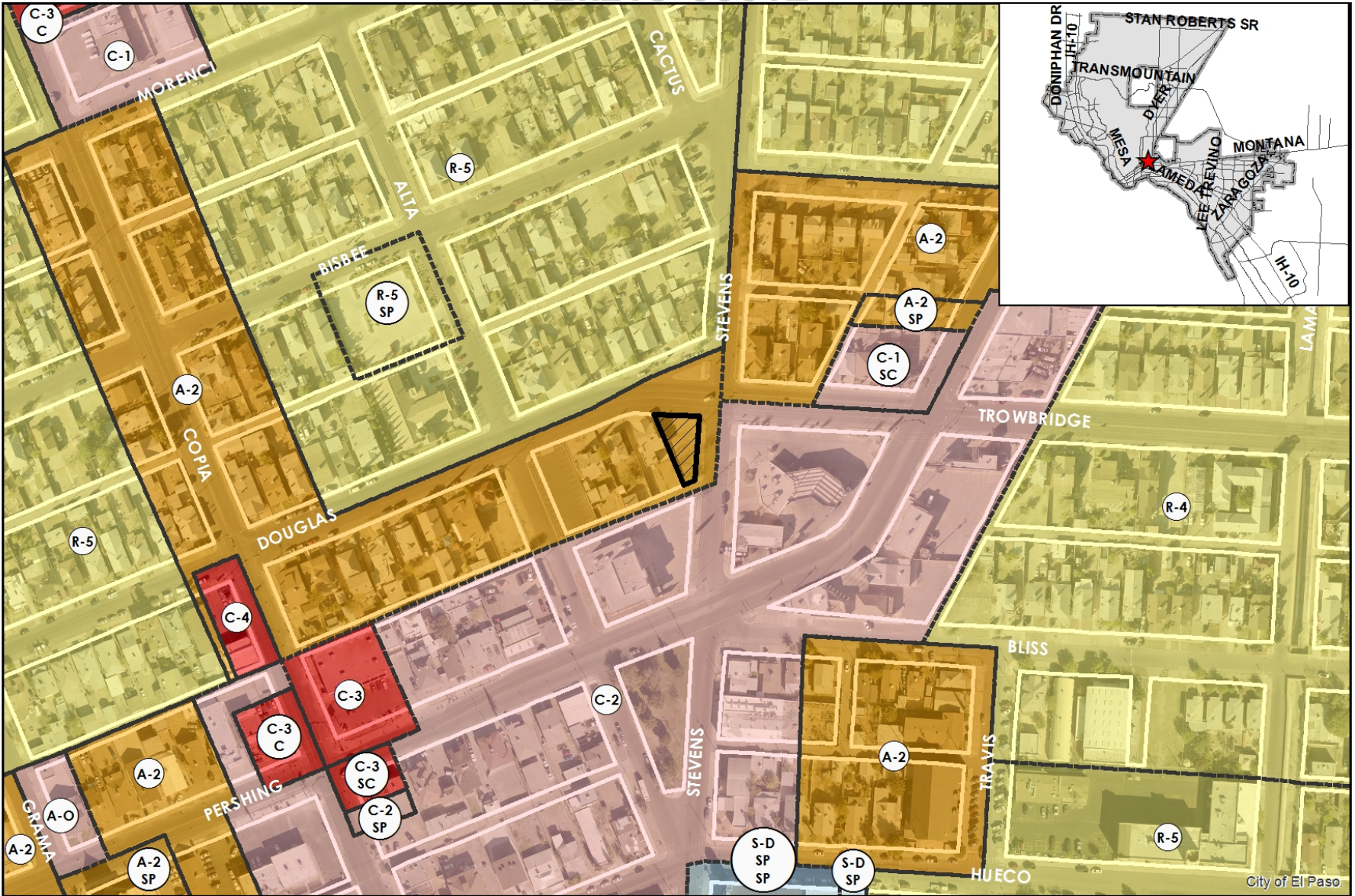


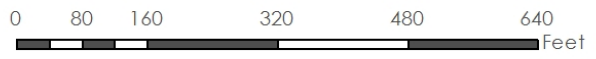
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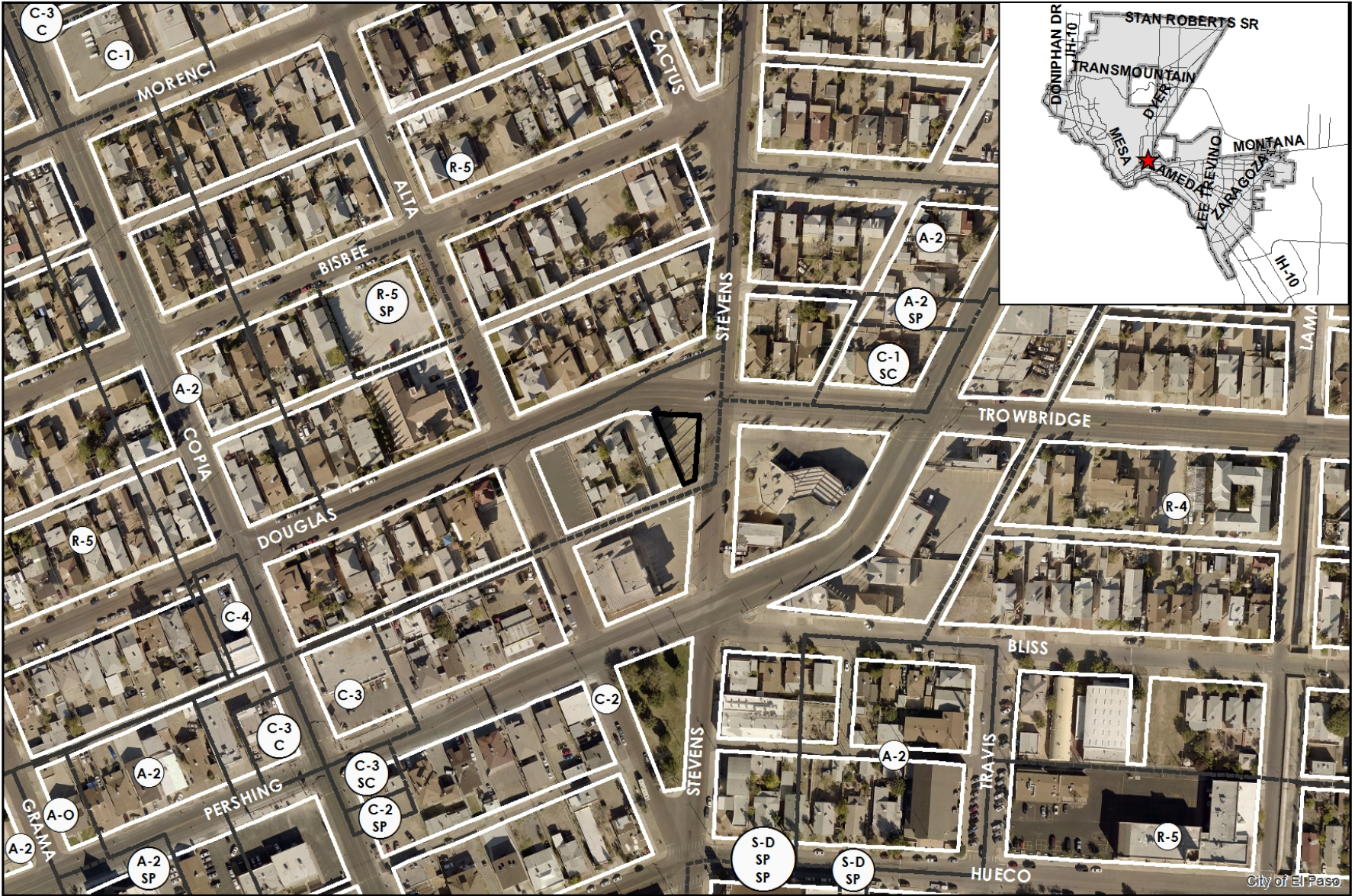
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



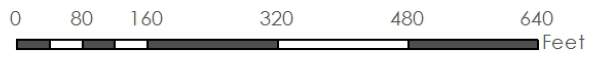
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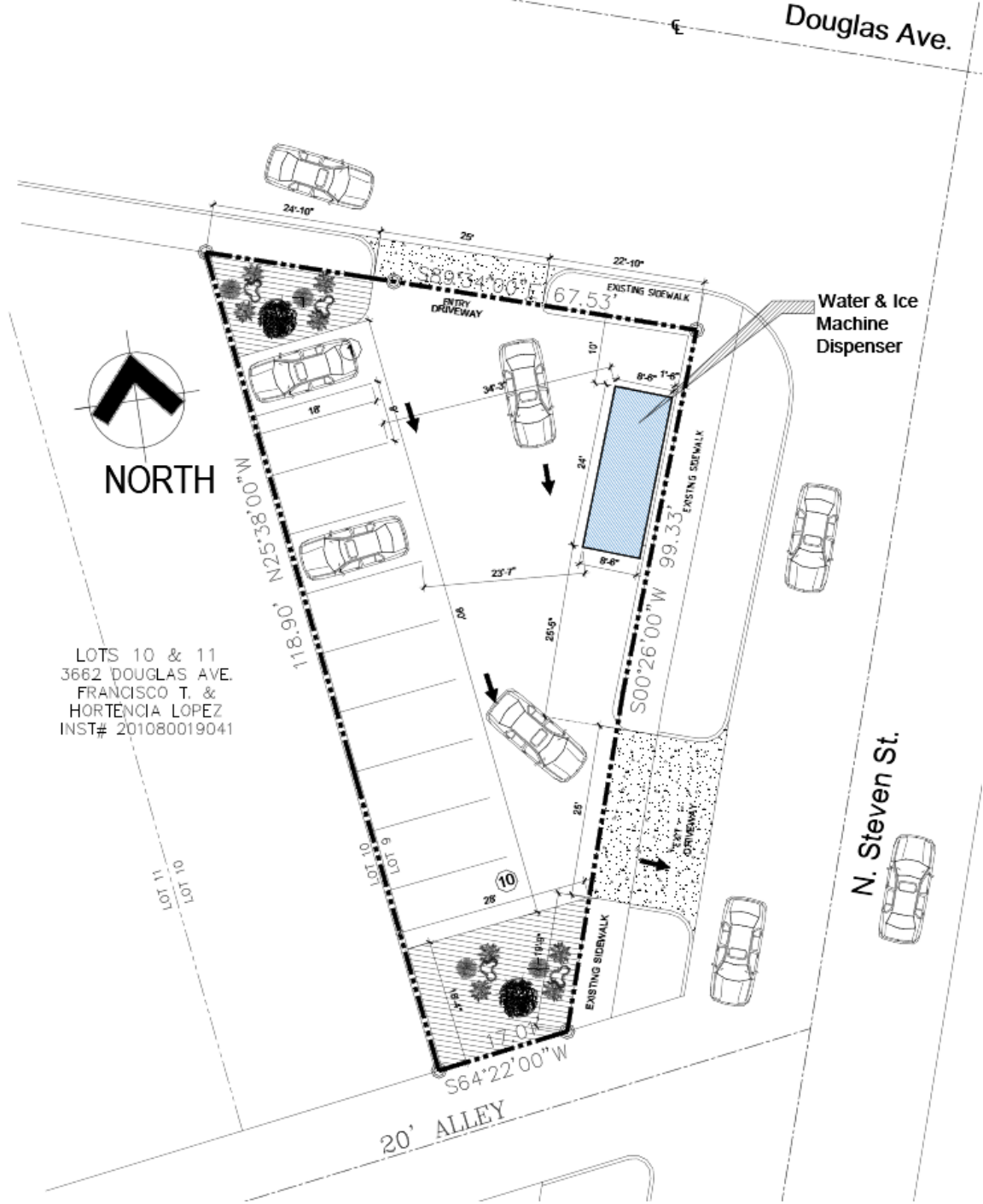
 Subject Property







LOTS 10 & 11
3662 DOUGLAS AVE.
FRANCISCO T. &
HORTENCIA LOPEZ
INST# 201080019041



Douglas Ave.

N. Steven St.



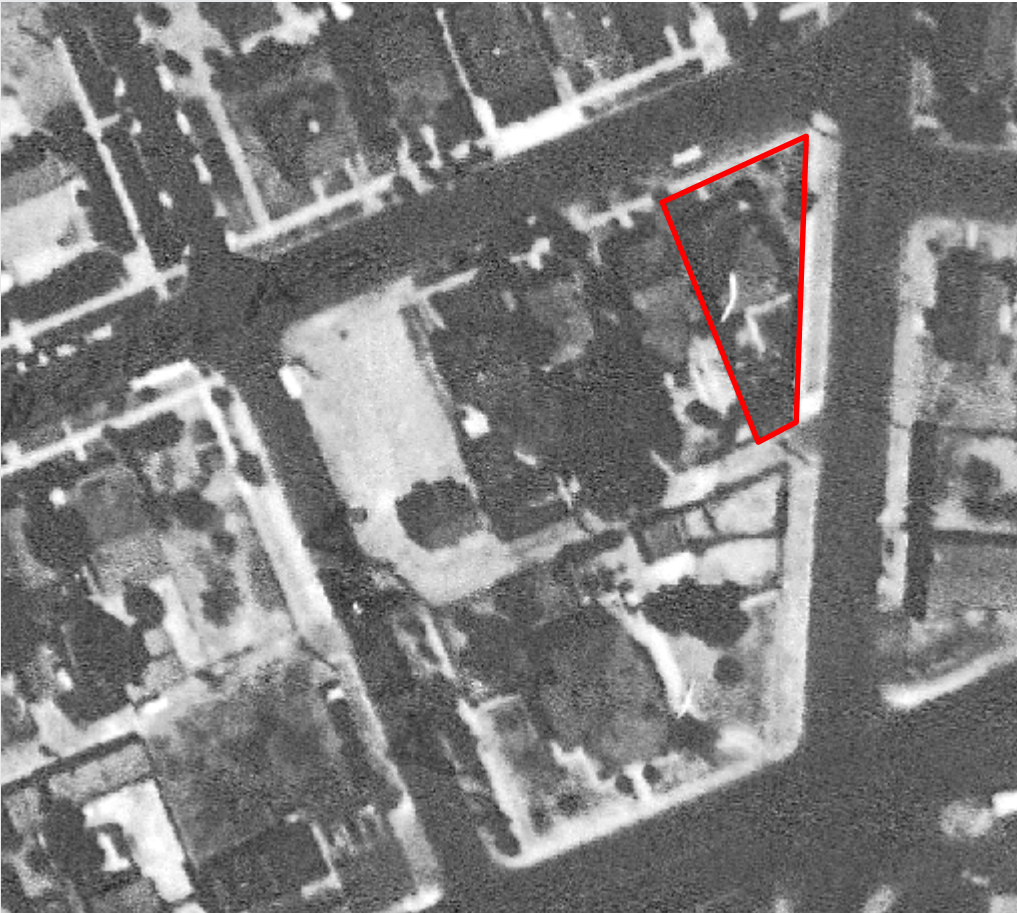
Proposed Conditions



"Delivering Outstanding Services"



Proposed Conditions



"Delive

Proposed Conditions

G-2 – Traditional Neighborhood:

“This sector includes the remainder of Central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools parks, and small shops are integrated with residential areas.”

	Compact Urban
Future Land Use Map	G-1 – Downtown
	G-2 – Traditional Neighborhood
	O-7 – Urban Expansion
	Local Transfer Centers (overlay)
	RTS Stops (overlay)
ITE Context Zones	C-6 – Urban Core
	C-5 – Urban Center
	C-4 – General Urban
	C-3 – Suburban

Policy 4.1.2: Compact Urban areas include the following land as identified on the Future Land Use Map:

a. Existing walkable neighborhoods, identified as land in the G-1 “Downtown” and G-2 “Traditional Neighborhood” sectors.

General Urban Context Zone (C-4):

- Mix of housing types; some commercial & civic activities.
- Mostly detached buildings.
- Buildings placed fairly close to front property line.
- Moderate transit service; pedestrians are comfortable.

General Urban (C-4)					
Residential			Commercial		
Boulevard	Avenue	Street	Boulevard	Avenue	Street
Building Entrance	front	front	front	front	front
Off-Street Parking Location	rear	rear, side	rear, side	rear, side	rear, side
Minimum Sidewalk Width	8 ft.	6 ft.	6 ft.	8 ft.	6 ft.
Street Trees	8 ft. planting strip	8 ft. planting strip	6 ft. planting strip	7 ft. tree well	6 ft. tree well
Target Speed (mph)	25 – 35	25 – 30	25	25 – 35	25 – 30
Number of Through Lanes	4 – 6 lanes	2 – 4 lanes	2 lanes	4 – 6 lanes	2 – 4 lanes
Lane Width	10–11 ft.	10–11 ft.	10–11 ft.	10–12 ft.	10–11 ft.
On-Street Parking Width	7 ft.	7 ft.	7 ft.	8'	7–8 ft.
Medians	4 – 18 ft.	Optional 4 – 16 ft.	None	4 – 18 ft.	Optional 4 – 18 ft.
Access Management	Moderate	Low	Low	High	Low – Moderate
Typical Traffic Volume (ADT)	10,000 – 35,000	1,500 – 20,000	500 – 5,000	15,000 – 50,000	1,500 – 15,000



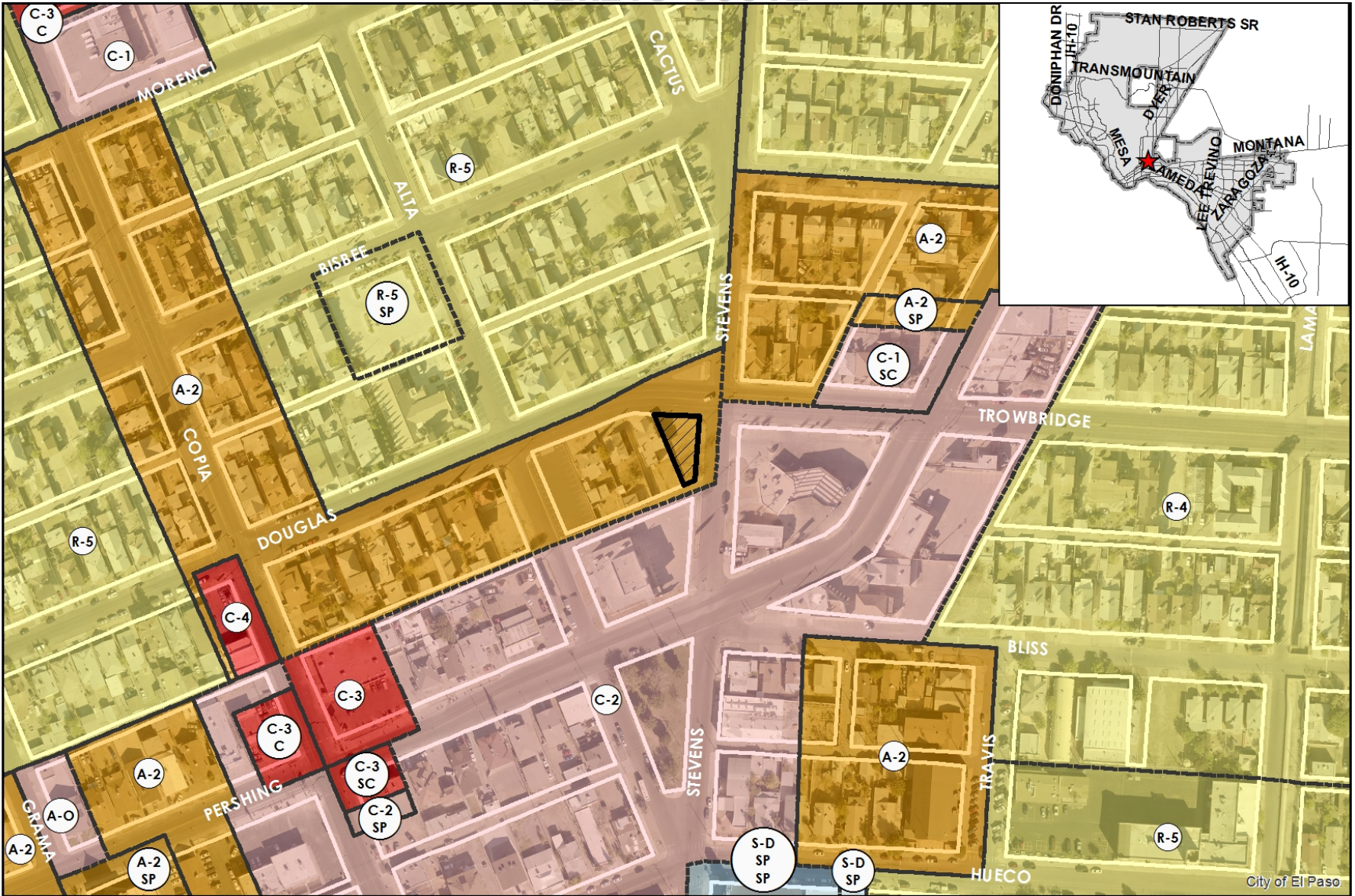







ding Services”

PZRZ18-00012



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 Subject Property

