release of this condition protect the best interest, health, safety and welfare of the public in general?
2. What is the relation of the proposed change to the city's Comprehensive Plan?
3. Will the proposed development be compatible with adjacent land uses?
4. What effect will this have upon the natural environment social and economic conditions and property values in the vicinity and in the city as a whole?

**Development Services Department - Building Permits and Inspections Division**
Zoning Review: No objections to the release of conditions 2.c from a contract dated August 1986.
Landscaping Review: No comments received.

**Development Services Department - Planning Division**
Current Planning: 1. Recommends denial of request to release zoning condition. 2. This condition is attached to mitigate adverse impact to the abutting property owners and is required of all other property owners. 3. Section 20.08.310 A.b. requires a 6 foot high screening wall between all "R" and "A" districts and all "S" districts as part of the approved site plan. Applicant will have to request to lift this requirement per this section if the zoning condition is released.
Land Development: No comments received.

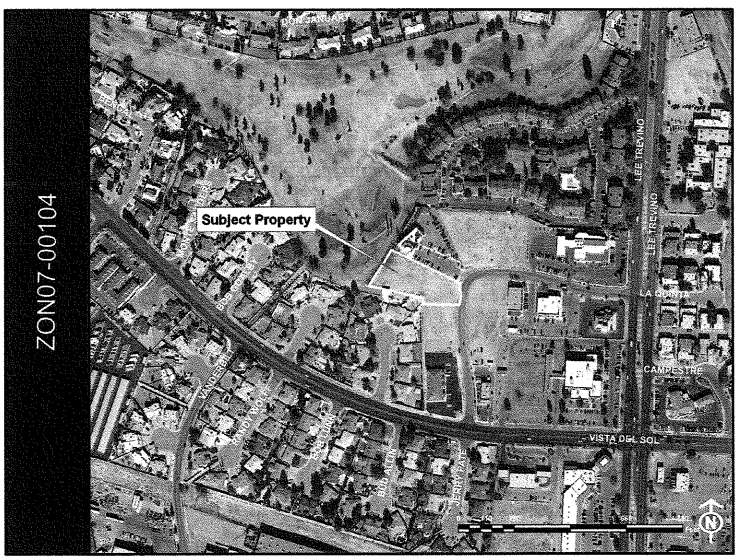
**Engineering Department - Traffic Division**
No traffic concerns to release requested contract condition.

**Fire Department**
No comments received.

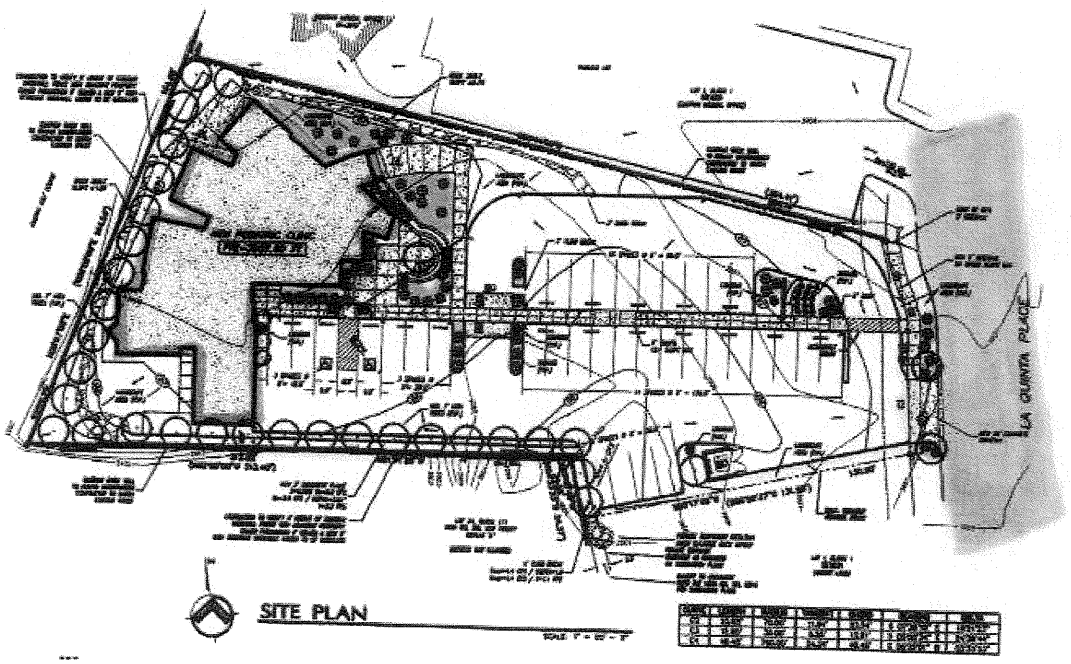
**El Paso Water Utilities**
EPWU does not object to this request.

**List of Attachments:**
Attachment 1: Site Plan
Attachment 2: Site Elevations
Attachment 3: Contract Amendment
Attachment 4: Original Contract
Attachment 5: Special Contract, Location of Lots 34-38
Attachment 6: Application

CITY CLERK DEPT.
08 FEB 11 PM 3:55

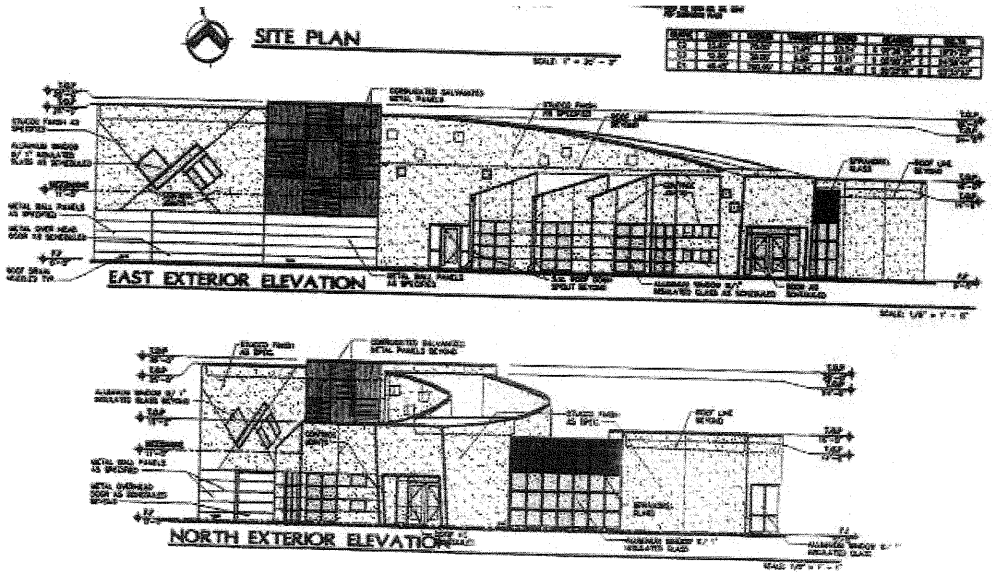


Attachment 1: Site Plan




CITY CLERK DEPT.
08 FEB 11 PM 3:55

Attachment 2: Site Elevations




CITY CLERK DEPT.
08 FEB 11 PM 3:56

CITY CLERK DEPT.
08 FEB 11 PM 3:56

THE STATE OF TEXAS }
COUNTY OF EL PASO }

CONTRACT AMENDMENT

This contract amendment is made this 12th day of August 1986, by and between JOSE AND JUAN NAVAR, the successor of JOSE G. SANTOS, JR., First Party and the CITY OF EL PASO, Second Party.

WHEREAS, by contract dated December 2, 1980, and recorded in Book 1136, Page 941, of the Deed Records of El Paso County, Texas, a copy which is attached hereto marked Exhibit 'A' the El Paso City Council placed certain restrictions, conditions and covenants on a portion of Tract 1A and 1X, Block 1, Ascarate Grant and a portion of Lot 34, Block III, Vista Del Sol Unit 2D, Replat A; such property being a traingle shaped parcel more particularly described by metes and bounds in the attached Exhibit 'A'; and

WHEREAS, JOSE AND JUAN NAVAR now desire to amend such contract as hereinafter provided.

NOW, THEREFORE, the parties do mutually agree as follows:

1. First and Second Parties agree that all restrictions of the contract referred to herein as Exhibit 'A' be deleted in their entirety.
2. First and Second Parties agree that the following conditions be added to the contract referred to herein as Exhibit 'A' as they relate to the entire S-D zoned property described by metes and bounds and identified as Parcel 1 in Ordinance 7054 of the City of El Paso, attached hereto as Exhibit 'B' and made a part hereof by reference.
   a. The property owners will be required to construct office building uses immediately adjacent to Lots 33 and 34 and Lots 36-38, Block III, Vista Del Sol, Unit 2D, Replat A to buffer the residential lots from any other uses to be built. The office buildings shall be restricted to the following conditions:
      1. Shall be limited to one-story in height.
      2. Shall be setback a minimum of 10 feet from the residential lots.

| Post-it® Fax Note 7671 | Date 4-2-81 | # of pages ▶ 13 |
|---|---|---|
| To Roger | From Guillermo | |
| Co./Dept. IDEA | Co. SITE WISE | |
| Phone # | Phone # 351-8833 | |
| Fax # 330-9505 | Fax # | |

80-4575
Ord # 7054
12/2/80
Contract 12/2/80

3. The office building required to be constructed adjacent to Lots 33 & 34 shall be a continuous structure and shall be extended in a westerly direction to a point ten feet from the westerly property line of Vista Hills Golf Course and shall extend in an easterly direction to a point adjacent to the southeasterly corner of the triangle property.

b. Any restaurant uses proposed for the S-D zoned property shall be located a minimum of 200 feet from the northerly property lines of Lots 33 and 34, Block 111, Vista Del Sol, Unit 20, Replat A.

c. The property owners will be required to construct a 6 foot high rockwall along the southerly property line of the triangle property and shall be built from the finished grade of the S-D zoned property. The property owners will also be required to extend the existing rear rockwall abutting Lots 34 and 35-38, Block 111, Vista Del Sol Unit 20, to a point where the rockwall along these rear property lines will be 6 feet above the finished grade of the abutting S-D zoned property.

d. Any outside lighting proposed for restaurant uses in the S-D zoned property shall be directed away from the residential properties to the south.

e. All buildings to be constructed within the S-D zoned property shall be limited to one-story in height.

f. Heavy landscaping shall be required between all buildings and the residential properties abutting the S-D zoned property. The landscaping shall be at a height that will exceed the height of the rockwalls. Landscaping shall also be required along the entire length of the property line abutting the Vista Hills Golf Course.

g. All office use buildings shall be constructed prior to any building permits being issued for any restaurant uses within the S-D zoned property.

3. Except as expressly modified herein, all other terms and conditions of the contract dated December 2, 1980 shall remain in full force and effect from an after the date of this amendment.

CITY CLERK DEPT.
OCT 11 PM 3:56

# CONTRACT

THIS CONTRACT, made this 2nd day of December, 1980, by and between JOSE G. SANTOS, JR. and the CITY OF EL PASO, hereinafter known as "City," WITNESSETH:

Application has been made to the City of El Paso for rezoning a portion of Tracts 1A and 1X, Block 1, Ascarate Grant, and a portion of Lot 34, Block 111, Vista Del Sol Unit 20, Replat A, El Paso, El Paso County, Texas, said property being more particularly described by metes and bounds as follows:

Commencing at a point, said point being an existing city monument lying on the centerline intersection of Vista Del Sol Drive and Lee Trevino Drive; Thence, North 00° 28' 00" West, along the centerline of Lee Trevino Drive, a distance of 65.00 feet to a point; Thence, South 89° 32' 00" West, a distance of 65.00 feet to a point; Thence, 31.42 feet, along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 90° 00' 00", and a chord which bears South 44° 32' 00" West, a distance of 28.28 feet to a point; Thence, South 89° 32' 00" West, a distance of 391.73 feet to a point; Thence, 153.64 feet, along the arc of a curve to the right having a radius of 1855.00 feet, a central angle of 04° 44' 43", and a chord which bears North 88° 05' 38" West, a distance of 153.59 feet to a point for a curve, said point lying on the northerly right-of-way line of Vista Del Sol Drive, said point also being the TRUE POINT OF BEGINNING of this description;

THENCE, 204.57 feet, along said right-of-way line and along the arc of a curve to the right having a radius of 1855.00 feet, a central angle of 06° 19' 07", and a chord which bears North 82° 33' 43" West, a distance of 204.47 feet to a point for a tangent;

THENCE, North 04° 33' 23" West, a distance of 454.14 feet to a point for a corner;

THENCE, North 82° 00' 00" West, a distance of 213.41 feet to a point for a corner;

THENCE, North 29° 00' 00" East, a distance of 355.15 feet to a point for a corner;

THENCE, North 07° 04' 29" West, a distance of 13.30 feet to a point for a corner;

THENCE, South 89° 19' 13" East, a distance of 213.47 feet to a point for a corner;

THENCE, South 04° 33' 23" East, a distance of 832.79 feet to the TRUE POINT OF BEGINNING of this description.

To remove certain objections to such rezoning, JOSE G. SANTOS, JR. covenants that, if the property is rezoned to S-D district within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

EXHIBIT "A"

80-4575
DEC 8 1980
DEPARTMENT
OF PLANNING

CITY CLERK DEPT.
80 FEB 11 PM 3:56

1. e nort_estern triangular portio_f sa. property, which is more particularly described by metes and bounds as follows:

> Commencing at a point, said point being an existing city monument lying on the centerline intersection of Vista Del Sol Drive and Lee Trevino Drive; thence, North 00° 28' 00" West, along the centerline of Lee Trevino Drive, a distance of 65.00 feet to a point; Thence, South 89° 32' 00" West, a distance of 65.00 feet to a point; Thence, 31.42 feet, along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 90° 00' 00", and a chord which bears South 44° 32' 00" West, a distance of 28.28 feet to a point for a tangent; Thence, South 89° 32' 00" West, a distance of 391.73 feet to a point; Thence, 358.21 feet, along the arc of a curve to the right having a radius of 1855.00 feet, a central angle of 11° 03' 50", and a chord which bears North 84° 56' 05" West, a distance of 357.65 feet to a point, said point lying on the easterly boundary line of Vista Del Sol Unit 20, Replat A; Thence, North 04° 33' 23" West, along said boundary line a distance of 454.14 feet to a point, said point also being the TRUE POINT OF BEGINNING of this description;
>
> THENCE, North 82° 00' 00" West, a distance of 213.41 feet to a point for a corner;
>
> THENCE, South 07° 04' 39" East, a distance of 272.75 feet to a point for a corner;
>
> THENCE, South 04° 33' 23" East, a distance of 69.87 feet to the TRUE POINT OF BEGINNING of this description,

shall be used in the following limited manner only:

a. A sixty-foot-wide fire lane shall be permitted;

b. Landscaping shall be permitted;

c. Tennis courts, swimming pool, fountain and similar uses shall be permitted only if the balance of the S-D zoned tract is devoted to apartment uses.

2. JOSE G. SANTOS, JR. agrees that said triangular portion shall not be sold, traded or conveyed apart from the remainder of the S-D zoned tract unless it is reconveyed to the adjacent golf course, and only then if it will not make the remainder of the S-D zoned tract nonconforming as to its zoning. Said triangular portion shall also be maintained so as not to become an eyesore or detriment to the nearby residential properties.

This contract is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind JOSE G. SANTOS, JR. and his successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this covenant by express reference.

-2-

CITY CLERK DEPT.
08 FEB 11 PM 3:56

80-4575
DEC 5 - 1980
D_ _RTMENT
OF PLANNING

The City may enforce this contract by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefitted thereby.

WITNESS the following signatures and seals.

JOSE G. SANTOS, JR.

CITY OF EL PASO

ATTEST:

City Clerk

By
Mayor

APPROVED AS TO FORM:

Assistant City Attorney

APPROVED AS TO CONTENT:

Department of Planning, Research & Development

CITY CLERK DEPT.
08 FEB 11 PM 3:56

THE STATE OF TEXAS )
)
COUNTY OF EL PASO )

Before me, the undersigned authority, personally appeared JOSE G. SANTOS, JR., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed.

Given under my hand and seal of office this 3rd day of December, 1980.

My commission expires:
11/29/84

NOTARY PUBLIC in and for
El Paso County, Texas

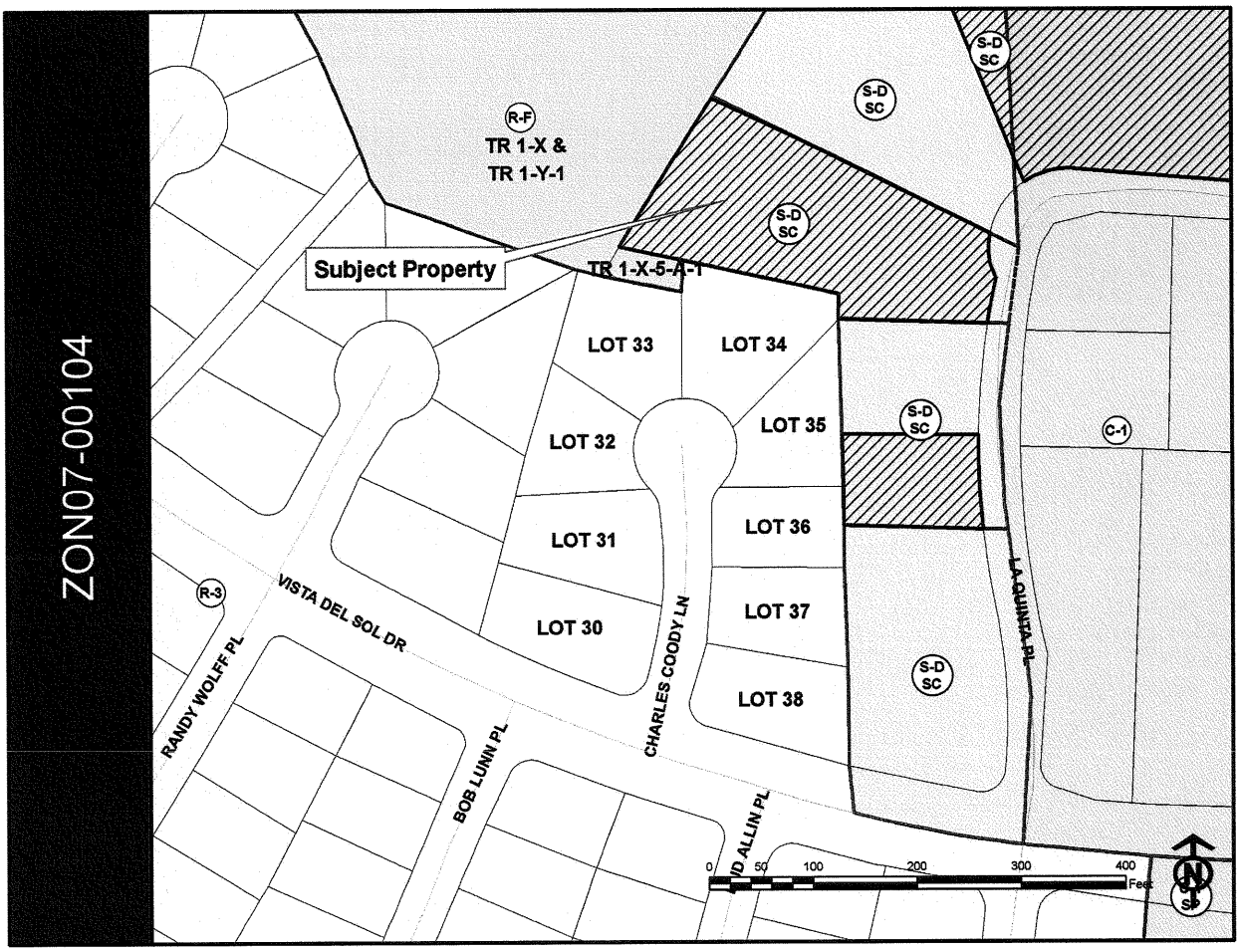
THE STATE OF TEXAS )
)
COUNTY OF EL PASO )

Before me, the undersigned authority, personally appeared _____, Mayor of the CITY OF EL PASO, Texas, a municipal corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said CITY OF EL PASO, and that he executed the same as the act of such city for the purposes therein expressed and in the capacity therein stated.

80-5775
DEC 8 - 1980
DEPARTMENT OF PLANNING

-3-

Attachment 5: Special Contract, Lots 34-38




CITY CLERK DEPT.
08 FEB 11 PM 3:56

Attachment 6: Application

CITY CLERK DEPT.
08 FEB 11 PM 3:55

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**
**APPLICATION FOR ZONING CONDITION AMENDMENT OR RELEASE**

1. PROPERTY OWNER(S): TALMAR MEDICAL PROPERTIES L.P.
   ADDRESS: 10520 MONTWOOD DR. EL PASO, TX ZIP CODE: 79935 PHONE: 591-4453
2. APPLICANT(S): _____
   ADDRESS: _____ ZIP CODE: _____ PHONE: _____
3. REPRESENTATIVE(S) IDEA - GUILLERMO BARAJAS

*NOTE: If legal description consists of portions of lots or blocks; or a legal subdivision has not been recorded; a written sealed metes and bounds description shall be required before this application may be accepted for processing.*

T82299900103000 ~~V893999206075 50~~

5. STREET ADDRESS OR LOCATION OF PROPERTY: 11155 LA QUINTA
6. CITY REPRESENTATIVE DISTRICT #: 7

7.A. PARCEL 1: ACREAGE 0.9177 PRESENT ZONING SD/SC PRESENT LAND USE MEDICAL CLINIC
PROPOSED ZONING _____ PROPOSED LAND USE _____

7.B. PARCEL 2: ACREAGE _____ PRESENT ZONING _____ PRESENT LAND USE _____
PROPOSED ZONING _____ PROPOSED LAND USE _____

7.C. PARCEL 3: ACREAGE _____ PRESENT ZONING _____ PRESENT LAND USE _____
PROPOSED ZONING _____ PROPOSED LAND USE _____

*NOTE: If you have additional parcels, please attach a supplementary page.*

8. ZONING CONDITION(S): ☒ AMENDMENT ☐ RELEASE
9. EXPLANATION WHY ZONING CONDITION AMENDMENT/RELEASE IS NECESSARY AND DESIRABLE: _____
   TO REDUCE ROCKWALL HEIGHT ABOUT THE GOLF COURSE TO ~~[illegible]~~ ENHANCE THE VIEW OF THE GOLF COURSE. ~~ALSO REDUCE AMOUNT OF LANDSCAPE REQUIRED.~~ GB
10. SIGNATURE(S) OF OWNER(S) OF RECORD FOR THE ABOVE DESCRIBED PROPERTY:
    A. [signature] B. _____ C. WE will provide All Landscaping REQUIRED.

*NOTE: Each item on this form shall be completed and all documentation required on the reverse side of this form shall be submitted before this application may be accepted for processing.*

*Cashier's Validation*
*Fee:* ~~$165.00~~ 182.00 Paid [initials]

*Accepted by:* [initials]

**OFFICE USE ONLY**

SC- ZON07-00104 RECEIVED DATE: 8/15/07 FIELD DATE: __/__/__
DCC REVIEW DATE: 9/5/07 CPC REVIEW DATE: 10/4/07
COMMENTS/INSTRUCTIONS: _____