



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-4
AGENDA DATE: Thu 03/11/2004
PAGE: 1 of 1

SUBJECT: C14-04-0011 - Frenchville - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 2859 State Highway 71 East (Colorado River Watershed) from interim-single family residence standard lot (I-SF-2) district zoning to general commercial services (CS) district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Applicant and Agent: Xavier Jay Ortiz. City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0011

Z.P.C. DATE: February 17, 2004

ADDRESS: 2859 State Highway 71 East

OWNER AND APPLICANT: Xavier Jay Ortiz

ZONING FROM: I-SF-2

TO: CS

AREA: 0.403 acres (17,554 square feet)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay would limit the development of the property to 2,000 motor vehicle trips per day.

ZONING & PLATTING COMMISSION RECOMMENDATION:

February 17, 2004: *APPROVED GR-CO ZONING; CO FOR 2,000 VEHICLE TRIPS PER DAY.*
[M.W, J.M 2ND] (9-0)

ISSUES:

The applicant is in agreement with the recommendation of the Zoning and Platting Commission.

DEPARTMENT COMMENTS:

The subject property is developed and occupied as a single family residence and is zoned interim-single family residence standard lot (I-SF-2) district. The property is located on State Highway 71 East, which is an arterial roadway and also adjacent to an automobile repair and sales use, convenience storage facility and U.S. Post Office, and in proximity to a concrete ready-mix company. The property also lies within Airport Overlay Zone – 3 (also known as the ½ mile buffer zone) which does not allow for new residential development to occur outside of recorded final plats, municipal utility district boundaries or neighborhood plan combining district boundaries. Commercial / industrial uses are permitted and appropriate in proximity to the Airport. Please refer to Exhibits A and A-1.

The applicant has requested general commercial services (CS) district zoning in order to redevelop the property with mortgage / insurance offices and provide a mini-efficiency residential use for a groundskeeper. One dwelling unit is permitted as an accessory use that is limited to 50% of the building. [Land Development Code 25-2-894(D)]

Staff recommends CS-CO zoning, given: 1) the property is located on a major arterial roadway; 2) it is consistent with the surrounding commercial properties, general land use character and uses permitted within Airport Overlay Zone – 3; and 3) a 2,000 daily vehicle trip limitation, which will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Single family residence
<i>North</i>	I-SF-2; I-RR	Convenience storage; single family residence; manufactured home park
<i>South</i>	N/A; AV	State Highway 71 East; Austin-Bergstrom International Airport
<i>East</i>	I-SF-2; I-RR	U.S. Post Office; Concrete Ready-Mix company
<i>West</i>	I-SF-2; I-RR	Automobile repair and sales; Adult store; Manufactured home park; Service station with convenience store

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** Colorado River**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** Yes, S.H. 71 East**NEIGHBORHOOD ORGANIZATIONS:**

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Assn.

SCHOOLS:

The subject property is within the Del Valle Independent School District boundaries.

CASE HISTORIES:

NUMBER	REQUEST	ZONING AND PLATTING COMMISSION / PLANNING COMMISSION	CITY COUNCIL
C14-02-0064	I-RR to AV	To Grant AV with conditions to prohibit surface public parking and maintain the existing DR zoning adjacent to the Colorado River	Approved AV (8-1-02)
C14-99-2120	I-RR to RR	To Grant RR	Approved RR (3-30-00)
C14-99-2060	RR to GR	To Grant GR-CO	Approved GR-CO with CO for trips (6-1-00)
C14-99-0056	I-RR to GR	To Grant GR	Approved GR (3-8-99)

RELATED CASES:

The property was annexed into the Limited Purpose Jurisdiction in September 7, 1998 and the Full-Purpose Jurisdiction on September 6, 2001. There are no related subdivision or site plan cases on the subject property.

ABUTTING STREETS:

STREET	RIGHT- OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
State Highway 71 East	216 feet	6 at 125 feet	Major Arterial	49,000

- Capital Metro bus service is not available within 1/4 mile of this property.
- There is no bicycle route along this section of State Highway 71 East.
- There are no sidewalks along this portion of State Highway 71 East.

CITY COUNCIL DATE: March 11, 2004 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay would limit the development of the property to 2,000 motor vehicle trips per day.

BACKGROUND

The subject property is developed with a single family residence and is zoned interim-single family residence standard lot (I-SF-2) district. The property is located on State Highway 71 East, which is an arterial roadway and also adjacent to an automobile repair and sales use, convenience storage facility and U.S. Post Office, and in proximity to a concrete ready-mix company. The property also lies within Airport Overlay Zone – 3 (also known as the ½ mile buffer zone) which does not allow for new residential development to occur outside of recorded final plats, municipal utility district boundaries or neighborhood plan combining district boundaries. Commercial / industrial uses are permitted and appropriate in proximity to the Airport.

The applicant has requested general commercial services (CS) district zoning in order to redevelop the property with mortgage / insurance offices and provide a mini-efficiency residential use for a groundskeeper. One dwelling unit is permitted as an accessory use that is limited to 50% of the building. [Land Development Code 25-2-894(D)]

Staff recommends CS-CO zoning, given: 1) the property is located on a major arterial roadway; 2) it is consistent with the surrounding commercial properties, general land use character and uses permitted within Airport Overlay Zone – 3; and 3) a 2,000 daily vehicle trip limitation, which will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

CS, Commercial Services, zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The property takes its access to State Highway 71 East, a major arterial freeway.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends CS-CO zoning, given: 1) the property is located on a major arterial roadway; 2) it is consistent with the surrounding commercial properties, general land use character and uses permitted within Airport Overlay Zone – 3; and 3) a 2,000 daily vehicle trip limitation, which will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING CONDITIONS**Site Characteristics**

The site is developed with a single family residence. There appear to be no topographical constraints on this tract.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district would be 80%, which is based on the more restrictive watershed regulations described below.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Colorado River Watershed, which is classified as a Suburban Watershed (for areas downstream of US 183) by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals which preempt current water quality or Code requirements.

Transportation

The Roadway Plan calls for a total of 400 feet of right-of-way for State Highway 71 East. The 200 feet of reserved right-of-way that the Roadway Plan calls for will be waived until such time that a site plan is submitted for the subject property. [LDC, 25-6-55]

The trip generation under the requested zoning is estimated to be 3,478 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

TPSD Right-of-Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustment, or utility relocation are required, the landowner will be responsible for all costs and for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria.

Compatibility Standards

This site is within the Airport Overlay Zone AO-3. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Section 25-13-23, are prohibited. Noise level reduction measures may be required for certain new structures. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing. For more information, contact Shane M. Harbinson, Noise Abatement Officer at (512) 530-6652.

The site is subject to compatibility standards. Along the north property line, the following standards apply:

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- For a structure more than 100 feet but not more than 300 feet from property use or zoned as SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection. Additional design regulations will be enforced at the time a site plan is submitted.

Walsh, Wendy

From: Jay Ortiz [xjo@austin.rr.com]
Sent: Thursday, February 12, 2004 11:01 AM
To: Wendy.walsh@ci.austin.tx.us; Noe Ortiz; XJO
Subject: 2859 E Highway 71 East (C14-04-0011)

Dear Commissioner's Court,

In the matter of (C14-04--0011), I am the applicant to the zoning change request regarding 2859 E. Highway 71. We first looked at this property six years ago and are now in position to follow through with our plans for the same.

This property is surrounded by:

North

200 plus storage building adjacent to subject property. And, this property along with a Single Family Dwelling located adjacent to the storage building, used to be owned by the previous owner of the subject property and it was all fenced together; No longer the case. Just on the other side of the SFD is a mobile home park, that is seemingly in its last good years. They appear to be older model mobile homes.

South: State Highway 71. The upcoming and ongoing improvements to SH71 will not affect our side. The State opted to make improvements to the South Side right-of-way of SH71, as the land was given to them by ABIA. It will not impact us in the least. I visited with Hugh M. Coston, Right-Of- Way Surveyor, at the Texas Department of Transportation Office (512-832-7224) in order to confirm the same.

East

Post Office is adjacent to our East side. And, next to it are two concrete plants.

South

Airport and Golf Course.

West

Auto Repair and Sales. These people are friends of ours and are excited at the symbiotic relationship that can develop between the services we will provide and their clientele. Just beyond them, about a block away is an Adult Modeling Store, that has more frontage than either us or the auto repair place. And, then just past it, there is a convenience store.

This property has these considerations:

Topography

Generally flat with very little slope to the North. There is no flooding or pools of water after heavy rains, as the property is well draining. The Colorado River is located about 5 blocks north. We are in the Colorado River watershed and not in the Flood Plain.

Sound

Although the Airport Lights provide a spectacular light show at night and it is a dream area for radio aficionados, the airplane noise does not make residential living suitable in that area. It is of no wonder that the Airport Overlay Zone- 3, does not allow for new residential development, as the Sound Factor would definitely be deafening. We will use masonry sides in order to buffer out the noise.

Aesthetics

When driving to the Austin Bergstrom International Airport on SH71 it quickly apparent that the south side of SH71 is beautifully landscaped (the airport and golf course). On the north side, there is dilapidated, sub-

2/12/2004

standard building/homes one after another. There are even free roaming dogs and cats. We desire to make our section of Westbound SH71 not an eyesore, but pleasant to pass as one exits SH71 to enter ABIA. And, at the same, we desire, to become a more compatible neighbor to the United States Post Office, ABIA, Storage Building, Convenience Stores, Mechanic Shop and Auto Sales.

Obsolescence

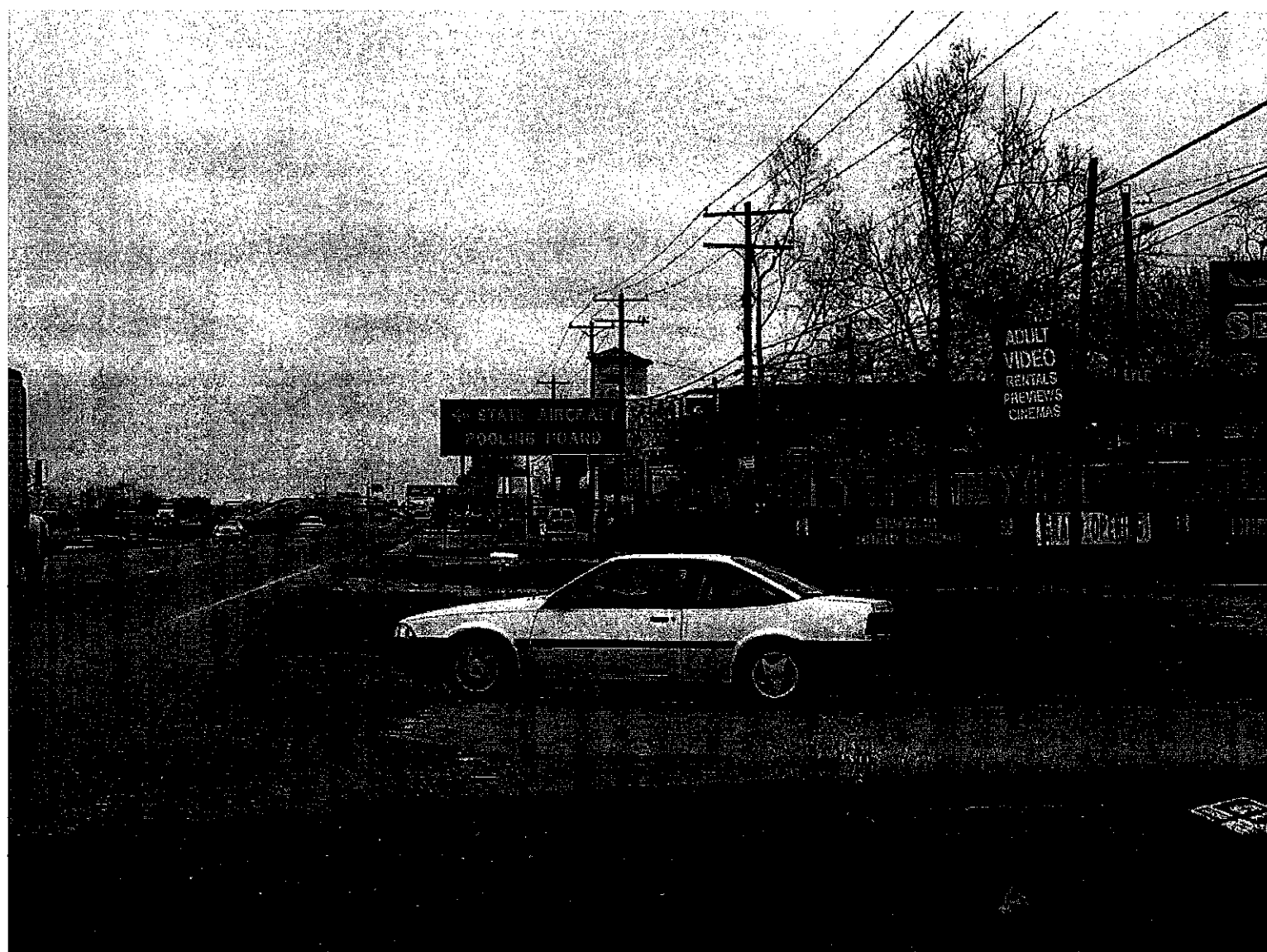
Its current use is outmoded in style and construction. The building no longer serves its original purpose adequately. It needs to be changed to commercial use to be usable to the best extent possible.

Objective

We desire to build a mortgage/insurance offices at subject property. In addition, we will construct a mini efficiency for a groundskeeper, as permitted (Land Development Code 25-2-894 (D Accessory Use). This zoning is consistent with the surrounding properties and allows us to maximize the land use with its setback and impervious cover requirements. **As such, we feel that the highest and best use for the subject property is CS and desire to have the zoning changed from I-SF-2 to CS.**

Thank you,

Xavier Jay Ortiz
512-567-7687











MEMORANDUM

TO: Betty Baker, Chair and Members of the Zoning and Platting Commission

FROM: Dora Anguiano, Zoning and Platting Commission Coordinator
Neighborhood Planning & Zoning Department

DATE: February 19, 2004

SUBJECT: Zoning and Platting Commission Summary

Attached is one Zoning and Platting Commission summary, which will be forwarded to the City Council.

CASE #C14-04-0011

6. C14-04-0011 – FRENCHVILLE, By: Xavier Jay Ortiz, 2859 State Highway 71 East. (Colorado River). **FROM I-SF-2 TO CS. ALTERNATE RECOMMENDATION: CS-CO. City Staff: Wendy Walsh, 974-7719.**

SUMMARY

Wendy Walsh, staff – “This property is developed with a single-family residence, it is occupied as such; it is zoned Interim Single-Family Residence and it’s on 71 East across from the Airport. It’s adjacent to auto repair use, convenience storage is to the north and there is the U.S. Post Office to the south. This property is within the AO-3 Zone which does not allow for new residential development to occur. The applicant has requested CS zoning in order to develop with offices; and staff is recommending CS with a conditional overlay for 2,000 vehicle trips. I did speak with the applicant and he is amenable to the GR district”.

Commissioner Baker – “If we do the GR zoning, then would he also be amenable to the conditional overlay for the trips?”

Ms. Walsh – “Yes”.

Commissioner Baker – “Okay; commissioners, do you want to open it up beyond this?”

Commissioner Whaley – “I’d like to make a motion”.

Commissioner Baker – “Well, let’s see if there’s anyone here in opposition to the case”.

No Speakers.

Commissioner Baker – “Okay, would your motion include closing the public hearing?”

Commissioner Whaley – “I’d like to make a motion to close the public hearing”.

Commissioner Martinez – “Second”.

Commissioner Whaley – “I’d like to make a motion for GR-CO with the conditional overlay of 2000 vehicle trips per day”.

Commissioner Martinez – “Second”.

Motion carried.

**COMMISSION ACTION:
MOTION:**

YES:

**WHALEY, MARTINEZ
APPROVED GR-CO ZONING WITH
2000 VEHICLE TRIPS PER DAY.
PINNELLI, CORTEZ, GOHIL,
MARTINEZ, BAKER, JACKSON,
WHALEY, HAMMOND, DONISI.**

MOTION CARRIED WITH VOTE: 9-0.

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2859 STATE HIGHWAY 71 EAST AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim single family residence standard lot (I-SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-04-0011 on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.403 acre tract of land, more or less, out of the Santiago Del Valle Grant in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 2859 State Highway 71 East in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

017-04-001

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

October 7, 2003

FIELD NOTE DESCRIPTION OF 0.403 ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (2.0 ACRE) TRACT CONVEYED TO LYLE G. FALWELL AND WIFE, WYNONA PARKER FALWELL, BY DEED RECORDED IN VOLUME 1030 PAGE 186 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, TOGETHER WITH A PORTION OF THAT CERTAIN (5.2 ACRE) TRACT CONVEYED TO LYLE FALWELL BY DEED RECORDED IN VOLUME 1568 PAGE 29 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pipe found in the northeast right-of-way line of State Highway 71 at the southeast corner of that certain (2.0 Acre) tract conveyed to Lyle G. Falwell and wife, Wynona Parker Falwell, by deed recorded in Volume 1030 Page 186 of the Deed Records of Travis County, Texas, and being at the most westerly corner of that certain (7.63 Acre) tract conveyed to Helen J. Blusch and Jack W. Anderson by deed recorded in Volume 8146 Page 482 of the Travis County Deed Records, and being the most southerly corner and **PLACE OF BEGINNING** of the herein described tract of land, and from which a concrete monument found bears S 58 deg. 55' 55" E 216.57 ft. ;

THENCE with the northeast right-of-way line of State Highway 71, N 59 deg. 22' 44" W 112.71 ft. to a 3/4 inch iron rod found at the most southerly corner of Lot 2, Johnson and Siegmund Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 52 Page 47 of the Travis County Plat Records, and being the most westerly corner of this tract, and from which a brass disk in a concrete monument found bears N 59 deg. 02' 51" W 195.09 ft.;

THENCE crossing the interior of said (2.0 Acre) tract with the southeast line of said Lot 2, N 31 deg. 00' 56" E 154.25 ft. to a calculated point at the most easterly corner of said Lot 2, and being an angle point in the southwest line of that certain (1.377 Acre) tract conveyed to Mandalay Financial Corporation by deed recorded in Volume 12231 Page 661 of the Travis County Real Property Records, and being the most northerly corner of this tract, and from which a 2" chain link fence corner post in concrete bears N 47 deg. 44' E 0.52 ft., and also from which a 3/4 inch iron pipe found at the most northerly corner of Lot 1 of said Johnson and Siegmund Subdivision bears N 59 deg. 02' 00" W 156.03 ft.;

THENCE with the southwest line of said Mandalay Financial Corporation tract, S 58 deg. 50' 30" E at 111.6 passing the record location of the southeast line of said (2.0 Acre) tract and crossing into the interior of that certain (5.2 Acre) tract conveyed to Lyle Falwell by deed recorded in Volume 1568 Page 29 of the Travis County Deed Records, on the same bearing for a total distance of 124.76 ft. to a ½ inch iron rod found in the southeasterly line of said (5.2 Acre) tract at the most southerly corner of said Mandalay Financial Corporation tract, and being an angle point of said Blusch and Anderson tract, and being the most easterly corner of this tract;

THENCE with the southeast line of said (5.2 Acre) tract, S 44 deg. 38' 56" W 55.15 ft. to a ½ inch iron rod found in the southeast line of said (2.0 Acre) tract, at the southeast corner of said (5.2 Acre) tract, and being an angle point of said Blusch and Anderson tract, and being an angle point of this tract;

THENCE with the southeast line of said (2.0 Acre) tract, S 30 deg. 28' 19" W 99.57 ft. to the Place of Beginning, containing 0.403 Acre of land.

SURVEYED: October 7, 2003

BY:



Holt Carson
Registered Professional Land Surveyor No. 5166



EXHIBIT A

see survey plat A701094

SURVEY PLAY OF

SECTION 403 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN (12.0 ACRES) TRACT CONVEYED TO LYLE G. FALWELL AND WIFE, WYNONA PARKER FALWELL BY DEED RECORDED IN VOLUME 1030 PAGE 186 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS TOGETHER WITH A PORTION OF THAT CERTAIN (5.2 ACRES) TRACT CONVEYED TO LYLE FALWELL BY DEED RECORDED IN VOLUME 1568 PAGE 23 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

MEMORANDUM FOR THE RECORD

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 84

1940's and 1950's
1960's and 1970's
1980's and 1990's
2000's and 2010's

STYLISH BRAND

For the purpose of this study, the following hypotheses were formulated:

Orientation for this survey is based on a calculated bearing of 55.8° between points A and B labeled here.

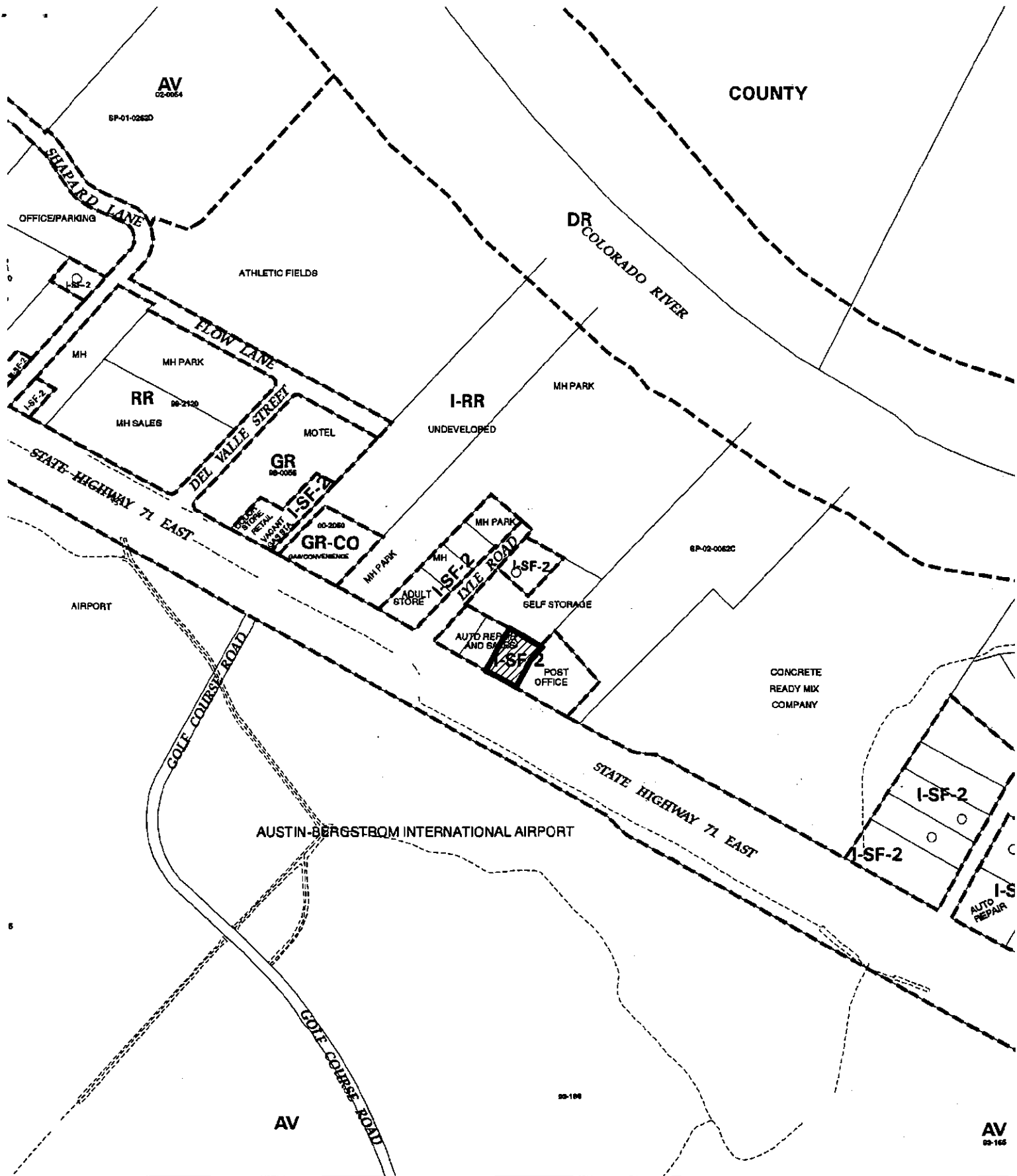
10 Lower Mer Day
Early the company
of No 908676



11-11-65

[illegible]

2



Hart Canyon
Declarated Protected Land



| | | | | | |
|---|-------------------|---|--|-------------------------------|---|
| 
1" = 400' | SUBJECT TRACT |  | ZONING <i>EXHIBIT B</i>

CASE #: C14-04-0011
ADDRESS: 2859 STATE HWY 71 EAST
SUBJECT AREA (acres): 0.403 | DATE: 04-02

INTLS: TRC | CITY GRID
REFERENCE
NUMBER

N17 |
| | PENDING CASE |  | | | |
| | ZONING BOUNDARY |  | | | |
| | CASE MGR: W.WALSH | | | | |