

Miranda Benson

From: Danny Davy <ddavy@lakeflato.com>
Sent: Thursday, July 16, 2026 2:13 PM
To: Miranda Benson
Cc: Dustin Black; Dave Mesko; John Litchenberg; Kevin Shell; Dallas Leasure
Subject: RE: FVS Academic Center Updated Road Impact Fees

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Thank you!

Danny Davy, AIA

Lake Flato Architects
p 210.679.2347

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From: Miranda Benson <MirandaBenson2@elpasoco.com>
Sent: Thursday, July 16, 2026 2:46 PM
To: Danny Davy <ddavy@lakeflato.com>
Cc: Dustin Black <dblack@wemberinc.com>; Dave Mesko <dmesko@fvs.edu>; John Litchenberg <jlitchenberg@fvs.edu>; Kevin Shell <kshell@wemberinc.com>; Dallas Leasure <dleasure@wemberinc.com>
Subject: RE: FVS Academic Center Updated Road Impact Fees

Received! Thank you.

I have updated my comment in BDA –

Plans cannot be re-submitted until all required departments have completed their review.

County Z	A	7/09/2026 11:38	DSDBE	EDARP File Number PPR2610. RIF Calculation: new construction for bldg a = 33,425 sq ft offs Net increase = 4,803 sq ft. Calculation used = \$2371/1000 sq ft. **TOTAL DUE = \$11,387.91 fo Phase 2 = \$53,110.40. Building B will have no offset from demolished buildings identified in PP
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EPC DR FEE - TRANSPORTATION IMPACT FEE - 22141	
Fee:	11,387.91

I will upload this email as confirmation to the PPR2610 EDARP file.

Thank you,



Miranda Benson

Associate Planner
EPC Planning & Community Development
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<https://planningdevelopment.elpasoco.com>

Important Notice

It has come to our attention that applicants are receiving spam emails with invoices or requests for application fees. The spam emails typically end in “@usa.com” or similar variation. **THESE ARE PHISHING ATTEMPTS.** Disregard the emails and do not pay any invoice or amount due listed on the emails. Report the fraudulent emails to the following:

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Please note that legitimate requests for payment are only sent through EDARP and are only paid through EDARP or in-person. If you have any questions, please contact 719-520-6300.

<https://www.planning.org/planning/2026/jan/fraud-alert-how-scammers-are-now-impersonating-city-governments/>

From: Danny Davy <ddavy@lakeflato.com>

Sent: Thursday, July 16, 2026 1:14 PM

To: Miranda Benson <MirandaBenson2@elpasoco.com>

Cc: Dustin Black <dblack@wemberinc.com>; Dave Mesko <dmesko@fvs.edu>; John Litchenberg <jlitchenberg@fvs.edu>; Kevin Shell <kshell@wemberinc.com>; Dallas Leasure <dleasure@wemberinc.com>

Subject: FVS Academic Center Updated Road Impact Fees

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Miranda,

To confirm from our conversation:

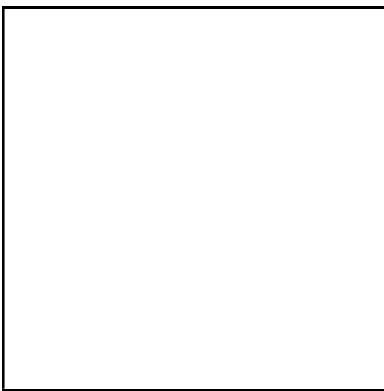
We are moving forward with construction of this project, but Building B is now slated for a later construction date (at least 12 months) and separate plan review/permit. Due to this, we need to revise our road impact fee as follows:

- All demo that was listed on the road impact fee will remain the same, but be assigned 100% to Building A construction. This is due to the fact that all these structures are being demo'd as part of Building A construction.
- The amount of new square footage is now reduced with the elimination of Building B from this construction permit. The new construction square footage is to be amended to 33,425SF from the previous 55,825SF.
- The new differential between new and demo'd will only be 4,803SF.
- The updated road impact fees for Building A should be $4,803 \times \$2,371 / 1,000 = \mathbf{\$11,387.91}$
- We would not be able to use any demo'd square footage to offset Building B's construction in the future using the current SDP's design.

Please review the above and let me know if you have any questions. If not, please revise the road impact fees for the PPRBD permit process.

Thank you!

Danny Davy, AIA
Senior Associate



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