

# SPECIAL PERMIT



# Recommendation | Public Input

2

## Planning Division recommendation:

Approval

## CPC Vote:

Approval Recommendation (7-0)

## Public Input:

- The Planning Division received four letters in support of and two in opposition to the special permit request.

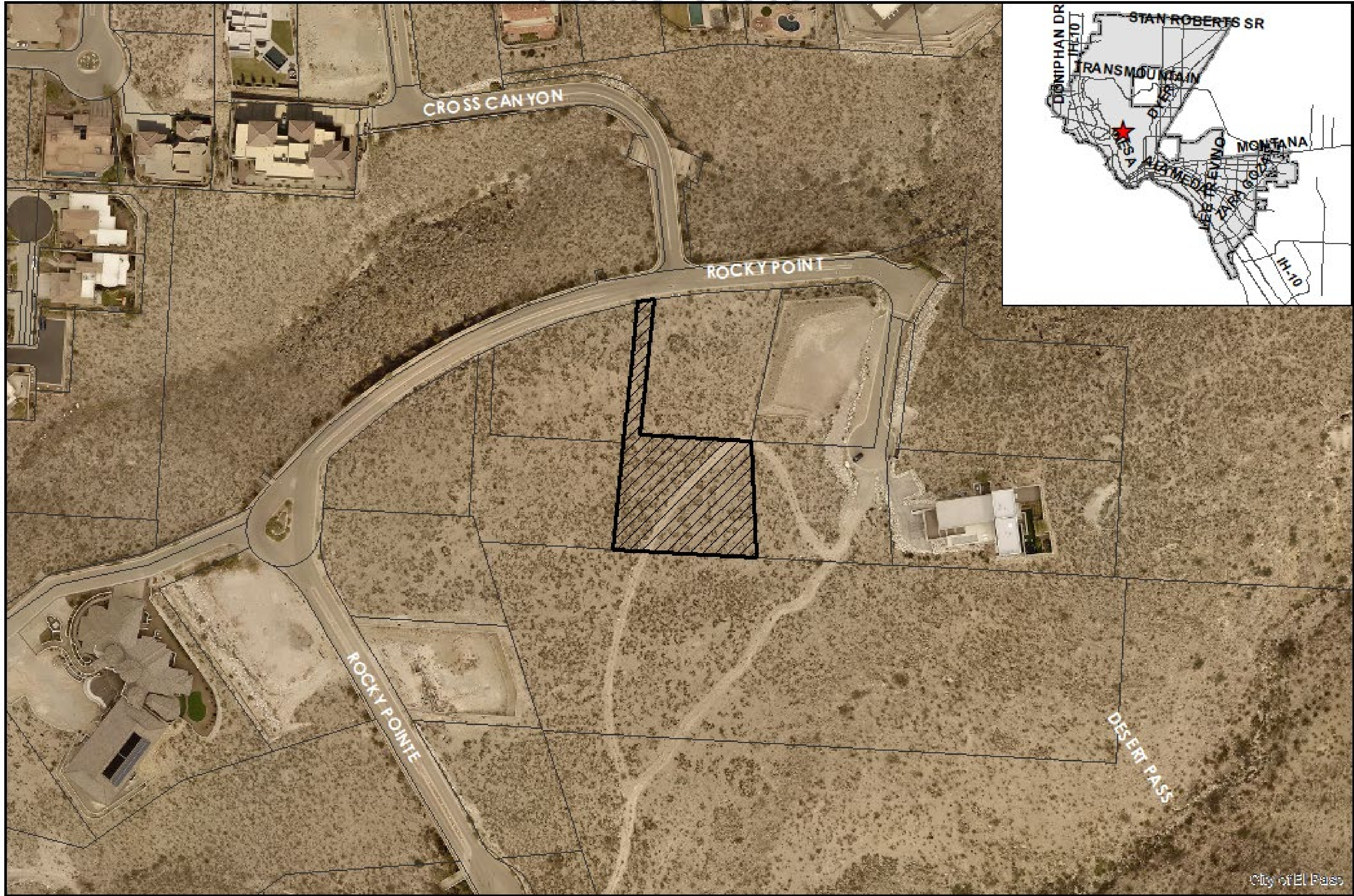
### **Strategic Goal #3 Promote the Visual Image of El Paso**

3.1 Provide business friendly permitting and inspection processes

3.2 Improve the visual impression of the community



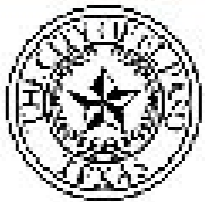
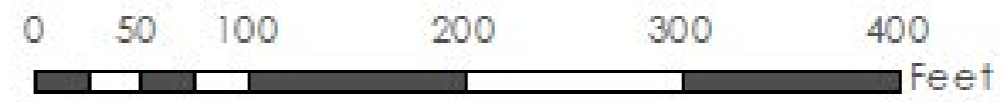
# PZST18-00016



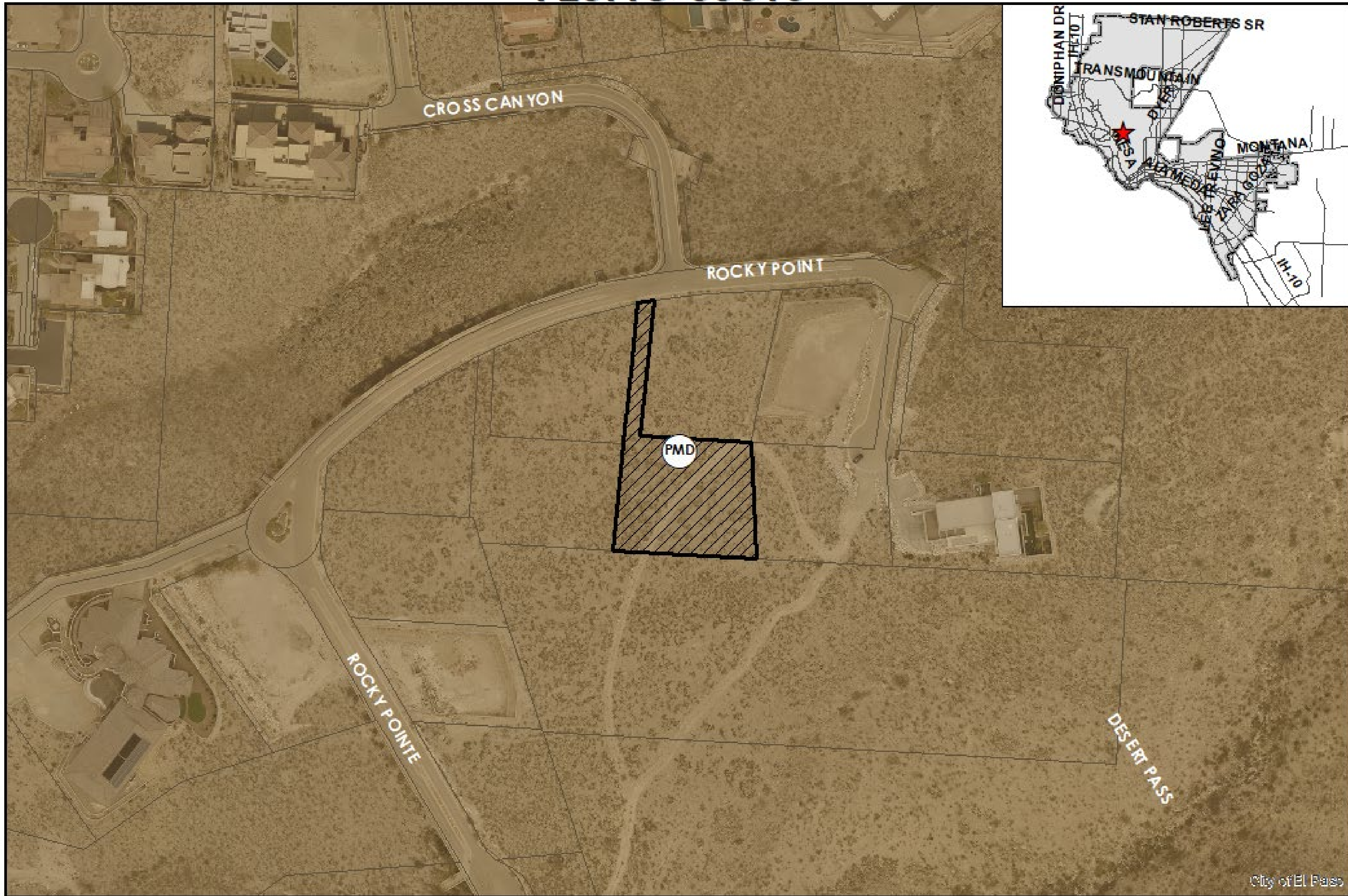
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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



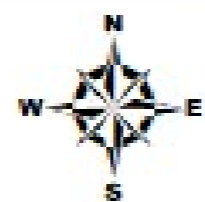
 Subject Property



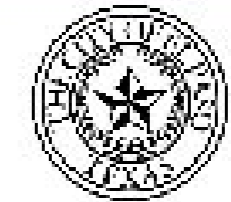
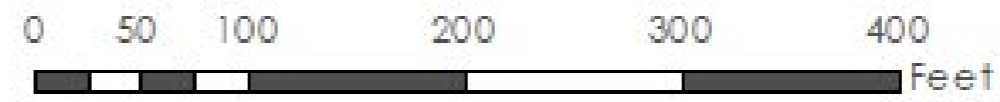
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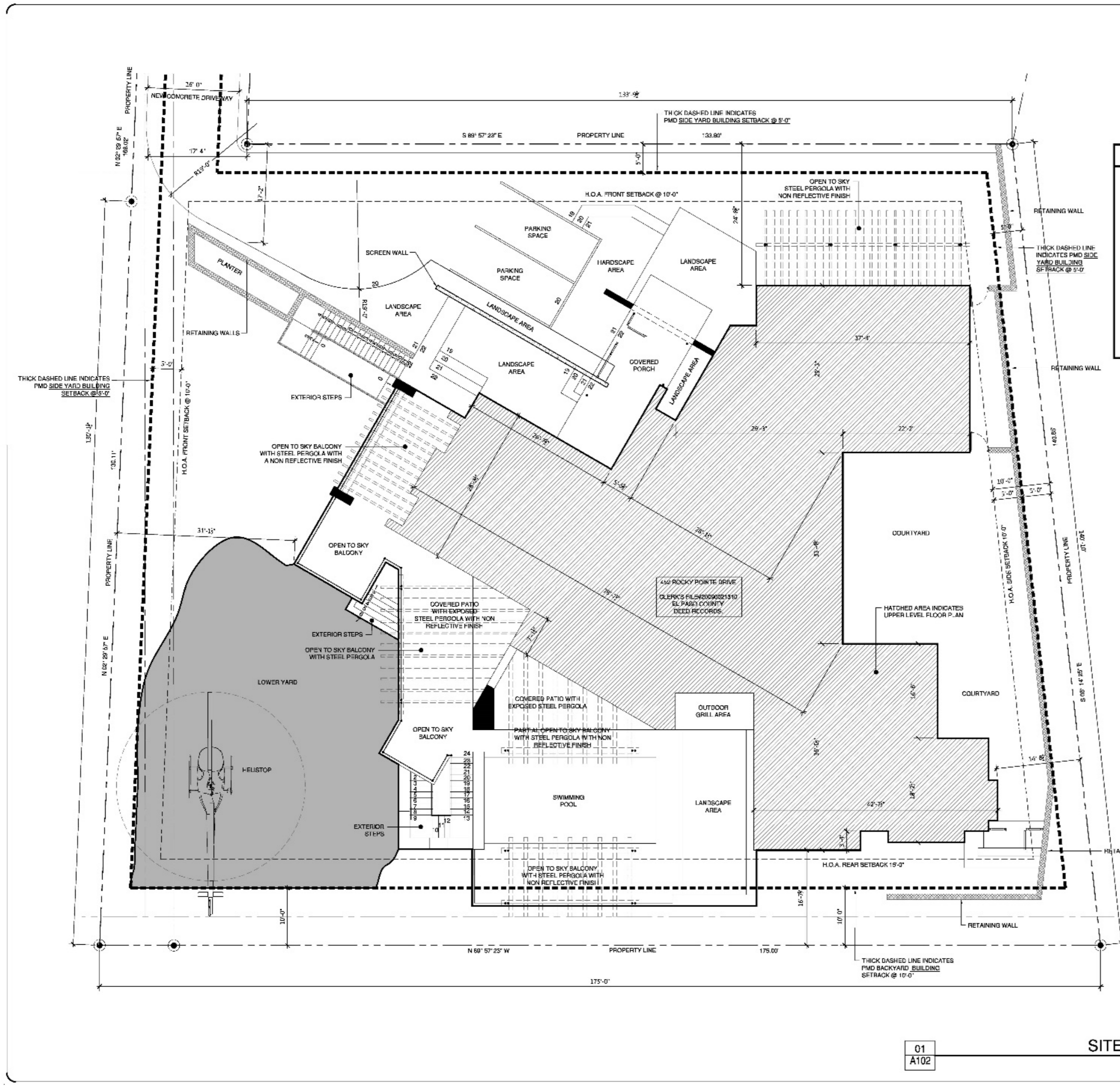
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**GENERAL NOTES**

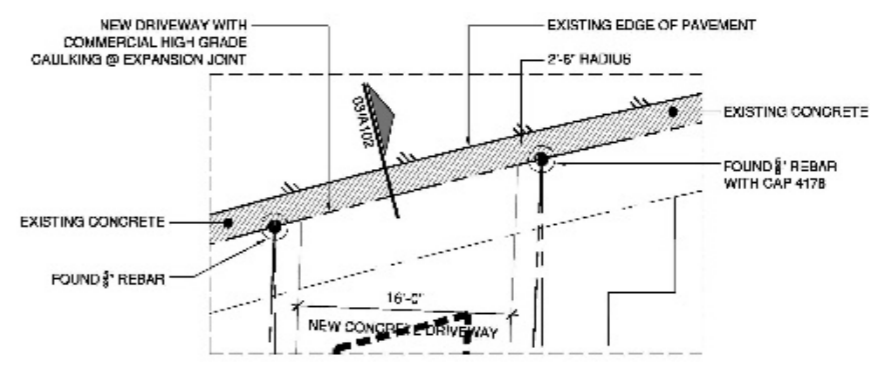
1. CONCRETE SIDEWALKS SHALL BE SCORED WITH 1" EXPANSION JOINTS @ 20' O.C. BETWEEN INTERSECTING CONCRETE SIDEWALKS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR ANY INCIDENTAL WORK REQUIRED, WHETHER OR NOT INDICATED, TO COMPLETE NEW WORK FOR INTENDED USE.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR STAGING AREA TO BE LOCATED WITHIN THE PROJECT SITE LIMITS.

**PROJECT DATA**

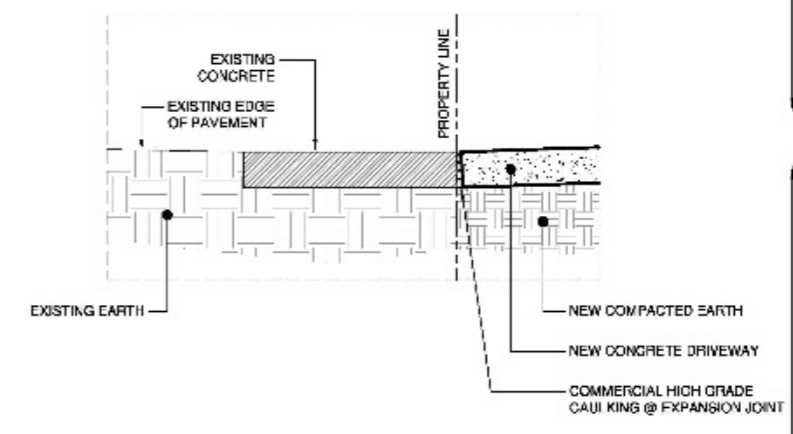
ADDRESS: 452 ROCKY POINTE DRIVE  
 CITY DESCRIPTION: 3 SAN CLEMENTE AVENING PTS 5, 7, 9 (REC ON N 143.85' ON E 175.00' ON S 298.13' ON W) CITY OF EL PASO, EL PASO COUNTY, TEXAS

SETBACKS (CITY SETBACKS)	FRONT YARD	REAR YARD	FRONT & REAR CUMULATIVE YARD	SIDE YARD	SIDE STREET YARD	SIDE & SIDE STREET CUMULATIVE YARD
	10 FT.	10 FT.	10 FT.	5 FT.	10 FT.	10 FT.

RESIDENCE SQUARE FOOTAGE (LIVING SPACE)  
 UPPER LEVEL FLOOR PLAN: 4,036 S.F.  
 LOWER LEVEL FLOOR PLAN: 2,173 S.F.  
 TOTAL SQUARE FOOTAGE: 6,209 S.F.



**02**  
A102  
**DRIVEWAY DETAIL**  
SCALE: 1/8" = 1'-0"



**03**  
A102  
**DRIVEWAY SECTION DETAIL**  
SCALE: 1/8" = 1'-0"



**CHAD GARRETT NORTH DESIGN**  
 6801 N. Mesa St., Bldg. B, 208 El Paso, Tx 79912  
 Office 915.581.5348 WWW.CGND.COM  
**ISSUED FOR CONSTRUCTION**

**01**  
A102  
**DETAILED SITE DEVELOPMENT PLAN**  
SCALE: 1/8" = 1'-0"

**FOKUS ON ARCHITECTURE, Inc.**  
 architecture | planning | accessibility | interiors  
 5788 north mesa street | el paso, texas 79912  
 p: 915.584.1716 | f: 915.843.0132 | e: fokusarch@focglobal.net



**REVISIONS**

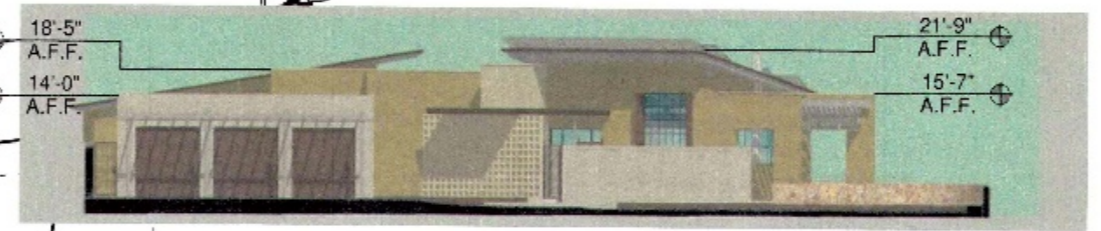
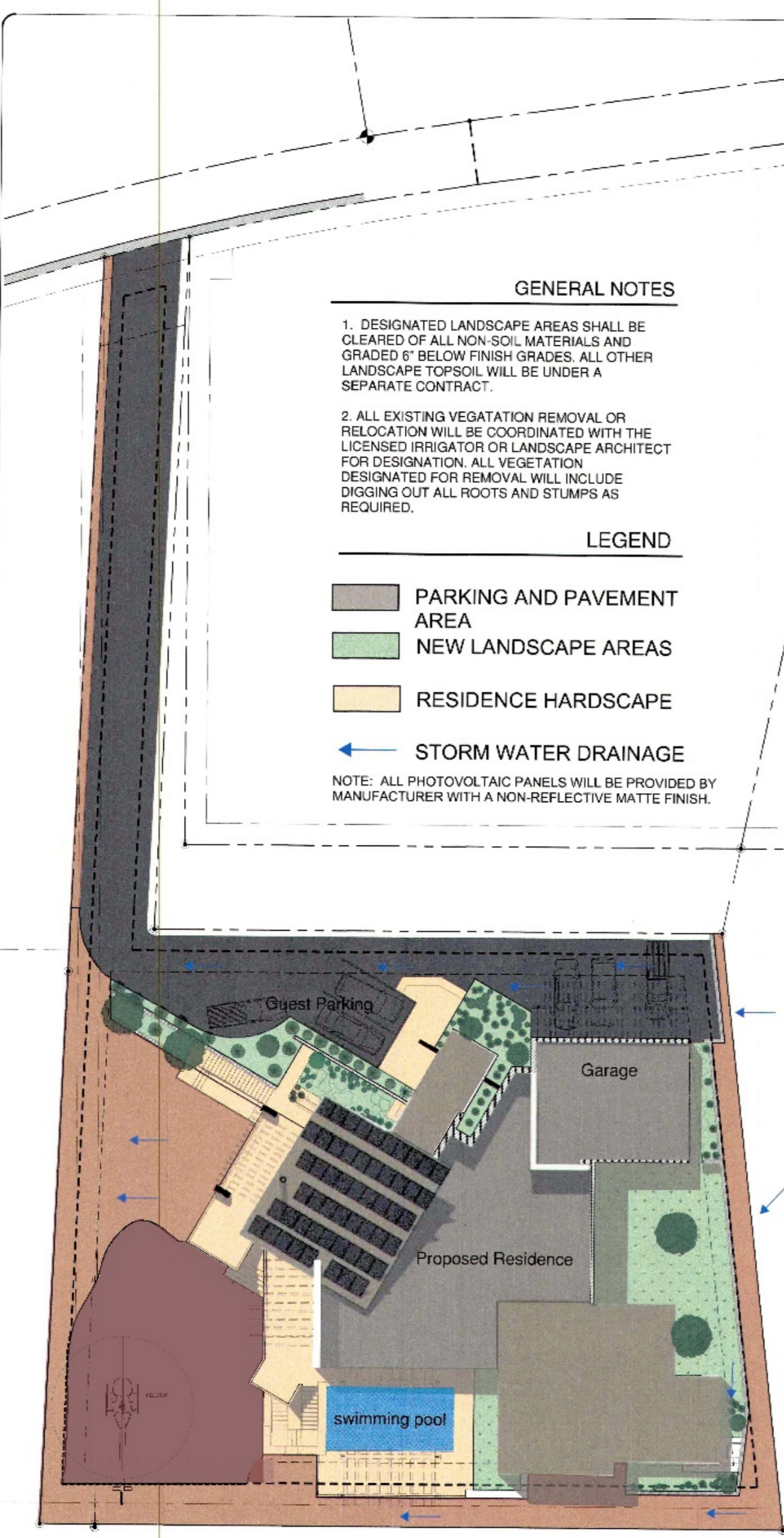
DATE	DESCRIPTION

**PROJECT NAME:**  
NEW RESIDENCE FOR:  
MR. AND MRS. ALAN RUSSELL

**SHEET TITLE:**  
**DIMENSIONED & ANNOTATED SITE & FLOOR PLAN**

**ISSUED FOR CONSTRUCTION**  
 PRESENTATION  
**A102**

# Elevations



02  
A103 ELEVATION



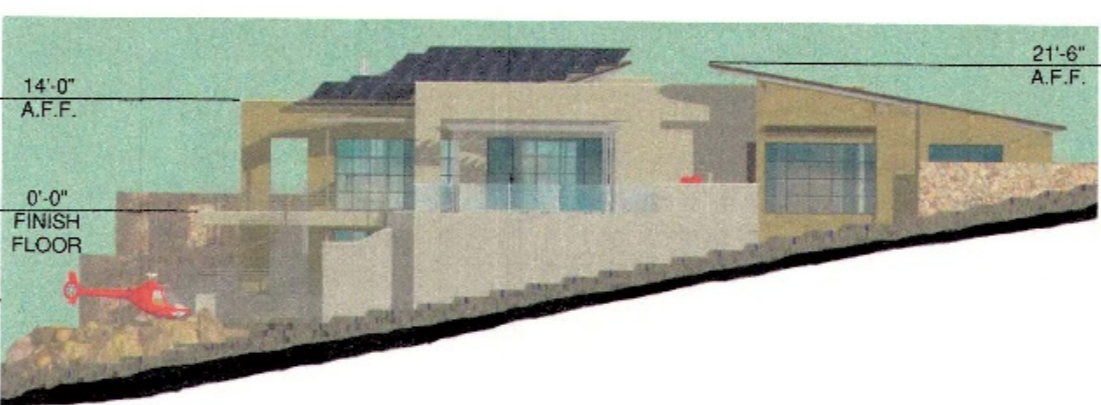
07  
A103 PERSPECTIVES



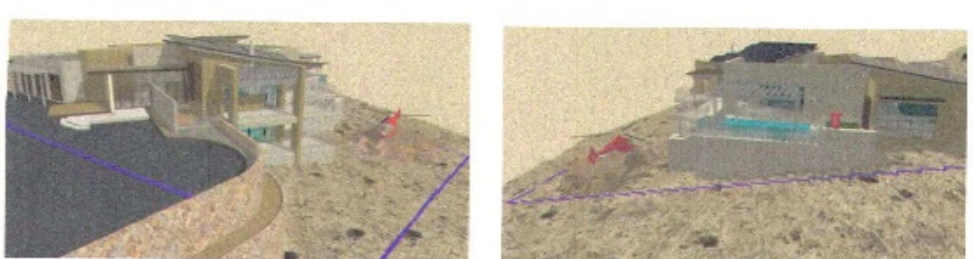
03  
A103 ELEVATION



08  
A103 PERSPECTIVES



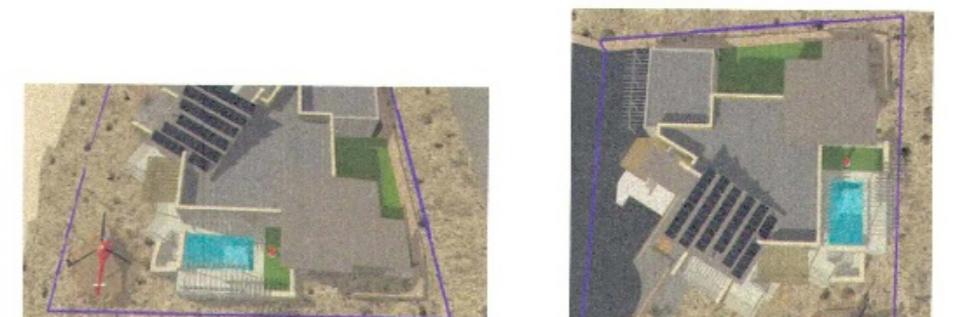
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A103 ELEVATION



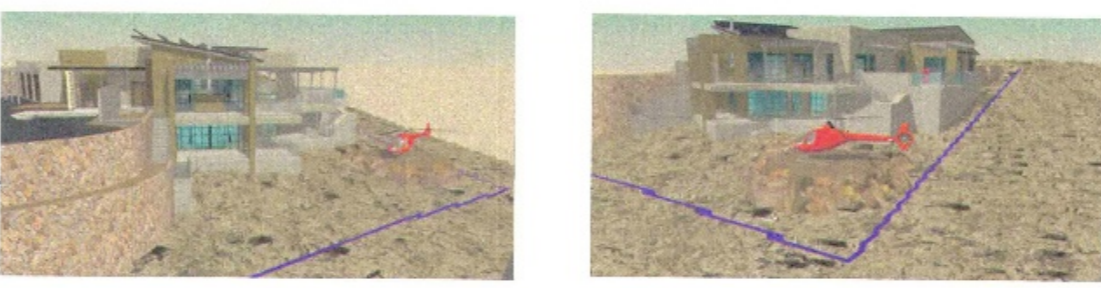
09  
A103 PERSPECTIVES



05  
A103 ELEVATION



10  
A103 PERSPECTIVES



06  
A103 PERSPECTIVES

01  
A000

**DETAILED SITE DEVELOPMENT PLAN**  
SCALE: 1/8" = 1'-0"

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DATE	
REVISIONS	
PROJECT NAME	NEW RESIDENCE FOR: MR. AND MRS. ALAN RUSSELL

SHEET TITLE	
OVERALL SITE PLAN & ELEVATIONS	
DESIGN BY: CGND STAFF	
PURPOSE	PRESENTATION
DATE	10/30/2018
	<b>A103</b>



**CHAD GARRETT NORTH DESIGN**  
6801 N. Mesa St, Bldg. K, 499 El Paso, TX 75012  
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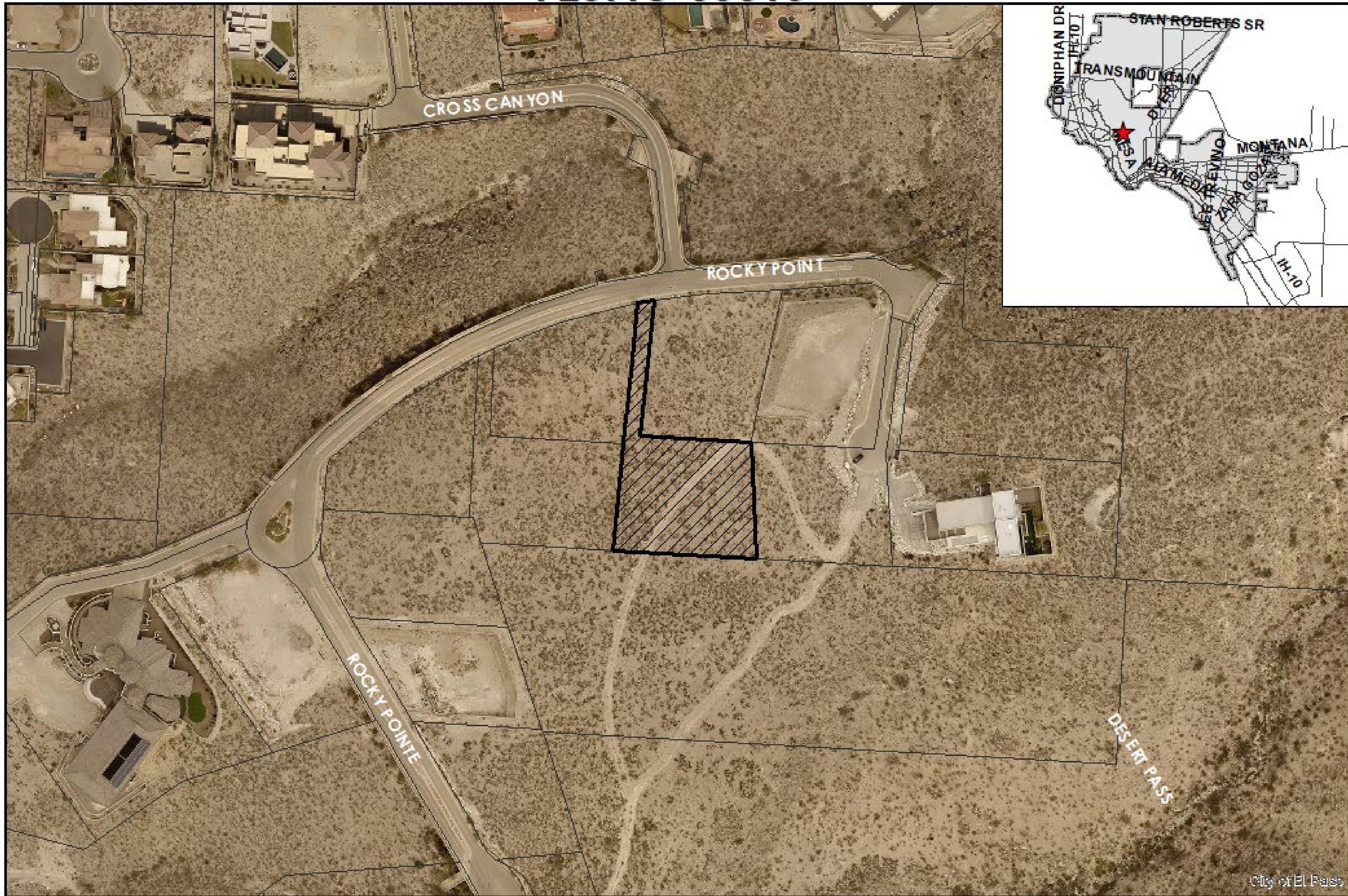
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W

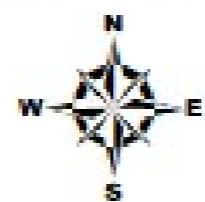
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S

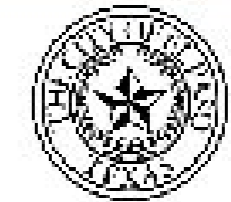
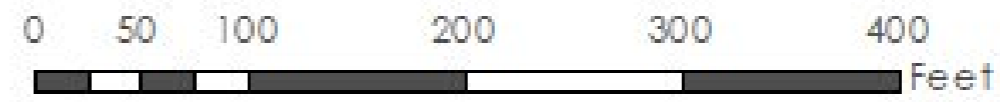
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THANK YOU

