

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S



OPEN SPACE ADVISORY BOARD
Wednesday, August 31, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

AGENDA

1. Meeting Called to Order
2. Call to the Public (items not listed on the agenda)
3. Discussion and Action
 - a. Approval of Minutes: August 17, 2011
 - b. Changes to the Agenda
 - c. Review and comment on current subdivision applications, as indicated below:
 - (1) **SUSU11-00063:** Desert Pass Drive - Being a portion of Tract 3A, A.F. Miller Survey No. 210, City of El Paso, El Paso County, Texas

LOCATION: East of IH-10 and North of Resler Drive
PROPERTY OWNER: Camino Real Investments
REPRESENTATIVE: Conde Inc.
DISTRICT: 1
APPLICATION TYPE: Major Preliminary
STAFF CONTACT: Frank Delgado, (915) 541-4238,
delgadofx@elpasotexas.gov
4. **Discussion and Action:** Update on changes made to the Transmountain Road Project as a result from the Environmental Assessment.
Contact: Efrain Esparza, Texas Department of Transportation, (915) 790-4313,
efrain.esparza@txdot.gov
5. **Discussion and Action** on Initiative Petition certified by City Clerk on August 16, 2011 concerning the preservation of land abutting Transmountain Road.
Contact: Nicholas J. Costanzo, EPWU, njcostanzo@epwu.org
6. **Discussion and Action:** Status of stormwater funding for Open Space acquisition and restoration.
Contact: Nicholas J. Costanzo, EPWU, njcostanzo@epwu.org

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson



Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS



7. **Discussion and Action:** Status report by the Parks and Recreation Department regarding the designated state trailheads approved by City Council on June 21, 2011.
Contact: Marcia Tuck, (915) 541-4020, TuckMJ@elpasotexas.gov
8. **Discussion and Action:** Status update on a recommendation by the Open Space Advisory Board that the City initiate rezoning of Keystone and Rio Bosque to a Natural Open Space (NOS) District, that both Keystone and Rio Bosque be designated as a Wildlife Sanctuary under the Natural Open Space (NOS) District, and that staff make any other necessary efforts to coordinate with other property owners within the Keystone and Rio Bosque areas to rezone their property to Natural Open Space (NOS) and if appropriate, to designate it as a Wildlife Sanctuary.
Contact: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov
9. **Discussion and Action:** Items for Future Agendas
10. **Adjournment**

EXECUTIVE SESSION

The Open Space Advisory Board of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Open Space Advisory Board will return to open session to take any final action.

Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFTS
Section 551.074	PERSONNEL MATTERS
Section 551.076	DELIBERATION REGARDING SECURITY DEVICES
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Posted this 25th day of August, 2011 at 4:00

Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida Martinez, Planning and Economic Development

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson



Planning & Economic Development

2 Civic Center Plaza • El Paso, Texas 79901 • (915) 541-4670

Open Space Open Space



ADVISORY BOARD MINUTES

Wednesday, August 17, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

Members Present: 6

Katrina M. Martich, Joanne Burt, James H. Tolbert, Lois A. Balin, Kevin von Finger, and Charlie S. Wakeem

Members Absent: 1

Richard L. Thomas

Vacancies: 2

District 5, District 6

Planning and Economic Development Staff:

Matthew McElroy, Deputy Director, Planning & Economic Development; Philip Etiwe, Development Review Manager; David Coronado, Lead Planner; Todd Taylor, Planner; Kevin Smith, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Kareem Dallo, Engineering Division Manager, Engineering & Construction Management; Rudy Valdez, EPWU-PSB; Gonzalo Cedillos, EPWU-PSB; Melina Bañuelos, CSA Design Group; Trish Tanner, Jobe

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:30pm.

UPDATE

Chair Wakeem explained that the City Council, approved the U.S. Army Corps of Engineers resolution regarding Castner Rangeafter deleting the SPF,PMF language.

2. Call to the Public (items not listed on the agenda)

None.

3. Discussion and Action

- a. Approval of Minutes: July 20, 2011

PAGE 5 OF 11, FIRST SENTENCE

Ms. Balin noted *palo verde* is not a native species, however Ms. Cuellar clarified that the minutes reflect what was said.

MOTION:

Motion made by Mr. Tolbert, seconded by Mr. von Finger and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR JULY 20, 2011, AS CORRECTED.

- b. Approval of Minutes: August 3, 2011

Chair Wakeem asked Board Members if there were any additions, corrections, or revisions.

PAGE 2 OF 4, BULLET #4.

Chair Wakeem revised **Albuquerque** to read **Las Cruces**.

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR AUGUST 3, 2011, AS CORRECTED.

- c. Changes to the Agenda

Mr. Coronado requested Board Members postpone subdivision application SUS11-00063 for two (2) weeks per the applicant's request.

- d. Review and comment on current subdivision applications, as indicated below:

- (1) SUSU11-00063: Desert Pass Drive – Being a portion of Tract 3A, A.F. Miller Survey No. 210, City of El Paso, El Paso County, Texas
- LOCATION: East of IH-10 and North of Resler Drive
- PROPERTY OWNER: Camino Real Investments
- REPRESENTATIVE: Conde, Inc.
- DISTRICT: 1
- APPLICATION TYPE: Major Preliminary
- STAFF CONTACT: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov

Item was postponed for two weeks per the applicant's request.

(2) SUSU11-00070: Cimarron Sage Commercial Park Unit Two – Being a portion of Tract 3B1, Nellie D. Mundy Survey 242, City of El Paso, El Paso County, Texas

LOCATION: North of Paseo Del Norte Road and West of Northern Pass Drive

PROPERTY OWNER: Cimarron Hunt Communities

REPRESENTATIVE: CSA Design Group

DISTRICT: 1

APPLICATION TYPE: Minor

STAFF CONTACT: Kevin Smith, 915-541-4903, smithkw@elpasotexas.gov

Mr. Smith gave a PowerPoint presentation and noted the proposed subdivision would be located adjacent to the FEMA Flow Path 38A.

Ms. Melina Bañuelos, CSA Design Group, concurred with all Staff comments.

Mr. Dallo explained the water flow as it relates to FEMA Flow Path 38A.

Chair Wakeem asked if any members of the public wished to comment. There was no public comment.

MOTION:

Motion made by Mr. von Finger, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE.

4. **Discussion and Action:** Feather Lake and Palisades project status report by El Paso Water Utilities. Contact: Rudy Valdez, rvaldez@EPWU.org

Mr. Valdez explained that conceptual plans for the Feather Lake and Palisades projects will be presented to the Palisades Citizen Committee, August 23rd, 3:00 p.m. and to the OSAB in September. Phase II of the Feather Lake project has been completed, and at this time, EPWU-PSB is not ready to support NOS rezoning.

Mr. Cedillos commented on the consultant's progress regarding the scope of the Palisades project.

Ms. Cuellar explained that maintaining drainage structures is not an issue within the NOS zoning designation

No action was taken

5. **Discussion and Action:** Items for Future Agendas

Chair Wakeem requested:

1. Update on recommended trailheads MOUs, introduction and presentation by Parks & Recreation, Marcia J. Tuck, Open Space Trails and Parks Coordinator
2. Update on Rio Bosque and Keystone Heritage Park NOS rezoning ordinance
3. September 14, 2011 OSAB meeting:
Feather Lake and Palisades project status report by El Paso Water Utilities.

Mr. Tolbert requested:

1. Quarterly update on Stormwater funding - EPWU Staff

For the record, Mr. Tolbert stated that he disagrees with the term "PSB property". He clarified that there is no such thing as PSB property, by State Law. It is City-owned property, managed by the PSB.

6. **Adjournment**

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 1:51 PM.

Minutes prepared by Donna Martinez



City of El Paso – City Plan Commission Staff Report

Case No: SUSU11-00063 Desert Pass Drive
Application Type: Major Preliminary
CPC Hearing Date: August 25, 2011
Staff Planner: Frank Delgado, (915) 541-4238, delgadofx@elpasotexas.gov
Location: East of IH-10 and North of Resler Drive
Legal Description Acreage: 77.405 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: C-3c (Commercial) and C-4c (Commercial)
Proposed Zoning: C-3c (Commercial) and C-4c (Commercial)

Nearest Park: Wakeem-Teschner Nature Preserve (1.17 miles)
Nearest School: Coronado High School (1.08 miles)
Park Fees: \$33,080
Impact Fee: The property is not located in an impact-fee area.

Property Owner: Camino Real Investments I, LTD
Applicant: Camino Real Investments I, LTD
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: C-3sc (Commercial)/ Residential development
South: R-4 (Residential)/ Interstate Highway and Pond
East: R-3 (Residential)/ Nature Preserve
West: C-3sc (Commercial)/ Commercial development

THE PLAN FOR EL PASO DESIGNATION: Commercial, Mixed Use and

APPLICATION DESCRIPTION

The applicant is proposing multi-family residential, commercial, office, private parks and open space development on this 77,041-acre parcel and is proposing eight (8) lots. The smallest lot is 7.469 acres. The largest lot is 258.405 acres.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

PENDING

DEVELOPMENT COORDINATING COMMITTEE COMMENTS

PENDING

PLANNING & ECONOMIC DEVELOPMENT RECOMMENDATION

DENIAL based on lack of compliance with:

19.18.010.B.1 Traffic Impact Analysis-Purpose and Applicability-Applicability

A traffic impact analysis (TIA), in adherence to standards contained within this title and City of El Paso approved guidelines, shall be required by the city manager, or designee for the following unless the city manager or designee determines that a TIA is not needed due to studies already completed or improvements already constructed.

Section 19.18.040.A.1 - City evaluation and action-Criteria

The city manager or designee shall evaluate the adequacy of the TIA prepared by the applicant.

19.20.030.A.1.b - Parkland calculation-Rate-Multifamily.

A. Rate.

1. Where a residential subdivision application is filed, the amount of parkland required to be deeded to the city shall be as follows:

b. Multifamily. One acre of parkland for every two hundred dwelling units calculated as follows:
$$x = \frac{y}{z} \times 200$$

Where:

"x" is the amount of acres of parkland required to be dedicated;

"y" is the gross acres of the proposed multifamily subdivision; and

"z" is the density of the proposed multifamily subdivision.

OPEN SPACE ADVISORY BOARD RECOMMENDATION

PENDING

**LAND DEVELOPMENT—ENGINEERING & CONSTRUCTION MANAGEMENT
COMMENTS AND REQUIREMENTS**

No Objections

PARKS & RECREATION DEPARTMENT COMMENTS

We have reviewed **Desert Pass Subdivision**, a major preliminary plat map and offer Engineer / Developer the following comments:

Please note that this subdivision is zoned "C-3/sc & C-4/sc" thus meeting the requirements for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling (C-4/sc) or restricted to a maximum of 29 dwelling units per acre (C-3/sc), therefore, park fees will be assessed based on the following:

1. **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting all residential uses, then applicant shall be required to pay "park fees" in the amount of **\$77,410.00**

Fees calculated as follows:

Subdivision acreage 77.41 (rounded to two decimals) @ \$1,000.00 per acre = **\$77,410.00**

2. **If** subdivider fails to provide proof of gross density waiver with the filing of the final plat and/or gross density waiver **is not** granted by the Planning Department or designee, then applicant shall be required to dedicate **22.475-acres of "Parkland"** based on the following maximum gross density rates:

Parkland calculations:

Subdivision acreage @ the minimum lot area of 750 sq. ft. per dwelling = # of dwellings

77.405 ac. (x) 43560 sq. ft. / acre = 3,371,761.80 sq. ft.

3,371,761.80 sq. ft. divided by minimum lot area of 750 sq. ft. per dwelling = 4,495.68 dwellings

4,495 dwellings @ a rate of one acre per every 200 dwelling units = **22.475-acres of**

"Parkland"

Plat as submitted does not meet the minimum parkland requirements since it does not include any park sites.

Please allocate any funds under Park Zone: **NW-5**

Nearest Parks: **H.T. Ponsford** & **Paul Harvey**

If density/acreage is increased/decreased or the property zoning/use changes, then fees will be re-assessed based on applicable conditions.

STORMWATER DIVISION—EL PASO WATER UTILITIES COMMENTS

We have reviewed the subdivision described above and provide the following comments:

Desert Pass Drive Subdivision – Major Preliminary

1. The plat states the subject property is located in Flood Hazard Zones C and A1. Coordinate with FEMA and the City of El Paso to meet all applicable flood hazard zone requirements.
2. The drainage plan indicates runoff from several watersheds will discharge to structures on I-10. Coordinate with TxDOT for discharge to the existing structures on I-10.
3. Show existing and proposed drainage flow patterns along the extension of Gem Street. Identify the discharge location for the Gem Street stormwater runoff.
4. At the improvement plan stage ensure that all channel and storm drain pipe outlets include appropriate erosion and scour control measures. Also, ensure that the earthen channel flow velocities do not exceed the permissible velocity recommended in the City of El Paso Drainage Design Manual.
5. Provide the appropriate drainage right-of-ways and/or easements for all stormwater infrastructure, including the channel and proposed storm drain system conveying runoff from the existing detention basin.
6. Size all stormwater drainage structures to account for sediment volume. In addition, design all drainage structures to allow access for EPWU maintenance staff and equipment. Undersized culverts and culvert crossings in Northwest El Paso tend to clog easily and increase EPWU maintenance costs.
7. Ensure that all drainage easements are wide enough to accommodate future EPWU storm drain maintenance. EPWU recommends a minimum easement width of 20 feet. Very deep pipes complicate future maintenance activities and may require easements wider than 20 feet.
8. Incorporate principles of low impact development and green infrastructure design (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff. Provide additional stormwater retention at all landscaped and open space areas.

EL PASO WATER UTILITIES COMMENTS

We have reviewed the subdivision referenced above and provide the following comments:

1. EPWU-PSB requires for the existing 30-foot wide PSB easement to be depicted as per the recorded document (2006000161).

EPWU-PSB Comments

Water:

2. A water main extension will be required along the entire length of Desert Pass Drive. The water main system is required to be looped from Gem Street to San Blas Street and Western Skies. EPWU anticipates a water main extension along the EPNG right-of-way. Permits from EPNG will be required for the proposed water main extension along EPNG right-of-way
3. The subdivision is anticipated to be located within an intermediate pressure zone. Pressure reducing and pressure relief valves will be required within the water distribution system. In addition, private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters.

Sewer:

4. There is an existing 12/15-inch diameter sanitary sewer main located within the existing 30-foot wide PSB Easement that extends along a portion of the proposed Desert Pass Drive.
5. EPWU anticipates a sanitary sewer main extension along Desert Point Lane from Desert Pass Drive to the existing sewer main located parallel to IH-10.

General:

6. During the site improvement work, the Owner/Developer shall safeguard the existing sanitary sewer and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.
7. All easements dedicated for public sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed sanitary sewer facilities within the easement 24 hours a day, seven (7) days a week.
8. EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

FIRE DEPARTMENT COMMENTS

No comments received.

SUN METRO COMMENTS

No comments received.

DEPARTMENT OF TRANSPORTATION COMMENTS

The Department of Transportation recommends **denial** of the proposed plat for the following reason:

- A Traffic Impact Analysis is required for the Desert Pass subdivision in accordance with Section 19.18. (Traffic Impact Analysis) of the El Paso Municipal Code. The TIA submitted with the subdivision shall comply with Section 19.15.010.C (Road Network).
- Gem Street is designated as a Collector on the Major Thoroughfare Plan (MTP) and shall comply with Section 19.15.060B (Arrangement of Streets and Conformance to the Thoroughfare Plan) and 19.15.06E (Transitions of Right-of-Way Width) of the El Paso Municipal Code.
- Cross-sections for Desert Pass do not comply as per Section 19.15.060A (Design Standards for Construction Met); 14 ft. medians required.
- Gem Street does not comply with Section 19.15.100B (Dead End Streets) as the proposed street exceeds the maximum length of a cul-de-sac street.
- The end of Gem Street must include a temporary turnaround bulb as per Section 19.15.100A (Dead End Streets).

The Department of Transportation has the following comments:

- Recommend pedestrian connectivity where original delineation of minor collect was shown on the MTP.
- Landscaping, vegetation, and irrigation system shall be provided within the proposed median on Desert Pass Street.
- Double frontage lots shall comply with Section 19.23.040 H (Double Frontage lots) of the El Paso Municipal Code.
- The proposed intersection of Desert Pass and Resler shall not be completed until developer installs the required traffic signal. Coordination of the design and installation shall be coordinated and approved by the Department of Transportation.

Notes:

- Access and improvements to Resler shall be coordinated with Texas Department of Transportation.
- All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

911 DISTRICT COMMENTS

No comments received.

CENTRAL APPRAISAL DISTRICT COMMENTS

No comments received.

EL PASO ELECTRIC COMPANY COMMENTS

No comments received.

EL PASO INDEPENDENT SCHOOL DISTRICT COMMENTS

No comments received.

TEXAS DEPARTMENT OF TRANSPORTATION COMMENTS

No comments received.

TEXAS GAS SERVICE COMMENTS

No comments received.

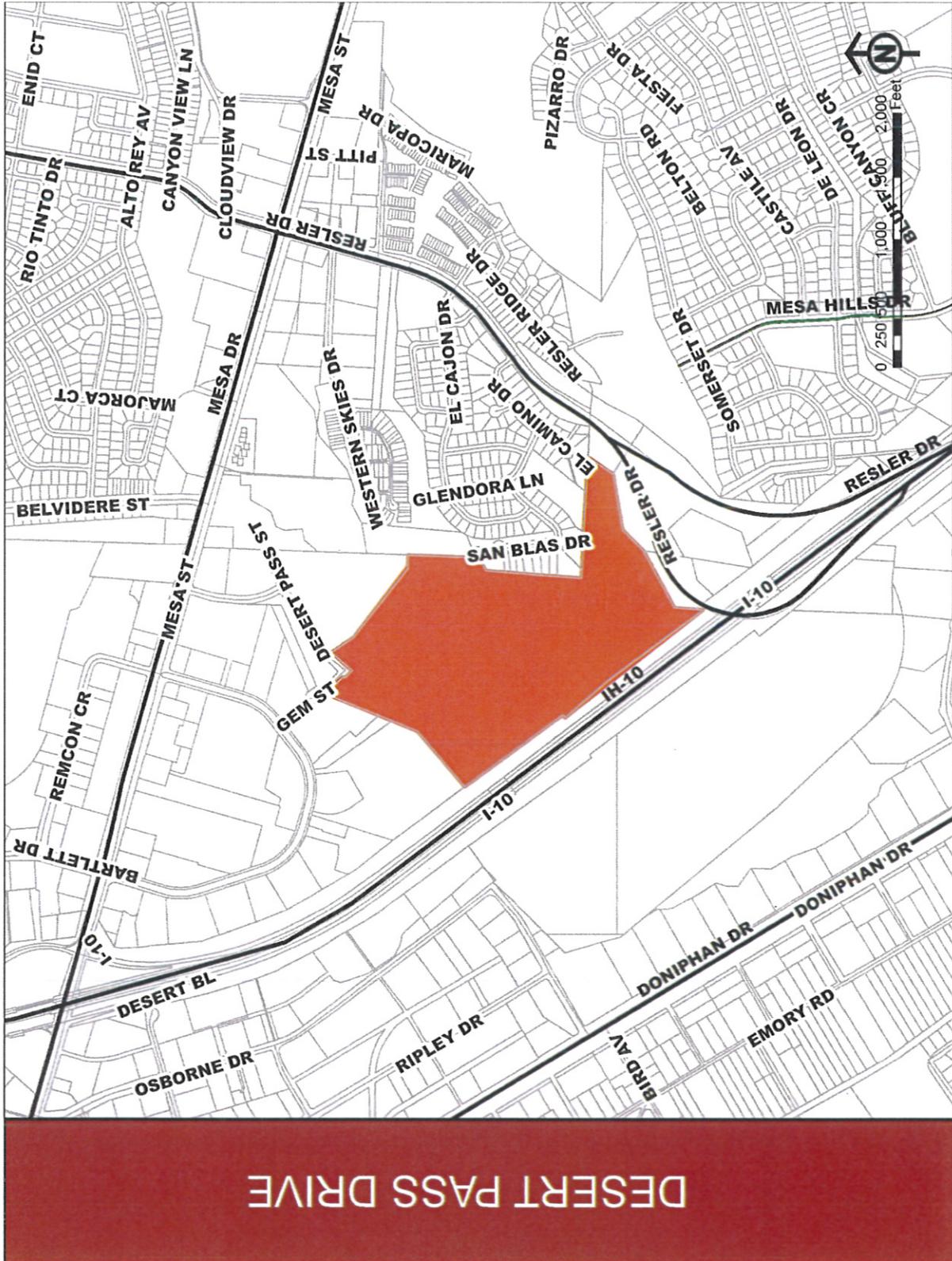
ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to Planning & Economic Development—Planning Division the following:
 - a. tax certificates
 - b. release of access document
 - c. set of restrictive covenants
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location Map
2. Aerial Map
3. Preliminary Plat
4. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION PRELIMINARY APPROVAL



DATE: July 7, 2011

File No. SUSU11-00063

SUBDIVISION NAME: Desert Pass Drive Subdivision

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)
Being a portion of Tract 3A, A. F. Miller Survey No. 210, Portion of Tract 16A, A. F. Miller Survey No. 213, Portion of Tract 1, J. H. Ewing Survey No. 372, and a portion of Engelfreund Survey No. 112, City of El Paso, El Paso County, Texas

2. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	<u>14.397</u>	<u>4</u>
Duplex	_____	_____	Street & Alley	<u>8.45</u>	<u>2</u>
Apartment	<u>25.405</u>	<u>1</u>	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	Open Space	<u>7.469</u>	<u>1</u>
School	_____	_____	Private Parks within Apts.	<u>3.00</u>	<u>3</u>
Commercial	<u>18.683</u>	<u>2</u>	Total No. Sites	<u>13</u>	
Industrial	_____	_____	Total Acres (Gross)	<u>77.405</u>	

3. What is existing zoning of the above described property? C-3 Proposed zoning? n/a

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No _____ n/a

5. What type of utility easements are proposed? Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
Lot to street to Ponds

7. Are special public improvements proposed in connection with the development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer to is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes _____ No X

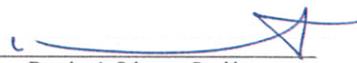
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

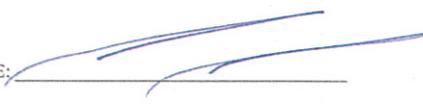
If yes, please submit a vested rights petition in accordance with Section 19.47-Vested Rights (See Attached).

12. Owner of record Camino Real Investments I, LTD 6080 Surety Drive, Ste 300, El Paso, TX 79905 915-592-0290
 (Name & Address) (Zip) (Phone)
13. Developer Camino Real Investments I, LTD 6080 Surety Drive, Ste 300, El Paso, TX 79905 915-592-0290
 (Name & Address) (Zip) (Phone)
14. Engineer CONDE INC. 6080 Surety Drive, Ste 100, El Paso, TX 79905 915-592-0283
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$1,901.00

Camino Real Investments I, LTD
 By: Camino Real Properties, Inc.
 It's General Partner

OWNER SIGNATURE: 
 Douglas A. Schwartz, President

REPRESENTATIVE: 

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT
 REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS**