

CITY OF EDINBURG
CODE ENFORCEMENT
415 W UNIVERSITY DR
EDINBURG, TX 78539

Receipt: 716172

Operator: Letty Morales

12/6/2016 10:27:23 AM

HMT CONSTRUCTION / 1718 S 28TH AVE / CK #
005735

BUILDING PERMITS	\$350.00
SubTotal	\$350.00
Tax	\$0.00
Total Due	\$350.00
Check	\$350.00
Change Due	\$0.00
Remaining Balance	\$0.00

HAVE A NICE DAY

CRAFTON COMMUNICATIONS, INC

City of Edinburg
Vendor Items:Permit (1@\$350.00)

Building Permit

11/29/2016

005735

350.00

SF - Operating Acct TX-0044

350.00

Permit # 1609936

Date December 6, 2014

Address 1718 S 28th Ave

Lot No. 1 Blk. No. _____ Sub. EEDC No 3

Contractor HMT Construction Inc

BUILDING PERMIT



Code Enforcement
Issued By Inspection Department
City of Edinburg

Note: This Must be Posted on Building.
Not to be Removed Until Building is Completed.

CODE ENFORCEMENT/BUILDING DIVISION - CONDITIONS FOR BUILDING PERMIT APPROVAL

DATE: 11-23-16 CODE ENFORCEMENT/BUILDING DIVISION PHONE: 956-388-8203 PERMIT #: 16110F1 1609936

SITE NAME: _____ SITE ADDRESS: 1718 S. 28th Ave

FOR PERMIT FOR REVIEW ONLY OWNER: _____

EXISTING BUILDING CHANGE OF OWNERSHIP OR OCCUPANCY

1. No. of units: _____ No. of buildings: _____ Current Use: _____ Proposed Use: INDUSTRIAL TOWNH

2. Type of construction: _____ Masonry: _____ Other: _____

3. Sanitary facilities, septic tank _____, sewer taps and backflow preventer _____ Other: _____

4. Firewall required 1 hr. _____ 2 hrs. _____ 4 hrs. _____ Rated - Tenant Separation.

5. Attic access required. Minimum size (22 in. by 36 in.) _____ Catwalk _____ Light _____

6. Setbacks required. Need Plot Plan with surveyor's seal including elevation or adjacent structures.

7. All commercial construction needs to meet the 2012 International Building Code.

8. All residential construction needs to meet the 2012 International Code for One and Two Family Residential Code.

9. All apartment construction needs to meet the 2012 International Building Code.

10. All construction of three (3) or more apartments under the same roof or attached will require a fire sprinkler system.

11. All Electrical work (As per 2011 National Electric Code) Metallic conduit and Main Disconnect Required

12. All Plumbing (As per 2012 International Plumbing Code)

13. All Mechanical (As per 2012 International Mechanical Code)

14. Gas lines properly marked or painted yellow - commercial building and/or apartments.

15. Texas Accessibility Standards (A.D.A) registration number required - EABPRJ# _____

16. ONE window in each bedroom must meet IRC - R 310-1 and smoke detectors required. _____

17. Alley used for access: Yes No Paved: Yes No

18. Park fee required: Yes No Amount: _____

19. Other required: _____

20. OCCUPANCY LOAD LIMIT REQUIRED. (See Building Official for Requirements) MAX OCCUPANTS _____

21. Fire Sprinkler System Required

22. All smoke detectors to be interconnected.

23. Is this application for a renovation or demolition of a public or commercial building? If yes, has asbestos survey been conducted? If yes, submit a copy of survey. If no, State Law prohibits issuance of permit.

24. Backflow Preventer Required: PVB DC RP; LOCATION _____

25. Setbacks: Front- _____; Rear- _____; South or East- _____; North or West- _____ see site plan

Called contractor for additional information: DATE: _____ TIME: _____

Conditions:
Need ITEMS#: _____

Code Enforcement Superintendent or Staff _____ Date 11-23-16

FIRE MARSHAL - CONDITIONS FOR BUILDING PERMIT APPROVAL

FIRE MARSHAL PHONE: 956-383-7691

1. Exit doors to swing with way of travel (out).

2. Exit lights required. Exit "Signs" required - may be 6" red letter type.

3. Install approved/tagged fire extinguishers. Need: One 2 1/2 lb. ABC per apt. or _____

4. Install emergency lights as per N.E.C. Section 700-9. Need: _____

5. Install approved smoke detectors and all smoke detectors need to be interconnected. _____

6. Fire alarm system required by licensed company. Pull stations with box covers.

7. Fire sprinkler system required - installed by licensed company and meet ISO. (See Fire Marshal)

8. Address required: 6" numbers on front of building and 3" numbers on rear.

10. Hood and kitchen equipment must meet NFPA #17A and NFPA #96 requirements.

11. OCCUPANCY LOAD LIMIT REQUIRED. (See Building Official for Requirements)

12. Fire lanes required and marked as per code. (See Fire Marshal for specifications on signage and striping.)

13. All fire walls shall meet building code.

14. Other required: Meet 2012 International Fire Code.

15. FIRE HYDRANT REQUIRED

16. Required: KNOX Box caps on FDC.

17. Required: KNOX Box for building key access.

Recommend: Comm tower only.

Need ITEMS#: _____

Fire Marshal, Asst. Fire Marshal, Fire Inspector or Fire Chief _____ Date 11-3-16

PLANNING AND ZONING - CONDITIONS FOR BUILDING PERMIT APPROVAL

PLANNING & ZONING PHONE: 956-388-8202

1. Legal Description: _____

2. Ownership instrument(s) required on acreage property. (i.e. warranty deed, deed of trust, contract for deed, title policy): _____

3. Subdivision plat required: Yes No

4. Certificate of Compliance required: Yes No

5. Existing zoning district: _____ Required Zoning District: _____

6. Existing or proposed deed restrictions: _____

7. Right of way required: Yes No How much? _____

8. Landscape plan required: Yes No Contact Ed Kuprel City Forester for Requirements: 956-388-8202 see below

9. Special Use Permit required: Yes No (i.e. billboards, childcare facility, carnival, cell tower, on-premise consumption of alcoholic beverages, Innovative Residential Development): _____

10. ZBA variance required for off-street parking, building setbacks: Yes No

11. A drilling permit for oil or gas wells within the City.

12. Meet setbacks as per subdivision plat and zoning: Yes No

13. Screening fence required: Yes No Where? _____ Type: _____

14. Off street parking spaces required: Yes No Proposed: _____

15. Need to meet architectural standard: Yes No

16. Other required: REQUIRES CITY COUNCIL APPROVAL. Okay to issue this date: _____

Additional Comments: B-battered along road way - 4'x8' mirrored Bed - 1 tract of 1/2 acre

Need ITEMS#: Need Hold Permits Assessment

Director of Planning or Staff Ed Kuprel Date 11/23/16

EDINBURG OK Edy Vally 11/23/16 see shrubbery 29-14 match ex.prel @ edinburg.com

ENVIRONMENTAL HEALTH - CONDITIONS FOR BUILDING PERMIT APPROVAL

N/A ENVIRONMENTAL HEALTH PHONE: 956-388-1839

- 1. Require three (3) compartment sink and one (1) hand wash sink.
- 2. Grease Trap required and to be sized by plumber/designer for review by Code Enforcement/Building Division.
- 3. Under counter grease interceptor required and to be sized by plumber/designer for review by Code Enforcement/Building Division.
- 4. Tempered water should be provided through a water temperature limiting device with a maximum of 110 degrees Fahrenheit.
- 5. Self-closing doors shall be provided on all toilet rooms/facilities.
- 6. Toilet room/facilities shall not open directly into a room used for the preparation of food for service to the public.
- 7. Plan Review Form must be submitted and Fee paid prior to Final Inspection.

Additional Comments: _____

Recommend: _____

Need ITEMS#:
Damon Cedar
Environmental Health Inspector or Staff Date 11-03-16

SOLID WASTE MANAGEMENT - CONDITIONS FOR BUILDING PERMIT APPROVAL

SOLID WASTE PHONE: 956-381-5635

- 1. Access/Egress for collection service is adequate: Yes No
- 2. Type of collection service is conformant to plans: Dumpster Compactor Automated
- 3. Container slabs and enclosure meet minimum specifications for type of service: Yes No Not Required
- 4. Collection location has been indicated on site plan. Yes No Not Required
- 5. If container enclosure faces any public street, gate/s must be provided for screening.
- 6. Owner/Contractor is required to install a fence of a minimum of 4' in height along the entire northern and western perimeter of the property line, for the purpose of litter containment during construction.
- 7. Dumpster enclosure is to comply with Department of Solid Waste's Manual "Waste Development Guidelines, Planning Standards and Requirements for Solid Waste"

Recommend: _____

Need ITEMS#: _____
Director of Solid Waste or Commercial Supervisor or Staff Date _____

**ENGINEERING DEPT. / PUBLIC WORKS DEPT. / UTILITY DEPT.
CONDITIONS FOR BUILDING PERMIT APPROVAL**

PUBLIC WORKS/ENGINEERING PHONE: 956-388-8211

- 1. Need site plan showing all existing and proposed utilities: sewer, water easements and fire hydrant locations.
- 2. Need construction plan by a professional engineer.
- 3. Must comply with Texas Commission on Environmental Quality (TCEQ).
- 4. Project complies with the City's Water & Wastewater Master Plan: Yes No
If no, make the following changes: _____
Proposed water and sewer must comply with City Standards.
- 5. *Water lines shall be pressure tested at 150 psi at a minimum of 2 hours and must notify department of pressure test 24 hours prior.
- 6. *All waterlines must pass three (3) consecutive bacteriological samples, before water lines are approved for public consumption.
- 7. * Sewer lines must pass mandrel test and/or air test before final approval. Manholes shall be inspected for proper installation and coating.
Proposed street and drainage must comply with City Standards.
- 8. Drainage report required: Yes No (Only if property has not been subdivided).
- 9. Detention Plan required: Yes No (City code requires 50% retention). Requires _____ c.f. by plat.
- 10. Street cut or driveways: Yes No (If yes, must obtain permit from Public Works or TX DOT offices.)
- 11. Sidewalk and handicap ramp required: Yes No (As required by subdivision plat.)
- 12. Traffic safety (Provide information as per Ordinance 295-Zoning Ordinance.)
4 feet concrete sidewalk along _____ / _____ 5 feet concrete sidewalk along _____
- 13. Small Construction Permit required (if > 1 acre and < 5 acres)
- 14. Storm Water Managements Plan required (if over 1 acre)
- 15. Large Construction Permit required (if over 5 acres)
- 16. NOI turned in to TCEQ
- 17. Permit copy given to Stormwater Specialist
- 18. Storm Water Management Plan approved by Stormwater Specialist.

Recommend: _____
 Need ITEMS#: Need outside permit to pour location
Kevin E. Robertson
Engineering Department Representative Date 11/22/16

"NO OCCUPANCY" is allowed until FINAL INSPECTION is made and APPROVED.

This means **no furniture, fixtures, merchandise or people except construction personnel** allowed in building.

NOTE: AFTER permit is issued, ANY CHANGES shall be RESUBMITTED for APPROVAL.

Kevin E. Robertson Kevin E Robertson
Contractor/Authorized Agent Signature Print Name
512-750-7853 12-6-16
Phone Number Date

*As the above signed, I attest, I have full authorization from the property owner.

ALL ITEMS THAT HAVE BEEN CHECKED MUST BE COMPLETED BEFORE FINAL CAN BE ISSUED.

Commercial Building Permit

[BLDG-COM]

City of Edinburg

415 W. University Dr. (956) 388.8203 ... Phone
Edinburg, TX 78539 (956) 292.2080 ... Fax

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
1609936	12/06/2016	\$ 150000.00	\$ 350.00	Lmorales

NAME + ADDRESS	PROJECT ADDRESS 1718 S 28TH AVE Edinburg, TX 78539	PIN/TaxID#
	SUBDIVISION EEDC NO 3	LOT 1 BLOCK
OWNER SCOT L WYLIE (888 249 5162)	CONTRACTOR HMT CONSTRUCTION INC, 361 387 6342	
APPLICANT HMT CONSTRUCTION INC, 361 387 6342	PO BOX 10690 Corpus Christi TX 78460	
	702 E 40TH ST Lubbock TX 79404	
	PO BOX 10690 Corpus Christi TX 78460	

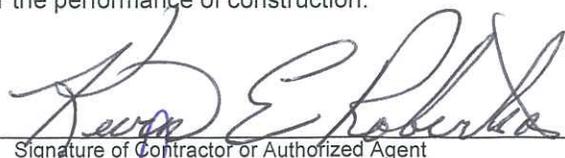
CHARACTERISTICS OF WORK

DESCRIPTION OF WORK DEVELOPMENT OF A NEW WIRELESS TELECOMMUNIAIONS FACILITY THAT WILL MEET T-MOBILE NEED TO PROVIDE QUALITY VOICE AND DATA SERVICE TO ITS CUSTOMERS New Construction	DIMENSIONS LIVING SQUARE FOOTAGE 0 Sq. Ft. OTHER SQUARE FOOTAGE 0 Sq. Ft. TOTAL 0 Sq. Ft.
USE ZONE UNKNOWN - Unknown	SINGLE FAMILY ONLY # BATHROOMS 0 # BEDROOMS 0 TOTAL ROOMS 0

NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (6) months at any time after work is started. Any refunds are subject to the discretion of the Building Official.

I hereby certify that I have read and examined this document and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.


Signature of Contractor or Authorized Agent

Approved By _____

12-06-16
Date

12/06/16
Date

STATE OF TEXAS §
COUNTY OF HIDALGO § HOLD HARMLESS AGREEMENT
CITY OF EDINBURG §

This Agreement is entered into effective the 13th day of September, 2016, by and between CITY OF EDINBURG, Hidalgo County, Texas, hereinafter called "City", and ECO-SITE INC., Edinburg, Hidalgo County, Texas, hereinafter called "Tower Owner". The City and the Tower Owner are collectively referred to as the "Parties".

WITNESSETH:

I.

INDEMNITY

1. Definitions. As used herein, the following terms have the meanings assigned:

"Costs" shall mean all losses, costs, damages, expenses, reasonable attorneys' fees and reasonable disbursements.

"Claim" shall mean, any claim, demand, actions or suits, that seek to impose costs or liabilities for (i) injury to or death of any person or persons directly connected with the Wireless Telecommunications Tower; (ii) destruction or damage of any personal or real property directly in connection with the construction and maintenance of the Wireless Telecommunications Tower; or (iii) any work performed by the Tower Owner on the Wireless Telecommunications Tower without permits and inspections as required by the City's building, electrical and mechanical codes.

"Wireless Communications Tower" shall mean the wireless telecommunications tower authorized by the "Special Use Permit for a Wireless Communications Tower, Being a Portion out of Lot 1, E.E.D.C. No. 3 Subdivision, Located at 1718 S. 28th Street, Edinburg, Hidalgo County, Texas" passed and approved by the City's Planning and Zoning Commission at its September 13, 2016 Regular Meeting.

2. Indemnification. Tower Owner shall indemnify, hold harmless, and defend City, its elected officials, its agents, and employees, from and against all Costs which may be imposed upon the City arising out of or in connection with any Claim.

3. Notice of Actions. The Parties each agree to give the other prompt written notice of the receipt of any notice or discovery of any information regarding any actual, alleged or potential Claim or any claim under this Agreement, and to deliver copies of any and all orders, notices, permits, reports, and other communications, documents and instruments pertaining to such Claim.

4. Binding Effect. This Agreement shall be binding upon the Tower Owner, its successors and assigns and shall inure to the benefit of the City. The Tower Owner will be released from its obligations under this Agreement and the Special Use Permit relating thereto upon delivery to the City of (a) written notice that the Tower Owner has transferred its rights, title and interests in the Wireless Communications Tower and (b) the transferee's agreement assuming all obligations of the Tower Owner to the City under this Agreement and the Special Use Permit relating thereto.

5. Governing Law. This Agreement and the rights and obligations of the Parties hereunder shall in all respects be governed by, and construed and enforced in accordance with, the laws of the State of Texas.

EXECUTED this ____ day of November, 2016.

CITY OF EDINBURG

APPROVED AS TO FORM

BY: _____
Richard M. Hinojosa, City Manager

PALACIOS & ASSOCIATES, P.C.

By: _____
City Attorney

ECO- SITE INC., Tower Owner

By: _____
Robert Glosens CEO