Issue ID: _____

Webb County Planning Department

Development Determination & Utility Connection Application

Date application received: _____ Received by: _____

Contact Information:

Owner*: Name: _____ Phone: _____

Mailing Address: _____

Email Address: _____

Applicant: Name: _____ Phone: _____

Mailing Address: _____

Email Address: _____

Contractor: Name: _____ Phone: _____

Mailing Address: _____

Email Address: _____

Ownership Information: Identify property owners and interest in the subject property

Owner 1:

Name: _____

Mailing Address: _____

City, State, Zip: _____

Telephone: _____

Ownership Interest:

☐ Undivided (percentage: _____)

☐ Divided (portion: _____)

Owner 2:

Name: _____

Mailing Address: _____

City, State, Zip: _____

Telephone: _____

Ownership Interest:

☐ Undivided (percentage: _____)

☐ Divided (portion: _____)

**When more than two property owners, check this box* ☐ *and identify all owners and their interest on the back of this sheet.*

Property Information: Provide the legal description of the property below:

Subdivision Name	**Phase/Unit**	**Block**	**Lot/Tract**
_____	_____	_____	_____

If not in a Subdivision, describe the property's location in reference to the City of Laredo or other identifiable features:

_____

_____

Application Request: (Brief description of reason for this application):

_____

_____

Purpose (s): Identify the purposes (*check all that apply*):

☐ **Real Property acquisition or proposed development evaluations** (requires property owner signature)

☐ **On-site Sewage Facility (OSSF)**

☐ **Subdivision proposal** (division of real property into two or more parts)

☐ **Building construction** (check all that apply): ☐ Residential ☐ Non-residential ☐ Agricultural ☐ Other
Describe activities: _____

☐ **Transportation or drainage improvement** (roads, bridges, channels, dams, levees, etc.)

Describe activities: _____

☐ **Land development or storage** (mining, dredging, filling, grading, paving, excavation, pipelines, drilling operations or the storage of equipment or materials)

Describe activities: _____

☐ **Utility connection for** (check all that apply): ☐ Residential ☐ Non-residential ☐ Agricultural ☐ Other

Describe activities: _____

***Note:** Please include any available construction / site plans.*

If requesting approval to connect to a utility, the following information is required:

Type of utilities being requested (check all that apply):

☐ **Water/Sewer** **Initial Application Fees Paid: $ _____**

Water Service Provider: _____ **Account #:** _____

*****Organized Water and Sewer requires on-site structure. May also require garbage collection service contract.

☐ **Electricity** **Initial Application Fees Paid: $ _____**

Electrical Service Provider: _____ **ESI (AEP accts) or Account #:** _____

*****Electrical connection requires written confirmation from public utility provider of current water/sewer connection(s). May also require garbage collection service contract.

NOTICE: Submitting a request for public utilities with applicable fees Does Not guarantee approval.

Notifications: The submission of application shall constitute acknowledgement by the applicant that:

- A complete application must include an applicant's photo ID, applicable fees and copy of the deed or other conveyance instrument evidencing ownership of subject property and if not shown in conveyance document, a legal description or survey that clearly identifies the property location and boundaries.
- A Garbage Collection Service contract is required for all waste-producing facilities.
- Development Determinations shall be based on Federal, State & Local requirements.
- A Development Determination by Webb County is issued through either a **Floodplain Exemption Certificate (EC)** and/or a **Development Compliance Notice (DCN)** which identifies development requirements.
- No construction or development should commence until the issuance of **EC** or **CA**.
- Any development found to be located within a regulated floodplain, MUST file a separate complete application for a Floodplain Development Permit and pay all additional fees.

Acknowledgements

Inspections

All requests are subject to an on-site inspection of all existing and proposed development. No permit or other authorization will be issued until all adequate and necessary inspections have been performed. The property owner or representative must accompany inspection personnel to provide access to the property and to all structures within the property. I acknowledge that the Webb County Planning Department may use an aerial drone to inspect my property in furtherance of my application or in the investigation of a violation. All animals must be restrained for the safety of the inspection personnel. Inspections will not be performed where animals are not properly restrained.

Private On-Site Sewage Facilities Compliance

I hereby authorize Webb County personnel to conduct follow-up property inspections as necessary to determine compliance with Webb County's On-Site Sewage Facility Order and State wastewater disposal regulations. Please be advised that a copy of this application and inspection findings will be forwarded to the Webb County Environmental Services Division of the Planning Department for further review.

Utility Service Connections

Certificates of Compliance or similar authorizations by Webb County for the connection of public utility services shall not be issued until after the Floodplain Administrator has approved the structure and/or development in compliance with the Webb County Flood Damage Prevention Order and other applicable Federal, State or local law/regulation governing the connection of public utility services.

Flood Hazard Warning

The flood hazard boundary maps and other flood data used by the Floodplain Administrator in evaluating flood hazards to proposed developments are considered reasonable and accurate for regulatory purposes and are based on the best available scientific and engineering data. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. Any Exemption Certificate or Floodplain Development Permit that may be issued by the Floodplain Administrator will not imply that developments will be free from flooding or flood damage. Any issuance of an Exemption Certificate or Floodplain Development Permit shall not create liability on the part of Webb County, the Floodplain Administrator or any officer or employee of Webb County in the event flooding or flood damage does occur.

Exemption Certificates

An Exemption Certificate may be issued for a development that is found to be located outside the regulated floodplain boundary. Please be advised that the property may still be subject to flooding hazards. An exemption means the property is not in a high-risk Special Flood Hazard Area (SFHA) according to regulatory maps, but it does not guarantee immunity from flooding.

Unauthorized Development

Any development that occurred without the required permits or other authorizations shall be subject to regulatory fines as set out in Webb County Orders. The Planning Department shall withhold the release of any permit, license or authorization until all assessed fees and fines are paid. It shall be the landowner's responsibility to undertake any necessary remediation action to correct violations resulting from such unauthorized development including, but not limited to, the removal of structures, elimination of fill, or other actions to bring the property back to pre-existing conditions. All permits, licenses or other authorizations shall not be issued for new construction, substantial improvement, utilities or other development until all violations of unauthorized development has been remediated and accepted by the Planning Department.

Other Regulatory Issues & Greater Standards

The issuance of a floodplain determination, development permit, or other similar authorization is generally based upon the community's floodplain management regulations; however, other Federal, State or local permits may be required and may place mandatory duties on other officials or agencies. When mandatory duties are placed on other officials, the Floodplain Administrator will withhold action until the other official or agency has performed the prerequisite duty.

The Floodplain Administrator's issuance of permitting or other authorizations do not exempt the property owner/applicant from any deed restrictions, subdivision regulations or other covenant regarding real estate. The owner/applicant is responsible for the investigation of such information. Where the Webb County Flood Damage Prevention Order and another law, order, ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

Certification

I, the undersigned owner/applicant, attest that the information I have submitted in this application is true and correct. I acknowledge that I am submitting this application as a government record and that it is being relied upon by government officials for determining regulatory compliance with Federal, State and local laws and regulations. I understand that making false statements in this application is a crime. I acknowledge that I have read and understood the acknowledgements above.

Signature Owner/Applicant 1	Date	Signature Owner/Applicant 2	Date
Printed Name	Date	Printed Name	Date

**When more than two property owners check this box* ☐ *and have the additional owners execute this application as provided above on the back of this sheet.*