TRACT 4: Cabello Recovery Tract			Acres:	9.98							
TO COT T. Gabello Mecovery Hact			, 10103.	0.50							
APPLICANT: Christopher M. Cabello - C	CAS Cahello Ente	rnrises									
Al 1 LICANT. Christopher W. Cabello - C	DAG Cabello Effici	prises									
LOCATION: North of State Highway 359	and Fast of Cam	nino Nuevo Roa	d								
LOCATION. Notifier of Glate Flighway 600	and Last or Gan	IIIO NUCVO NOCI									
PROPOSED DEVELOPMENT: Comme	ercial - Auto Impou	Ind Yard. AutoW	recker Service, a	nd Auto Auction. F	Proposed take d	lown: 2026 - 20	28				
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Build-out
Estimated population per development											
year	0	0	0	0	0	0	0	0	0	0	0
Total acreage	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98
Single family dwelling units	0	0	0	0	0	0	0	0	0	0	0
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial/ commercial acreage	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxable Value (cumulative)	543,769	543,769	543,769	543,769	543,769	543,769	543,769	543,769	543,769	543,769	543,769
GENERAL FUND (cumulative; rates sho	own are static, in a	all likelihood som	ne increase will oc	cur)							
Taxes: Property	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903	2,903
Garbage Fees	0	0	0	0	0	0	0	0	0	0	0
Stormwater Fees	0	0	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440
TOTAL	2,903	2,903	4,343	4,343	4,343	4,343	4,343	4,343	4,343	4,343	4,343
*Garbage fees are not applicable to indu	ustrial sites becau	se City of Lared	o is not capable o	f providing service	s. They are serv	viced by private	providers.				
GENERAL FUND EXPENDITURES - da	ata based on per	capita cost; cost	data not available	e for commercial p	roperties.						
Police	751	751		751	751	751	751	751	751	751	751
Fire & EMS	675			675	675	675	675	675	675	675	675
Sanitation/Street Maintenance	0			112	112	112	112	112	112	112	112
TOTAL	1,426	1,426	1,538	1,538	1,538	1,538	1,538	1,538	1,538	1,538	1,538
REVENUES LESS EXPENDITURES	\$1,477	\$1,477	\$2,805	\$2,805	\$2,805	\$2,805	\$2,805	\$2,805	\$2,805	\$2,805	\$2,805
ENTERPRISE SYSTEM REVENUES (c	cumulative)										
Water System	0		0	0	838	855	872	889	907	925	925
Wastewater System	0	0	0	0	633	646	659	672	686	699	699
ENTERPRISE SYSTEM EXPENDITUR	, ,										
Water System	0			0	807	823	840	857	874	891	891
Wastewater System	0	0	0	0	607	620	632	645	658	671	671
SYSTEM PROFIT/ (LOSS)	\$0	\$0	\$0	\$0	\$57	\$58	\$59	\$60	\$62	\$63	\$63
Additional revenues (at proposed rates)	:	\$19,238	for water treatme	ent capacity							
		\$19,238	for wastewater tr	eatment capacity							
RECOMMENDATION: Approval											