



PLANNING DEPARTMENT

County Of Hidalgo

Raul E. Sessin, P.E., CFM
PLANNING ADMINISTRATOR

TO: Judge Juan D. Salinas III
County Commissioner's Court

FROM: Raul E. Sessin, P.E., Planning Administrator

DATE: November 7, 2007

RE: **Leisure Valley Ranch RV and MH Park Phase 3 Subdivision– Pct. 3
Preliminary Approval**

Leisure Valley Ranch RV and MH Park Phase 3 is a one hundred eleven (111) lot subdivision located on West side of Western Road approximately $\frac{3}{4}$ mile North of Expressway 83.

The proposed Subdivision lies within the City of Mission E.T.J.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on September 28, 2007. The proposed subdivision lies within Zone "C" as per FEMA's FIRM.

The proposed subdivision plat will dedicate seventeen (17) feet on Western Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by Hidalgo County MUD No. 1.

Water Services will be provided by Hidalgo County MUD No. 1. There is an existing six (6) inch waterline on Gogey Road that will serve as the primary source of water for the proposed development.

The Subdivision Plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and the Texas Local Government Code. Staff comments are attached for your review.

The Hidalgo County Advisory Board convened and recommended **Preliminary Approval** on **November 6, 2007** subject to staff comments, future recommendations by Planning and other departments and the approval from the City of Mission.

**LOG OF ITEMS LACKING
DURING SUBDIVISION REVIEW**

Name of Subdivision: Leisure Valley Ranch R.V. and Mobile Page 1 of 1
Home Park Phase III 1st Review

This form lists the documents lacking during the process of seeking subdivision approval. The County official receiving a document should upon its receipt fill out and initial an entry for the items lacking and then write the log number on the document. If needed use more than one line for the description.

Item Log #	Description of Item	Date	Logger's Initials
A	1ST SHEET COMMENTS: Provide engineer scale for drawing (minimum scale 1:100)	10-11-07	JRT
B	Provide site plan for lots 253 & 163 because of irregular drainage easement.	"	"
C	Verify utility easement dimension on the rear of lots 260 to 270 because it does not measure to 15 feet.	"	"
D	Verify if there is an existing easement for the over head power line along the west side of Western Road R.O.W. If so please show on drawing with document number.	"	"
E	Please draw division line for lots 339 and 340.	"	"
F	Provide Document number for canal access easement to Western Road.	"	"
G	Label existing road R.O.W. for Western Road and turn off pavement width dimension.	"	"
H	Provide a plat note restricting access on to lot 321 from Western Road.	"	"
I	On Metes and Bounds provide total distance for the 14 th call out.	"	"
J	2ND SHEET COMMENTS: Please provide notary public certificate and acknowledgment under subdivider certificate and statement.	"	"
K	3RD SHEET COMMENTS: Please show new location of gas line inside Hole In One Drive R.O.W.	"	"
L	5TH SHEET COMMENTS: Please provide street grading top of curb elevations.	"	"
	Plat is subject to additional comments from Planning, Right of Way, Health, and HCDD No. 1 prior to consideration for final approval.		