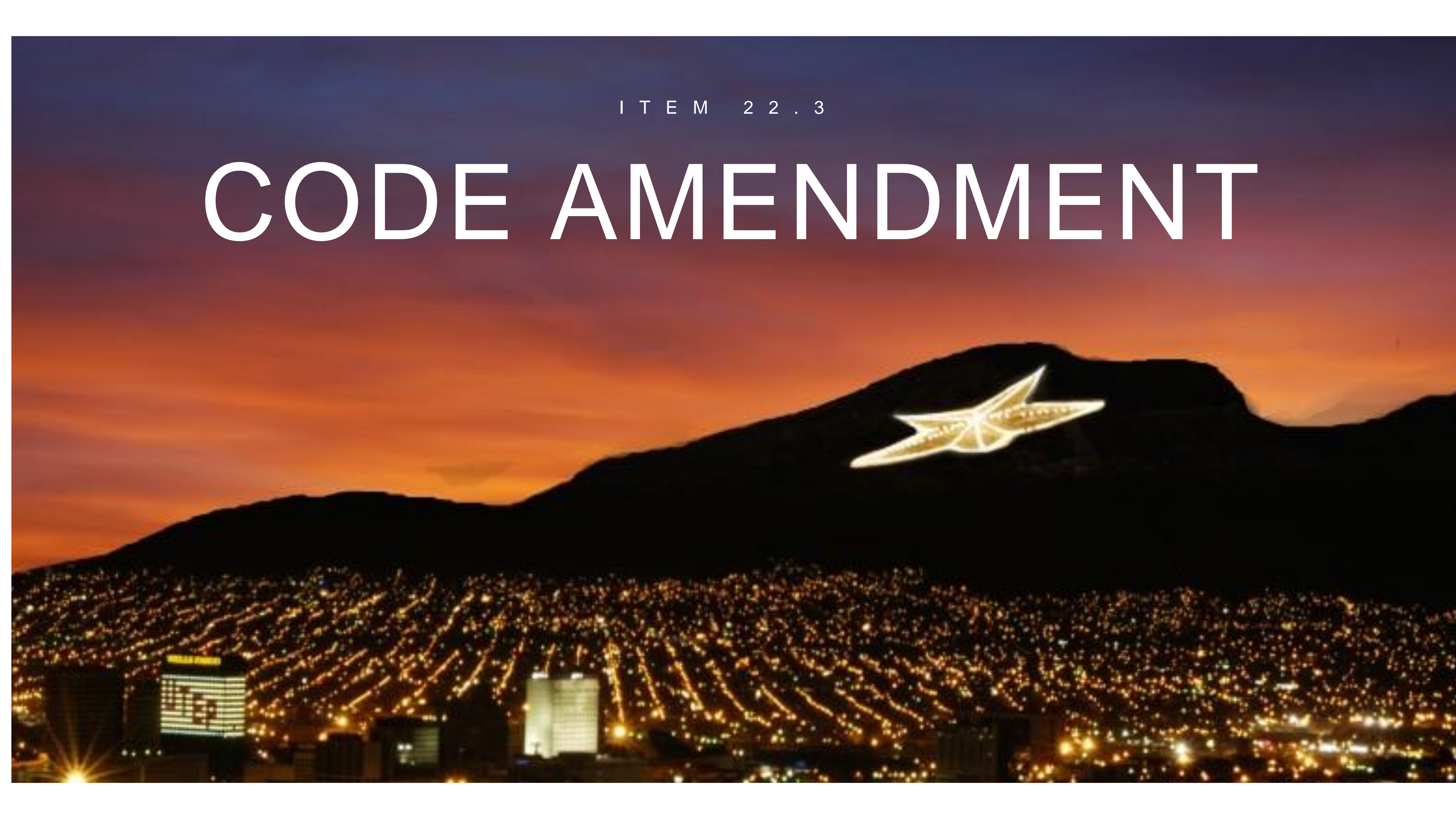


I T E M 2 2 . 3

CODE AMENDMENT





Recommendation | Public Input

2

Planning recommendation:

- Approval

Public Input:

- The Planning Division has not received any letters or phone calls in support or opposition of the amendment.

CPC Vote:

- Unanimous approval on March 21, 2019

Strategic Goal #3 Promote the Visual Image of El Paso

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community

Purpose

3

Amendments to Section 19.20.070(Deed Conveyance):

- Identify type of conveyance instrument
- Allow deferral of delivery of instrument

Strategic Goal #3 Promote the Visual Image of El Paso

- 3.1 Provide business friendly permitting and inspection processes
- 3.2 Improve the visual impression of the community

EXISTING LANGUAGE

19.20.070 – Deed conveyance

Subdivision Dedication. Parkland to be conveyed as part of a residential subdivision application shall be designated as city property on both the preliminary and final plats. **At the time the recording plat is submitted**, the subdivider Shall deliver to the planning official the **deed conveying fee simple title** of all parkland shown on the final plat approved by the city plan commission. The city shall join as a signatory on the subdivision, but shall have no responsibility to provide any public improvements shown within the approved final plat beyond the general responsibilities the city has to improve and maintain all of its parks.

PROPOSED LANGUAGE

19.20.070 – Deed conveyance

Subdivision Dedication. Parkland to be conveyed as part of a residential subdivision application shall be designated as city property on both the preliminary and final plats. At the time the recording plat is submitted, the subdivider shall deliver to the planning official **a warranty deed** conveying fee simple title of all parkland shown on the final plat approved by the city plan commission. The city shall join as a signatory on the subdivision, but shall have no responsibility to provide any public improvements shown within the approved final plat beyond the general responsibilities the city has to improve and maintain all of its parks. **If the subdivider has deferred the obligation to install public improvements to serve a subdivision until after recordation of the final plat under this Title, then the warranty deed as required in this section shall be submitted prior to final inspection of public improvements under this Title. No acceptance of public improvements under this Title shall be provided until the subdivider provides a warranty deed in accordance to this Section. Delivery of a warranty deed does not constitute acceptance of any improvements by the City. The planning official will record the warranty deed following acceptance of the public improvements as provided in this Title.**

19.08.040 – Security for completion of improvements

A. Security. Whenever the obligation to install public improvements to serve a subdivision or development is deferred until after recordation of the final plat.....the subdivider shall guarantee proper construction of any remaining public subdivision improvements, in accordance with standards contained or referred to herein this title, by one of the methods described below:

- Performance bond
- Trust agreement
- Irrevocable letter of credit

THANK YOU

