



City of El Paso – City Plan Commission Staff Report

REVISED

Case No: SUSU12-00007 Rio Valley Subdivision
Application Type: Major Combination
CPC Hearing Date: March 8, 2012
Staff Planner: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov
Location: West of Westside Drive and North of Borderland Road
Acreage: 60.46 acres
Rep District: 1
Existing Use: Vacant
Existing Zoning: G-MU (General Mixed-use) & C-1 (Commercial)
Proposed Zoning: G-MU (General Mixed-use) & C-1 (Commercial)
Nearest Park: River Park West Unit Three Park (1.14 miles)
Nearest School: Garcia Elementary School (0.33 mile)
Park Fees Required: **\$5,850.00**
Impact Fee Area: This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner: Rio Valley, LLC
Applicant: Rio Valley, LLC
Representative: Summit Engineering

SURROUNDING ZONING AND LAND USE

North: ETJ/ Single Family Residential Development

South: R-2/c/sp (Residential/ conditions/special permit) & R-F (Ranch-Farm)/ Vacant

East: P-R 1 (Planned Residential)/ Vacant

West: ETJ/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential.

APPLICATION DESCRIPTION

The applicant proposes to subdivide 60.46 acres of land into a mixed-use development and a 3.42-acre lot for commercial development. The property is located at the northwest intersection of Borderland Road and Westside Drive. The mixed-use development will consist of **242 residential lots (maximum of 261 single-family/two-family units and 90 multifamily units)**, four commercial/vertical mixed-use lots, 4.67 acres of parkland (2.54-acre park/pond and three trail systems), and two private open spaces – to be maintained as orchards. Detached residential lots will range from 3,000 square feet to approximately 6,900 square feet. Attached residential lots will range from 3,000 square feet to approximately 1.2 acres in size. Primary access is proposed

from Westside Drive and Borderland Road. The development is being reviewed under the subdivision code in effect prior to May 4, 2011.

The applicant is also requesting three alternative subdivision design approvals (Attachment 6):

1. To allow for residential lots to abut a park within Blocks, 4, 5, and 8.
2. To allow for 20-ft alleys within Blocks 11, 13, and 14.
3. To allow for alternative roadway cross-sections on Westside Drive and Borderland Road.
 - Westside Drive will consist of an 86-ft right-of-way, to include 58-ft of pavement, a 10-ft hike/bike trail abutting the proposed development and a 5-ft sidewalk on the opposite side, and 5-ft parkways.
 - Borderland Road will consist of a 68-ft right-of-way, to include 48-ft of pavement, 5-ft sidewalks and 5-ft parkways on both sides of the road.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of the alternative design and **approval** of Rio Valley Subdivision on a Major Combination basis, subject to the following conditions and requirements:

Staff is also recommending that the City Plan Commission require the applicant to landscape the parkway area on Borderland Road, as stipulated under Section 19.23.040(H) *The city plan commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.* Staff also recommends that if the City Plan Commission requires landscaping, that the condition be coordinated with the El Paso Department of Transportation where it conflicts with site visibility standards, utilities, and parkway illumination. For the type of landscaping, staff recommends the developer select trees designated as median/street/right of way appropriate from the City's Plant and Tree List, to be placed 30-feet on centers.

Planning Division Recommendation:

Approval with alternative subdivision design:

1. The parkland alternative design meets Section 19.26.040 as the alternative subdivision design demonstrates an equal or higher level of adequacy by permitting residential lots to front on a park while transferring the pedestrian element of the rights-of-way (the parkway) to the pocket parks within Blocks 4 & 5. The alternative subdivision design of Block 8 (park/pond) also allows for residential lots to front on the park – providing a pedestrian element within the park and also retaining the standard parkway along the adjacent rights-of-way.
2. The alley alternative design meets Section 19.26.040 by narrowing the pavement by four feet, yet still providing for adequate two-way travel.
3. The arterial rights-of-way alternative design meets Section 19.26.040 as the applicant has provided improvements beyond his proportionate share.

Engineering & Construction Management - Land Development

We have reviewed subject plan recommend **Approval**; the Developer/Engineer needs to address the following comments:

1. Delete the note stating that the subdivision is subject to **On-Site Ponding** from both plats.

The Subdivision is within Flood Zone X, “Areas determined to be outside 500-year

floodplain - Panels # 480212 0125B, dated September 4, 1991.

EPDOT

The Department of Transportation has the following comments:

1. The developer shall pay their proportionate share of the following mitigation as proposed in the TIA submitted for the project prior to recording the Final Subdivision Plat:

- a. Intersection improvements to Westside at Artcraft \$1,144.00
- b. Signal re-timing \$386.00

2. Transportation does not object to the proposed alternative designs proposed for the roadways in accordance with Section 19.26. (Alternative Subdivision/Smart Code Designs).

Notes:

1. The subdivision improvement plans are under review in accordance with Section 19.08.010.H (Criteria for Approval) of the current subdivision ordinance. The final subdivision plat approval is still subject to the City Manager’s determination that the Subdivision Improvement plans comply with this and other City ordinances.

2. Double frontage lots along Borderland Road shall comply with Section 19.23.040 H (Double Frontage Lots) of the El Paso City Code.

3. Subdivision improvement plans are under review in accordance with Section 19.08.

4. 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.

Parks and Recreation Department

We have re-reviewed **Rio Valley Subdivision**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this development contains 60.46 acres (zoned GMU) and is composed of the following:

- 1. Single-family & Two-Family dwelling units restricted to a maximum of 261 units as per preliminary restrictive covenants.
- 2. Multi-family dwelling units (Four-plexes & Eight-plexes) restricted to a maximum of 90 units as per preliminary restrictive covenants.

Based on above mentioned maximum number of proposed dwelling units and per preliminary restrictive covenants, this development meets & exceeds the minimum "Parkland" requirements by 0.70 acres based on the following calculations:

Dedicated "Parkland" Calculations:

"Park / Pond"	= 2.54 acres
(2) "Linear Parks" (both over ¼ Acre)	= 1.22 acres
(11) "Linear Trails / Pedestrian Connectivity" – No Credits	= 0.00 acres
Total Dedicated "Parkland" = 3.76 acres	

Required "Parkland" Calculations:

261 Single-family & Two-family dwelling units requires = 2.61 acres

90 Multi-family units (Four & Eight-plexes) requires = 0.45 acres

Total Required "Parkland" = 3.06 acres

Total Dedicated "Parkland" = 3.76 acres

Total Required "Parkland" = 3.06 acres

Meets & Exceeds the minimum "Parkland" requirements by 0.70 acres

- 3. 2.43 acres of Vertical Mixed-Use development is being proposed for the following parcels: Lot 14, Block 11; Lot 1, Block 14; Lot 2, Block 15; and for Lot 1, Block 16 – Per preliminary restrictive covenants, the nonresidential component will equal to or exceed 20% of the gross square footage of the development, therefore, "Park fees" for these parcels shall be based on the nonresidential fee requirements at a rate of **\$1,000.00** per acre or portion thereof for a total amount of **\$2,430.00** based on the following calculations:

Fees calculated as follows:

2.43 acres of Vertical Mixed-Use (nonresidential) @ \$1,000.00 per acre = **\$2,430.00**

- 4. 3.42 acres of General Commercial Use is being proposed for Lot 17, Block 11 – Per preliminary restrictive covenants, the construction of Single-family, Two-family or Multi-family dwelling units is prohibited, therefore, "Park fees" for this parcel shall be based on the nonresidential fee requirements at a rate of **\$1,000.00** per acre or portion thereof for a total amount of **\$3,420.00** based on the following calculations:

Fees calculated as follows:

3.42 acres of Vertical Mixed-Use (nonresidential) @ \$1,000.00 per acre = **\$3,420.00**

Total "Park fees" owed for both the Vertical Mixed-use & the General Commercial areas = \$5,850.00

- 5. A Park / Pond for a total of 2.54 acres
- 6. Two (2) "Linear Parks" (both over ¼ Acre) for a total of 1.22 acres
- 7. Eleven (11) Sites in a form of Linear Trails / Pedestrian Connectivity for a total of 0.91 acres - To be dedicated above and beyond the minimum "Parkland" requirements without "Parkland" credits.
- 8. 3.43 acres of "Private" Orchard / Pond areas is being proposed for Lot 15, Block 11 & for Lot 19, Block 14.

Please allocate any generated funds under Park Zone: **NW-14**

Nearest Parks: **Esmeralda (Zone NW-8) & River Park West #1 (Zone NW-8)**

We offer the following **informational comments** to assist Applicant in the design of the new Park's construction drawings.

Please note that design layout (Concept & Final) need to be coordinated with Parks Department for review and approval and are to include at minimum the following improvements:

1. Water meter service.
2. Electric meter service.
3. Electric power panel of 100 - amps.
4. Complete Irrigation and or Drip Systems including Control Panel(s).
5. Irrigation System shall be designed by a Licensed Irrigator Registered in the State of Texas, in good Standing, with a minimum 5 years experience, and with a minimum of 10 designs of comparable size systems.
6. Irrigation System must be designed to accommodate site static water pressure or a pump must be incorporated to accommodate design criteria.
7. Seeding of site or installation of Sod will be methods used to establish Turf.
8. Any unsuitable soil conditions shall be remedied to eliminate hard soils, stony soils, high caliche soils, clay soils and contaminated soils to a minimum depth of 12 inches as required for proper planting as per Parks Design Guidelines & Construction Standards.
9. Developer shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, minerals availability, water infiltration, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure existing soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
10. Any unsuitable soil materials not approved by Parks Department are to be removed, disposed-off, and replaced with top soil to a minimum depth of 12 inches.
11. Any rock walls, retaining walls, or fences to be constructed along the park abutting residential sites need to be off of the Park and to be constructed by Developer if required in order to minimize disturbance to the park improvements.
12. Sidewalks are required along street frontages and require for them to be seven feet (7') wide adjacent to the back of curb.
13. Provide grading so that the park site does not sit lower than six inches (6") from any top of curb elevation, throughout. Any low spot must have at minimum a surface area of 30,000 square feet to insure that any storm water is dispersed over a large area. Insure that proposed grades will keep water away from hard surfaces.
14. Any sloped areas along park's frontages shall be at the max. 1 vertical : 20 horizontal (5%) and along residential or commercial areas at max. 1 vertical : 4 horizontal (25%) with a minimum 15 bench or as determined according to the park improvements review at adjacent properties.
15. If any slopes are required along residential sides there is a need to have a minimum five feet (5') benches at top and toe of slopes and to be kept clear of any improvements such as rock walls, walk path or sidewalks.
16. Provide adequate cross-sections enough to better understand the finished improvements.

17. Grading and drainage plan for the site, to be reviewed and approved by Parks Department.
18. Any wheel chair ramps proposed for street crossings must comply with all applicable accessibility requirements.
19. Applicant required to obtain irrigation permit(s) from Development Services (BP&I) Building Permits & Inspections Division.
20. Park's perimeter & Hike/ Bike Trail lighting along adjacent Public Street rights of way; Engineer to coordinate with E.P.E.Co., Traffic Dept., and Parks Dept. light poles & conduit placement prior to street paving; perimeter street lighting shall be coordinated for light poles to be installed at max. 300' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
21. Project(s) must be registered with the Texas Department of Licensing & Registration (TDLR) to insure compliance with the Texas Accessibility Standards (TAS) requirements to include inspection, and certificate of substantial completion; approval of the subdivision/park improvement plans is subject to the applicant providing proof of the project registration number (PLD #).
22. Construction of Park improvements need to be coordinated and inspected by Parks Department.
23. Park Site acceptance is contingent upon completion of all street improvements abutting the park site.
24. Refer to Park Design and Construction Standards.

El Paso Water Utilities

1. Permits from the El Paso County Water Improvement District No. 1 (EPCWID No. 1) are required for the proposed water and sewer main extensions that will cross EPCWID No. 1 facilities.
2. Sanitary sewer service is critical. Deep sanitary sewer lines are required to serve the subject subdivision. Secondary-shallow sewer lines may be necessary along a portion of the subdivision.
3. EPWU is interested in leasing the water rights of the subject property. Please contact Mr. Jim Shelton at 594-5511.

Water

4. There are no existing water mains adjacent to the property. Currently, a 12-inch diameter water main along Borderland Road dead-ends approximately 50-feet west of Bea Martinez Place. An off-site water main extension is required from the above mentioned 12-inch diameter water main to the western property line. A water main extension is also required along the entire Westside Drive frontage of the subject property. On-site water main extensions will be required to serve the subdivision. The Owner/Developer is responsible for all water main extension costs.

Sanitary Sewer

5. There are no existing sanitary sewer mains adjacent to the subject property. There is an existing sanitary sewer lift station (Far West Lift Station) located on Borderland Road just east of

the Borderland Spur Drain. Off-site sewer main extensions along Borderland Road and Westside Drive are required to convey the sewer flows of the subject property to the Lift Station. On-site sanitary sewer main extensions are also required to serve the property. The Owner/Developer is responsible for all sanitary sewer main extension costs.

General

6. De-watering may be required to enable the construction of water and sanitary sewer main extensions and related appurtenant structures.

7. EPWU-PSB requires a new service application to initialize the design of the water and sanitary sewer main extensions to serve the property. New service applications should be made 6-8 weeks in advance of construction to ensure water for construction work. The following items, if applicable, are required at the time of application: (1) hard copy of site plan with street names and addresses; (2) finalized set of improvement plans, including grading & drainage plans; (3) digital copy of site plan; (4) benchmark check; (5) construction schedule; and (6) a certificate of compliance. Service will be provided in accordance with the current El Paso Water Utilities – Public Service Board (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.

EPWU Stormwater Division

1. Clarify the dedication on the final plat that states ponding areas, drainage easements, and a drainage right-of-way will be dedicated to the public. The plat only identifies one ponding area. In addition, no drainage easements or drainage right-of-ways are shown on the final plat.

(comment has been addressed)

2. The proposed park/pond shall meet all subdivision ordinance requirements for a park/pond. Provide geotechnical soil test results with the subdivision improvement plans.

3. EPWU strongly recommends using principles of low impact development (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.

Sun Metro

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

El Paso Fire Department

Rio Valley Subdivision does not adversely affect the Fire Department. Subdivision plat shall comply with all applicable Municipal Code Requirement. Note. Section 19.08.020-Timing of Public Improvements, permit issuance.... Under no circumstance will construction be allowed beyond the foundation stage until such time as fully charged fire hydrants and a drivable surface acceptable to the fire marshal have been provided to such site.

911

SPERANZA DR is showing an odd number address range on the south side of this east/west road. They should be even numbers on the south side of the street.

LOOTUS WAY, DADEJE WAY, and SPERANZA DR show out of proper range addressing

numbers. They should be in a range more consistent with addressing in that area.

(comments have been addressed)

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Canutillo Independent School District

No comments received.

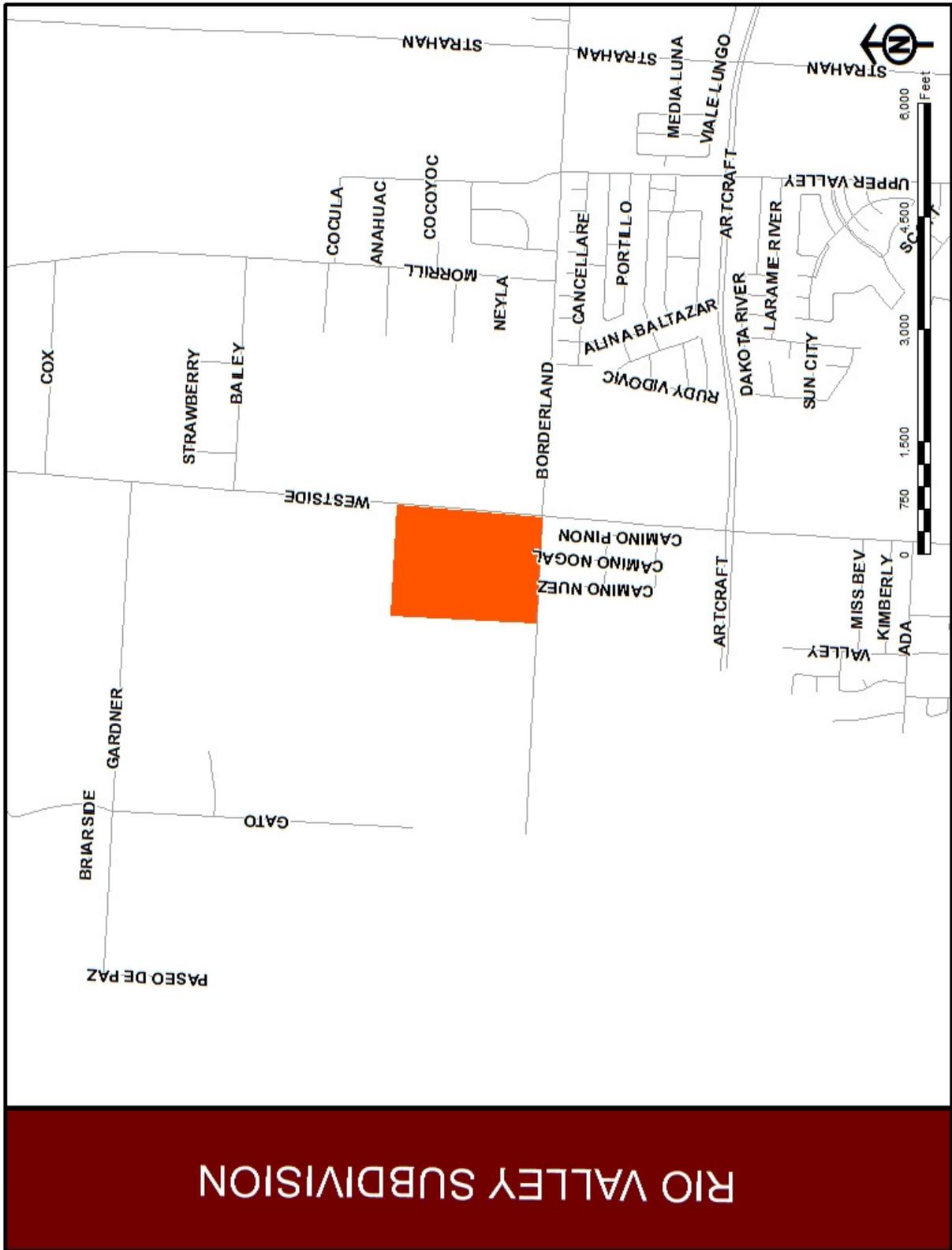
Additional Requirements and General Comments:

1. Submit to the Planning & Economic Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
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. Final plat
5. Cross-sections
6. Alternative design request
7. Application

ATTACHMENT 1



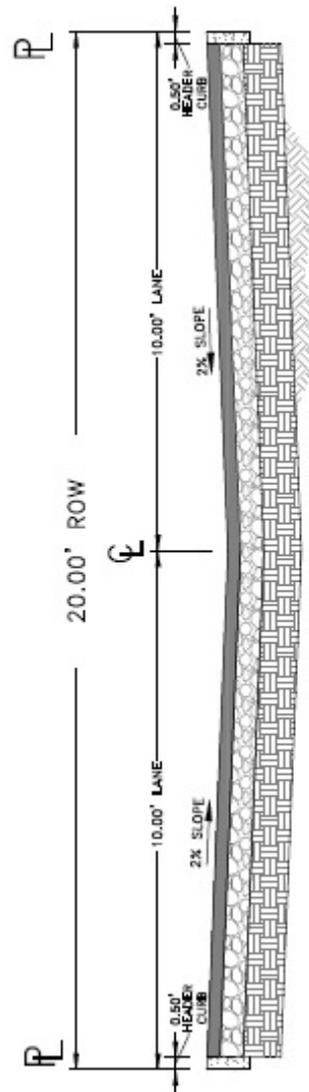
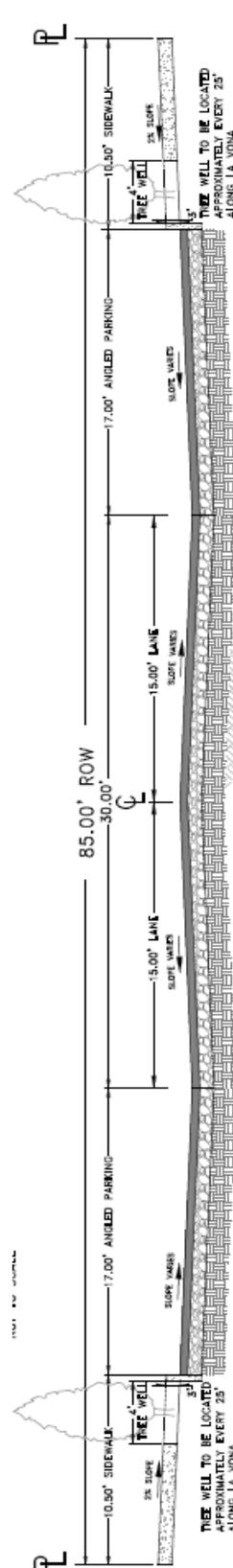
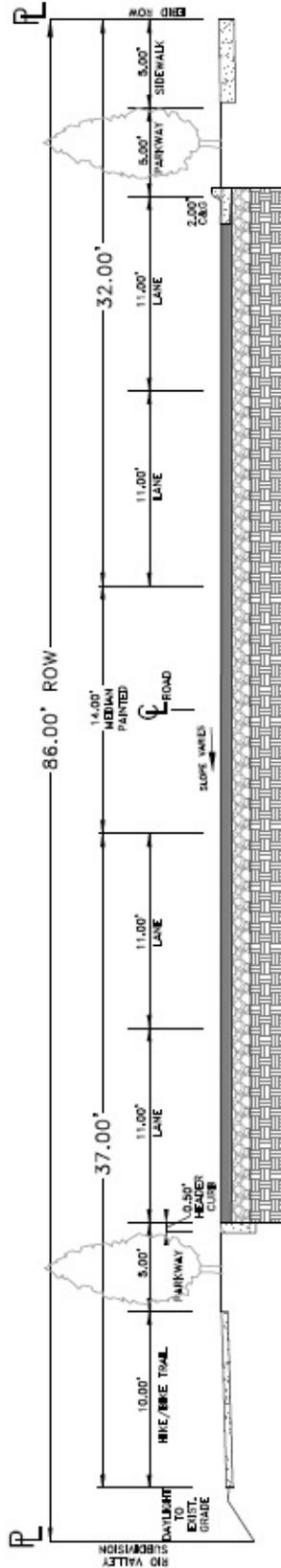
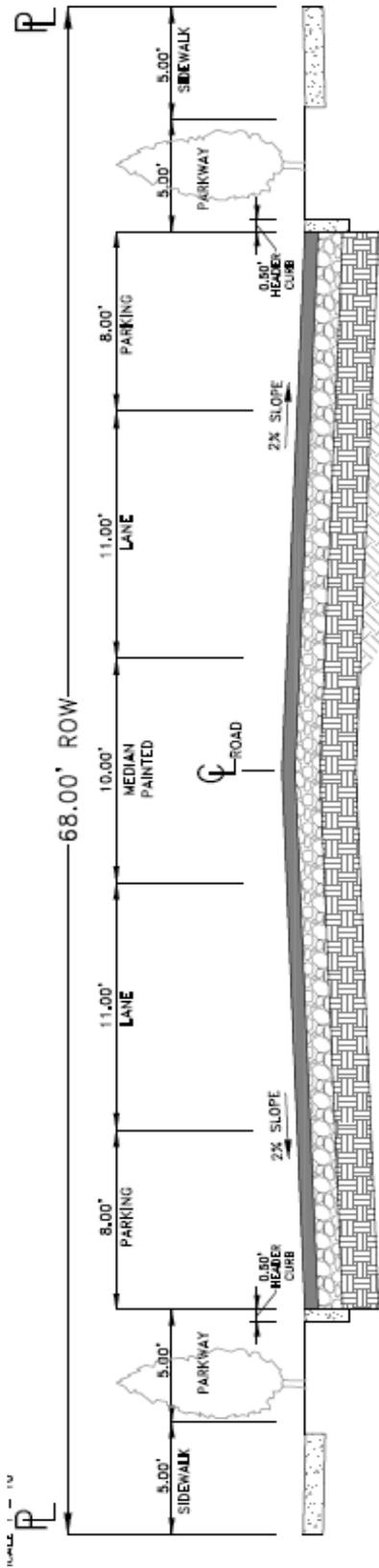
ATTACHMENT 2



ATTACHMENT 4



ATTACHMENT 5



ATTACHMENT 6

MEMORANDUM

TO: Justin D. Bass
Subdivision Planner
Planning and Economic Development
City of El Paso

From: Greg D. Byres, P.E.
Summit Engineering, LLC

Subject: Rio Valley Subdivision – Proposed Alternative Design

Item 1 – Rear Loaded Lots with Park Frontage

Intent- the intent of this design is provide a tighter sense of community with the project design. By incorporating the park frontage on these particular lots, each of the proposed homes will have a closer proximity and common space. This allows for a greater sense of communal development. Each lot will have the same amenities and level of service, as any other single family lot within the subdivision that conforms to standard design practices.

Geometric Design – For this alternative design, we have incorporated a reversal of the residential houses in reference to the park site. Normally residential homes abutting a park site, back up to the park. In this design, we have incorporated the residential homes facing the park site, so that the homeowners can basically “walk out their front door and into the park”. The concept has been used successfully in other cities.

The houses will be separated from the park with a 15 foot build to line. The park is a linear park, that will have a multi-use path, meandering through the center of it. Walls will be prohibited along the front property line, to maintain continuity with the community concept. The lots are accessed at the rear, through a 20 foot R.O.W. that will act as an alley way. The garages will be located at the rear of the lot, abutting the paved alley, in order to aide in parking off of the alley. A 10 foot utility easement will be incorporated adjacent to the alley way, to provide ample room for utilities.

The alley way will incorporate header curb on both sides, and be paved per City Design Standards. The cross section of the alley will be a 2% inverted crown, to accommodate storm water runoff, and allow ease of access into the adjacent lots.

Storm Water Runoff – The park site will be fully landscaped and make use of water harvesting, through depressed planting areas, it will also be sloped toward the community pond, to allow for a conveyance route, for storm water runoff from the park site, developed under a major storm event. The lots will drain from front to rear, and be routed through the inverted

roadway section, to the adjacent streets and on to the community pond, proposed for the subdivision.

Item 2 - Alternative Roadway Design

An alternative roadway design is being sought for Westside Road, Borderland Road and for the main entry into the subdivision, La Vona Drive. The alternative design for Westside drive, incorporates a narrower right-of-way, 86 feet, rather than 100 feet. The right-of-way width is a combination of existing right-of-way and the dedication of an additional 36 feet, with this plat proposal. The roadway section is a fully paved, super elevated section, with standard curb on the east side and flush header curb on the west side. There are several obstacles, which prohibit the use of a standard roadway section, along this stretch of road. The first, is the elevated irrigation lateral, La Union East Lateral, which parallels Westside Road, on the east side. Additional right-of-way is not obtainable at this time, or in the near future. Development of the property to the east of Westside Road and the lateral, has already been approved, and those development plans did not incorporate the use of the Westside Road or the elevated lateral. The second is the nature of the existing roadway, which is a rural, two lane roadway. Transitioning to and from a, split roadway with medians, in such a short distance, would be difficult at best, and dangerous at least. With a fully paved section, the transitions can be made with painted striping and allow gradual, unobstructed traffic paths. The third is the consideration of storm water runoff and drainage for the roadway. Due to the elevated lateral, and limited space to the east of the roadway centerline, drainage must be directed to the Westside, where it can be routed from the pavement, to a retention pond within the proposed subdivision. By using a super-elevated road section, drainage can be directed from the driving lanes, and off of the right-of-way. Landscaping and placement of a multi-use path, can also be implemented into the design.

Borderland Road has some of the same constraints, as Westside Road. The use of a split roadway with a median can not safely be accommodated in the short distance, of the project frontage. As an alternate, a full paved section is being proposed, with the median being demarcated, by painted striping. The roadway would accommodate sidewalks at both sides of the roadway as well as flush header curbs. The flush header curbs would help to maintain the rural appearance of the roadway, while allowing storm water to be directed from the driving path. Again this will allow for an unobstructed transition, from the rural two lane roadway, to a wider roadway, with a paved median, and shoulders. The proposed right-of way, is 68 feet, which incorporates the existing right-of-way and an additional 18 feet of right-of way, being dedicated with this proposed plat. Storm water runoff would be accommodated in roadway swales, within the parkway, and on the north side of Borderland Road, excess drainage would be directed in to a retention pond within the proposed subdivision.

An additional alternative roadway design, is being sought for the main entrance into the subdivision, La Vona Drive. This is the core of the development, and is the true intention of the GMU zoning. Commercial lots, abut the proposed roadway on each side, and is intended to

have a Main Street appearance. Parking for the commercial buildings would be angled parking spaces, directly in front of commercial store fronts. The parking would be separated from the store fronts, by a 10 foot wide sidewalk, which would incorporate tree wells, for a pedestrian friendly walkway. The right-of-way would be 85 feet wide, and accommodate two 15 foot driving aisles.

In addition to the above, we have proposed twenty (20) foot wide alley ways at the rear loaded lots within the subdivision. These alley ways provide access to the rear loaded lots, which have fifteen (15) foot rear yard setbacks and twenty (20) foot garage setbacks. The narrower alleys provide adequate drive aisles for two way access, yet deter travel as a through street. The rear loaded lots fit the criteria for new urbanism, and the narrower alleys allow for an economical means of such development.

ATTACHMENT 7



**CITY PLAN COMMISSION APPLICATION FOR
MAJOR SUBDIVISION COMBINATION APPROVAL**

DATE: 1/19/12 FILE NO. SUSU12-00007
 SUBDIVISION NAME: Rio Valley Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACT 5, Block 14, Upper Valley Surveys

2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>22.49</u>	<u>185</u>	Office		
Duplex	<u>9.27</u>	<u>54</u>	Street & Alley	<u>20.12</u>	
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	<u>6.72</u>	<u>17</u>			
School					
Commercial	<u>1.91</u>	<u>4</u>	Total No. Sites		
Industrial			Total (Gross) Acreage	<u>60.51</u>	

3. What is existing zoning of the above described property? EMU Proposed zoning? _____

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

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

6. What type of drainage is proposed? (If applicable, list more than one)
Street sheet Flow into Regional Ponding

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

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

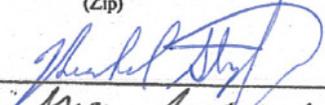
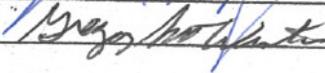
9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes No _____

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

12. Owner of record Rio Vauey LLC 6300 ESCONDIDO DR. EL PASO, TX 79912 915-584-8629
 (Name & Address) (Zip) (Phone)
13. Developer _____
 (Name & Address) (Zip) (Phone)
14. Engineer Gres Byres, P.E. Summit Engineering P.O. Box 375 Fairacres Nm 88033 (615) 527-5321
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$2,088.00

OWNER SIGNATURE: 
 REPRESENTATIVE: 

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