

# Vista Del Norte Estates Unit Five

City Plan Commission — August 14, 2025 **[REVISED]**



**CASE NUMBER/TYPE:** SUSU25-00069 – Major Combination  
**CASE MANAGER:** Alex Alejandre, (915) 212-1642, [AlejandreAX@elpasotexas.gov](mailto:AlejandreAX@elpasotexas.gov)  
**PROPERTY OWNER:** Ranchos Real IV, LTD  
**REPRESENTATIVE:** Conde, Inc.  
**LOCATION:** South of Stan Roberts Ave. and West of Dyer St. (District 4)  
**PROPERTY AREA:** 115.18 acres  
**VESTED RIGHTS STATUS:** Vested (Prior to June 1, 2008)  
**PARK FEES:** Park Fees Not Required  
**EXCEPTIONS/MODIFICATIONS:** Yes, see following section  
**ZONING DISTRICT(S):** P-R I (Planned Residential I)  
**RELATED APPLICATIONS:** SUB08-00042 (Vista del Norte Amending Land Study)

**SUMMARY OF RECOMMENDATION:** Staff recommends **APPROVAL** of Vista del Norte Estates Unit Five on a Major Combination basis, and **APPROVAL** of the exception requests, subject to the following condition:

- That the applicant is required to landscape the rear of all double-frontage lots, in accordance with Section 19.23.4(H)(3)(c) of the El Paso City Code.

Related to this application, the applicant is requesting the following exceptions from the City Plan Commission:

- To waive the construction of one-foot (1') of planter strip along Norte Vista Drive.
- To waive the construction of one-foot (1') of sidewalk along US 54.

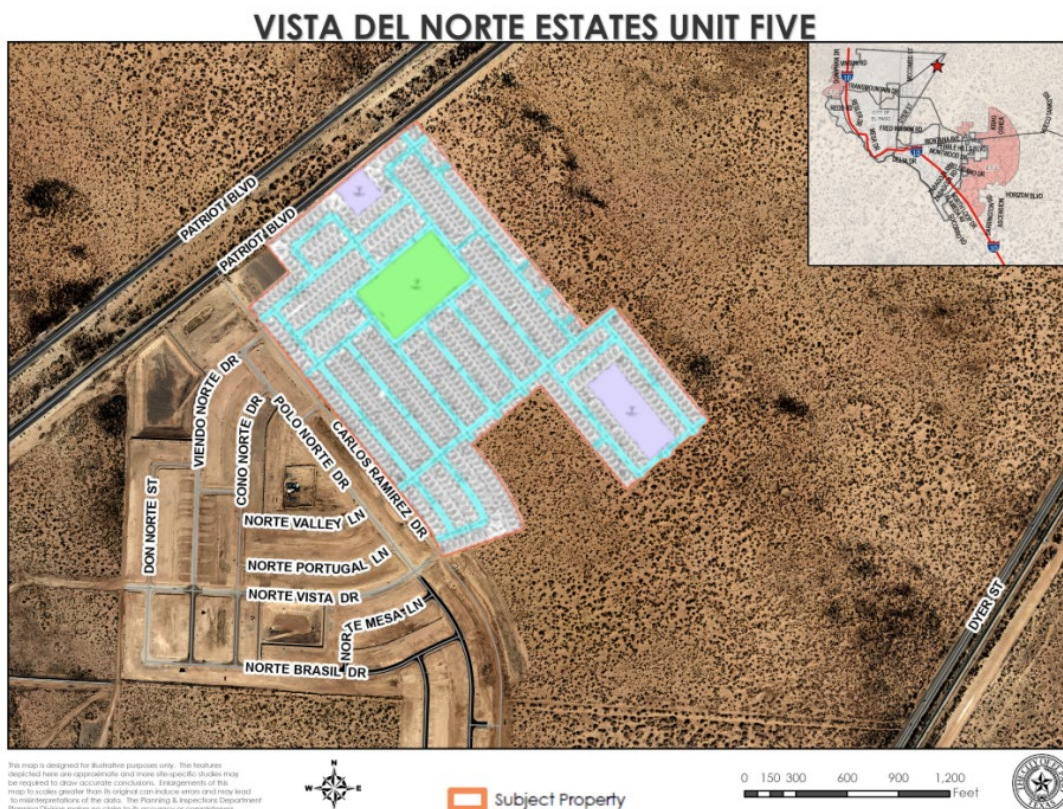


Figure A: Proposed plat with surrounding area

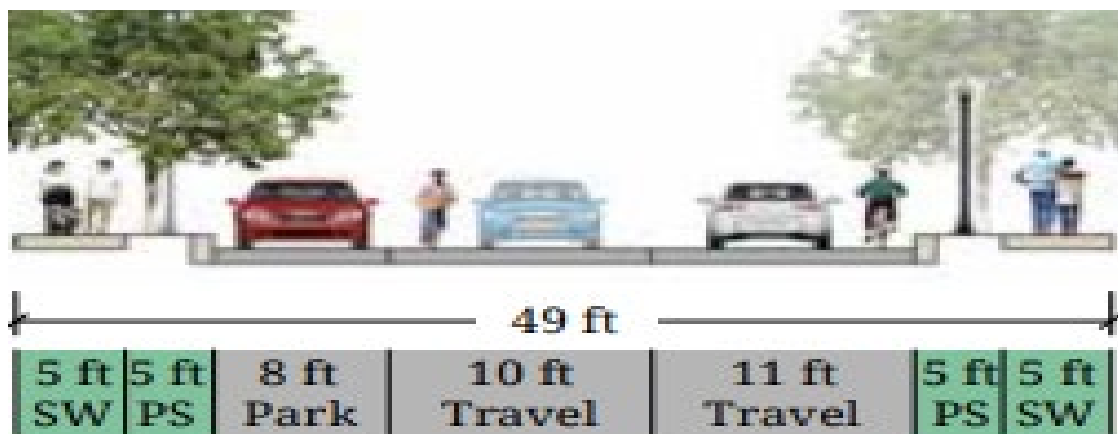
**DESCRIPTION OF REQUEST:** The applicant is proposing to subdivide 115.188 acres of vacant land to create a residential subdivision, comprising of five hundred and ninety-four (594) single-family residential lots, one (1) 7.91 acre park, and two (2) drainage ponds with a combined acreage of 5.94 acres. Primary access to the subdivision will be from Carlos Ramirez Drive. This application was granted vested rights, and was reviewed under the standards of the Subdivision Code that was in effect prior to June 1, 2008.

**CASE HISTORY/RELATED APPLICATIONS:** The proposed development falls within the area of the Vista del Norte Land Study (SUB08-00042), which was approved by the City Plan Commission (CPC) on April 10, 2008. The proposed development is in conformance with the approved land study.

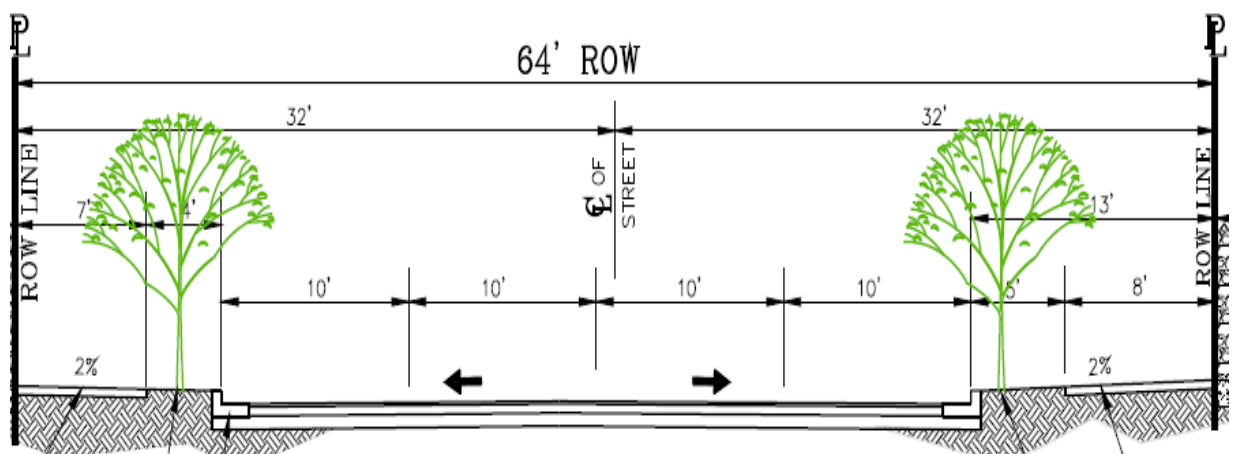
**EXCEPTIONS, MODIFICATIONS, OR WAIVER REQUESTS:** The applicant is requesting the following exception requests pursuant to El Paso City Code Section 19.10.050 (A)(1)(a) – (Roadway participation policies—Improvement of Roads and Utilities Within and or Abutting the Subdivision) of the current code.

1. To waive the construction of one-foot (1') of planter strip along Norte Vista Drive.

REQUIRED CROSS-SECTION:



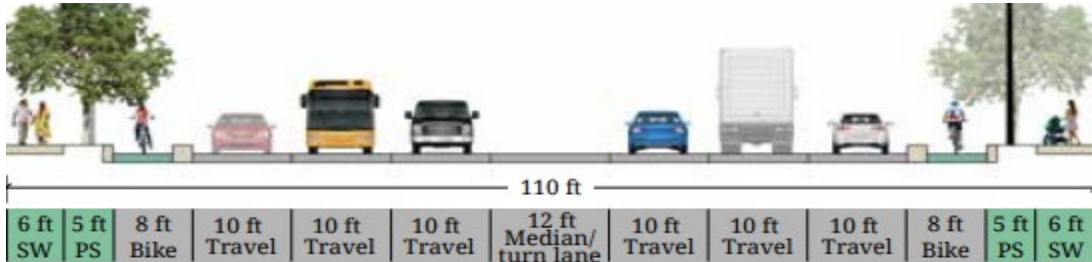
PROPOSED CROSS-SECTION:



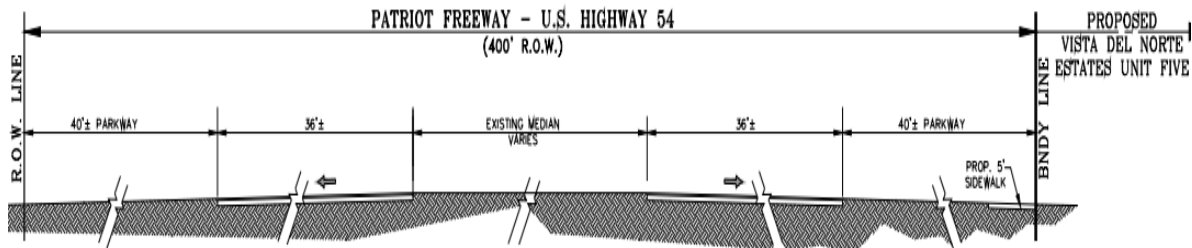


2. To waive the construction of one-foot (1') of sidewalk along US 54.

REQUIRED CROSS-SECTION:



PROPOSED CROSS-SECTION:



**EVALUATION OF EXCEPTION REQUEST:** The exception requests to waive right-of-way improvements meets the following criteria under El Paso City Code 19.10.050(A)(1)(a) – (Roadway Participation Policies— Improvement of Roads and Utilities Within and or Abutting the Subdivision). The section reads as follows:

Section 19.10.050(A)(1)(a)

The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

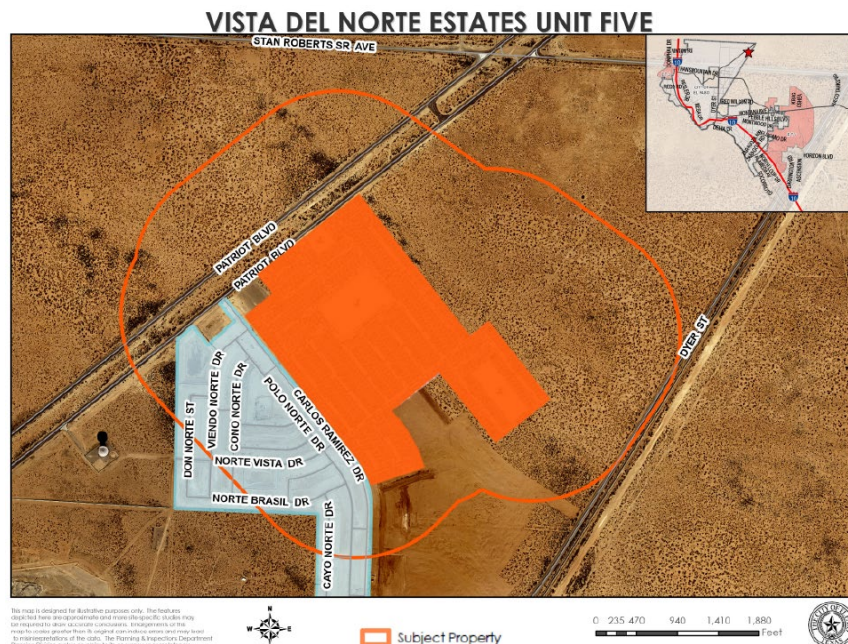


Figure B: Developed properties within a quarter mile of proposed subdivision

**NEIGHBORHOOD CHARACTER:** Surrounding neighborhood characteristics are identified in the following table.

<b>Surrounding Zoning and Use</b>	
North	C-4/c (Commercial/condition) / Vacant
South	P-R I (Planned Residential I) / Residential development
East	P-R I (Planned Residential I) / Residential development
West	C-2/ (Commercial) / Vacant
<b>Nearest Public Facility and Distance</b>	
Park	A park is proposed within the subdivision
School	IDEA Mesquite Hills School (1.68 miles)
<b>Plan El Paso Designation</b>	
G-4, Suburban (Walkable)	
<b>Impact Fee Service Area</b>	
Northeast	

**PUBLIC COMMENT:** N/A

**PLAT EXPIRATION:** This application will expire on **August 14, 2028**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with El Paso City Code Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

#### **CITY PLAN COMMISSION OPTIONS:**

##### Subdivision

City Plan Commission (CPC) has sole and final authority on subdivision matters. Subdivision applications in conformance with all applicable code provisions shall be approved by the CPC. When a plat is brought forward to the CPC for review, the Commission may take any of the following actions:

1. **Approval:** The CPC finds that the proposed plat is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Approval with Conditions:** The CPC may impose conditions that bring the proposed plat into conformance with all applicable requirements of Title 19 of the El Paso City Code.
3. **Denial:** The CPC finds that the proposed plat is not in conformance with all applicable requirements of Title 19 of the El Paso City Code.

##### Waiver, Exception, Modification Request(s)

The approval of waivers from, or exceptions or modifications to any applicable code provision is at the discretion of the CPC, in consideration of any criteria provided by the El Paso City Code for the review of such waivers, exceptions, or modifications. In evaluating the request(s), the CPC may take any of the following actions:

1. **Approval** of the waiver, exception, or modification request(s), finding that the request(s) is in conformance with the relevant review criteria provided by the El Paso City Code, as reflected in the Staff Report. **(Staff Recommendation)**
2. **Partial approval of the waiver, exception, or modification request(s)**, finding that the request(s) is partially in conformance with the relevant review criteria provided by the El Paso City Code.
3. **Denial** of the waiver, exception, or modification request(s), finding that the request(s) does not conform to the review criteria provided by the El Paso City Code, as reflected in the Staff Report.

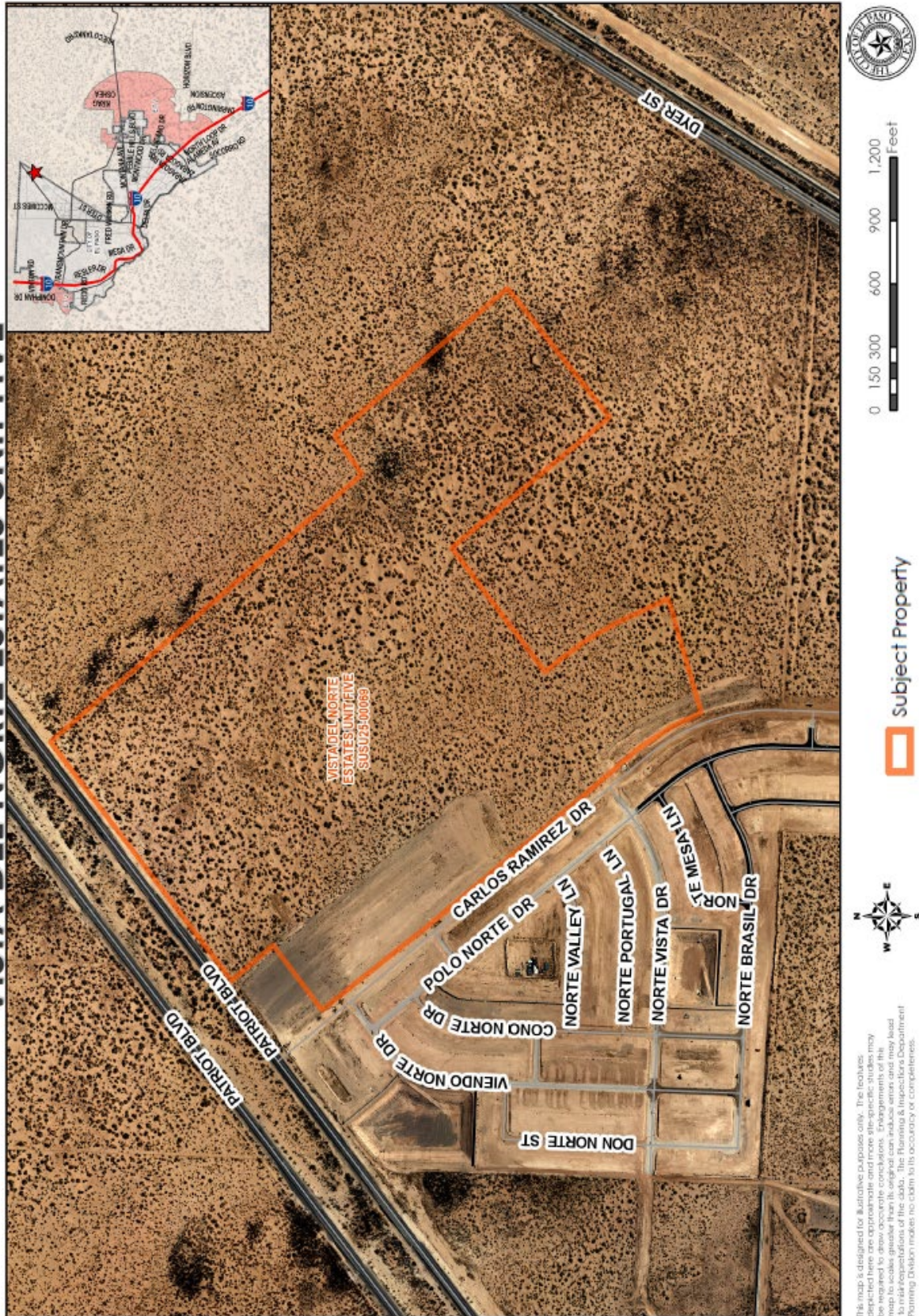
**ATTACHMENTS:**

1. Aerial Map
2. Preliminary Plat
3. Final Plat
4. Exception Request
5. Application
6. Department Comments



# ATTACHMENT 1

## VISTA DEL NORTE ESTATES UNIT FIVE

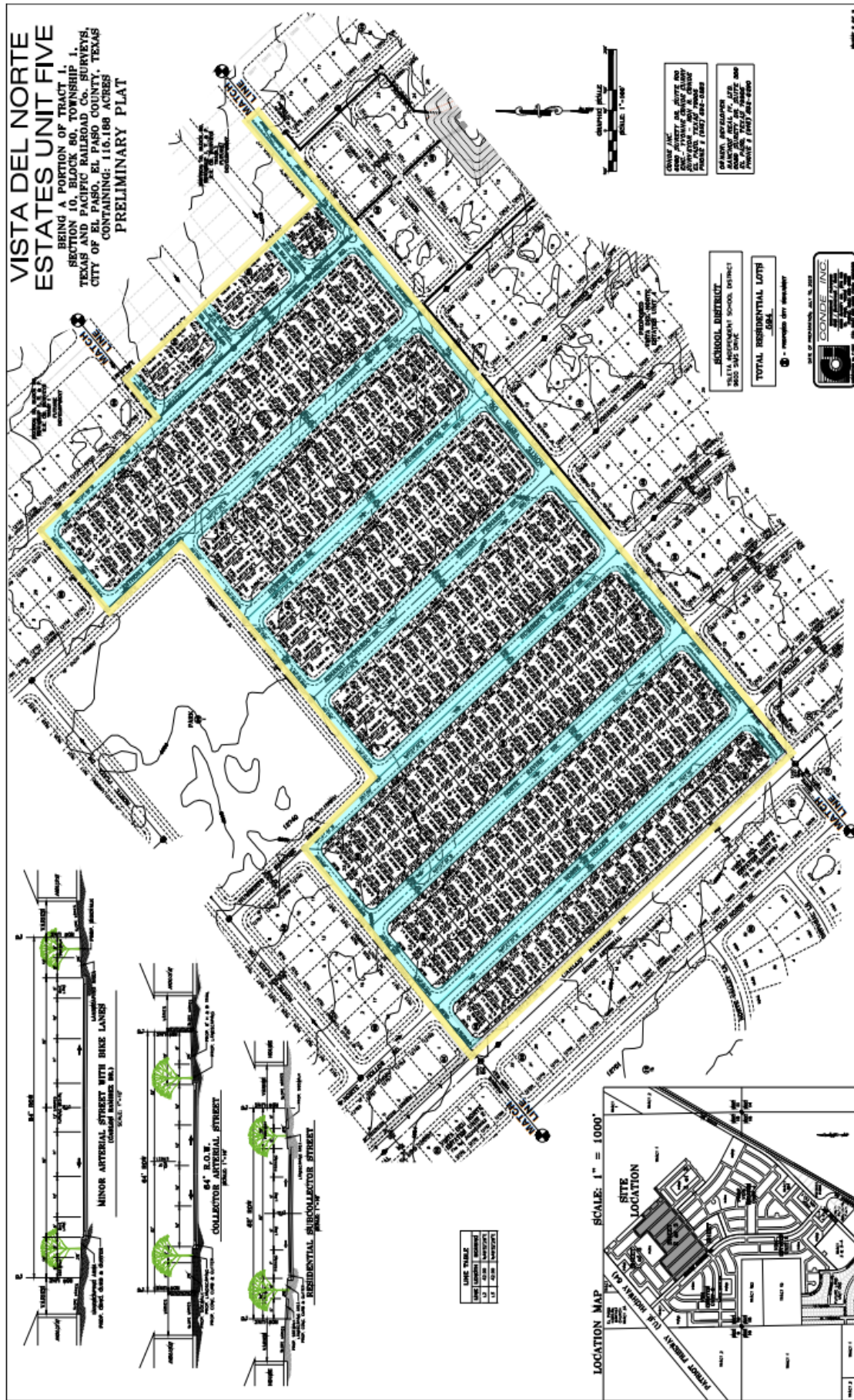




# ATTACHMENT 2

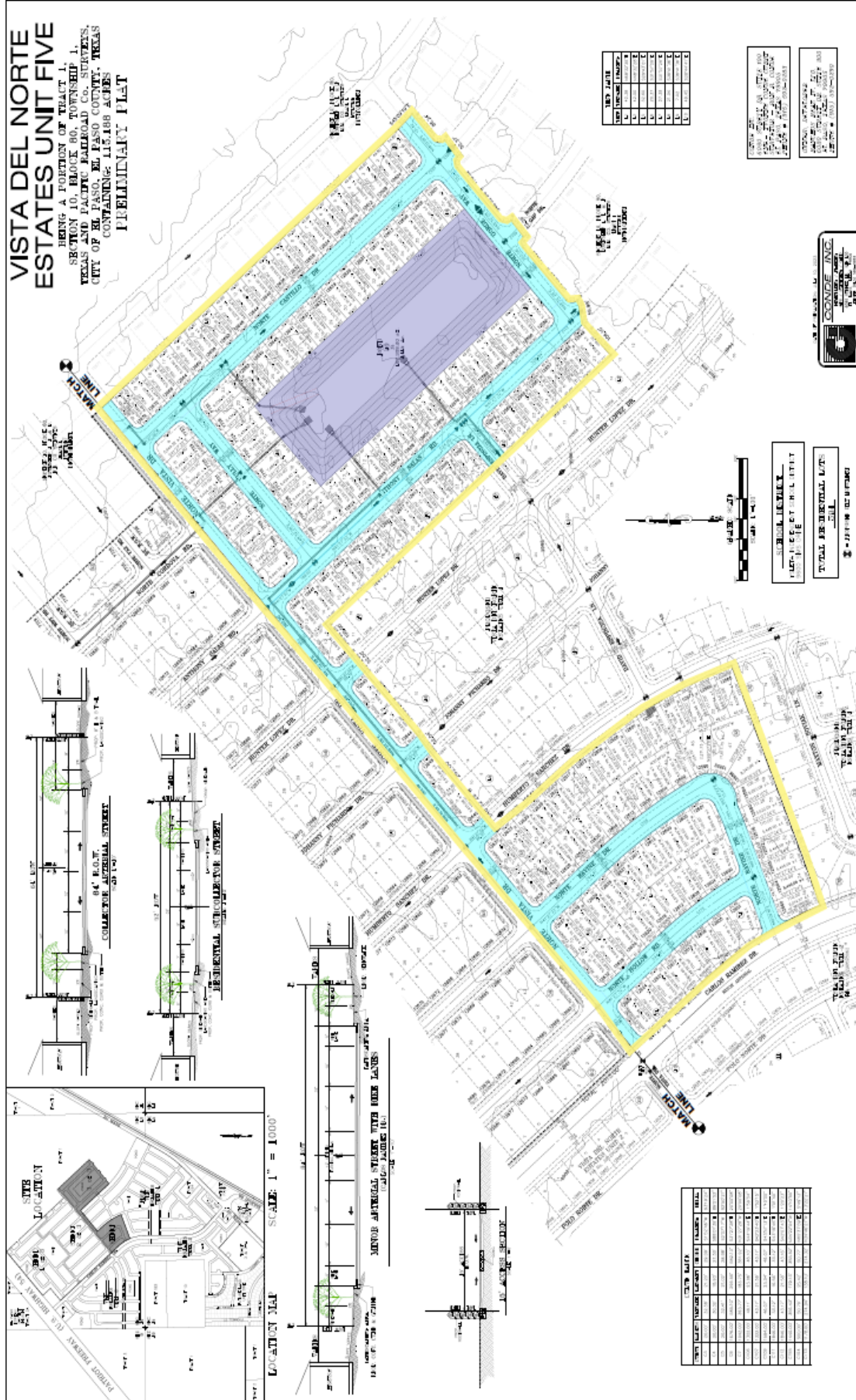




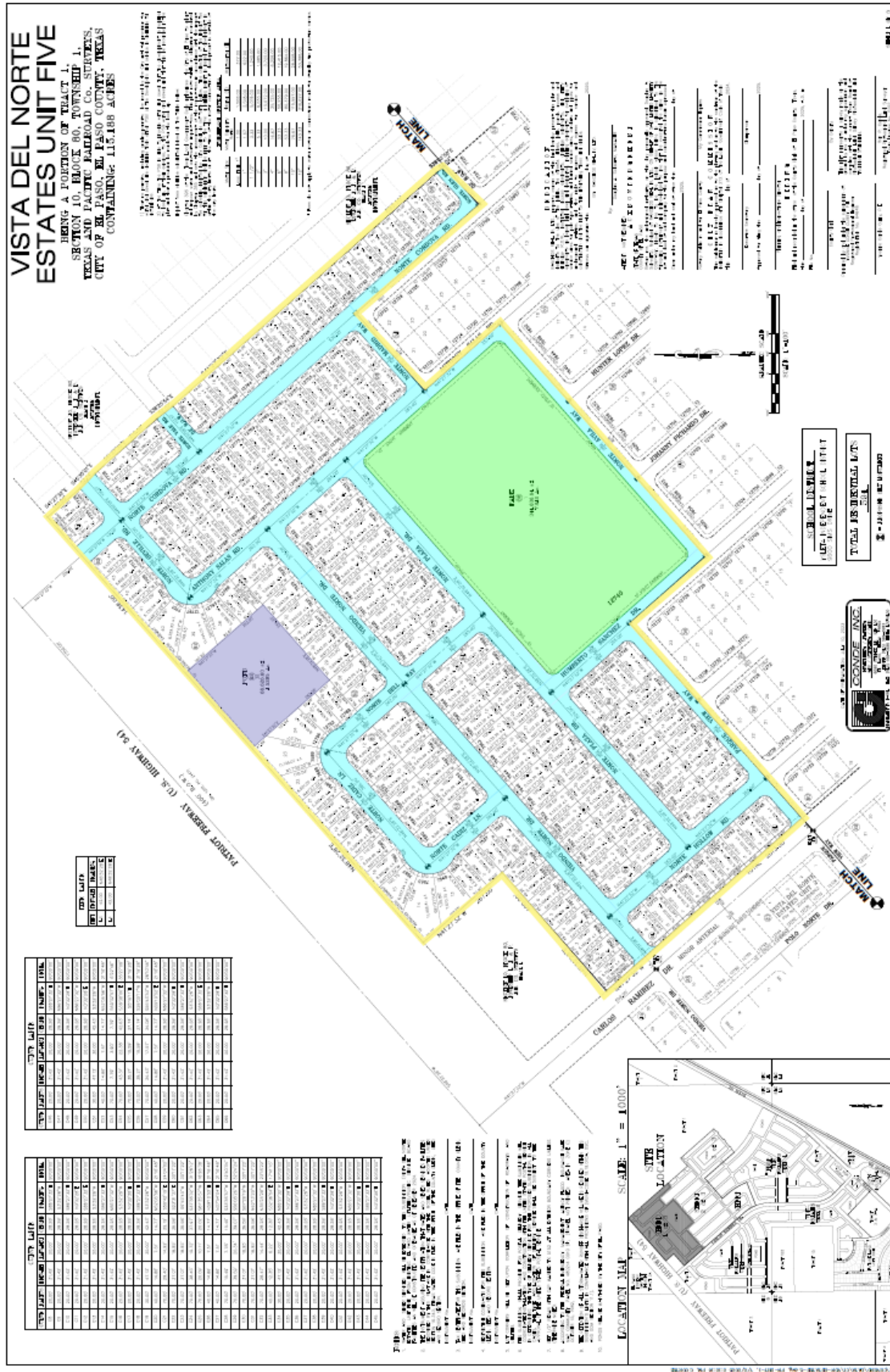




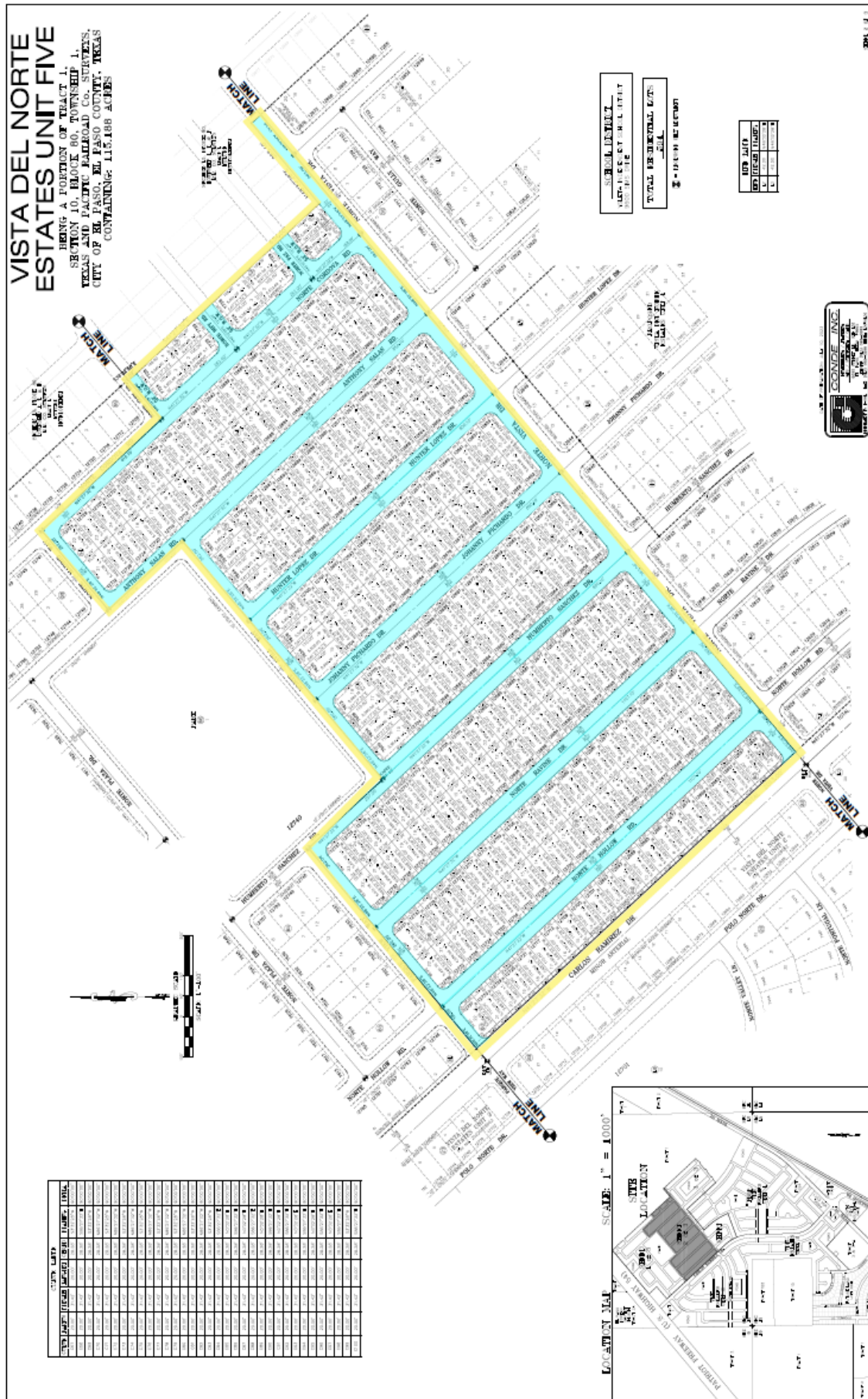
**VISTA DEL NORTE  
ESTATES UNIT FIVE**  
BEING A PORTION OF TRACT 1,  
SECTION 10, BLOCK 80, TOWNSHIP 1,  
TEXAS AND PACIFIC RAILROAD CO. SURVEYS,  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING 115.488 ACRES.  
**PRELIMINARY PLAT**



# ATTACHMENT 3







2017-2020	2018	2019	2020
2016-2017	2017	2018	2019
2015-2016	2016	2017	2018
2014-2015	2015	2016	2017
2013-2014	2014	2015	2016
2012-2013	2013	2014	2015
2011-2012	2012	2013	2014
2010-2011	2011	2012	2013
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1941-1942	1942	1943	1944
1940-1941	1941	1942	1943
1939-1940	1940	1941	

[illegible]

DATE	TIME	LOCATION	ATTENDANCE	REMARKS
12/15/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/16/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/17/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/18/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/19/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/20/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/21/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/22/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/23/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/24/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/25/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/26/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/27/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/28/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/29/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/30/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM
12/31/2016	12:00 PM	12:00 PM	12:00 PM	12:00 PM

**RECEIVED**

**TOTAL PRESIDENTIAL LOTS**  
**581**

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## ATTACHMENT 4



CONDE INC

August 6, 2025

City of El Paso  
Planning & Inspections – Planning Division  
801 Texas Avenue  
City of El Paso, Texas 79901

Attention: **Myrna Aguilar**

Re: Vista Del Norte Estates Unit 5

Dear Myrna,

As per your request and as per Title 19 Subdivision, Chapter 19.04 General Provisions, Sub-section 19.04.170 Modification of Conditions, and section 19.04.180 we are submitting a revised formal request for the following modifications to the above mentioned subdivision as follows:

- Subdivision Improvement Design Standards Section 19.16.090 B to allow for a block length in excess of 1,500' between intersections in order to allow for Pedestrian and drainage pathways.
- Subdivision Improvement Design Standards:
  - Collector Arterial Street to allow for a 7' sidewalk and 4' parkway, 4-10' driving lanes and a 5' parkway and, 8' Hike & Bike Trail in order to allow for improved Pedestrian and bicycle safety and mobility.
  - Residential/Sub-collector street to allow for 2-10' Parkways and 32' of pavement, in order to allow for improved vehicular and Pedestrian safety and mobility.
  - To allow for US-54 existing Right of Way (TXDOT ROW) for improved vehicular and Pedestrian safety and mobility
- Subdivision Improvement Design Standards Section 19.08-06 1T to allow for a location map scale of 1" = 1,000' instead of 1"=600' to provide a more legible location map.

If you have any questions or comments on the above please let me know. Thank you for your time and consideration in this matter.

Sincerely,



Conrad Conde  
CONDE, INC.

ENGINEERING/PLANNING/SURVEYING

8080 SURETY DR., SUITE 100 / EL PASO, TEXAS 79905 / (915) 582-0283 / FAX (915) 582-0288

# ATTACHMENT 5



## MAJOR COMBINATION APPLICATION

DATE: 05/14/2025

FILE NO. SUSU25-00069

SUBDIVISION NAME: Vista Del Norte Estates Unit Five

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

Being a Portion of Tract 1, Section 10, Block 80, Township 1, Texas and Pacific Railroad Co. Surveys, City of El Paso, El Paso County, Texas

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	78.3079	594	Office		
Duplex			Street & Alley	23.0236	1
Apartment			Ponding & Drainage	5.8445	2
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park	7.912	1			
School					
Commercial			Total No. Sites	258	
Industrial			Total (Gross) Acreage	115.188	

3. What is existing zoning of the above described property? PR-1 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 of Both ☒

6. What type of drainage is proposed? (If applicable, list more than one)

Lots to street to drainage structure

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

Within approved Vista Del Norte Landstudy

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 Title I (General Provisions) Chapter 1.04 - Vested Rights

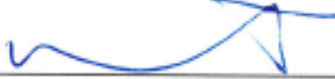
Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085




12. Owner of record Ranchos Real IV, LTD, 6080 Surety Dr., Ste. 300, El Paso, TX 79905 (915) 592-0290  
(Name & Address, Zip) (Email) (Phone)

13. Developer Ranchos Real IV, LTD, 6080 Surety Dr., Ste. 300, El Paso, TX 79905 (915) 592-0290  
(Name & Address, Zip) (Email) (Phone)

14. Engineer Conde, Inc., 6080 Surety Dr., Ste. 100, El Paso, TX 79905 (915) 592-0283  
(Name & Address, Zip) (Email) (Phone)

OWNER SIGNATURE: 

REPRESENTATIVE SIGNATURE: 

REPRESENTATIVE CONTACT (PHONE): (915) 592-0283

REPRESENTATIVE CONTACT (E-MAIL): cconde@condeinc.com

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

# **ATTACHMENT 6**

## **Planning and Inspections Department- Planning Division**

Developer / Engineer shall address the following comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:
  - a. Current certificate tax certificate(s)
  - b. Release of access document, if applicable.
  - c. 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.
3. Staff will recommend that the City Plan Commission require the landscaping of the rear of all double-frontage lots, as per section 19.16.080(D) of the applicable Subdivision Code.

## **Planning and Inspections Department- Land Development Division**

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments

1. Coordinate with TXDOT for access and drainage requirements. Obtain TXDOT approval for the deceleration lane and driveway.
2. Print-out of the mathematical closure is ok.
3. Provide total number for park and/or ponds on final plat sheet 1.
4. At all proposed dead-end streets, provide a Dead-End temporary turnaround location and radius dimensions.
5. Verify proposed turning heel at North Ravine Drive in compliance with the DSC.
6. Provide benchmark note in the preliminary plat.

## **Streets and Maintenance Department**

Streets and Maintenance Traffic engineering has the following comments:

- There are streets which we highly recommend installing or constructing traffic calming devices since the concern in some of the streets are to encourage speeding.

As per city ordinance **19.03.010 Purpose, Exceptions and Effect** can be implemented on the traffic calming for the safety of citizens that are going to living in the subdivision.

As per city ordinance **19.15.020 Subdivider responsibility** can be implemented on traffic calming for streets being constructed on subdivision.

On the modification letter under Subdivision Improvement Designs, must include traffic calming devices to mitigate of speeding to occur for a 1500ft block length.

## **Signs and Markings:**

1. All construction plan set submittals and all work shall be in compliance with all applicable City of El Paso Municipal Code, Ordinances, Design Standards for Construction (DSC), Americans with Disabilities Act (ADA), Texas Accessibility Standards (TAS), and Texas Department of Licensing and regulation (TDLR), Street Design Manual (SDM), and all applicable state and federal rules and regulations. The city may refer to TXDOT specs and standards as may be required or not covered by DSC or SDM.
- Contact Information - Traffic Signs & Markings - Sergio Medrano (915)–212-7033
2. MUTCD standards shall be follow for new sign installation. Make reference on construction drawings and typical/detail to be used.
3. Please include Signs & Markings installation details.



**Street Lights:**

Does not object to this request. U.S. Highway 54 (Patriot Freeway) is a Texas Department of Transportation (TXDOT) right-of-way (ROW).

For the development of the subdivision a complete set of plans shall be submitted to Street Lights Department for review showing the minimum requirements for street illumination proposals\*\*. The submission shall contain but shall not necessarily be limited to plans indicating the location on the premises of all lighting fixtures, both proposed and existing on the site\*\*\*. The description of all lighting fixtures, both proposed and existing. Photometric data. Plans shall show street illumination design and details. El Paso city code is applicable to this process, Street Design Manual (SDM)\* and any other applicable standards or requirements of the city.

Street Lights Department requires that all projects that involves a roadway is to be evaluated for lighting requirements based on the City of El Paso Street Design Manual (SDM) and the Design Standards for Construction (DSC) according to City of El Paso Codes (cited below). While developing a project or construction area the existing street illumination system shall be protected and preserved. Complete survey for street illumination system shall be shown on plans. Any change on existing street illumination systems shall be coordinated with Street Lights Department.

**El Paso Water**

We have received the above referenced development and provide the following comments:

The property is located within the City of El Paso Northeast Impact Service Fee Area. Impact fees will be assessed and collected after the El Paso Water receives an application for water and/or sanitary sewer services.

**Water:**

There is an existing 12-inch water main along Carlos Ramirez Drive. This main can be extended to provide service. There is an existing 24-inch water main along Carlos Ramirez Drive. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

There will be a 16-inch water main along Carlos Ramirez Drive going north to future Norte Vista Drive. This water main will be dedicated to the U.S. Army McGregor Range. No service can be provided from this water main. The installation of a 24-inch water main along future Norte Vista Drive by EPWater Utility Contractor, has an estimated time of completion of fiscal year 25-26. No direct service connections are allowed to this main as per EPWater-PSB Rules and Regulations.

**Sanitary Sewer:**

There is an existing 15-inch sanitary sewer main along Carlos Ramirez Drive. This main can be extended to provide service.

Upgrade of the (Dyer / Railroad) Lift Station is required to enable service to the proposed development. The upgrade is currently under design.

**General:**

EPWater-PSB requires a new service application to serve the subdivision. 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 (EPW-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.

**Stormwater:**

We have reviewed the subdivision described above and provide the following comments:

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. The proposed ponding areas shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.
3. At the improvement plan stage, provide protection to the subdivision from all offsite storm water runoff that may have an adverse impact on any improvements and convey the existing watercourse through the subdivision.

**Parks and Recreation Department**

We have reviewed **Vista Del Norte Estates Unit 5** a major combination plat map and on behalf of the Parks & Recreation Department, we offer the Developer / Engineer the following comments:

1. Please note that this subdivision is part of the Vista Del Norte Estates Land Study, and it is composed of **594 Single-family** residential lots. Applicant is proposing to dedicate one park site with **7.91 Acres**. Covenants need to be provided restricting the use to Single-family residential dwellings since PR-1 districts allow Two-family and Multi-family dwelling use. Based on the following Parkland calculations, this subdivision meets the minimum "Parkland" requirements as per ordinance Title 19 – Subdivision and Development Plats, **Chapter 19.20 – Parks and Open Space** and exceeds the requirements by **0.92 Acres** or **92 dwelling units** that can be applied towards sub-sequent subdivisions with-in the approved Land Study

SUBDIVISION	TOTAL LOTS	REQUIRED PARKLAND ACRES	DEDICATED PARKLAND ACRES
VNE 2	607	6.07	6.87
VNE 4	601	6.01	4.16
VNE 5	594	5.94	7.91
<b>TOTAL</b>	<b>1802</b>	<b>18.02</b>	<b>18.94</b>

**TOTAL DEDICATED PARKLAND**                      **18.94**

**TOTAL REQUIRED PARKLAND**                      **18.02**

**TOTAL PARKLAND CREDITS**                      **0.92**

2. Please **provide a plat note** stating who the proposed park is being dedicated to, and who will be maintaining the park

This subdivision is located with-in "Park Zone": **NE-7**

Nearest Park(s): **Futureland Park**

In addition, 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 and/or designee for review and approval prior to submit park improvements plans and are to include at minimum the following improvements:



1. Refer to current ordinance Chapter 19.20 – Parks and Open Space; and the Design & Construction Standards for Park Facilities as approved by Mayor and Council on June 26, 2018
2. Irrigation System must be designed to accommodate site static water pressure less 9% and a pump system must be incorporated to accommodate design criteria.
3. Note for all park improvements (sidewalks, Ramps, etc.) and paved Hike/Bike trails (if applicable) to be compliant with required accessibility criteria as set forth in ADAAG & TAS standards as mandated by Federal and State Governments.
4. Project(s) must be coordinated with TDLR to insure compliance with TAS requirements to include inspection, and certificate of substantial completion; approval of the subdivision /park improvement plans is subject to applicant providing proof of the project registration number (EAB Project Registration No. by the State Agency).
5. No signs, fire hydrants, lights, NDCBU's, electrical/water boxes, telephone pedestals, no obstructions in general, shall be placed into proposed perimeter sidewalk, nor shall any utility conduits be placed along the park site – Any utilities with-in the parkway need to be underneath the proposed sidewalk and buried at 5' minimum cover.
6. Provide pedestrian-oriented perimeter lighting along adjacent public and private street rights of way. Engineer to coordinate with Parks Department and/or department liaison/designee, Planning and Inspections Engineering & Construction Management Division, SAM Dept., and E.P.E.Co., light poles location & conduit placement; light poles shall be steel, direct bury with a minimum 65 watt LED luminaire installed at max. 150' apart and/or at all street intersections along the park side and not along the residential side to prevent duplication of light poles.
7. Developer / Contractor shall obtain soil samples (taken from proposed park site location finished ground) & provide complete analysis report (textural, soils classification, minerals and nutrients availability, water infiltration/percolation, detailed salinity, & PH conductivity test) with recommendations for soils amendments and preparation to insure soil conditions are suitable for turf, shrubs, and tree growth; coordinate site visit with Parks staff for collection of soil samples.
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 and by shattering, in two directions, of hard pan caliche, clay soils, rocks to a depth of
9. 36 inches below finished grade as required for proper planting as per Park's Design & Construction Standards for Park Facilities approved on 06/26/2018
10. Any unsuitable soil materials not approved by Parks Department and/or department liaison/designee are to be removed, disposed-off, and replaced with "Top Soil" / Sandy Loam material (blend of 40% Sand, 40% Silt, & 20% Clay - Capable of holding moisture) to include organic matter / nutrients to a minimum depth of 12 inches.
11. Any sloped areas (if flatter areas are not feasible) along park's frontages shall be at the max. 1 vertical: 20 horizontal (5%) or as determined according to the park improvements plan review.
12. Provide adequate cross-sections, enough to better understand/visualize the finished improvements.
13. Grading and drainage plan for the site, to be reviewed and approved by Parks Department and/or department liaison/designee.
14. Developer / Contractor are required to obtain irrigation, building, electrical, and any other required permit(s) from Planning & Inspections One Stop Shop City Development Division.
15. At minimum, a 7' wide meandering concrete sidewalk is required all along the park's frontage unless a Trail is required, then current Park Design Standards for Park Facilities shall apply.
16. Provide an age appropriate 2-5 or 5-12 years old play structure from approved vendors with a minimum fifty foot by fifty-foot user zone or approved alternative equipment/amenities as applicable.
17. Provide one 30' tall Pre-stressed concrete direct bury light pole at the playground or focal point of the park; use LED type fixtures and lamps for a maximum five foot-candles with a uniformity ratio of 3:1 to include photo cell and timer.
18. Provide shaded picnic tables and or benches and trashcans on concrete pads as required / applicable.
19. Street trees shall be provided along the parkway spaced at maximum 20' on center.

20. Construction of Park improvements need to be coordinated and inspected by Parks Department and/or department liaison/designee.
21. Park Site acceptance for maintenance is contingent upon completion and acceptance of all subdivision improvements by the director of the Land Development Services Department or designee.

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

**Texas Department of Transportation**

1. Deceleration lane on US 54 is too short, 65 mph roadways shall have a 700 foot decel lane. Please make the lane as close to 700 feet as possible.
2. Submit grading and drainage plans for TXDOT approval.
3. Work in TXDOT ROW requires a permit before any work may start.

**El Paso Central Appraisal District**

Please see recommended comments for Vista del Norte Estates #5 from Central Appraisal.

- Recheck Page 1 and Page 3. Block 71 have the same lot numbers (1&2).

**El Paso Electric**

We have no comments for Vista Del Norte Estates Unit Five.

**Texas Gas**

In reference to case SUSU25-00069 - Vista Del Norte Estates Unit Five, Texas Gas Service does not have any comments.

**El Paso County Water Improvement District #1**

The above mentioned item is not within the boundaries of EPCWID.

**Capital Improvement Department**

No comments received.

**Fire Department**

No comments received

**El Paso County**

No comments received.

**El Paso County 911 District**

No comments received.