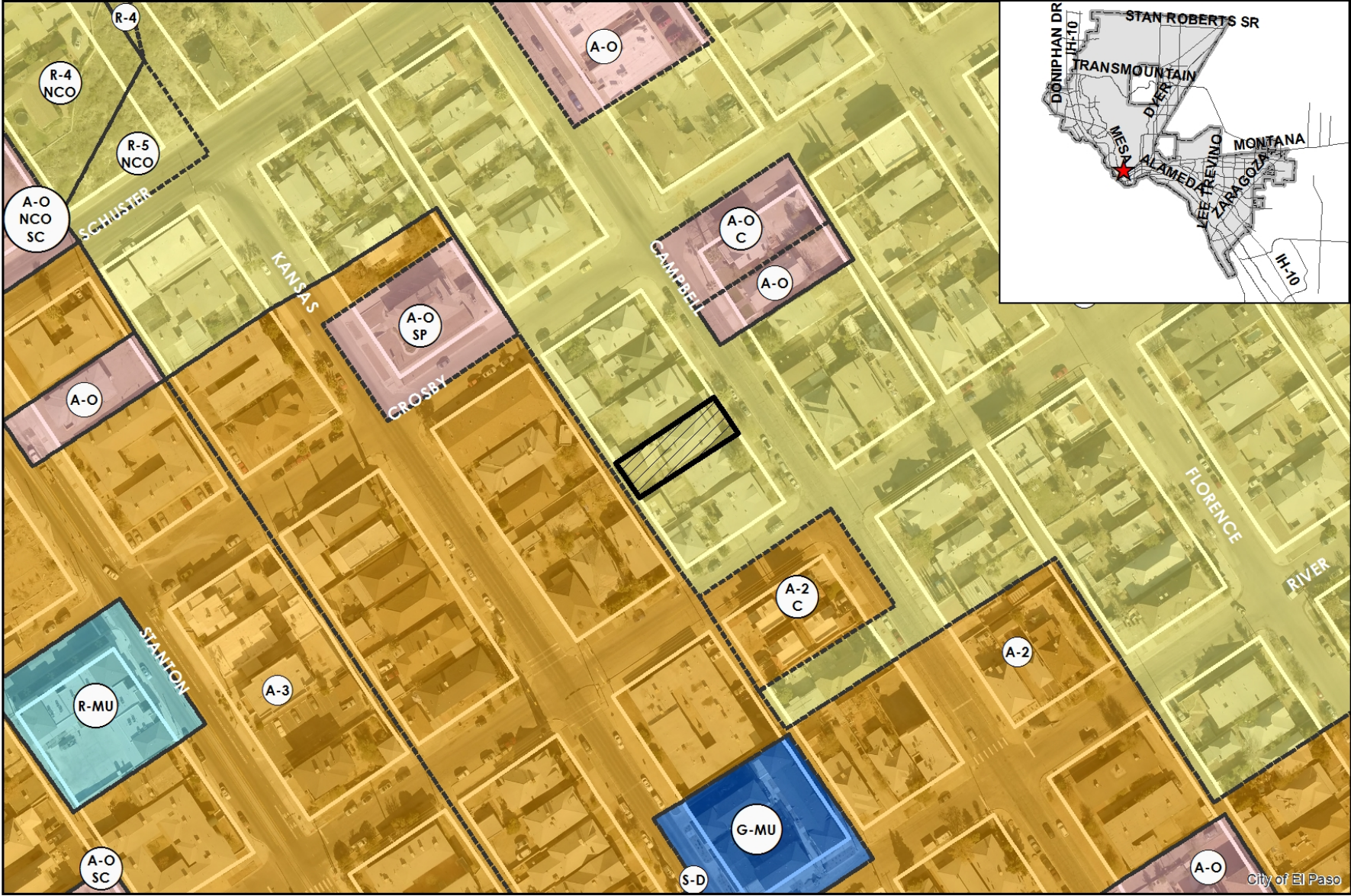


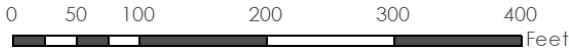
PZRZ18-00033 & PZST18-00011



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Subject Property



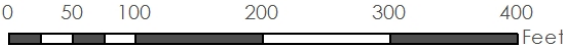
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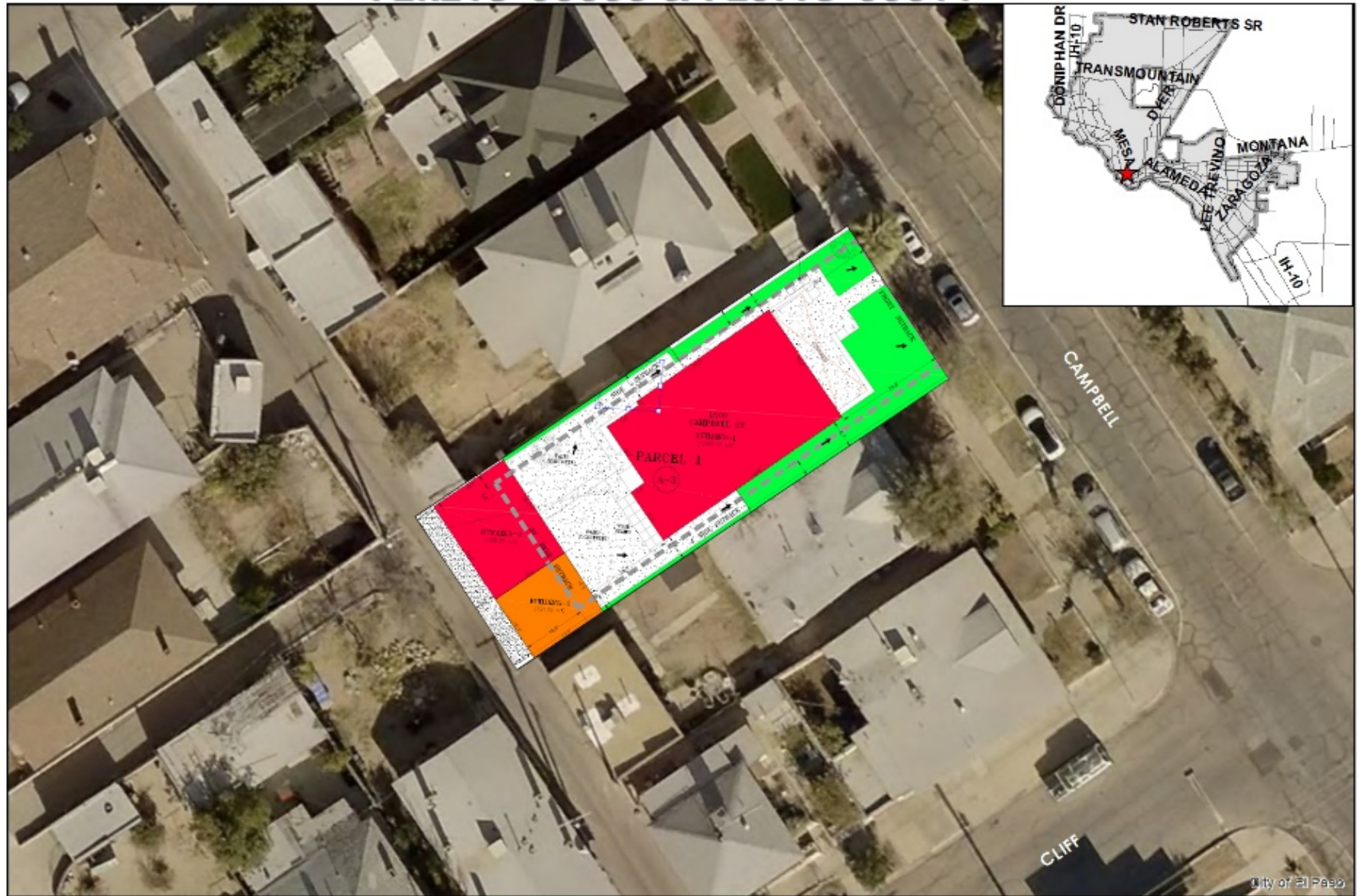
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Subject Property



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0 12.5 25 50 75 100 feet



ALEXANDER
ADDITION
INST. # 20080045671

R-5

13
LOT 6

TRASH BIN
LOCATION

CONCRETE
WALL

4.0' A-3 REQUIRED
SIDE SETBACK

ROCKWALL
(TYP.)

N52°23'00"E

0.5'

N37°37'00"W
16' ALLEY

43.00'

S52°23'00"W

4.0'

CHAIN LINK
FENCE (TYP.)

122.00'

S37°37'00"E

43.00'

122.00'

4.0' A-3 REQUIRED
SIDE SETBACK

ALEXANDER
ADDITION
VOL. 3227, PG. 1150

13
PORTION OF LOT 2,
ALL OF LOT 3, &
PORTION OF LOT 4
INST. # 20080045671

R-5



ELEVATION



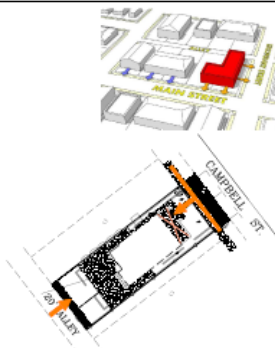
MANDATORY INFILL CRITERIA

1.1



CALCULATION:
No on-site surface parking is proposed

1.2



CALCULATION:
Principal orientation is toward Campbell St. Entrance from Campbell St. are from the sidewalk via stair and elevated walkway. This design complies with mandatory design requirement.

1.3



CALCULATION:
Established residential development on this block have front setbacks that vary from 0' to 20' with an average of 10'. 15% of the average of 10' is 1.5'. This means a setback between 8.5' and 11.5' is required for infill development on the subject property. This structure is located approximately

SELECTIVE INFILL CRITERIA

2.6



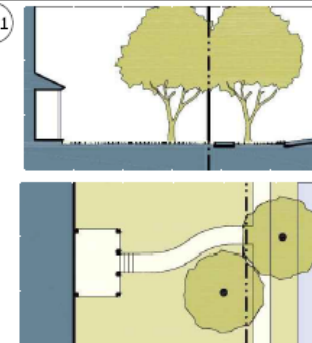
CALCULATION:
The project shall demonstrate compliance with one of the architectural styles defined in the Community Design Manual of Plan ☒ Paso. As a large Prairie Style House.

2.7



CALCULATION:
Campbell St. is 50' wide with a 60' R.O.W.
Required Calculation is $\frac{1}{2}$ R.O.W. $\frac{60'}{2} = 30'$.
Top of parapet of proposed structure is 30' (50%) from above sidewalk. Design Building Height complies with this requirement.

2.11

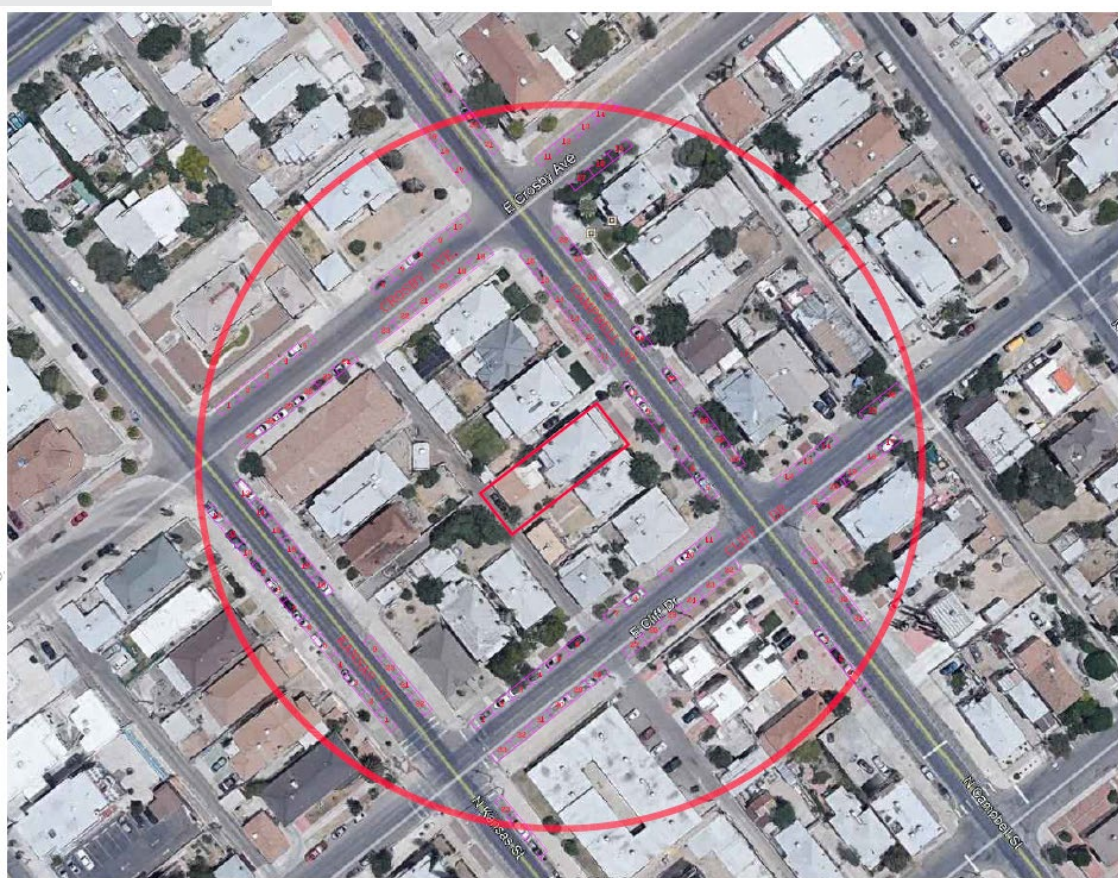


CALCULATION:
A planted frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continues with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

Outstanding



PARKING STUDY

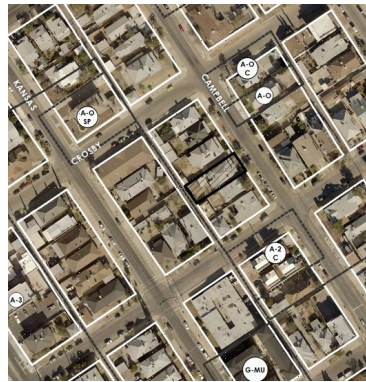


SUMMARY:	SPACES	% OF TIME
119 Total Parking Spaces		
100% available:	50	42.02%
50-99% available	46	38.66%
0-49% available	23	19.33%
7am and 6pm available		70%
8am-5pm available		68%



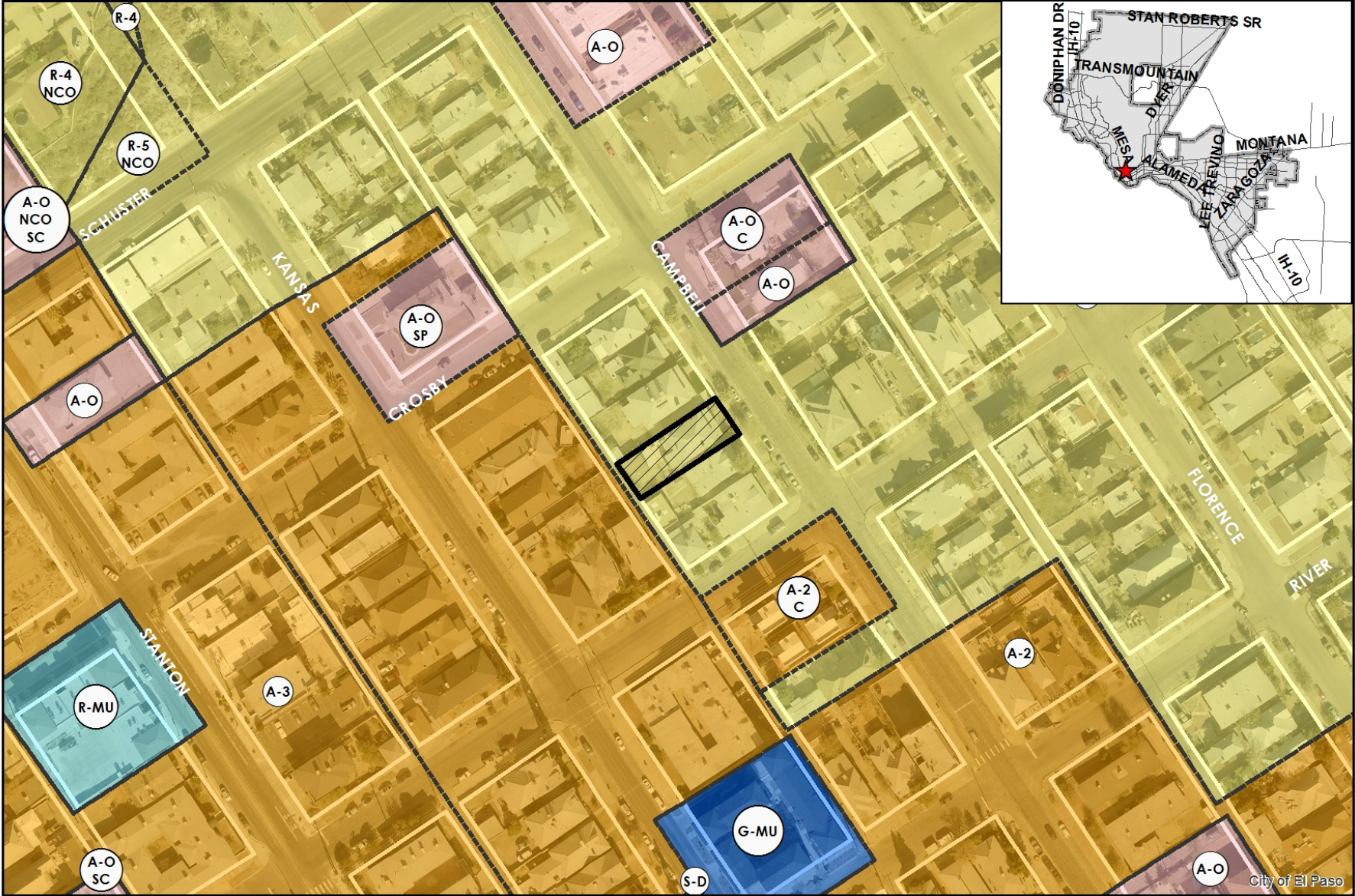






"Delivering Outstanding Services"

PZRZ18-00033 & PZST18-00011



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Subject Property

