



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU12-00007 Rio Valley Subdivision  
**Application Type:** Major Combination  
**CPC Hearing Date:** August 23, 2012

**Staff Planner:** Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)  
**Location:** West of Westside Drive and North of Borderland Road  
**Acreage:** 60.61 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

**PLAN EL PASO DESIGNATION:** (O3) Agricultural.

### **APPLICATION DESCRIPTION**

The applicant proposes to subdivide 60.61 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.

The applicant will construct his *proportionate* share of the rights-of-way:

- Westside Drive will consist of a 43-ft right-of-way, to include 29-ft of pavement, a 5-ft sidewalk, 5-ft parkway, and 4-ft of sloped area to facilitate water run-off into the proposed private orchards/ponds.
- Borderland Road will consist of a 34-ft right-of-way, to include 24-ft of pavement, a 5-ft sidewalk and 5-ft parkway abutting the development.

### **CASE HISTORY**

Rio Valley Subdivision was approved on a Major Combination basis by the City Plan Commission on March 8, 2012, with the following alternative subdivision improvement designs:

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.

And subject to the following requirements and conditions:

- The City Plan Commission requires 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.* The condition shall 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.

*The applicant has resubmitted the application; however, very little has changed. The original design was to include construction of the entire width of both Borderland Road and Westside Drive where it abuts the subject property. The applicant now proposes to develop only his proportionate share of these rights-of-way.*

### **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 that are better than or equal to the required cross-section.

**City Development Department - Land Development**

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

1. The Dedication Statement need to be modified, delete “ponding area” and include “park /pond”.

**EPWU Storm Utility Comments:**

No Objections

**Planning – Transportation**

Comments:

1. No objections to the previously approved alternative designs.
2. Temporary markings to reflect two-way traffic on both Borderland Road and Westside Drive to ensure that the pavement width is no less than the amount of paving existing today.

**Notes:**

1. Subdivision improvement plans will have to be resubmitted reflecting the proposed changes. 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. 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 reviewed **Rio Valley Subdivision**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this development is 62.61 acres in size; is zoned General Mixed Use (GMU) and is composed of the following:

1. Single-family: A total of **185** lots for a total of **185 dwelling units**.
2. Two-family: A total of **40** lots for a total of **80 dwelling units** as per previously submitted preliminary restrictive covenants – Provide final covenants restricting the number of units.
3. Multi-family lots (Four-plexes & Eight-plexes): A total of **14** lots for a total of **109 dwelling units** as per previously submitted preliminary restrictive covenants – Provide final covenants restricting the number of units.

Based on above mentioned maximum number of proposed dwelling units and per preliminary restrictive covenants, this development meets & exceeds the minimum "Parkland" requirements by 0.56 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:

185 Single-family dwelling units requires ..... = 1.85 acres  
 80 Two-family dwelling units requires ..... = 0.80 acres  
 109 Multi-family units (Four & Eight-plexes) requires ..... = 0.55 acres  
**Total Required "Parkland" = 3.20 acres**

Total Dedicated "Parkland" ..... = 3.76 acres

Total Required "Parkland" ..... = 3.20 acres

**Meets & Exceeds the minimum "Parkland" requirements by = 0.56 acres**

4. 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**

5. 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**

6. A Park / Pond for a total of 2.54 acres
7. Two (2) "Linear Parks" (both over ¼ Acre) for a total of 1.22 acres
8. 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.
9. 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 or next to a 7' wide parkway if requested by Parks.
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 / Contractor is required to obtain irrigation, building, electrical and any other required 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. Provide street trees within a 7' wide parkway (meandering if requested by Parks) as required per ordinance #017528
22. 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 #).

23. Construction of Park improvements need to be coordinated and inspected by Parks Department.
24. Park Site acceptance is contingent upon completion of all street improvements abutting the park site.
25. 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 portions 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.

**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**

Recommend approval. 1) all streets with the R.O.W. 20 ft. in width shall be in compliance with IFC 2009 Appendix D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane. 2) D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

**911**

The 911 District requests that a NEW STREET NAME be selected where the northern most east/west street connects TAMA ST and HARAPON ST due to addressing range disparity.

**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.

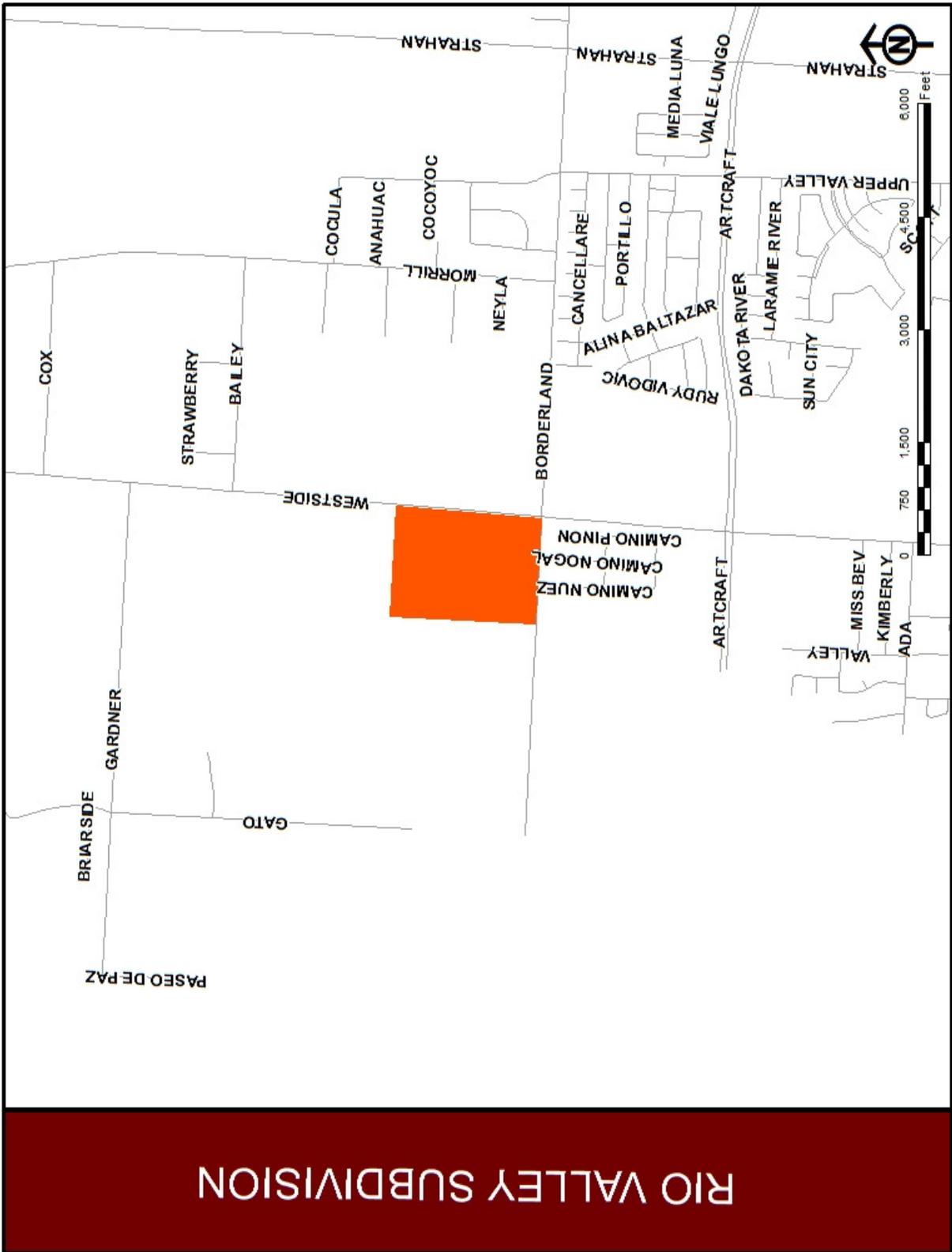
**Additional Requirements and General Comments:**

1. Submit to the City 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

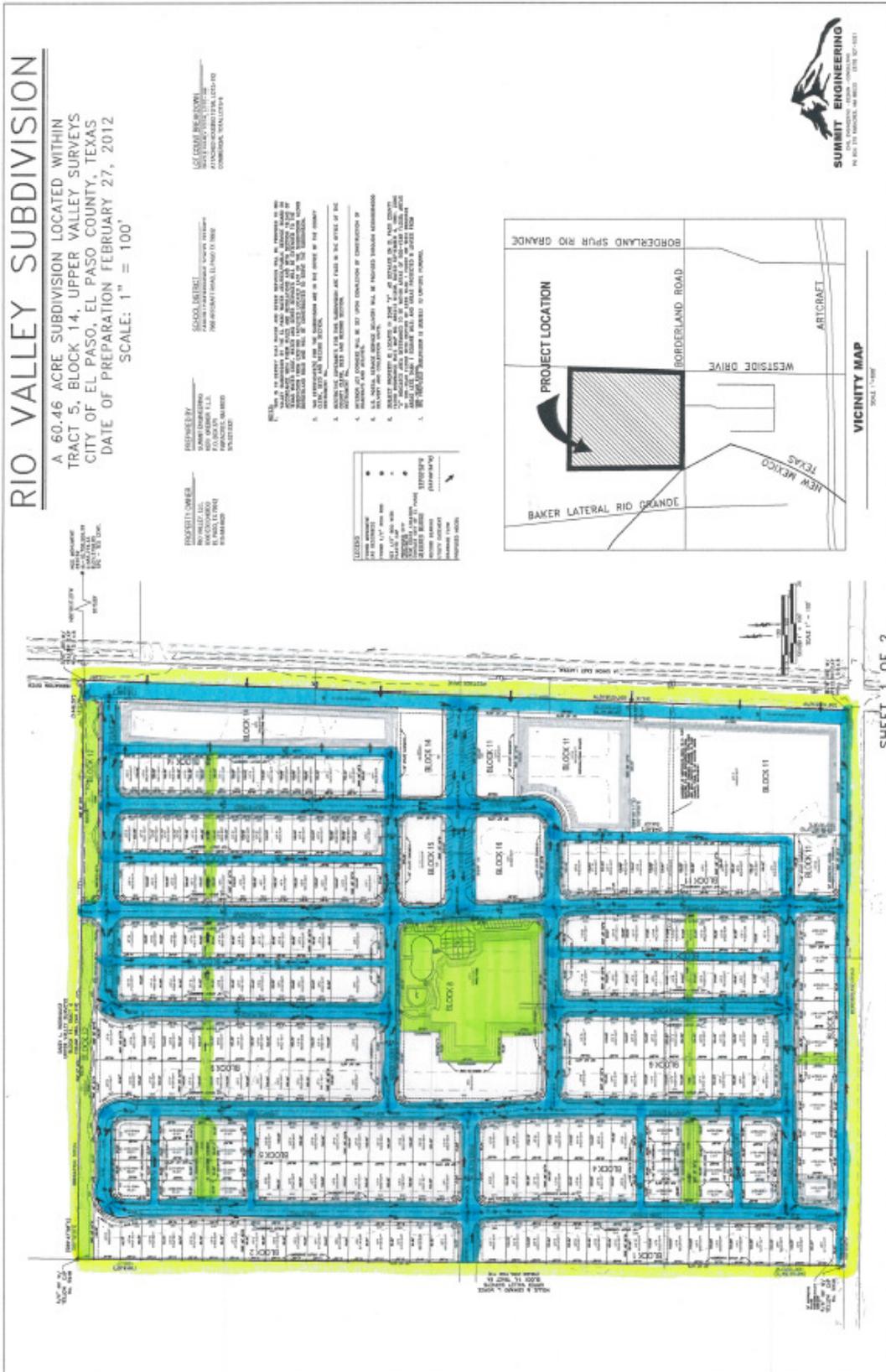


ATTACHMENT 2



RIO VALLEY SUBDIVISION

# ATTACHMENT 3



SHEET 1 OF 2





## ATTACHMENT 6

### MEMORANDUM

TO: Justin D. Bass  
Subdivision Planer  
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 proposed roadway section utilizes a striped median, 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 curbed medians, in such a short distance, would be difficult at best, and dangerous at least. With the elimination of curbed medians, in the proposed roadway 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 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.

Both Borderland Road and Westside Drive would utilize the above describe cross sections, but only the west half of Westside Drive and the north half of Borderland Road would be

constructed by the developer. Transitions at each connection point, and at the intersection of Westside Drive and Borderland Road would also be included in the developers construction.

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: 7/2/12 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>22.22</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>62.61</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 X No \_\_\_\_\_

5. What type of utility easements are proposed: Underground X 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 X No \_\_\_\_\_

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X 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: See Attached sheet

10. Improvement Plans submitted? Yes X 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 X No \_\_\_\_\_

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

12. Owner of record Rio Valley LLC 6300 Esccondido  
 (Name & Address) EL PASO, TX 79912 915-584-8629  
 (Zip) (Phone)
13. Developer Rio Valley LLC 6300 Esccondido  
 (Name & Address) EL PASO, TX 79912 915-584-8629  
 (Zip) (Phone)
14. Engineer Greg Byres / Summit Engineering P.O. Box 375  
 (Name & Address) Fairacres NM 88033 575-597-5321  
 (Zip) (Phone)

CASHIER'S VALIDATION  
 FEE: \$2,088.00

OWNER SIGNATURE: *Jack Winton*  
 REPRESENTATIVE: \_\_\_\_\_

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