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**El Paso County
Agenda Item Details**

Item Title: Planning & Development – Westview Heights Unit Two -
Release of Obligation

Submitted By: Michael McElroy, Director

Department: Planning and Development

Department Phone Number: 915-273-3330

Subject: Approve and authorize the County Judge to sign the Release of Obligation for improvements located in Westview Heights Unit Two subdivision (Instrument No. LICX1177020). Further, accept the identified improvements into the County of El Paso Road System for maintenance.

Background: Once a subdivision has been constructed to County Standards, as determined by the Planning & Development Department, the landowner and/or developer must provide a one-year warranty on all construction improvements with the subdivision by posting a one-year maintenance bond. After such time has elapsed, the County then accepts maintenance of all streets within the subdivision and release the landowner and/or developer from improvement obligations, also authorizing the release of the one-year maintenance bond.

The referenced subdivision improvements, located in Precinct 4, have been satisfactorily constructed in compliance with the El Paso County Subdivision Regulations. Refer to attached exhibit for location map. The developer has completed their one (1) year maintenance period and all conditions of release have been satisfactorily met. At this time, the Infrastructure Services Department will assume routine maintenance responsibilities of public infrastructure dedicated to the County.

Fiscal Impact: Fiscal Impact Historical
None

Fiscal Impact Projected
None

Long Account Number: Amount:

Long Account Number: Amount:

Budget or Unbudgeted Match:

Recommendation:

Approve and authorize the County Judge to sign the Release of Obligation for improvements located in Westview Heights Unit Two subdivision (Instrument No. LICX1177020). Further, accept the identified improvements into the County of El Paso Road System for maintenance.

Prior Action:

June 26, 2023 (Item 4Y) – Subdivision Plat Approval

Strategic Plan:

Goal:

null

Objective:

Strategic Plan Information:

**Estimated Time Needed
For This Item:**



March 10, 2025

Mr. Carlos D. Bombach
JNC Development INC.
12300 Montwood
El Paso, TX 79928

Re: Release of Obligation for Improvements Located at Westview Heights Unit 2

Mr. Bombach

This letter is provided to advise you that the County of El Paso has accepted the responsibility for maintenance of all streets identified in the subdivision plat approved by Commissioners Court on JUNE 26, 2023 (Instrument No. LICX1177020). These improvements are located in WESTVIEW HEIGHTS UNIT 2, legally described as *being a part of Tract 6-G-3 Laura E. Mundy Survey No. 233 in, El Paso County, Texas.* Containing 7.823 acres.

JNC DEVELOPMENT INC. has constructed and maintained the above-mentioned improvements as required in the County of El Paso Subdivision Regulations and is hereby released of further obligation of these improvements.

The County of El Paso also authorizes the release of Performance Bond (No. LICX1177020—LEXON INSURANCE CO.) for the amount of \$153,332.00 that was issued on behalf of the owner.

If you have any questions, feel free to contact our Senior Civil Engineer, Gilbert Saldaña Jr., in our Planning and Development Department at (915) 273-3330 or my office at (915) 546-2098.

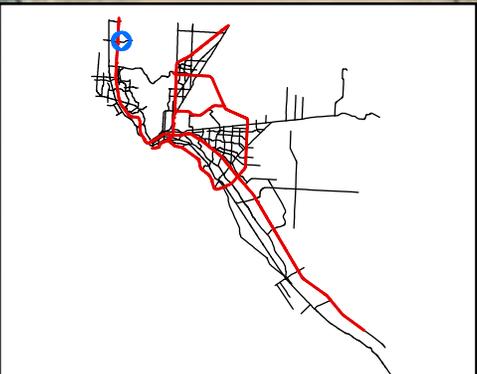
Sincerely,

Ricardo A. Samaniego
El Paso County Judge

Enclosure: Original Maintenance Bond



ArcGIS Web Map



Maxar, Microsoft, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, City of El Paso, Dona Ana County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA



**COUNTY OF EL PASO PUBLIC WORKS
PLANNING & DEVELOPMENT DEPARTMENT**
DEVELOPMENT SERVICES DIVISION

March 4, 2025

TO: Commissioner's Court

FROM: Michael McElroy
Director of Planning and Development

SUBJECT: Release of Obligation for Improvements located in **Westview Heights Unit 2**

Please be advised that the following subdivision improvements have been satisfactorily constructed in compliance with the El Paso County Subdivision Regulations. **JNC DEVELOPMENT INC.**, has completed their one (1) year maintenance period and all conditions of release have been satisfactorily met. I therefore recommend that the Owner and Surety be released from further obligation for these improvements and that the roads be included in the El Paso County Road System.

Owner/Principal:	JNC DEVELOPMENT INC.
Surety:	LEXON INSURANCE CO.
Document Identification:	LICX1177020
Amount:	\$153,332.00
Subdivision Name:	WESTVIEW HEIGHTS UNIT TWO
Legal Description of Subdivision:	<i>Tract 6-G-3 Laura E. Mundy Survey No. 233 in El Paso County, Texas Containing 7.823 acres ±</i>
Precinct Number:	No. #4
Commissioner's Court Plat Approval Date:	JUNE 26, 2023
Date of Final Inspection Report:	MARCH 3, 2025
Specific Name of Improvements:	<i>Meadow Rd. Hickerson Dr.</i>

***Please Note: For exact locations of all
improvements, please refer to the Subdivision
Improvement Plan (Case ID: 21-025)***