

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

AGENDA DATE: August 29, 2023
PUBLIC HEARING DATE: August 29, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Philip F. Etiwe, (915) 212-1553
Jorge Olmos, (915) 212-1607

DISTRICT(S) AFFECTED: District 3

STRATEGIC GOAL: #3 Promote the Visual Image of El Paso

SUBGOAL: 3.2 Set one standard for infrastructure across the city

SUBJECT:

A Resolution that the City Manager be authorized to sign and accept on behalf of the City Public Right-of-Way Dedication Deed from RIVER OAKS PROPERTIES, LTD., dedicating to the CITY OF EL PASO, TEXAS for the use as public right-of-way 0.11 acres of land legally described as a portion of Tract 5C8, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas, and being more fully described by metes and bounds and surveys in Exhibits "A" and "B" of the Dedication Deed attached hereto and made a part hereof for all purposes.

Subject Property: Sioux Drive
Applicant: River Oaks Properties, LTD., SURW23-0007

BACKGROUND / DISCUSSION:

Applicant is requesting to dedicate an improved portion of private property as public right-of-way in order to formalize an existing situation. The City Plan Commission recommended 8-0 to approve the proposed vacation request on April 6, 2023. As of July 10, 2023, the Planning Division has not received any communication in support or opposition to the dedication request. See attached staff report for additional information.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

HAVE ALL AFFECTED DEPARTMENTS BEEN NOTIFIED? YES NO

PRIMARY DEPARTMENT: Planning & Inspections, Planning Division

SECONDARY DEPARTMENT: N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Philip Etiwe

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager be authorized to sign and accept on behalf of the City Public Right-of-Way Dedication Deed from **RIVER OAKS PROPERTIES, LTD.**, dedicating to the **CITY OF EL PASO, TEXAS** for the use as public right-of-way 0.11 acres of land legally described as a portion of Tract 5C8, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas, and being more fully described by metes and bounds and surveys in Exhibits "A" and "B" of the Dedication Deed attached hereto and made a part hereof for all purposes.

APPROVED this _____ day of _____, 2023.

CITY OF EL PASO:

Oscar Leeser
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russell Abeln

Russell T. Abeln
Assistant City Attorney

APPROVED AS TO CONTENT:

Philip F. Etlwe

Philip F. Etlwe, Director
Planning and Inspections Department

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**STATE OF TEXAS §
 § DEDICATION DEED
COUNTY OF EL PASO §**

KNOW ALL MEN BY THESE PRESENTS: That **River Oaks Properties, Ltd.**, (“Grantor”), does hereby DEDICATE, GRANT, and CONVEY to the City of El Paso, Texas, (“Grantee”), as right-of-way for public street and utility purposes, including the right of ingress, egress, and regress therein, and easements to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code Section 273.001 and deemed necessary by Grantee into and through all that certain real property located in the City of El Paso, County of El Paso, State of Texas being 0.11 acres of land legally described as:

A portion of Tract 5C8, Block 2, Ascarate Grant, City of El Paso, El Paso County, Texas, and being more particularly described by metes and bounds and surveys in Exhibits "A" and “B” attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above conveyed property for the purposes aforesaid unto the City of El Paso, its successors and assigns, forever and the Grantor hereby binds itself and its successors and assigns to warrant and forever defend all and singular the rights herein granted, unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the following signatures and seal this ____ day of _____, 2023.

City of El Paso:

By: _____
 City of El Paso

(Acknowledgment on following page)

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF EL PASO §

This instrument was acknowledged before me on the _____ day of _____
2023, by _____ as _____ on behalf of **City of
El Paso.**

My Commission Expires:

Notary Public, State of Texas
Notary's Printed Name:

**GRANTEE
CITY OF EL PASO**

By:

Cary Westin, Interim City Manager

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Russell Abeln

Russell T. Abeln
Assistant City Attorney

Philip F. Etiwe

Philip F. Etiwe, Director
Planning and Inspections Department

STATE OF TEXAS)
)
COUNTY OF EL PASO)

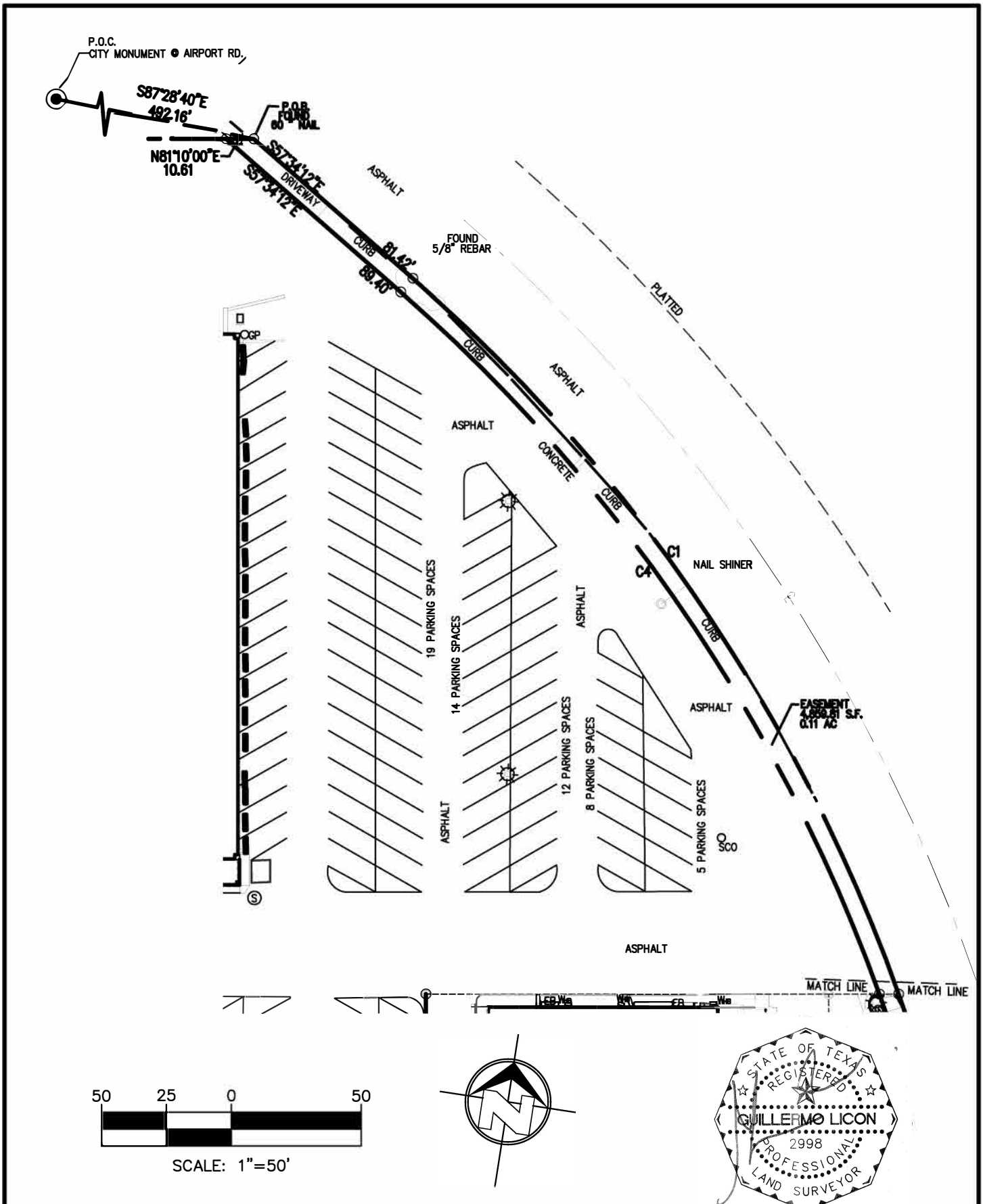
This instrument was acknowledged before me this _____ day of _____2023, by
Tomás González, City Manager of the City of El Paso, a municipality, on behalf of said
municipality.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING, RETURN TO:

City of El Paso
Planning & Inspections Department – Planning Division
Attn: Planning Director
801 Texas Avenue
El Paso, Texas 79901

SURW23-00007



- NOTES:**
1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.
 2. SET 1/2" IRON WITH SLI CAP STAMPED TX2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED.
 3. DEED REFERENCE INSTRUMENT No. N/A
 4. THIS PLAT OF SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE BASED ON ASCARATE GRANT, BLOCK 2, CITY OF EL PASO EL PASO COUNTY, TEXAS.

VERTICAL AND HORIZONTAL DATUM:
 VERTICAL AND HORIZONTAL DATUM IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (NAVD88).

SLI ENGINEERING, INC. Reg. No. F-1902
 SURVEYING Reg. No. 100120-00
CERTIFICATION
 I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Guillermo Licon
 GUILLERMO LICON, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS LICENSE NO. 2998

DATE: 08-01-2023

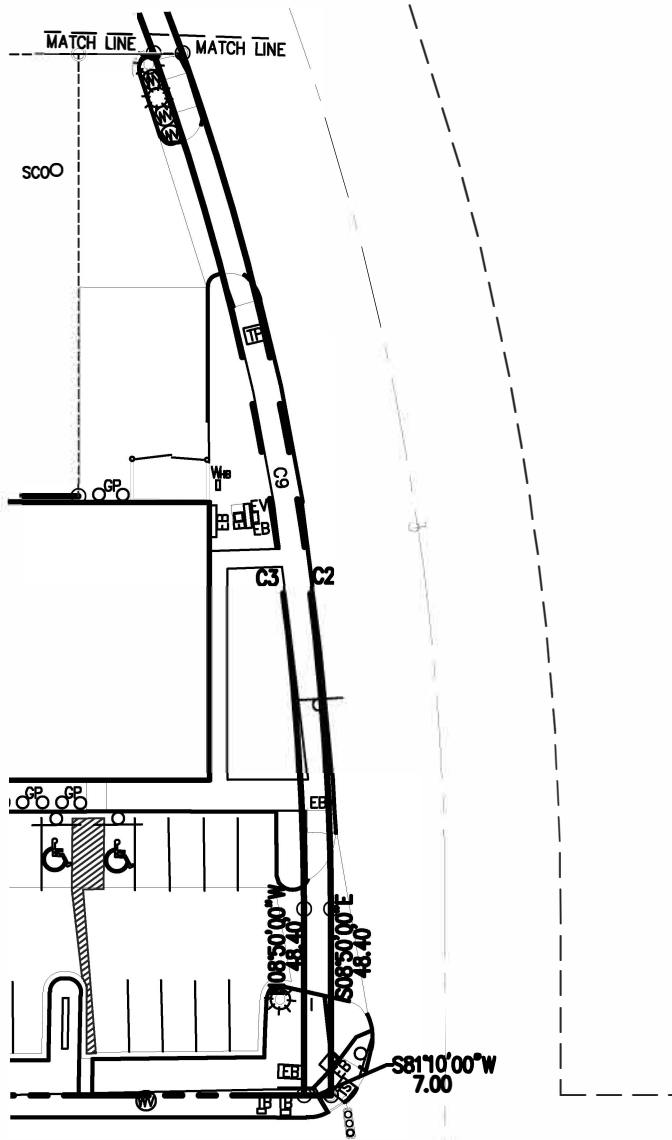
PLAT OF SURVEY

SLI ENGINEERING, INC.
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 8800 WESTWIND DRIVE
 EL PASO, TEXAS
 (915) 584-4457

JOB #: 06-18-4295 DR. BY: AP
 SCALE: 1"=50' F.B. #:
 DATE: 1/17/2023 DWG.: 18-4295/FINAL

A PORTION OF TRACT 5C8, BLOCK 2, ASCARATE GRANT, IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.

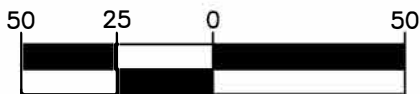
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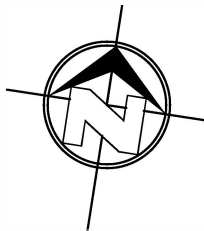
LEGEND

PLATTED	-----
TIE LINE	-----
BOUNDARY LINE	-----
CITY MONUMENT	⊙

BASIS OF BEARING:
 FOUND EXISTING CITY MONUMENT LYING AT THE INTERSECTION OF THE CENTERLINE OF CHERBOURG AVENUE AND AIRPORT ROAD.



SCALE: 1"=50'



<p>NOTES:</p> <ol style="list-style-type: none"> 1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY. 2. SET 1/2" IRON WITH SLI CAP STAMPED TX2998 ON ALL PROPERTY CORNERS UNLESS OTHERWISE INDICATED. 3. DEED REFERENCE INSTRUMENT No. N/A 4. THIS PLAT OF SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. 	<p>BASIS OF BEARING:</p> <p>THE BEARINGS SHOWN HEREON ARE BASED ON ASCARATE GRANT, BLOCK 2, CITY OF EL PASO EL PASO COUNTY, TEXAS.</p>
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(Signature)
 GUILLERMO LICON, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS LICENSE NO. 2998

DATE: 08-01-2023

PLAT OF SURVEY

SLI
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 6800 WESTWIND DRIVE
 EL PASO, TEXAS
 (915) 584-4457

SLI ENGINEERING, INC.

JOB #: 06-18-4295 DR. BY: AP

SCALE: 1"=50' F.B. #:

DATE: 1/17/2023 DWG.: 18-4295\FINAL

A PORTION OF TRACT 5C8,
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Exhibit B

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
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C2	226.92	662.32	114.58	225.81	S18°38'54"E	19°37'48"
C3	227.02	655.32	114.66	225.88	N39°56'06"W	19°50'54"
C4	330.46	655.32	168.82	326.97	N39°56'06"W	28°53'33"

**METES AND BOUNDS
Kenworthy**

A portion of Tract 5C8, Block 2, Ascarate Grant, in the city of El Paso, El Paso County, Texas, and is more particularly described by Metes and Bound as follows:

Commencing at a city monument found on the northerly line of said Tract 5 and the monument line of Airport Road, formerly Fred Wilson Road; THENCE South 87°28'40" West, a distance of 492.16 feet to a point, said point also being the "TRUE POINT OF BEGINNING" of this metes and bounds description.

THENCE, South 57°34'12" East, along the westerly right-of-way line of Sioux Drive, a distance of 81.42 feet to a point for a curve;

THENCE, along said right-of-way, 336.51 feet, along the arc of a curve to the right, having a radius of 662.32 feet, a central angle of 29°06'39" and chord which bears South 43°01'01" West, a distance of 332.91 feet to a point for a curve;

THENCE, along said right-of-way, 226.92 along the arc of a curve to the right, having a radius of 662.32 a central angle of 19°37'48" and chord which bears South 18°38'54" East, a distance of 225.81 feet to a point for a property corner;

THENCE, South 08°50'00" East, along the westerly right-of-way line of Sioux Drive, a distance of 48.40 feet to a point for property corner;

THENCE, South 81°10'00" West, a distance of 7.00 feet to a point for a property corner;

THENCE, North 08°10'00" West, a distance of 48.40 feet to a point for a curve;

THENCE, 227.02 feet, along the arc of a curve to the right, having a radius of 655.32 feet, a central angle of 19°50'54" and chord which bears North 39°56'06" West, a distance of 225.88 feet to a point for a curve;

THENCE, 330.46 feet, along the arc of a curve to the left, having a radius of 655.32 feet, a central angle of 28°53'33" and chord which bears North 39°56'06" West, a distance of 326.97 feet to a point for boundary corner;

THENCE, North 81°10'00" East, a distance of 10.61 feet to the "TRUE POINT OF BEGINNING" of this property description.

Said parcel of land containing 4,859.81 Sq. Ft. (0.11 Acres) of land, more or less.



SLI ENGINEERING, INC. Reg. No. F-1902
SURVEYING Reg. No. 100120-00
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REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998

DATE: 08-01-2023

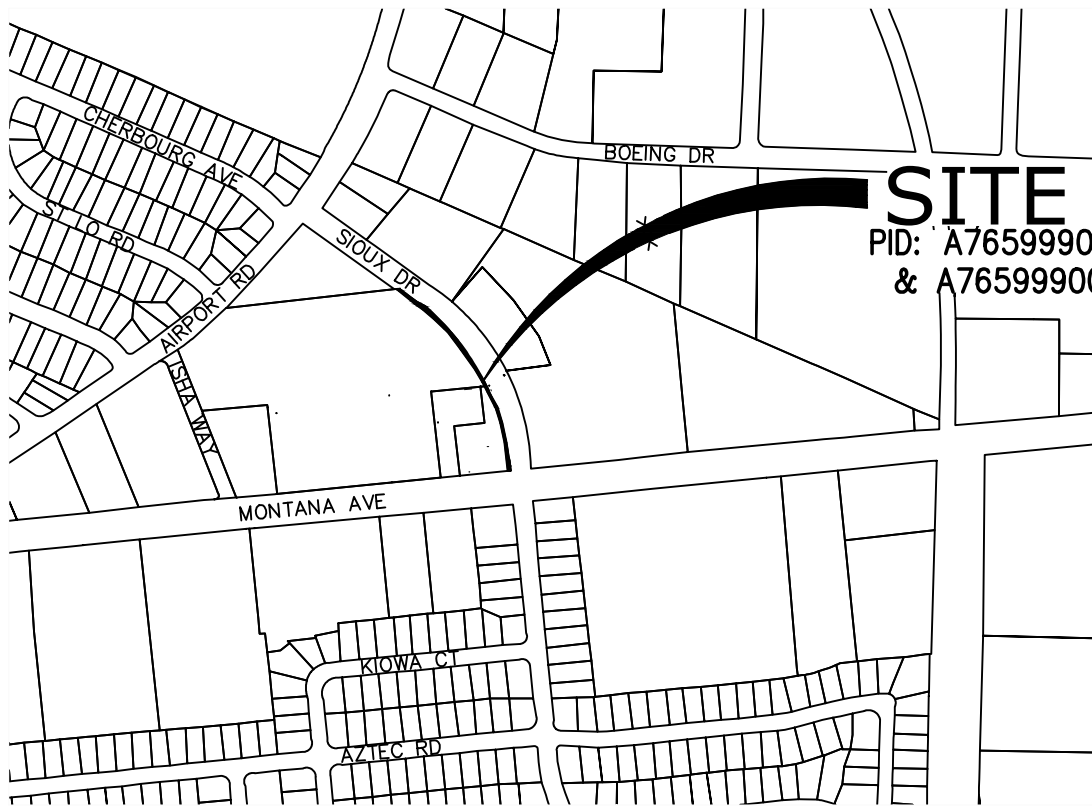
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PLAT OF SURVEY



A PORTION OF TRACT 5C8,
BLOCK 2, ASCARATE GRANT, IN
THE CITY OF EL PASO, EL PASO
COUNTY, TEXAS.

JOB #: 06-18-4295 DR. BY: AP
SCALE: 1"=50' F.B. #:
F:\PROJECTS\IMP
DATE: 1/17/2023 DWG.: 18-4295\FINAL



SITE
 PID: A765999002E0556
 & A765999002E0562

SCALE: 1"=600'



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PLAT OF SURVEY

CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 6600 WESTWIND DRIVE
 EL PASO, TEXAS
 (915) 584-4457

SLI ENGINEERING, INC.

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 SCALE: 1"=50' F.B. #:
 DATE: 1/17/2023 DWG.: F:\PROJECTS\IMP
 18-4295\FINAL

Sioux Right-of-Way Dedication

City Plan Commission — April 6, 2023



CASE NUMBER/TYPE:	SURW23-00007 – RIGHT-OF-WAY DEDICATION
CASE MANAGER:	Stephanie Barrios-Urrieta, (915) 212-1585, Barrios-UrrietaS@elpasotexas.gov
PROPERTY OWNER:	River Oaks Properties, Ltd.
REPRESENTATIVE:	SLI Engineering, Inc.
LOCATION:	West of Airway Blvd. and North of Montana Ave (District 3)
PROPERTY AREA:	0.11 acres
ZONING DISTRICT(S):	C-4/sp (Commercial/special permit)

SUMMARY OF RECOMMENDATION: Staff recommends **APPROVAL** of the Sioux Right-of-Way Dedication.

Sioux Right-of-Way Dedication

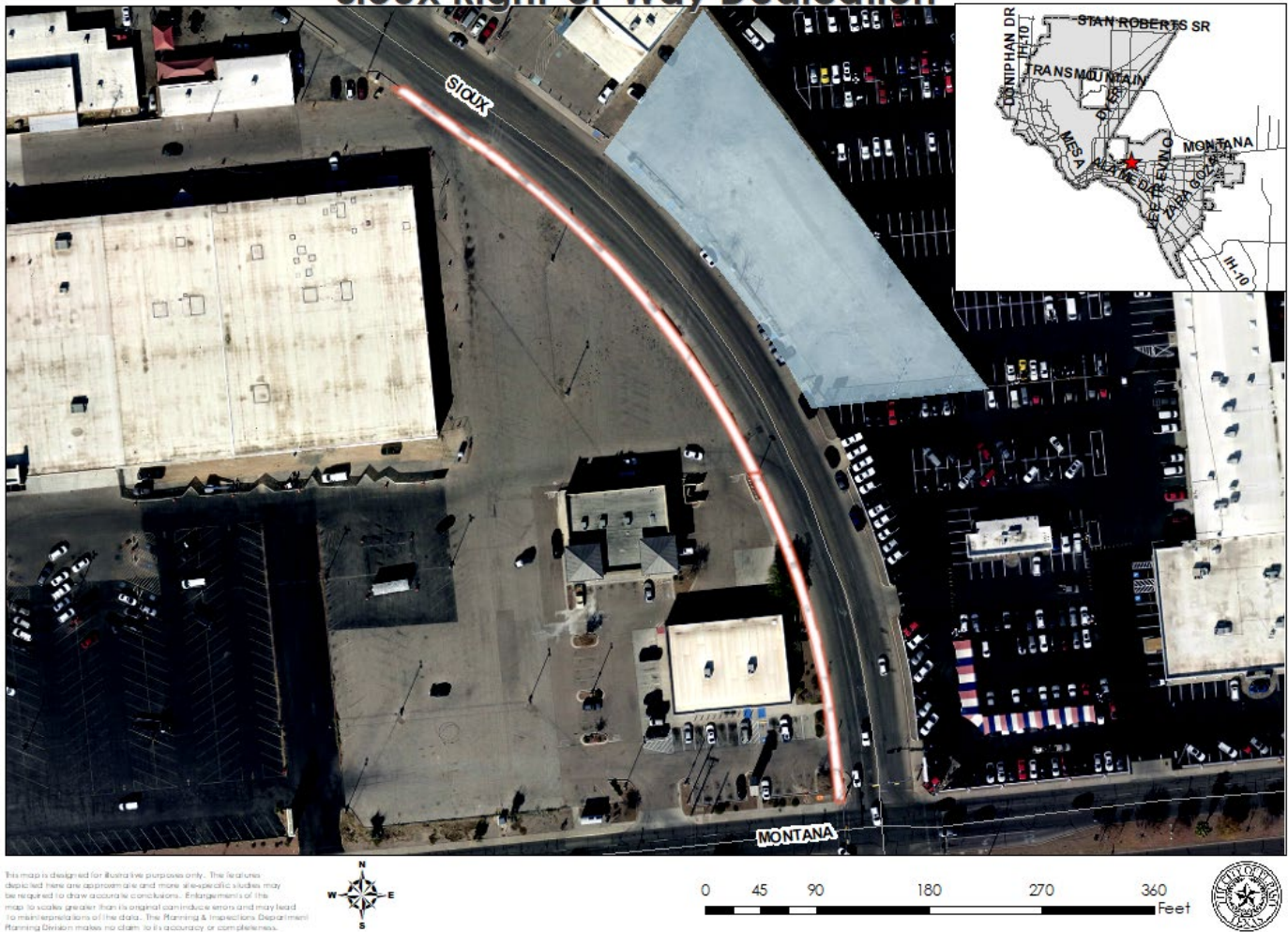


Figure A: Proposed plat with surrounding area

DESCRIPTION OF REQUEST: The applicant is dedicating 0.11 acres of land as public-right-of-way. The dedication measures 7 to 10 feet in width and 557.48 feet in length. Currently, the area is improved and functions as a public right-of-way; however, it has not been formally dedicated to the City Of El Paso.

CASE HISTORY/RELATED APPLICATIONS: N/A

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

Surrounding Zoning and Use	
North	C-4 (Commercial) / Commercial development
South	C-4/sp (Commercial/special permit) / Commercial development
East	C-4 (Commercial) / Commercial development
West	C-4/sp (Commercial/special permit) / Commercial development
Nearest Public Facility and Distance	
Park	Normandy Park (.27mi)
School	Hughey Elementary School (.33 mi)
Plan El Paso Designation	
G-7 Industrial and/or Railyards	
Impact Fee Service Area	
N/A	

PUBLIC COMMENT: N/A

CITY PLAN COMMISSION OPTIONS:

The City Plan Commission has the authority to advise City Council on right-of-way dedication requests. When a request is brought forward to the CPC for review, the Commission may take any of the following actions:

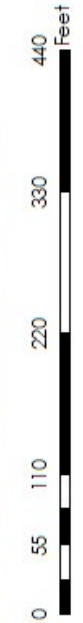
1. **Recommend Approval:** The CPC finds that the proposed request is in conformance with all applicable requirements of Title 19 of the El Paso City Code. **(Staff Recommendation)**
2. **Recommend Approval with Conditions:** The CPC may recommend that City Council impose additional conditions on approval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

ATTACHMENTS:

1. Aerial Map
2. Survey
3. Metes and Bounds Description
4. Application
5. Department Comments

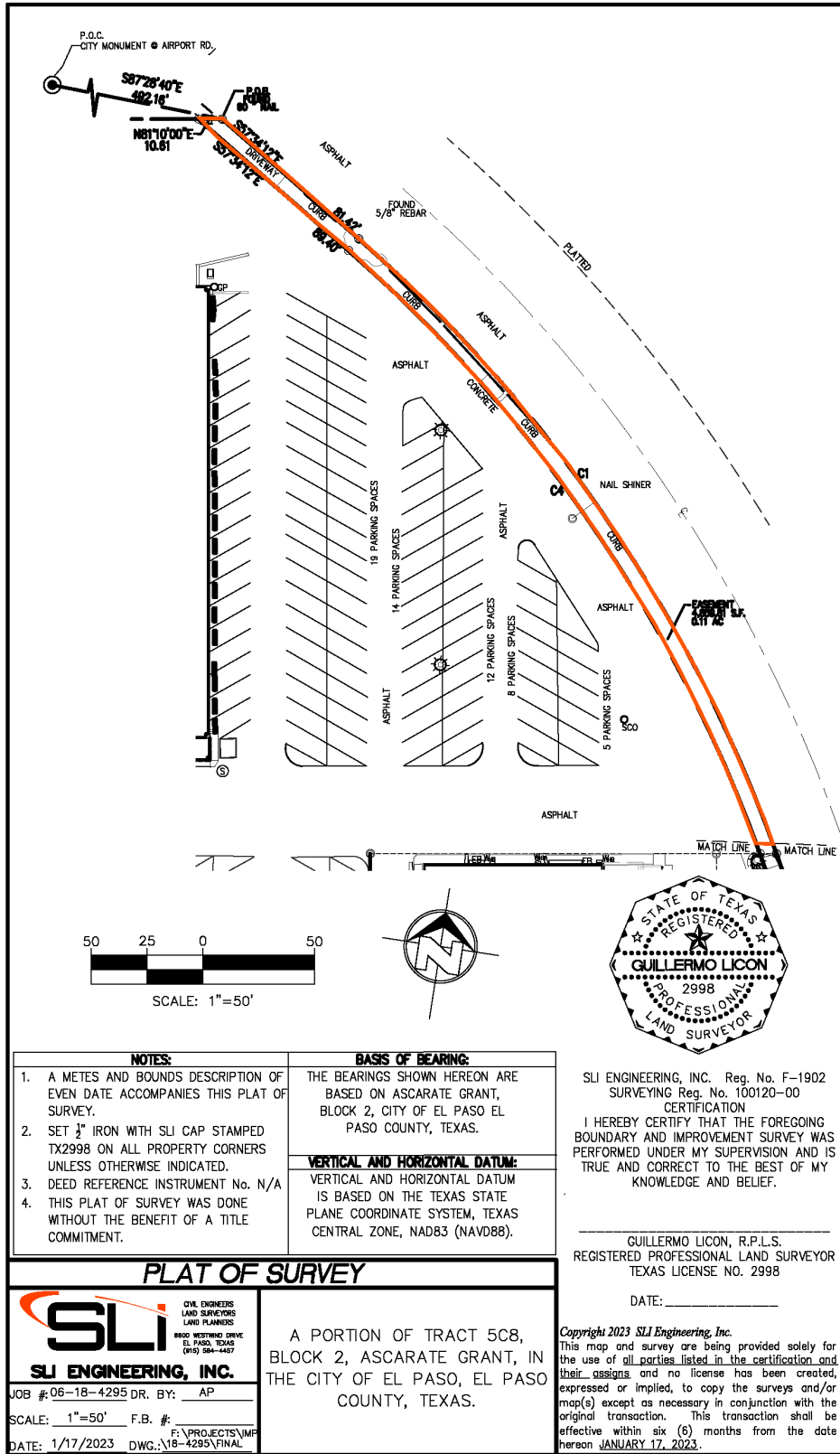
ATTACHMENT 1

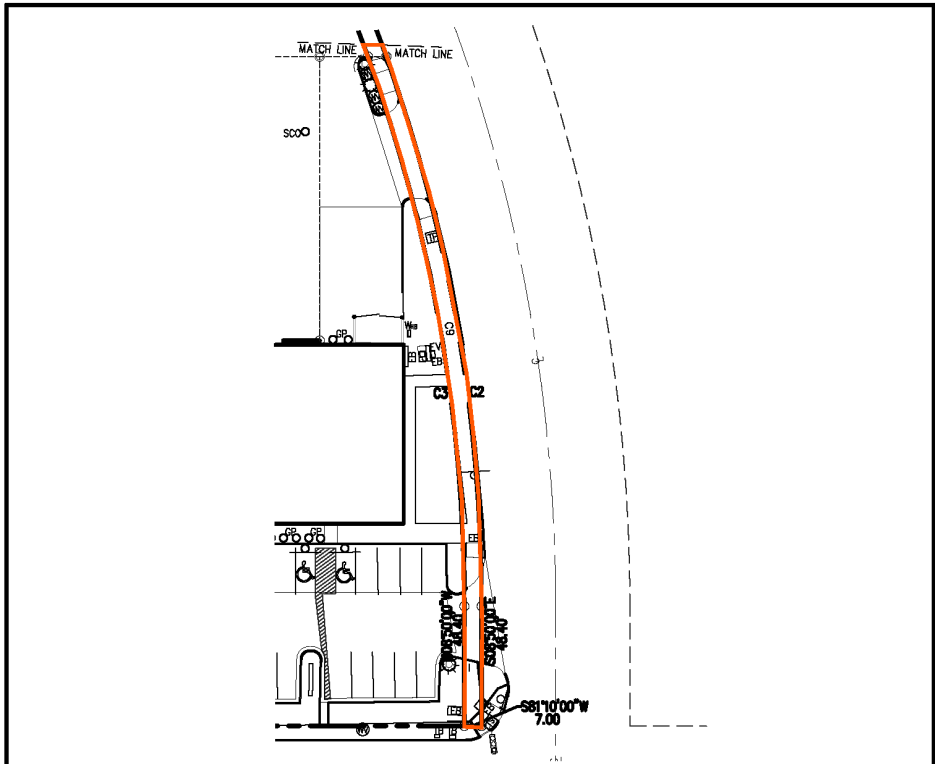
Sioux Right-of-Way Dedication



This map is designed for illustrative purposes only. The locations depicted here are approximate and more specific studies may be required to draw the final construction plans. All users are advised to make independent field checks and to consult with the Planning Department for more information on the data. The Planning & Inspections Department Planning Division makes no claim to accuracy or completeness.

ATTACHMENT 2

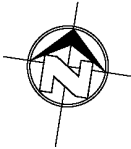
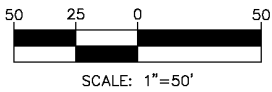




LEGEND

PLATTED	-----
TIE LINE	-----
BOUNDARY LINE	-----
CITY MONUMENT	⊙

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 TEXAS LICENSE NO. 2998

DATE: _____

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 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS
 8600 WESTWIND DRIVE
 EL PASO, TEXAS
 (972) 894-4467

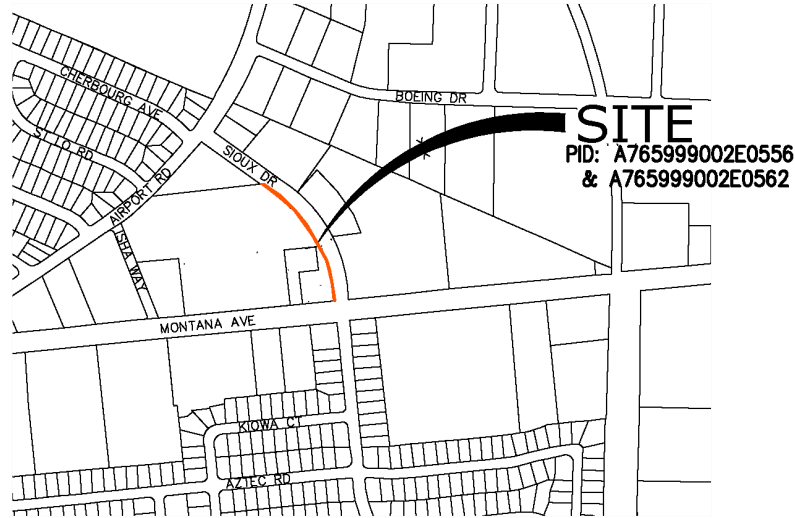
JOB #: 06-18-4295 DR. BY: AP

SCALE: 1"=50' F.B. #: _____

DATE: 1/17/2023 DWG.: 18-4295\FINAL

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SCALE: 1"=600'



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 LAND SURVEYORS
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 8600 WESTWIND DRIVE
 EL PASO, TEXAS
 (915) 884-4467

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THENCE, North 08°10'00" West, a distance of 48.40 feet to a point for a curve;

THENCE, 227.02 feet, along the arc of a curve to the right, having a radius of 655.32 feet, a central angle of 19°50'54" and chord which bears North 39°56'06" West, a distance of 225.88 feet to a point for a curve;

THENCE, 330.46 feet, along the arc of a curve to the left, having a radius of 655.32 feet, a central angle of 28°53'33" and chord which bears North 39°56'06" West, a distance of 326.97 feet to a point for boundary corner;

THENCE, North 81°10'00" East, a distance of 10.61 feet to the "TRUE POINT OF BEGINNING" of this property description.

Said parcel of land containing 4,859.81 Sq. Ft. (0.11 Acres) of land, more or less.



SLI ENGINEERING, INC. Reg. No. F-1902
SURVEYING Reg. No. 100120-00
CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY AND IMPROVEMENT SURVEY WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GUILLERMO LICON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS LICENSE NO. 2998

DATE: _____

Copyright 2023 SLI Engineering, Inc.
This map and survey are being provided solely for the use of all parties listed in the certification and their assigns and no license has been created, expressed or implied, to copy the surveys and/or map(s) except as necessary in conjunction with the original transaction. This transaction shall be effective within six (6) months from the date hereon JANUARY 17, 2023.

PLAT OF SURVEY	
 SLI ENGINEERING, INC. <small>CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS 8600 WESTWIND DRIVE EL PASO, TEXAS (915) 894-4467</small>	<p>A PORTION OF TRACT 5C8, BLOCK 2, ASCARATE GRANT, IN THE CITY OF EL PASO, EL PASO COUNTY, TEXAS.</p>
JOB #: 06-18-4295 DR. BY: AP SCALE: 1"=50' F.B. #: _____ DATE: 1/17/2023 DWG.: 18-4295\FINAL	F:\PROJECTS\JMP

ATTACHMENT 4



DEDICATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY APPLICATION

Date: January 17, 2023 File No. _____

1. APPLICANTS NAME River Oaks Properties, Ltd.

ADDRESS 5678 N. Mesa Street, El Paso, Texas ZIP CODE 79912 TELEPHONE (915) 225-5700

2. Request is hereby made to dedicate the following: (check one)

Street Alley Easement Other

Street Name(s) 6375 Montana Avenue, El Paso TX 79925 Subdivision Name Ascarate Tract 5-C-8

Abutting Blocks _____ Abutting Lots Application owns all of the abutting lots in 2 ASCARATE TR 5-C-8

3. Reason for dedication request: A portion of the sidewalk along the west side of Sloux Drive is within Applicant's property line

4. Surface Improvements located in subject property to be dedicated:
None Paving Curb & Gutter Power Lines/Poles Fences/Walls Structures Other

5. Underground Improvements located in the existing rights-of-way:
None Telephone Electric Gas Water Sewer Storm Drain Other

6. Future use of the dedicated right-of-way:
Yards Parking Expand Building Area Replat with abutting Land Other

7. Related Applications which are pending (give name or file number):
Zoning Board of Adjustment Subdivision Building Permits Other

8. Signatures: All owners of properties which abut the property to be dedicated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
<u></u>	<u>2 Ascarate Tract 5-C-8</u>	<u>(915) 225 5700</u>
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Dedications and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Dedication. I/We further understand that the fee, if the Dedication is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a dedication request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

OWNER SIGNATURE: REPRESENTATIVE SIGNATURE:

REPRESENTATIVE (PHONE): (915) 241-6975

REPRESENTATIVE (E-MAIL): Don R. Mendoza dmendoza@ropelpaso.com

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

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

ATTACHMENT 5

Planning and Inspections Department- Planning Division

Planning does not object to the dedication of part of Sioux Dr.

Planning and Inspections Department- Land Development Division

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

The Developer/Engineer shall address the following comments.

1. No objections to proposed ROW dedication.

Parks and Recreation Department

We have reviewed **Sioux ROW dedication**, a survey map and on behalf of Parks & Recreation Department, we offer "No" objections to this proposed right of way dedication.

Sun Metro

No comments received.

Fire Department

No comments received.

Streets and Maintenance Department

No objections.

Capital Improvement Department

No comments received.

El Paso Water

EPWater-PSB does not object to this request.

Water:

There is an existing 6-inch diameter water main that extends within a 15-foot PSB easement parallel to Sioux Dr., located approximately 12-feet east of the east right-of-way line. The main is realigned to Sioux Dr., approximately 800-feet south of Airport Rd., and is located approximately 5-feet west of the east right-of-way line. The main dead-ends approximately 880-feet south of Airport Rd. This main is available for service.

EPWater records indicate an active 2-inch domestic water meter serving the subject property. The service address for this meter is 6375 Montana Ave.

EPWater records indicate two (2) active 1-inch domestic water meters, a 1-inch yard meter, and a ¾-inch domestic water meter serving the subject property. The service address for these meters is 1601 Sioux Dr.

Previous water pressure from fire hydrant #2946, located on Sioux Dr. approximately 430-feet south of Airport Rd., has yielded a static pressure of 88 (psi), a residual pressure of 70 (psi), and a discharge of 1,087 (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer, and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 8-inch diameter sanitary sewer main that extends within the 15-foot PSB easement mentioned above, located approximately 5-feet east of the east right-of-way line. This main dead-ends approximately 750-feet south of Airport Rd. This main is available for service.

General:

No building, reservoir, structure, parking stalls, or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced EPWU-PSB easement without the written consent of EPWU-PSB. The Developer shall refrain from constructing rock walls, signs, trees, buildings, curbs, or any structure that will interfere with the access to the PSB easements. There shall be at least 5-foot setback from the easement line to any building, sign, or structure. All easements dedicated for public water and sanitary sewer facilities shall comply with the EPWU-PSB Easement Policy. The PSB easements shall be improved to allow the operation of EPWU maintenance vehicles. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easement 24 hours a day, seven (7) days a week.

EPWater requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant 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.

Texas Gas

No comments received.

El Paso Electric

No comments received.

El Paso County 911 District

No comments received.

Texas Department of Transportation

No comments received.

El Paso County

No comments received.

El Paso County Water Improvement District #1

The right-of-way is not within the boundaries of EPWID1