

12PD035

Good Morning:

We have received a copy of the above referenced proposed apartment complex on Catron Blvd. We represent Catron Blvd Investors II who owns the property next door and which is legally described as : Tract A Less Lot H1 and Less Lots H2 of Meadow View Subdivision.

While Catron Blvd Investors II, LLC is supportive of the proposed project, it has some concerns with some of the details related to the project. These concerns are:

- 1- The number of units currently proposed on the site is 304 units. This number may exceed the number allowed for units utilizing one access and may result in limiting Catron Blvd Investors II, LLC from developing its property.
- 2- The proposed development combined with the future development of the property owned by Catron Blvd Investors II , LLC may require additional future traffic control such as turn lanes and traffic signal or any other public improvements.
- 3- Catron Blvd Investors granted the ROW to the SDDOT to allow access to the subject property without any obligation for any additional public improvements to serve its property and without any access limitation.

Catron Blvd Investors II supports the proposed development but would like to ensure that its interests are protected and that the above mentioned concerns are addresses.

Please let us know if you need any additional information.

Thank you for your help.

Respectfully,

**Hani F. Shafai, PE**  
President



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