



PLANNING DEPARTMENT

County Of Hidalgo

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

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

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

DATE: November 7, 2007

RE: **Noe Ramones Subdivision– Pct. 4**
Preliminary Approval

Noe Ramones is a two (2) lot subdivision located on the West of Valverde Road, approximately ¼ mile from Monte Cristo Road.

The proposed Subdivision lies within the Rural Area of the County.

The Drainage Report was submitted to, reviewed, and approved by the H.C.D.D. No. 1 Manager on July 6, 2007. The proposed subdivision lies within Zone “AE” as per FEMA’s FIRM.

The proposed subdivision plat will dedicate twenty (20) feet on Valverde Road of additional Road Right of Way in accordance with the Hidalgo County Thoroughfare Plan.

Sanitary Services will be provided by OSSF.

Water Services will be provided by North Alamo Water Supply Corporation. There is an existing six (6) inch waterline on Valverde 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 and future recommendations by Planning and other departments.