



**TOWN OF HORIZON CITY
MEMORANDUM**

Date: May 13, 2025

To: Honorable Mayor and Members of City Council

From: Art Rubio, Chief Planner

SUBJECT: On the submitted **Replat** application for **Horizon City Unit Forty Seven Replat A (Case No. SUC25-0003)**, and authorize the Mayor to sign the recording plat. Legally described as a portion of Lot 8, Block 353, Horizon City Unit Forty-Seven, El Paso County, Texas. Containing 1.5071 acres \pm . Application submitted by Sitework Engineering.

On April 21, 2025, the Planning & Zoning Commission recommended unanimous approval of the submittal of Horizon City Unit Forty Seven Replat A on a Preliminary and Final Subdivision Replat basis.

The application meets all minimum requirements of a preliminary and final subdivision replat, has addressed all agency review comments and staff recommends approval of Horizon City Unit Forty Seven Replat A on a Preliminary and Final subdivision replat basis.

Attached for your review is the staff report that was prepared for the Planning and Zoning Commission.



TOWN OF HORIZON CITY
Planning and Zoning Commission Staff Report

Case No.: SUC25-0003 Martinez Subdivision

Application Type: Replat Application
P&Z Hearing Date: April 21, 2025
Staff Contact: Art Rubio, Chief Planner
915-852-1046, Ext. 407; arubio@horizoncity.org

Address/Location: North of Horizon Blvd. and East of Anderpont St
Property ID Nos.: H77904735300080
Legal Description: A portion of Lot 8, Block 353, Horizon City, Unit Forty-Seven, El Paso County, Texas.
Property Owner: Martin Adrian Martinez & Pedro Jesus Martinez
Applicant/Rep.: Jorge Garcia
Nearest Park: Horizon Mesa Park
Nearest School: Horizon High School

SURROUNDING PROPERTIES:		
	Zoning	Land Use
N	ETJ	Residential
E	ETJ	Residential
S	ETJ	Vacant
W	R-2 (Single-Family Residential) Horizon City	Residential
LAND USE AND ZONING:		
	Existing	Proposed
Land Use	Residential	Residential Subdivision
Zoning	R-2 Residential	R-2 Residential

Application Description:

Preliminary and Final Subdivision:

The proposed preliminary and final residential subdivision includes 3 lots for single-family residential development, the smallest lot measuring approximately 21,780.21 sq. ft. and the largest lot measuring approximately 22,089.55 sq. ft

Staff Recommendation:

Staff recommends approval subject to addressing all pending comments prior to City Council Meeting.

Planning Division Comments:

Preliminary Plat:

- ~~1. Driveway for 119 Anderpont St shall be coordinated and approved by El Paso County Planning & Development.~~
- ~~2. Plat notes include covenants please submit a copy of the covenants, if applicable or remove note.~~
- ~~3. Final Engineering Report is required for proposed subdivision not connected to an established and regulated MUD <https://ecode360.com/39708873>~~

Final Plat

- ~~1. For proposed subdivisions not connected to an established and regulated MUD, the final plat shall be accompanied by an engineering report bearing the signed and dated seal of a professional engineer registered in the State of Texas. § 4.4 FINAL ENGINEERING REPORT <https://ecode360.com/39708873>~~
- ~~2. Where private on-site sewerage facilities are proposed, the final engineering report shall include the soils information and percolation test results required for a Subdivision Construction Authorization under Chapter 8 of the County's Rules for On-Site Sewerage Facilities.~~
- ~~3. Add plat note: Lot owner is responsible to secure all private waste water system permits.~~

Town Engineer Comments:Preliminary Plat:

- ~~1. Sec. 4.2.2.5: Provide features pertinent to subdivision such as any existing utilities with the size of sewer or water mains.~~
- ~~2. Sec. 4.2.2.9: Provide certification from utility and/or service agencies indicating their satisfaction with the location and extent of utility easements. The certification must also state whether utility services will be sufficient to serve the subdivision. If these certifications are not submitted with the preliminary plat, the City may forward the plat and a comment sheet to the agencies to request service information and easement location comments. A fee will be assessed to cover the associated cost.~~

Final Plat:

- ~~1. Add the title "Final Plat" near the subdivision name or scale~~

El Paso 9-1-1 District Comments:

The addresses on Anderpont should be even addresses, not odds.

El Paso County

Attachment #7 are the comments for El Paso County.

TxDOT Comments:

No Comments

El Paso Electric Company:

We have no comments for the Martinez Subdivision

Texas Gas Service:

In reference to replat application for "Martinez Subdivision", Texas Gas Service have an active service line at 14710 Allemands Ave

El Paso Natural Gas / Kinder Morgan:

No Comments

Clint ISD:

Clint ISD takes no exception to the information presented

El Paso Central Appraisal District Comments (EPCAD):

No Comments

HRMUD:

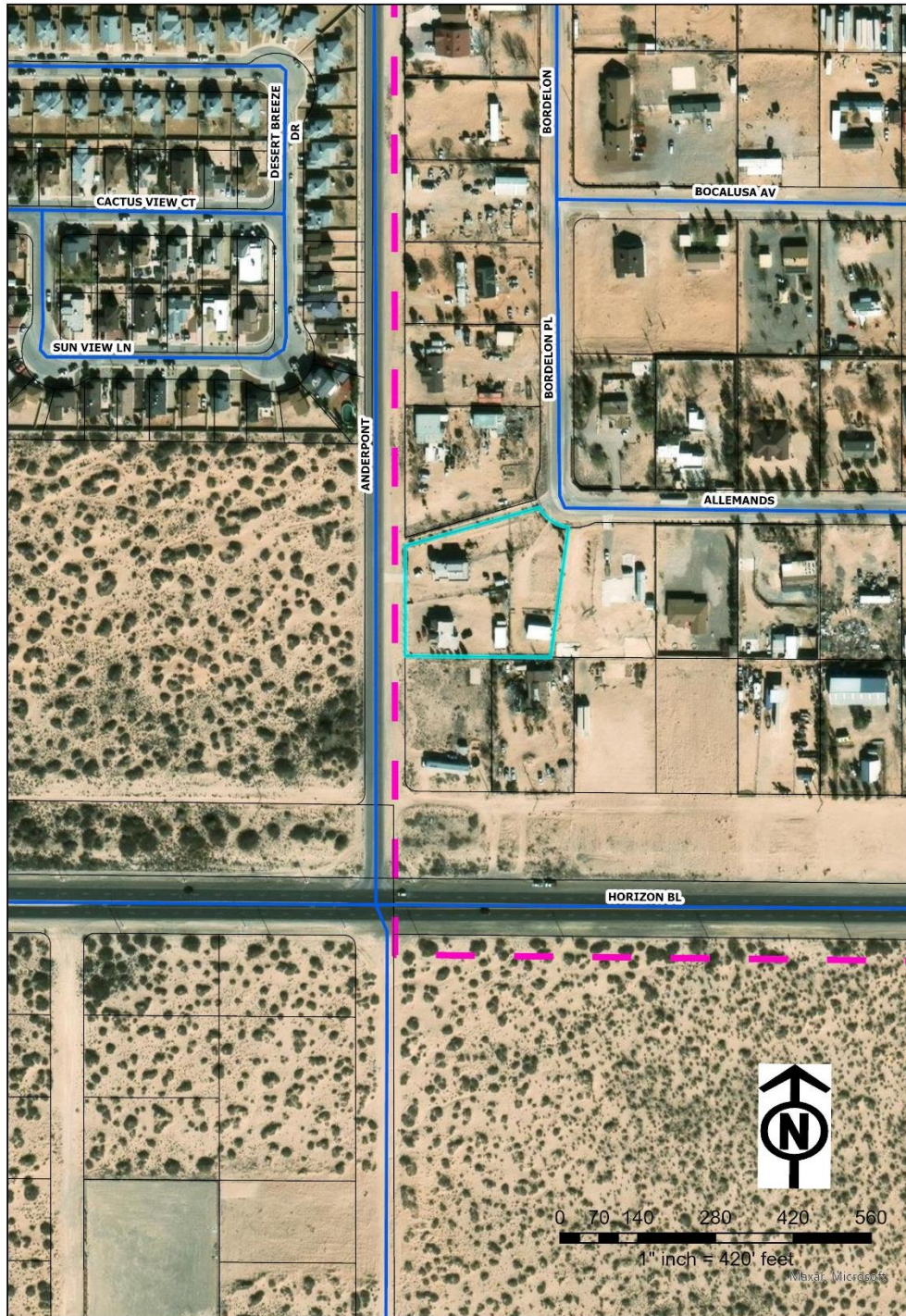
- ~~Should be a resubdivision of Horizon City Unit 472~~
- ~~All water services must connect to lines fronting the proposed lots determined by the lot address (Andrepoint and Allemands). Wastewater connection is currently being coordinated with the Districts Engineering Committee.~~

Attachments:

- 1 - Aerial
- 2 – Zoning Designation Map
- 3 - Location Map
- 4 – Preliminary Plat
- 5 – Final Plat
- 6 – Replat Application
- 7 – El Paso County Comments

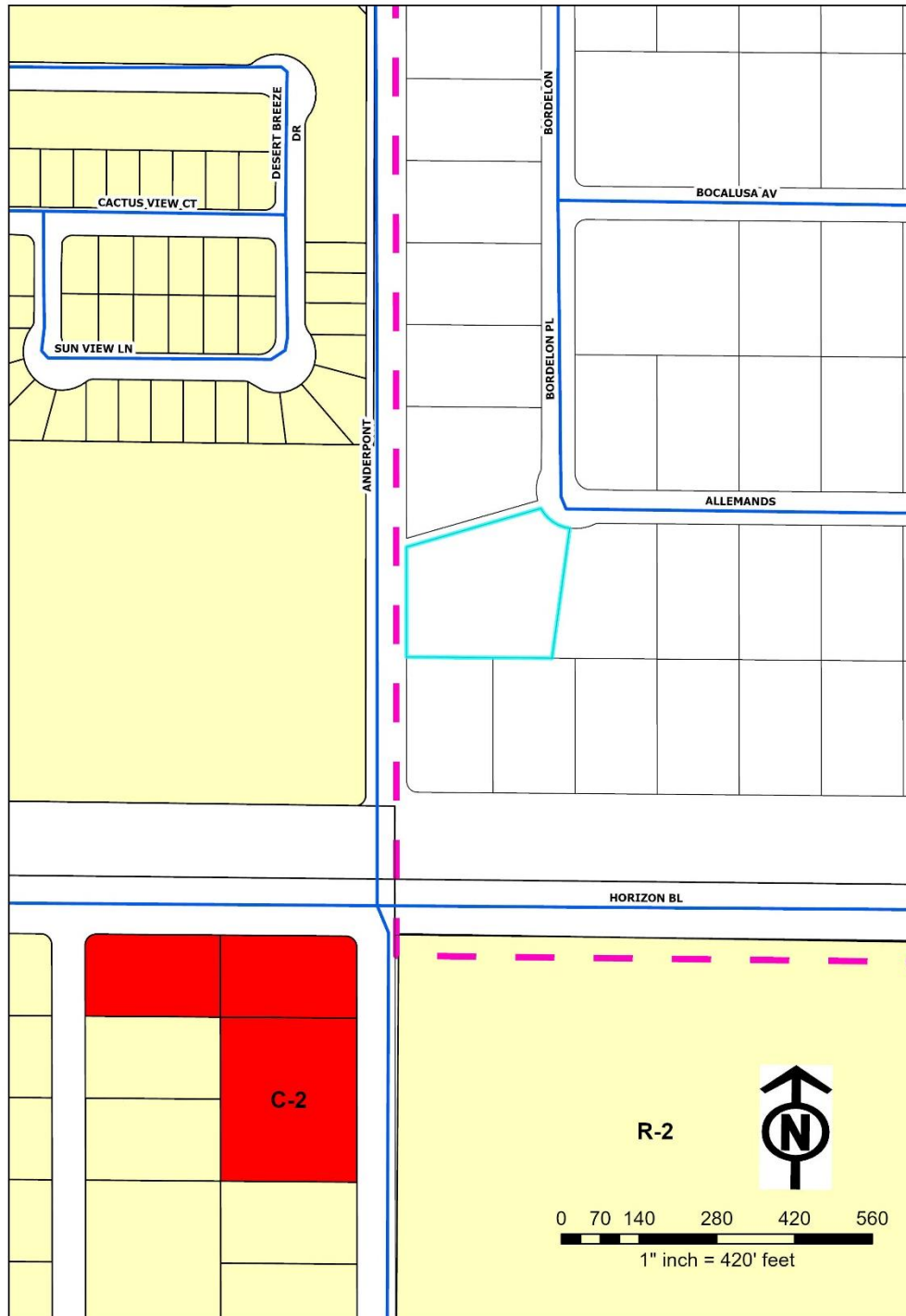
Attachment 1: Aerial Map

**Planning & Zoning Commission
Martinez Subdivision
Case No. SUC25-0003**

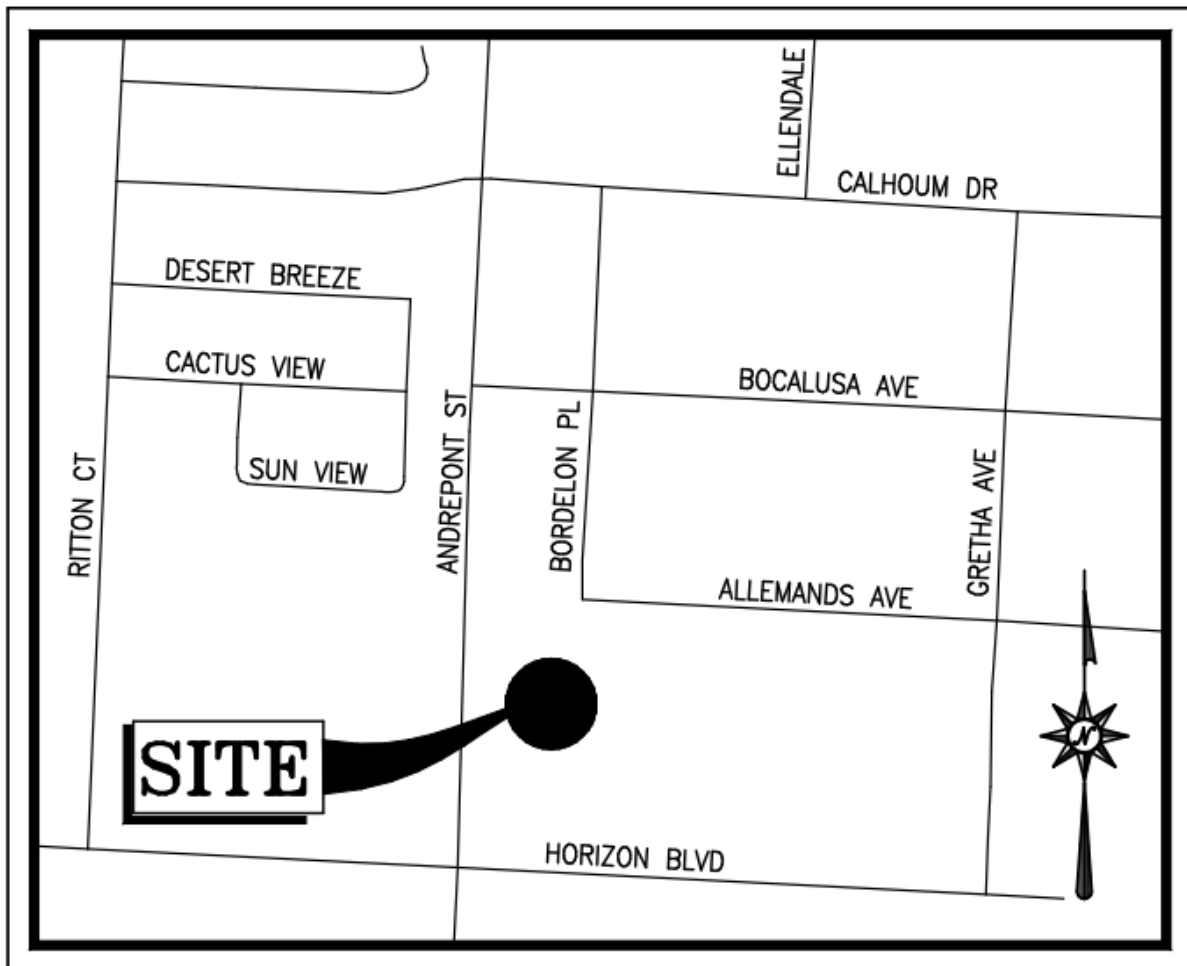


Attachment 2: Zoning Designation Map

**Planning & Zoning Commission
Martinez Subdivision
Case No. SUC25-0003**



Attachment 3: Location Map



HORIZON CITY UNIT FORTY SEVEN REPLAT A

REPLAT OF LOT B, BLOCK 553
HORIZON CITY UNIT FORTY SEVEN
ALL PARCELS
CONTAINING
65,650.43 SQ. FT. OR 1.5071 ACRES ±

PRELIMINARY

**THE REASON FOR THE REPLAT IS TO
DIVIDE THE PROPERTY INTO 3 LOTS**

LEGEND

1	EXISTING LOT
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NOTES

1. THE REASON FOR THE REPLAT IS TO DIVIDE THE PROPERTY INTO 3 LOTS.
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[illegible]

Attachment 6: Replat Application



TOWN OF HORIZON CITY
14999 Darrington Road
Horizon City, Texas 79928
Phone 915-852-1046 Fax 915-852-1005

REPLAT APPLICATION

SUBDIVISION PROPOSED NAME: MARTINEZ SUBDIVISION

SUBMITTAL DATE: _____

1. LEGAL DESCRIPTION FOR THE AREA INCLUDED ON THIS PLAT (TRACT, BLOCK, GRANT, etc.)

LOT B, BLOCK 353, HORIZON CITY UNIT 47

2. PROPERTY LAND USES:

	ACRES	SITES		ACRES	SITES
SINGLE-FAMILY	<u>1.50</u>	<u>3</u>	OFFICE	_____	_____
DUPLEX	_____	_____	STREET & ALLEY	_____	_____
APARTMENT	_____	_____	PONDING & DRAINAGE	_____	_____
MOBILE HOME	_____	_____	INSTITUTIONAL	_____	_____
P.U.D.	_____	_____	OTHER	_____	_____
PARK	_____	_____		_____	_____
SCHOOL	_____	_____		_____	_____
COMMERCIAL	_____	_____	TOTAL NO. SITES	<u>1.50</u>	<u>3</u>
INDUSTRIAL	_____	_____	TOTAL (GROSS) ACREAGE	<u>1.50</u>	_____

3. WHAT IS THE EXISTING ZONING OF THE ABOVE DESCRIBED PROPERTY? N/A PROPOSED ZONING N/A

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 ☒

6. WHAT TYPE OF DRAINAGE IS PROPOSED? (IF APPLICABLE LIST MORE THAN ONE) ON-SITE PONDING

7. IF SINGLE-FAMILY OR DUPLEX DEVELOPMENT IS PROPOSED: AVERAGE FLOOR AREA OF HOUSES ± 5,000 S.F.

8. ARE SPECIAL IMPROVEMENTS PROPOSED IN CONNECTION WITH THE DEVELOPMENT? YES ☐ NO ☒

9. IS A MODIFICATION OF ANY PORTION OF THE SUBDIVISION ORDINANCE PROPOSED? YES ☐ NO ☒

IF ANSWER IS "YES", PLEASE EXPLAIN THE NATURE OF THE MODIFICATION _____

10. WHAT TYPE OF LANDSCAPING IS PROPOSED? PARKWAY ☐ MEDIANS ☐ OTHER ☐

11. REMARKS AND/OR EXPLANATION OF SPECIAL CIRCUMSTANCES: HORIZON ETJ

12. WILL PLAT BE RECORDED PRIOR TO SUBDIVISION IMPROVEMENTS BEING COMPLETED & APPROVED? ☐ YES ☐ NO ☒ N/A INITIALS HT
IF 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 HT IF YES, PLEASE ATTACH COPY.

14. OWNER OF RECORD MARTIN ADRIAN MARTINEZ
(NAME & ADDRESS) (EMAIL) (PHONE)
PEDRO JESUS MARTINEZ, 1970 ALEMANOS, ELPTX, 915.633.6422
(NAME & ADDRESS) (EMAIL) (PHONE)

15. DEVELOPER _____
(NAME & ADDRESS) (EMAIL) (PHONE)

16. ENGINEER SITWORK ENGINEERING
444 EXECUTIVE CTR SUITE 134, (NAME & ADDRESS) (EMAIL) (PHONE)
915.351.8033
igarcia@sitework
engineering.com

17. APPLICANT _____
(NAME & ADDRESS) (EMAIL) (PHONE)

18. REP/POINT OF CONTACT _____
(NAME & ADDRESS) (EMAIL) (PHONE)

NOTE: Applicant is responsible for all expenses incurred by the City in connection with the Replat approval request, including but not limited to attorney's fees, engineering fees and publication. Charges exceeding deposit will be invoiced separately. Initials HT

Applicant Signature [Signature]

EMAIL martinez4171@gmail.com

APPLICATION MUST BE COMPLETE & VALIDATED PRIOR TO SUBDIVISION PROCESSING

Acceptance of fee does not grant acceptance of application.

Non Refundable Deposit \$800 | Application Fees: \$1600 | Publishing Fee Deposit for Residential

Attachment 7: El Paso County Comments

11 March 2025 1:00:32 PM



County of El Paso, TX

Planning and Development Dept. County Comments

800 E. Overland Ave, Suite 200, El Paso, TX, 79901 Telephone:
(915) 546-2015

Project	25-047P MARTINEZ SUBDIVISION
Project Address	14710 ALLEMANDS Ave EL PASO COUNTY, TX 79928 United States
Project Contact	Jorge Garcia jgarcia@siteworkengineering.com 9153518033
Files and Attachments	24059 Martinez Subdivision - 01-28-2025.pdf 1st Submittal

Project Details

- Project Type: Subdivision Replat

Instructions

The County Planning & Development Department has reviewed the request and offer the following comments and recommendations:

Engineers

[Sheet 3 | Comment 00007 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Review all reports and correct any misspellings or grammar issues

[Sheet 1 | Comment 00001 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Verify area

[Sheet 1 | Comment 00002 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Add engineer's contact information

[Sheet 1 | Comment 00003 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Provide engineer's dedication

[Sheet 2 | Comment 00004 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Provide engineer's seal

[Sheet 2 | Comment 00005 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Provide metes and bounds description.

[Sheet 3 | Comment 00006 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Match font size.

[Sheet 3 | Comment 00008 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Include Drainage Report in Spanish

[Sheet 3 | Comment 00009 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Change slope direction to reflect driveway for onsite ponding

[Sheet 1 | Comment 00010 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Separate school district from plat notes and put in a box.

[Sheet 1 | Comment 00011 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Include lot use table

[Sheet 3 | Comment 00012 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Provide documentation from the City of Horizon for the proposed access

[Sheet 3 | Comment 00013 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Minimum distance from septic system to top of pond is 25'

[Sheet 3 | Comment 00014 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Verify ROW width

[Sheet 1 | Comment 00015 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Add note: Each drainage easement shall be kept clear of fences, buildings, plantings, and other obstructions that would interfere with the operation and maintenance of the drainage system.

[Sheet 1 | Comment 00016 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Include onsite ponding notes on final plat

[Sheet 1 | Comment 00017 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

State that lot is within the extraterritorial jurisdiction of Horizon City.

[Sheet 1 | Comment 00018 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

delineate and hatch lot area on location map

[Sheet 1 | Comment 00019 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Add note: All lots within Martinez Subdivision are restricted to residential purposes only.

[Sheet 2 | Comment 00020 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Include cross sections showing abutting ROW streets

[Sheet 1 | Comment 00021 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Please provide a note stating reason for replat.

[Sheet 3 | Comment 00022 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Subdivision name and legal description should match on every sheet

[Sheet 3 | Comment 00023 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Name should be Martinez Subdivision. Make changes where applicable

[Sheet 3 | Comment 00024 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Identify lots where proposed water systems are being installed, and which lot has the existing water system

[Sheet 3 | Comment 00025 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

What's included in the \$4,000.00 cost for improvements?

[Sheet 3 | Comment 00026 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Delineate watershed areas affecting each pond

[Sheet 3 | Comment 00027 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Half of the stormwater runoff generated by Andrepont street should be stored within lot ponding areas as well.

[Sheet 2 | Comment 00028 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Provide documentation from the City of Horizon for the proposed and existing access

[Sheet 3 | Comment 00029 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

This statement contradicts previous statement. Please clarify.

[Sheet 2 | Comment 00030 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Apply all comments applicable from Final Plat sheets to Preliminary sheet

[Sheet 1 | Comment 00031 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Provide metes and bounds description.

[Sheet 2 | Comment 00032 | 24059 Martinez Subdivision - 01-28-2025.pdf]
Arturo Del Bosque

Update legend

[Sheet 3 | Comment 00033 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

show pond capacity for each pond

[Sheet 3 | Comment 00037 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Include exiting waterline diameter

[Sheet 3 | Comment 00038 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Arturo Del Bosque

Maximum depth for residential onsite ponding is 12"

Planning

[Sheet 1 | Comment 00041 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Verify addresses with El Paso County 911 District

[Sheet 1 | Comment 00034 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Correct the spelling of CONNECTIONS

[Sheet 1 | Comment 00035 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Correct the spelling of GOVERNMENT

[Sheet 1 | Comment 00036 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Correct the spelling of Commissioners

[Sheet 1 | Comment 00039 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

This is a replat and the subdivision name should remain the same and include a letter. For example, HORIZON CITY UNIT 47 REPLAT A. Please verify and provide the correct letter for this subdivision and make the appropriate changes throughout.

[Sheet 1 | Comment 00040 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Add a plat note that includes the reason for the replat.

[Sheet 3 | Comment 00042 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Remove ENGINEERING REPORT FOR and only provide the subdivision name and legal description/

[Sheet 3 | Comment 00043 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Correct the spelling of FACILITIES

[Sheet 3 | Comment 00044 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Are the lots residential or non-residential?

[Sheet 3 | Comment 00045 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Replace with the correct subdivision name and remove the quotation marks.

[Sheet 3 | Comment 00046 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Replace DESIGN with DESIGNED

[Sheet 3 | Comment 00047 | 24059 Martinez Subdivision - 01-28-2025.pdf]

Shani Enriquez

Include Avenue in the name- ALLEMANDS AVE.

Reviewers

Arturo Del Bosque
a.delbosque@epcounty.com

Shani Enriquez
915-546-2015
SEnriquez@epcounty.com