



# CITY OF HOUSTON

## Houston Public Works

Sylvester Turner

Mayor

November 6, 2019

Mr. Hassein Nikooi  
Hartford Investment, Inc.  
401 Studewood, Suite 202  
Houston, Texas 77007

Carol Ellinger Haddock, P.E.  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

832.395.2500  
[www.publicworks.houstontx.gov](http://www.publicworks.houstontx.gov)

**ILMS Project Number:** 19126688 **WCR File Number:** 0008989

**Legal Description:** 1.0311 acres of land being Lots 13 and 15 through 23, Tracts 12, 14, 14A, 24A and 35, Block 1, Southern Village, Section 1 located at 4530 Griggs Road, Suites A, B and C

**Proposed Development:** 1,206 square-foot beauty salon with two (2) shampoo bowls, 2,676 square-foot event venue (catering only) with one-hundred (100) occupants and a 3,050 square-foot daycare center with one hundred-eighteen (118) occupants

### Wastewater:

*Impact Fee:* \$4,875.70  
*Service Unit Credits:* 3.8517 service unit credit for the conversion of 6,932 square feet of retail space and for the removal of 6,775 square feet of retail space  
*Admin Fee:* \$29.18  
*Connection Point(s):* Our records indicate that two (2) active 8-inch sanitary sewers are located within the limits of your development. Although these sewers should be within recorded easements, the City of Houston may claim easements by prescription in the event that easements do not exist. Therefore, prior to any development, the 8-inch sanitary sewers and easements must be abandoned and/or relocated to accommodate the proposed construction. The owner will be required to submit an application to the Joint Referral Committee requesting the abandonment and/or relocation of the subject sewers and easements. Please contact the Real Estate Branch at (832) 395-3118, or refer to the Joint Referral Committee website at: [http://www.publicworks.houstontx.gov/notices/joint\\_referral\\_committee.html](http://www.publicworks.houstontx.gov/notices/joint_referral_committee.html) for information on the application process. No building permits will be issued until the committee has approved the request, a Council Motion has been issued, and all conditions have been completed. Based on compliance with the above, connection to the existing 8-inch sewer in Griggs Road will be permitted.  
*Proposed Service Units:* 7.9178  
*Treatment Plant:* Sims Bayou  
*Pumping Station:* Conley

### Water:

*Impact Fee:* \$3,214.46  
*Service Unit Credits:* 3.8517 service unit credit for the conversion of 6,932 square feet of retail space and for the removal of 6,775 square feet of retail space  
*Admin Fee:* \$29.18  
*Connection Point(s):* 12-inch water main in Griggs Road  
*Proposed Service Units:* 7.9178



Rudy Moreno, Jr.  
*Deputy Assistant Director*  
Utility Analysis Section  
CEH:RM:AC (Council District D)

For Carol Ellinger Haddock, P.E.  
*Director*  
Houston Public Works

**This approval is subject to the standard City of Houston requirements and supplemental requirement(s) listed below.**

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**Standard Requirements:**

The City Engineer may, from time to time, revise the Houston Public Works Infrastructure Design Manual, resulting in changes to the design criteria and parameters that must be followed in the development of this site.

For discharge into the sanitary sewer system of any waste other than domestic waste, please contact the Industrial Wastewater Service at (832) 395-5800 for permitting requirements.

Please note, if the sanitary sewer line to which connection will be made is deeper than twenty feet (20'), or is larger than thirty-six inches (36") in pipe diameter, then the connection must be made to the nearest existing manhole of the sanitary sewer line. Please contact Mr. Simon Tung in the City Engineer's Office at (832) 394-9135 prior to engineering the plans for connection.

**Failure to pay the Wastewater Impact Fees within six (6) months from the date of this letter will result in the expiration of this reservation and a new application must be submitted. If this project is not under construction within two (2) years from the date of this letter, the water portion of this reservation will expire, and a new application must be submitted. All fees must be paid prior to issuance of a building permit and may be paid online, by mail, or at 1002 Washington Avenue. A copy of the Impact Fee receipts and copy of this letter must be submitted with your construction plans when applying for a building permit. Plans must be approved by the Code Enforcement Branch of the Building and Development Services Division prior to the issuance of a permit.**

**Please note, the Wastewater and Water Impact Fees quoted above are not refundable for any reason including failure to obtain a building permit or failure to complete the project for any reason.**

This information is based on the City of Houston Geographic Information Management System Maps. These maps are prepared utilizing the best information available to the City and the City cannot warrant their accuracy or completeness. The exact size and location of all utility lines should be field verified.

For direct inquires, please contact Utility Analysis at 823-394-8888 or email [wcrtech@houston.tx.gov](mailto:wcrtech@houston.tx.gov). Be sure to reference the ILMS project number listed in this letter.

Mr. Hassein Nikooi  
Hartford Investment, Inc.  
ILMS Project No 19126688  
November 6, 2019  
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- This letter supersedes our letter dated 10/07/2019.



# CITY OF HOUSTON

## PERMIT CENTER - CODE ENFORCEMENT DIVISION

1002 Washington Ave, Houston, Texas 77002

### Point of Sale Transmittal

07-NOV-2019

**Note: This is not a permit and does not authorize the holder to perform any work**

**Customer Name/Address**

HASSEIN NIKOOI  
401 STUDEWOOD, SUITE # 202  
HOUSTON, TX 77007  
281-924-6565

**Payer Name/Address**

HASSEIN NIKOOI  
401 STUDEWOOD, SUITE # 202  
HOUSTON, TX 77007  
281-924-6565

**Project-No Description**

19126688 WATER/WASTE WATER APPLICATION (00032740) REVIEW  
HARTFORD INVESTMENTS, INC  
4530 GRIGGS RD # A  
HOUSTON, TX 77021

**Sales Order**  
02377439 (I)

**Water Capacity Reservation:**

Application-No: 2019102522

Log Number:

Permit: WI IMPACT FEES (WATER)

7.9178	Water Impact Fees Services units	6,259.42
3.8517	Water Impact Fees Service unit Credits	-3,044.96
	Administration Fee	29.18
	Total Permit Fee	3,243.64

Permit: WW WASTE WATER IMPACT FEE

7.9178	WW Committed	9,494.31
3.8517	WW Credits	-4,618.61
	Administration Fee	29.18
	Total Permit Fee	4,904.88
	TOTAL AMOUNT DUE	8,148.52



\*001-02223651\*

Shopping-Cart: 02223651



