

TOWN OF HORIZON CITY Planning and Zoning Commission Staff Report

Case No.: SUB-002496-2022 & SUB-002497-2022

Rancho Desierto Bello Unit Fifteen (RDBU15)

Phase One and Phase Two

Application Type: Preliminary & Final Plat

P&Z Hearing Date: April 18, 2022

Staff Contact: Michelle Garcia, Planning Director

915-852-1046 ext. 105 mgarcia@horizoncity.org

Address/Location: The vacant parcel is located to the west of Darrington Road,

south of Ricardo Estrada Middle.

Legal Description: A portion of Leigh Clark Survey No. 297, Section 43, Block 78,

Township 3, Texas and Pacific Railroad Company,

Town of Horizon City, El Paso County, Texas

Phase I Acreage: Approximately 17.052± Acres **Phase II Acreage:** Approximately 13.451 ± Acres

Owner: SDC Development, LTD.
Applicant/: TRE & Associates, L.L.C.
Nearest Park: Horizon Mesa Park
Nearest School: Horizon Middle School

SURROUNDING PROPERTIES:

	Zoning	Land Use
N	R-9 (Residential)	Vacant
E	R-2 (Residential)	Vacant
S	M-1 (Industrial)	Industrial
W	R-9 (Residential)	Vacant

LAND USE AND ZONING:

	Existing
Land Use	Vacant
Zoning	R-9 Residential

Application Description:

Phase I:

The proposed subdivision includes 81 lots for single-family residential development, the smallest lot measuring approximately 5,888 square feet and the largest lot measuring approximately 9,713 square feet in size.

Phase II:

The proposed subdivision includes 68 lots for single-family residential development, the smallest lot measuring approximately 6,186 square feet and the largest lot measuring approximately 8,769 square feet in size.

Cumulative Parkland Dedication:

The developer has proposed to dedicate 5.022 acres of parkland with Unit 13 to account for the entirety of the remaining Rancho Desierto Bello development, Units 12-20. The total number of units for both phases of Unit 15 is 149 lots, putting the current cumulative lot total for Units 12-20 of Rancho Desierto Bello at 386 lots. In accordance with Section 2.8.1 of the Subdivision Ordinance, this results in 2.5 acres of required parkland and \$4,400 parkland fees due. After Unit 15, the developer will carry 2.522 acres of parkland credit that is eligible to apply to the remaining units of the development.

Staff Recommendation:

At the time that the agenda is posted, staff has not received revised plats that addresses the staff comments. Therefore, staff will provide their recommendation to the Commission at the meeting.

Planning Comments:

Phase 1:

Please note that these comments are provided with the understanding that the LTV Road vacation will be finalized before City Council action is taken on this plat. If the vacation is not finalized, the plat will not be able to move forward with a favorable recommendation as it includes portions of the original LTV Road right-of-way. Preliminary Plat:

1. Identify the original LTV Road delineation that is to be vacated; this delineation should resemble the information provided on the final plat.

Final Plat:

- 1. The utility easements that are identified to be vacated by separate instrument on the face of the plat will need to be vacated and such instrument(s) finalizing the vacation(s) shall be provided to the City prior to the plat being recorded.
- 2. Based on the rendering that was emailed on March 15, 2022, it seems that a portion of the 25' foot easement, where it traverses the access to and a portion of the proposed ponding area, is proposed to remain in place along with the existing water line. If in fact this is the case, City staff will recommend that the pond not be accepted by the City for maintenance as the location of the water line within the ponding area is not in the best interest of the City. Please revise the location of the ponding area and access so that it is completely separate from the easement and water line.
- 3. The 25' utility easement on Lot 30, Block 57, as shown on the abovementioned rendering, is not identified as such on the face of the plat. Being that the easement is significantly wide, it will likely create issues for the future property owner as they will not be able to construct any structures on that easement. Please adjust the lot lines to ensure that the easement is outside of the lot; the easement may need to be dedicated as a utility right-of-way to the HRMUD.
- 4. Please confirm that the portion of the existing 25' easement will be vacated where it traverses Lot 28, Block 57. If not, the previous comment also applies to this lot.

Phase 2:

Preliminary:

• The plat does not include current topographic information as required by Section 4.2.2.6 of the Subdivision Ordinance (Exhibit A of Chapter 10 – Subdivision Regulations of the Municipal Code). Please provide a revised plat that provides this information.

• The proposed location of the US Postal Service Collection Box Unit for this subdivision is not provided on the face of the plat. Please verify the location and identify it on the plat in accordance with Plat Note #3.

Final:

No comments.

Public Works Director Comments:

Phase I:

Preliminary Plat is approved.

Final Plat Comments:

- 1. Provide Closure with metes and bounds description.
- 2. Provide instrument documentation for the Easement to be located on Block 64.
- 3. Provide street name list on plat.
- Block 57 (East and West Side), lots 15-26 address numbers shall be 3 Digits (See Section 107.090 Ordinance 00107). Did no provide approval email by E. P. County.
- 5. Address review/approval by the El Paso County 9-1-1 District is required.

Phase II:

Preliminary Plat is approved.

Final Plat Comments:

- 1. Block 66 north side, provide description for R.A.E. (Provide description in legend or on plat notes. Is it "Restrictive Access Easement"?)
- 2. Provide a copy of the restrictions and covenants to be recorded, if any.
- 3. Missing list of the street names on the plat.
- 4. Provide closure for metes and bounds.
- 5. Blocks 70 (EAST AND WEST SIDE), lots 1-9 address numbers shall be 3 DIGITS (see section 107.090 ORDINANCE 00107)

Did not provide email/approval by El Paso County 9-1-1 District. (Email with approval required prior to the final plat acceptance.

6. Address review/approval by the El Paso County 9-1-1 District is required (on final plat).

Town Engineer Comments:

Huitt-Zollars, Inc., acting on behalf of the Town of Horizon City in the capacity of the Town Engineer, has reviewed the improvement plans for the Rancho Desierto Bello Unit-15 Phase 2 in Horizon City, Texas. Based on our review, we recommend the following:

Phase I:

Summary of Recommended Conditions for Preliminary Plat Approval:

- 1. Verify location of existing easements.
- 2. Show all proposed easements on preliminary plat.

Summary of Recommended Conditions for final Plat Approval:

- 1. Verify location of existing easements. Provide instrument numbers for easement vacations.
- 2. Show all proposed easements and provide recording instruments.
- 3. At the ponding area, would it be possible to vacate the existing easement at the pond and expand the easement on the adjacent property. The HRMUD could gain access to the easement from the proposed 25' easement from Block 57, Lot 30. Lot 30 would need to be reconfigured to create a Utility ROW.

4. Provide Restrictive Covenants for the subdivision.

Phase II:

Summary of Recommended Conditions for Preliminary Plat Approval: No additional comments

Summary of Recommended Conditions for Final Plat Approval:

1. Provide a copy of the Restrictive Covenants for the plat and the recording instruments.

School District Comments:

CISD has the capacity for the additional students expected with this development.

El Paso County 9-1-1 District:

The property must establish the assigned address on the plat.

Additional Requirements:

Within twelve (12) months of the approval of the final plats by the Town Council, a recording plat application will need to be submitted for City Council approval.

Failure of the subdivider to submit a recording plat within twelve (12) months of approval of the final plat by the City Council will nullify the approval of the final plat and obligate the subdivider to reapply for preliminary plat approval should the subdivider wish to pursue the subdivision. (§4.11.2 Subdivision Municode Chapter 10)

• Any required parks fees shall be paid prior to the recordation of the plat.

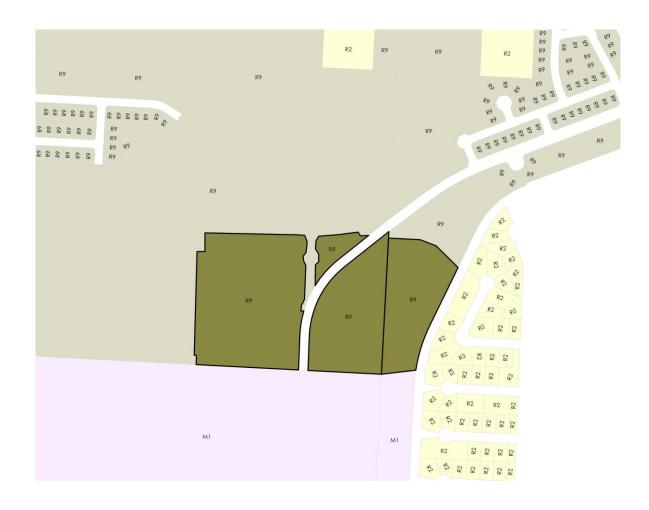
Attachments:

- 1 Aerial
- 2 Zoning Map
- 3 Location Map
- 4 Preliminary Plats
- 5 Preliminary Plat Applications

Attachment 1: Aerial

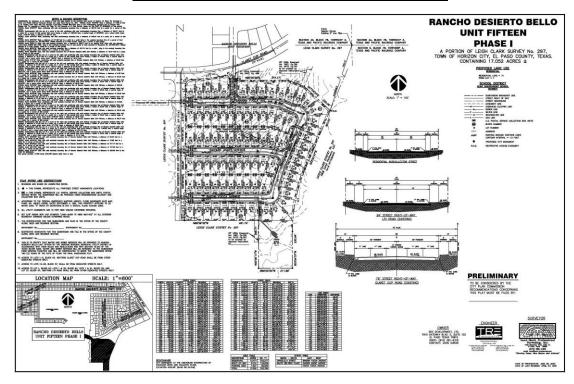


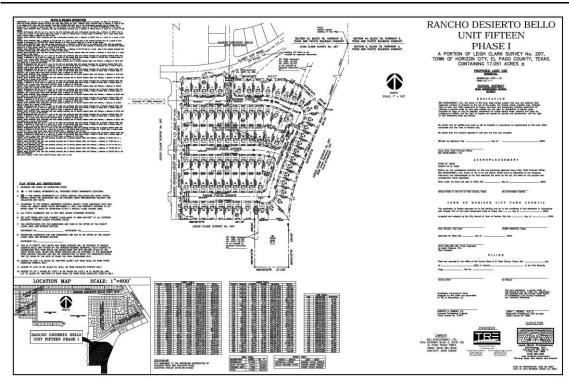
Attachment 2: Zoning Map



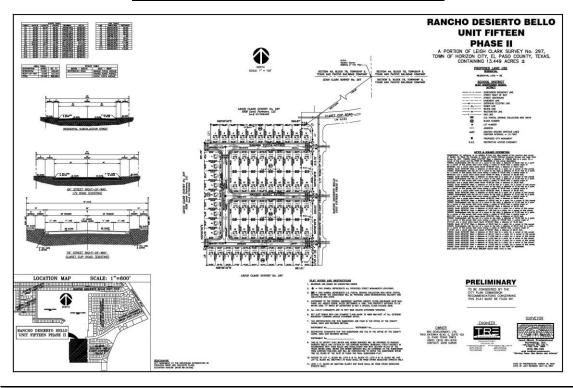
Attachment 3- Location Maps SCALE: 1"=600' LOCATION MAP 1, ERTO RANCHO DESIERTO BELLO UNIT FIFTEEN PHASE I SCALE: 1"=600' LOCATION MAP RANCHO DESIERTO BELLO UNIT FIFTEEN PHASE II

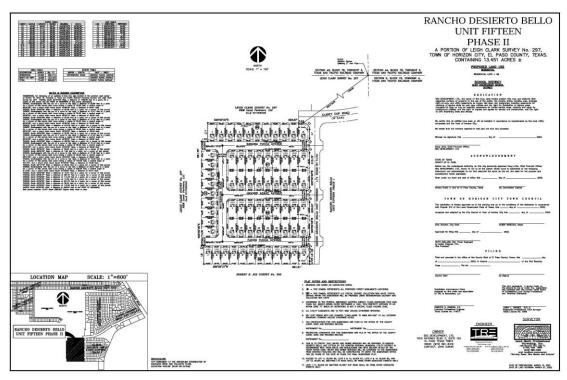
Attachment 4- Preliminary & Final Plat Phase One





Attachment 4- Preliminary & Final Plat Phase Two





Attachment 5 – Applications Phase One

SUB002496-2022



MAJOR SUBDIVISION

	Horizon City, Texas 79928			1111	PRELIMINARY APPLICATION			
	Horizon City Phone 915-852-1	046 Fax 915-85	2-1005					
	SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 15 Phase I			se I	SUBMITTAL DATE: 03/23/2022			
	LEGAL DESCRIPTION FOR THE A PORTION OF LEIGH CLARK S	AREA INCLUDED URVEY NO. 297,	RACT, BLOCK, GRANT, et ON CITY, EL PASO COUN	CK, GRANT, etc.) L PASO COUNTY, TEXAS CONTAINING 17.051 ACRES +/				
	PROPERTY LAND USES:	ACRES	SITES			ACRES	SITES	
	SINGLE-FAMILY	12.469	81	OFFICE				
	DUPLEX			STREET & ALLEY		3.074		
	APARTMENT			PONDING & DRAINAG	E	1.508	1	
	MOBILE HOME			INSTITUTIONAL				
	P.U.D.	-		OTHER				
	PARK (Min 1 acre)							
	SCHOOL						(
	COMMERCIAL			TOTAL NO. SITES				
	INDUSTRIAL			TOTAL (GROSS) ACRE	EAGE	17.051 +/-	_	
	WHAT IS THE EXISTING ZONING	OF THE PROPE	RTY DESCRIBED A	BOVE? R-9	PROPOSED ZONING N/A			
	WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES ☑ NO ☐							
	WHAT TYPE OF UTILITY EASEME	ENTS ARE PROP	OSED? UNDERG	ROUND OVERHEAD	COMBINATION			
	WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Underground storm sewer system to retention pond.							
	IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A							
	ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES \square NO \boxtimes							
٥.	IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES NO IN IT IS ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS OTHER NAMED IN IT.							
١.	REMARKS AND/OR EXPLANATION	N OF SPECIAL C	IRCUMSTANCES:					
	WILL PLAT BE RECORDED PRIO IF YES, submit REQUIRED GUAR	ANTEE (SECTION	4.10.3 & 8.1.7, Mu	nicode Chapter 10) OR Im	provement Cost Estin	nates & Construc	tion Agreement	
3.	WILL ANY RESTRICTIONS AND C	OVENANTS BE I	RECORDED WITH I	PLAT? YES 🗌 NO 💢 IN	IITIALS <u>KB</u> IF	YES, PLEASE S	UBMIT COPY.	
4.	OWNER OF RECORD SDC Develor (NAME & Al		910 Gateway Blvd E	E. Suite 102, El Paso, Tx 7 (EMAIL)	9915 915-591-5319 (PHONE)			
5.	DEVELOPER SDC Development, L	TD 7910 Gate	way Blvd E. Suite 1	02, El Paso, Tx 79915		915-591-5319		
	(NAME & A	DDRESS)		(EMAIL)		(PHONE)		
6.	ENGINEER TRE & Associates, LLC (NAME & A	C 110 Mesa Par	k Dr. Suite 200, El F	Paso, Tx 79912 (EMAIL)		915-852-9093 (PHONE)		
			ark Dr. Suite 200. El		915-852-9093			
	(NAME & A	APPLICANT TRE & Associates, LLC 110 Mesa Park Dr. Suite 200, El Paso, Tx 799 (NAME & ADDRESS) (EMAIL)		(EMAIL)	(PHONE)			
3.	REP/POINT OF CONTACT Karen Barraza 110 Mesa Park Dr. Suite 200, El Paso, Tx 79912 (NAME & ADDRESS) (EMAIL)			o, Tx 79912 (EMAIL)	915-852-9093 (PHONE)			
	NOTE: Applicant is responsible for all exper attorney's fees, engineering fees an	nses incurred by t	he City in connection	on with the Preliminary Pla posit will be invoiced sepa	arately. <mark>Initials</mark>	ocluding but not l	imited to	
_ '	Applicant Signature	TY XX	6	EIVIAIL	kbarraza@tr-eng.co	711		
	40			VALIDATED PRIOR TO SUBD			·	

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MAJOR SUBDIVISION FINAL PLAT APPLICATION

SUB002496-2022

	SUBDIVISION PROPOSED NA	ME: Rancho Desierto	Bello Unit 15 Phase	I s	SUBMITTAL DAT	TE: 03/23/2022	
1.	LEGAL DESCRIPTION FOR TH	E AREA INCLUDED	ON THIS PLAT (
2.	PROPERTY LAND USES:	ACRES	SITES			ACRES	SITES
	SINGLE-FAMILY	12.471	81	OFFICE			
	DUPLEX			STREET & ALLEY		3.074	
	APARTMENT			PONDING & DRAINAGE		1.508	1
	MOBILE HOME			INSTITUTIONAL			
	P.U.D.			OTHER			
	PARK (Min 1 Acre)			C SCHOOLSEP SPECIES	_		
	SCHOOL				_		-
	COMMERCIAL			TOTAL NO. SITES			
	INDUSTRIAL			TOTAL (GROSS) ACREAGE		17.051	_
3.	WHAT IS THE EXISTING ZONI	NG OF THE PROPE	RTY DESCRIBED	ABOVE? R-9	_PROPOSED 2	ZONING N/A	A
4.		S, AS PROPOSED, F	PERMIT DEVELO	PMENT IN FULL COMPLIANCE W	ITH ALL ZONIN	G REQUIREME	ENTS OF THE
5.				RGROUND OVERHEAD C			
6.				MORE THAN ONE) Underground s		to Retention Pon	d.
7.	IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A						
8.	ARE SPECIAL IMPROVEMENT	S PROPOSED IN C	ONNECTION WIT	TH THE DEVELOPMENT? YES	NO 🗹		
9. 10.	IS A MODIFICATION OF ANY F IF "YES", PLEASE LIST SECTION WHAT TYPE OF LANDSCAPIN	ON & FXPI AIN THE	NATURE OF THE	DINANCE PROPOSED? YES NE MODIFICATION NEDIANS OTHER NA	10 🛮		
11.	REMARKS AND/OR EXPLANA	TION OF SPECIAL C	CIRCUMSTANCES	S:			
12.	WILL PLAT BE RECORDED PR IF YES, submit REQUIRED GUA	IOR TO SUBDIVISION ARANTEE (SECTION	ON IMPROVEME N 4.10.3 & 8.1.7, I	NTS BEING COMPLETED & APPR Municode Chapter 10) OR Improver	ROVED? TYES ment Cost Estim	NO N/A ates & Construc	INITIALS KB ction Agreement
				PLAT? YES ☐NO XINITIALS			UBMIT COPY.
14.	OWNER OF RECORD SDC Deve	elopment, LTD 7910 G & ADDRESS)	ateway Blvd. E Suite	e 102, El Paso, Tx 79915 jduran@dese (EMAIL)	ertviewhomes.com	(915) 591-53 (PHONE)	19
15.	DEVELOPER SDC Development, I		teway Blvd. E Suite	27 (17)	ertviewhomes.com	(915) 591-5 (PHONE)	319
16.	ENGINEER TRE & Associates, LLC	110 Mesa Park Dr. & ADDRESS)	Suite 200 El Paso,	Tx 79912 kbarraza@tr-eng.com (EMAIL)		(915) 850- (PHONE)	9093
17.	APPLICANT TRE & Associates, LL (NAME	C 110 Mesa Park Dr.	Suite 200 El Paso, T	x 79912 kbarraza@tr-eng.com (EMAIL)		(915) 850 (PHONE)	-9093
18.	REP/POINT OF CONTACT TRE	& Associates, LLC 110 AME & ADDRESS)	Mesa Park Dr. Suite	e 200 El Paso, Tx 79912 kbarraza@tr (EMAIL)	-eng.com	(915) 850-9093 (PHONE)	
	NOTE: Applicant is responsible attorney's fees, engineering fees Applicant Signature	APPLICATION MUST Accept	BE COMPLETE & ance of fee does	N VALIDATED PRIOR TO SUBDIVISION OF APPLICATION OF	aza@tr-eng.com ON PROCESSING	В	t limited to
		No	n Ketundabie Dep	osit <u>\$500.00</u> Application Fee: <u>\$150</u>			
	Page 1 of 2				R	lev 13FEB2020	

Attachment 5 – Applications Phase Two



MAJOR SUBDIVISION PRELIMINARY APPLICATION SUB002497-2022

	PROPERTY LAND USES:				200000 2000000		
		ACRES	SITES		ACRES	SITES	
	SINGLE-FAMILY	10.623	68	OFFICE	-		
	DUPLEX			STREET & ALLEY	_2.828		
	APARTMENT			PONDING & DRAINAGE		12/2	
	MOBILE HOME	-		INSTITUTIONAL	0	-	
	P.U.D.			OTHER		-	
	PARK (Min 1 acre)	-				-	
	SCHOOL						
	COMMERCIAL	-		TOTAL NO. SITES	<u>13.451 +/</u> -	-	
	INDUSTRIAL			TOTAL (GROSS) ACREA	GE	_	
	WHAT IS THE EXISTING ZONING	OF THE PROPE	ERTY DESCRIBED	ABOVE? R-9	PROPOSED ZONINGN	I/A	
	WILL THE RESIDENTIAL SITES, EXISTING RESIDENTIAL ZONE(S	AS PROPOSED, S)? YES 🛛 NO	PERMIT DEVELO	PMENT IN FULL COMPLIANC	E WITH ALL ZONING REQUIREM	ENTS OF THE	
	WHAT TYPE OF UTILITY EASEM	ENTS ARE PRO	POSED? UNDER	RGROUND OVERHEAD	☐ COMBINATION 🗵		
	WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Underground storm sewer system to retention pond.						
	IF SINGLE-FAMILY OR DUPLEX	DEVELOPMENT	IS PROPOSED: A	VERAGE FLOOR AREA OF H	DUSES N/A		
	ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES \square NO \boxtimes						
	IS A MODIFICATION OF ANY PO IF ANSWER IS "YES", PLEASE E WHAT TYPE OF LANDSCAPING	XPLAIN THE NAT	TURE OF THE MO	DIFICATION] NO ⊠		
	REMARKS AND/OR EXPLANATION	ON OF SPECIAL	CIRCUMSTANCES	S:			
	WILL PLAT BE RECORDED PRIO IF YES, submit REQUIRED GUAR	R TO SUBDIVISI RANTEE (SECTIO	ON IMPROVEMEN N 4.10.3 & 8.1.7, N	NTS BEING COMPLETED & Al Municode Chapter 10) OR Impr	PPROVED? □YES ☒NO □ N/A ovement Cost Estimates & Constru	tion Agreement	
	WILL ANY RESTRICTIONS AND	COVENANTS BE	RECORDED WITH	H PLAT? YES 🗌 NO 🔀 INIT	TALS K IF YES, PLEASE S	SUBMIT COPY.	
	OWNER OF RECORD <u>SDC Dev</u> (NAME & A	elopment, LTD ADDRESS)	7910 Gateway Blv	vd E. Suite 102, El Paso, Tx 79 (EMAIL)	915 915-591-5319 (PHONE)		
	DEVELOPER SDC Development, (NAME & A	LTD 7910 Ga ADDRESS)	teway Blvd E. Suite	e 102, El Paso, Tx 79915 (EMAIL)	915-591-5319 (PHONE)		
	ENGINEER TRE & Associates, LI	C 110 Mesa Pa	ark Dr. Suite 200, E	El Paso, Tx 79912	915-852-9093		
	(NAME & A	ADDRESS)		(EMAIL)	(PHONE)		
	APPLICANT_TRE & Associates, L	LC 110 Mesa P	ark Dr. Suite 200, I	El Paso, Tx 79912	915-852-9093 (PHONE)		
	(NAME & A			(EMAIL)	• • • • • • • • • • • • • • • • • • • •		
	REP/POINT OF CONTACT Karen	Barraza 110 Mesa F	ark Dr. Suite 200, El P	aso, Tx 79912	915-852-9093 (PHONE)		
	NOTE: Applicant is responsible for all expe attorney's fees, engineering fees a	nses incurred by	the City in connect	deposit will be invoiced separa	approval request, including but not		
3	Applicant Signature	1	1	LIVIAIL N	bullazalati oligioolii		

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SUBDIVISION PROPOSED NAME: Rancho Desierto Bello Unit 15 Phase II SUBMITTAL DATE: 03/23/2022 LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)
A PORTION OF LEIGH CLARK SURVEY No. 297, TOWN OF HORIZON CITY, EL PASO, COUNTY, TEXAS. CONTAINIG 13.451 ACRES +/-PROPERTY LAND USES SITES ACRES ACRES SITES OFFICE SINGLE-FAMILY 10.623 DUPLEX STREET & ALLEY 2.828 APARTMENT PONDING & DRAINAGE INSTITUTIONAL MOBILE HOME OTHER P.U.D. PARK (Min 1 Acre) SCHOOL TOTAL NO. SITES COMMERCIAL TOTAL (GROSS) ACREAGE 13.451+/-INDUSTRIAL WHAT IS THE EXISTING ZONING OF THE PROPERTY DESCRIBED ABOVE? R-9 PROPOSED ZONING WILL THE RESIDENTIAL SITES, AS PROPOSED, PERMIT DEVELOPMENT IN FULL COMPLIANCE WITH ALL ZONING REQUIREMENTS OF THE EXISTING RESIDENTIAL ZONE(S)? YES \square NO \square WHAT TYPE OF UTILITY EASEMENTS ARE PROPOSED? UNDERGROUND ☐ OVERHEAD ☐ COMBINATION ☑ WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) Underground storm sewer system to Retention Pond. 6. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES N/A ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES $\ \square$ NO $\ \square$ IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES ☐ NO ☑ IF "YES", PLEASE LIST SECTION & EXPLAIN THE NATURE OF THE MODIFICATION WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY MEDIANS ☐ OTHER ☐ NA 11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? ☐YES ☑NO ☐ N/A INITIALS ☑ YES, submit REQUIRED GUARANTEE (SECTION 4.10.3 & 8.1.7, Municode Chapter 10) OR Improvement Cost Estimates & Construction Agreement 13. WILL ANY RESTRICTIONS AND COVENANTS BE RECORDED WITH PLAT? YES ☐NO ☐INITIALS ☐ ☐ ☐ IF YES, PLEASE SUBMIT COPY. 14. OWNER OF RECORD SDC Development, LTD 7910 Gateway Blvd. E Suite 102, El Paso, Tx 79915 jduran@desertviewhomes.com (915) 591-5319 (EMAIL) 7910 Gateway Blvd. E Suite 102, El Paso, Tx 79915 (915) 591-5319 jduran@desertviev 15. DEVELOPER SDC Development, LTD (EMAIL) (PHONE) (NAME & ADDRESS) 16. ENGINEER TRE & Associates, LLC (915) 850-9093 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (NAME & ADDRESS) (EMAIL) (PHONE) kbarraza@tr-eng.com (915) 850-9093 17. APPLICANT TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 (EMAIL) (PHONE) (NAME & ADDRESS) (915) 850-9093 18. REP/POINT OF CONTACT TRE & Associates, LLC 110 Mesa Park Dr. Suite 200 El Paso, Tx 79912 kbarraza@tr-eng.com (NAME & ADDRESS) (EMAIL) NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Final plat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials EMAIL kbarraza@tr-eng.com Applicant Signature APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING Acceptance of fee does not grant acceptance of application. Non Refundable Deposit \$500.00 | Application Fee: \$150

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