Recommendation/Public Input

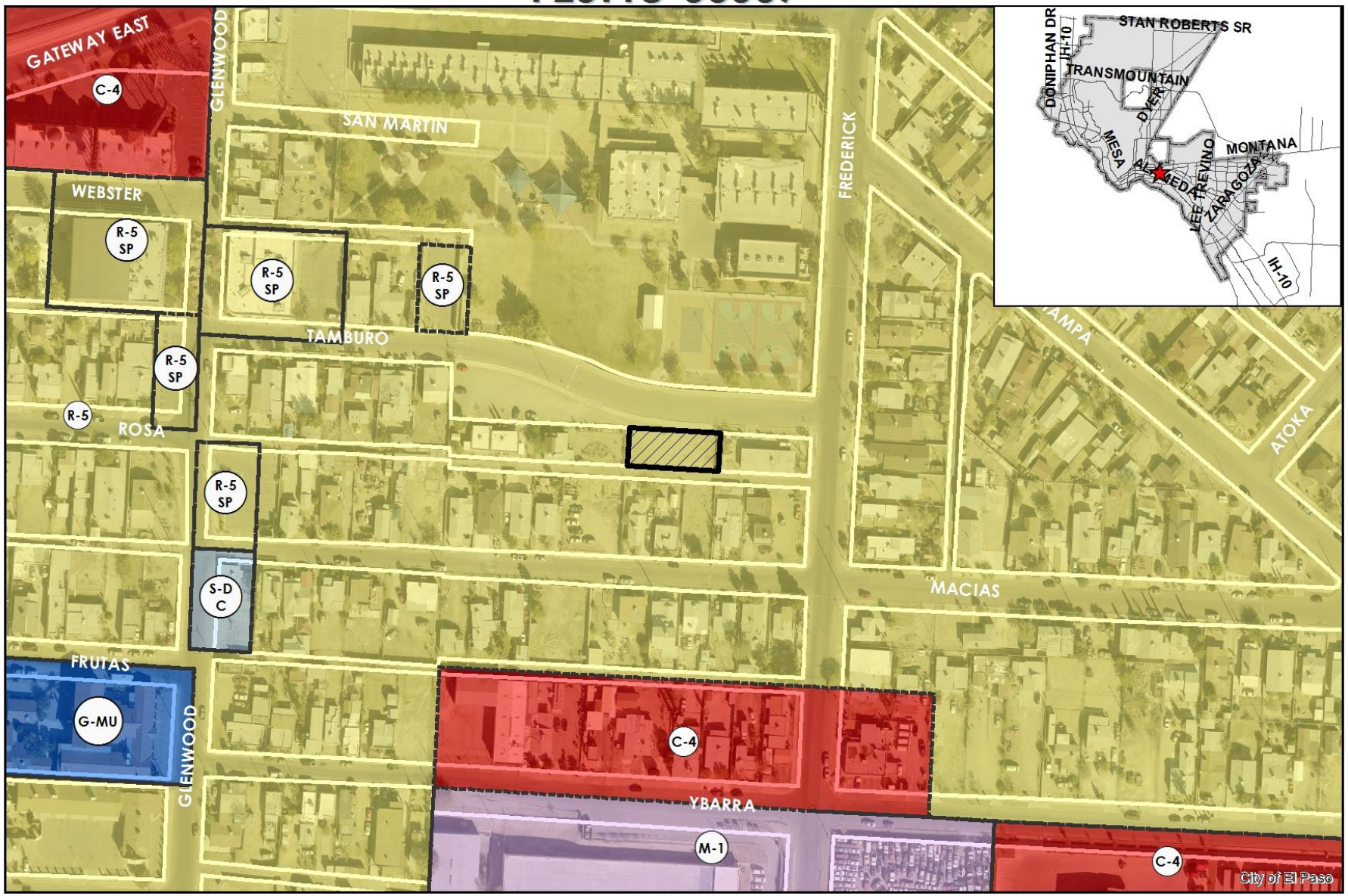
- **Planning Division recommendation:** Approval
- **CPC Vote:** Approval Recommendation (5-0)
- **Public Input:** Planning did not receive any phone call or letters in support or opposition to the special permit request.

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

PZST18-00007



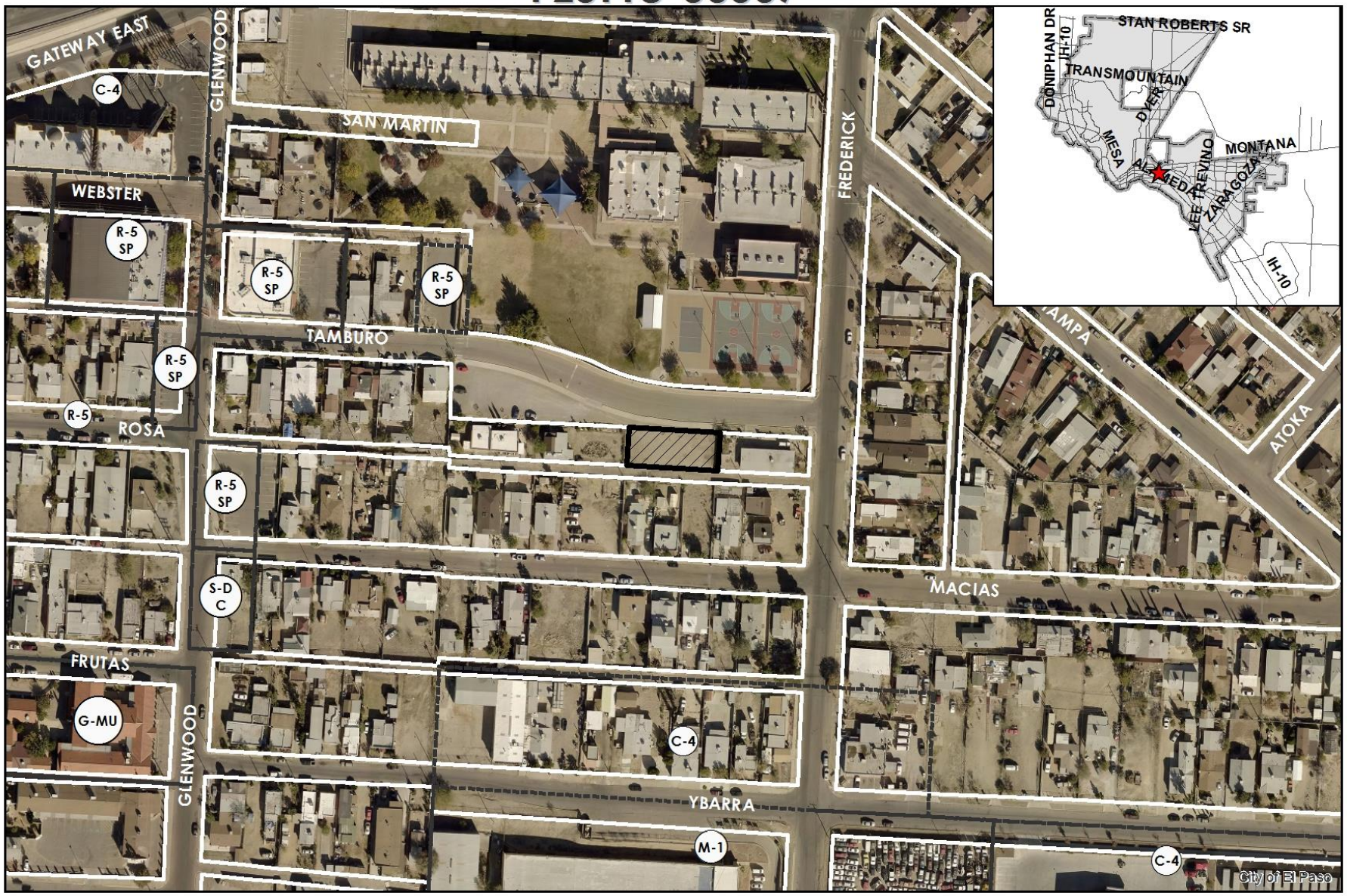
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The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

N W E S

Subject Property

0 60 120 240 360 480 Feet

PZST18-00007



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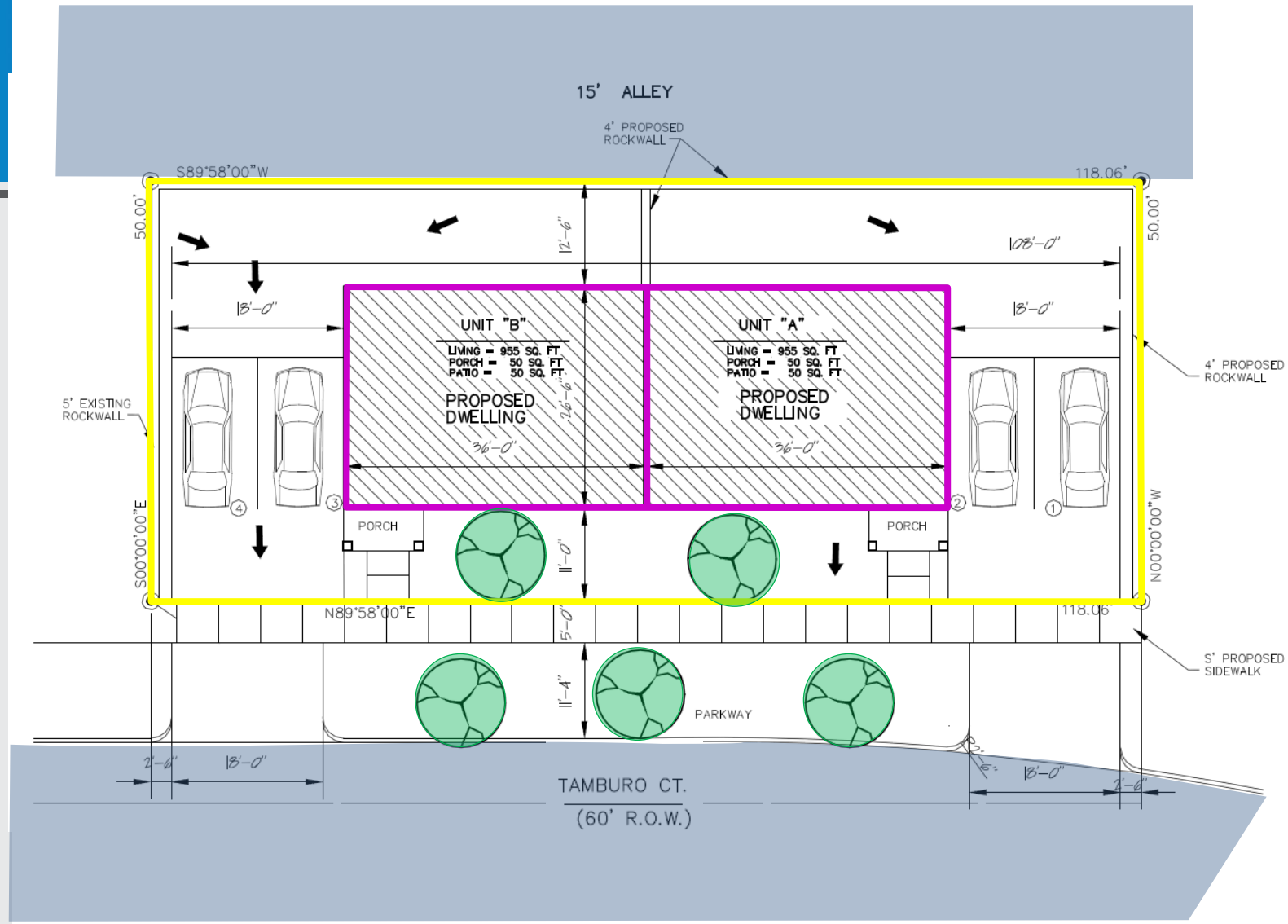
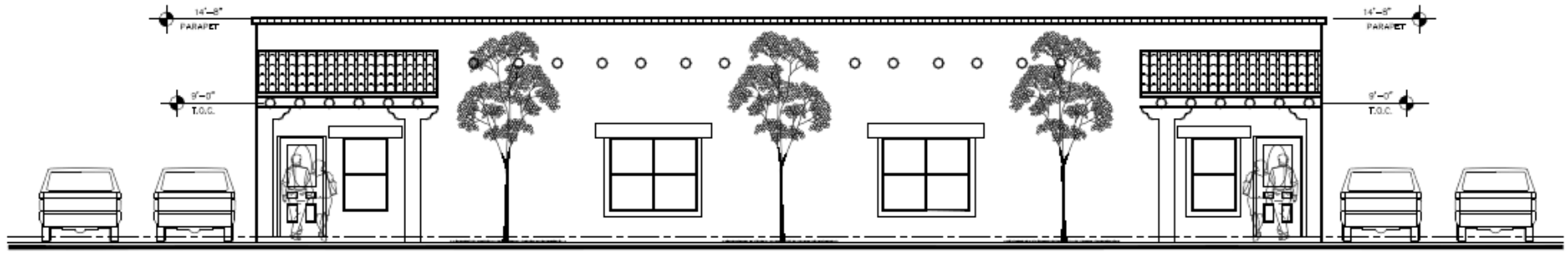
N W E S

Subject Property

0 60 120 240 360 480 Feet



R-5 District	Required	Request
Lot Area	6,000 sq. ft.	5,903 sq. ft.
Lot Depth	90 ft.	50 ft.
Cumulative Front and Rear Yard Setback	45 ft.	23 ft. 6 in.



FRONT ELEVATION

SCALE: 1/8" = 1' - 0"

PZST18-00007

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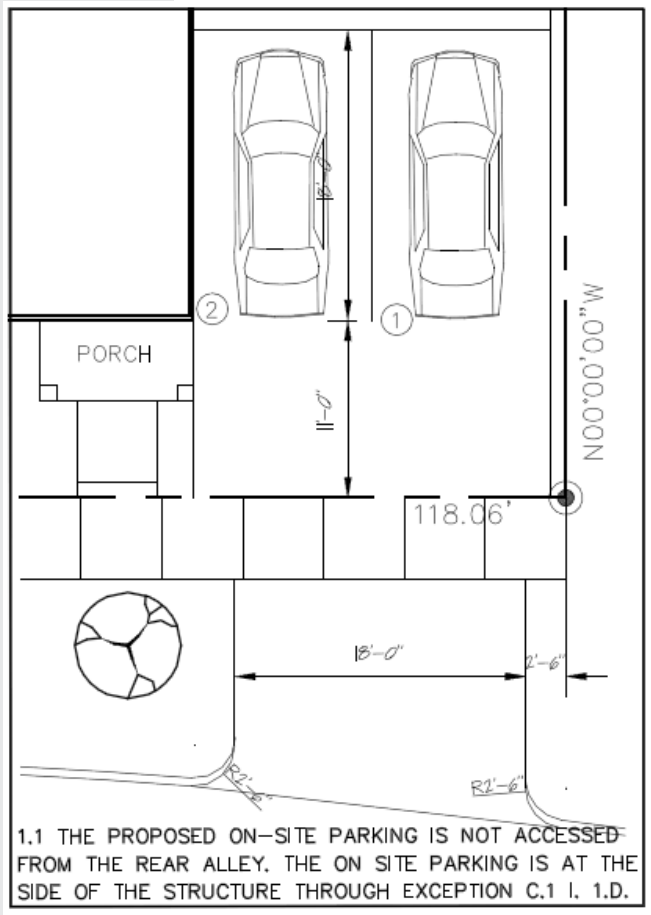
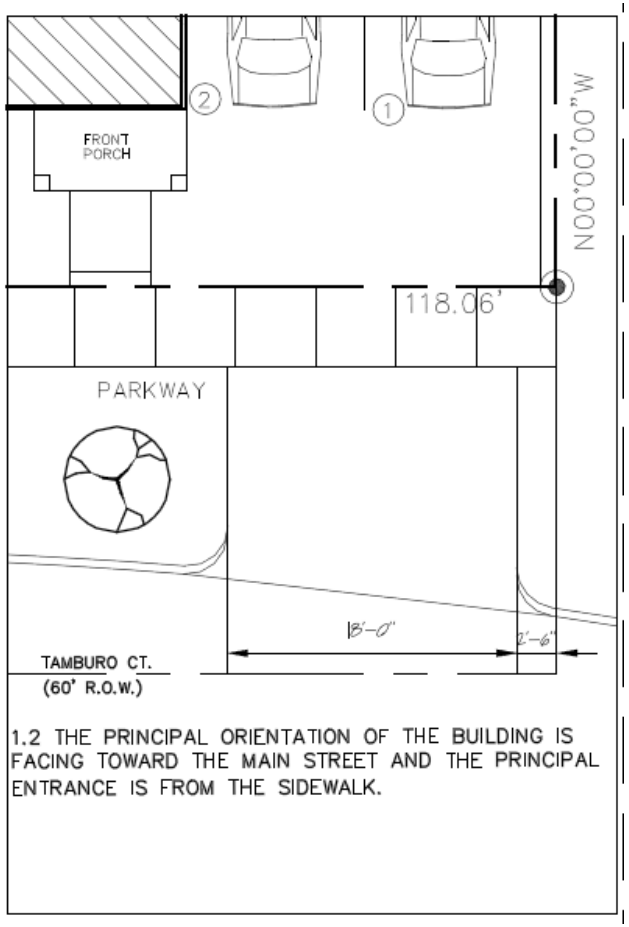
N W E S

0 15 30 60 90 120 Feet

MANDATORY DESIGN REQUIREMENTS



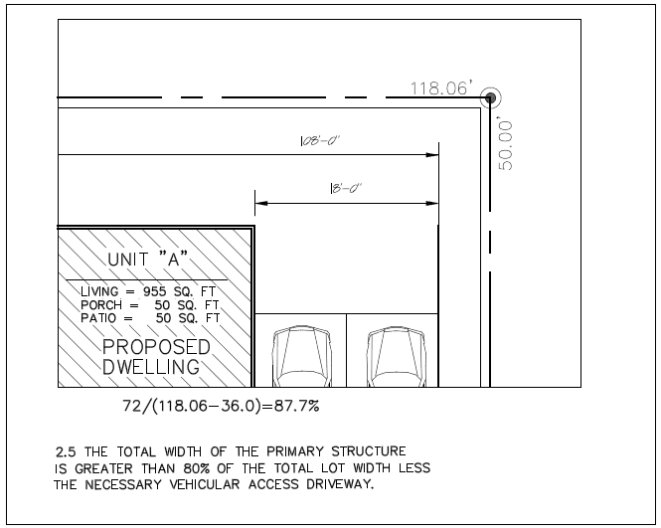
1.1 THE PROPOSED ON-SITE PARKING IS NOT ACCESSED FROM THE REAR ALLEY. THE ON SITE PARKING IS AT THE SIDE OF THE STRUCTURE THROUGH EXCEPTION C.1 I. 1.D.



1.2 THE PRINCIPAL ORIENTATION OF THE BUILDING IS FACING TOWARD THE MAIN STREET AND THE PRINCIPAL ENTRANCE IS FROM THE SIDEWALK.

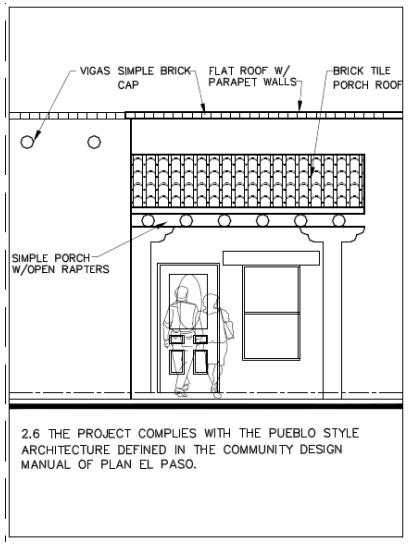
1.3 THE FRONT BUILDING SETBACK DOES NOT DEVIATE FROM THE AVERAGE FRONT SETBACK OF LOTS ADJACENT TO THE PROPOSED DEVELOPMENT BY MORE THAN 15% THE SET BACKS FOR THE ADJACENT LOTS VARY FROM 5.0'-14.0' PROPOSED SETBACK FOR DEVELOPMENT IS 11.0'

SELECTIVE DESIGN REQUIREMENTS

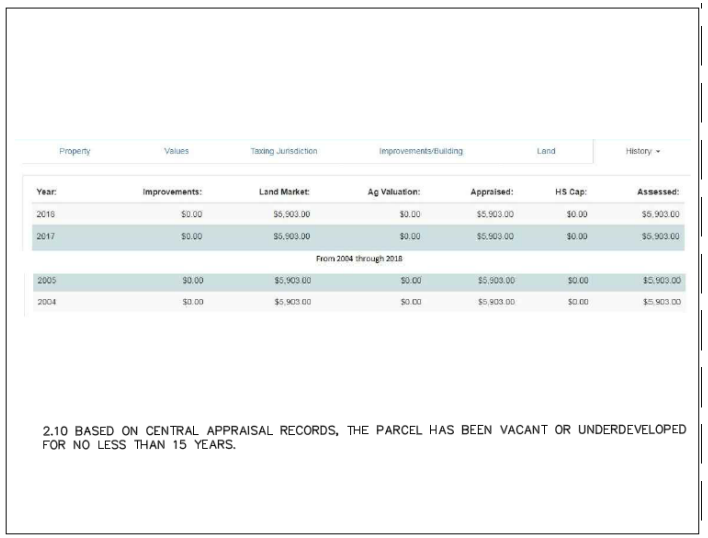


72/(118.06−36.0)=87.7%

2.5 THE TOTAL WIDTH OF THE PRIMARY STRUCTURE IS GREATER THAN 80% OF THE TOTAL LOT WIDTH LESS THE NECESSARY VEHICULAR ACCESS DRIVEWAY.



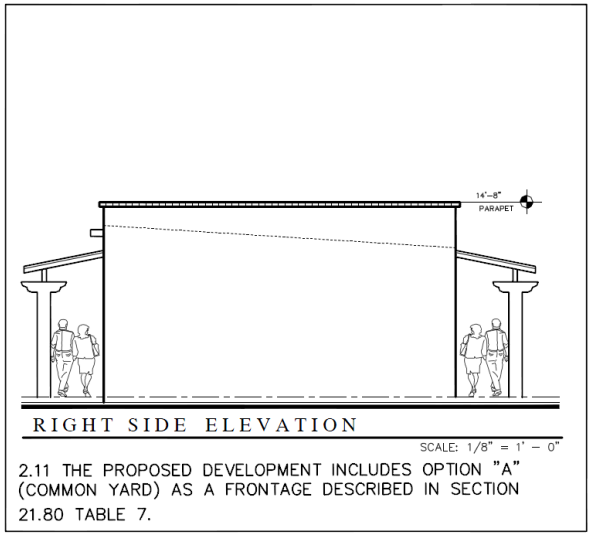
2.6 THE PROJECT COMPLIES WITH THE PUEBLO STYLE ARCHITECTURE DEFINED IN THE COMMUNITY DESIGN MANUAL OF PLAN EL PASO.



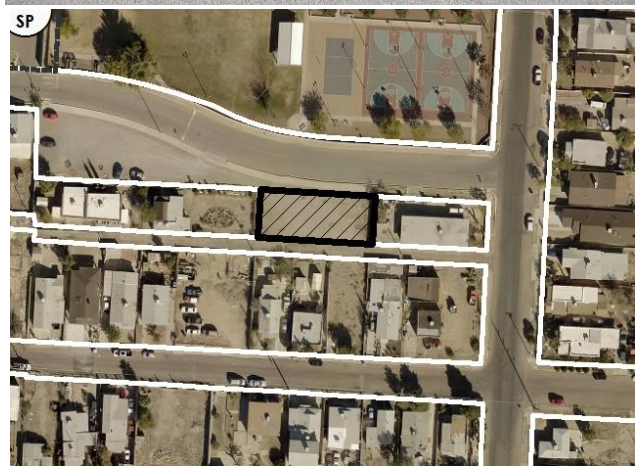
Property | Values | Taxing Jurisdiction | Improvements/Building | Land | History

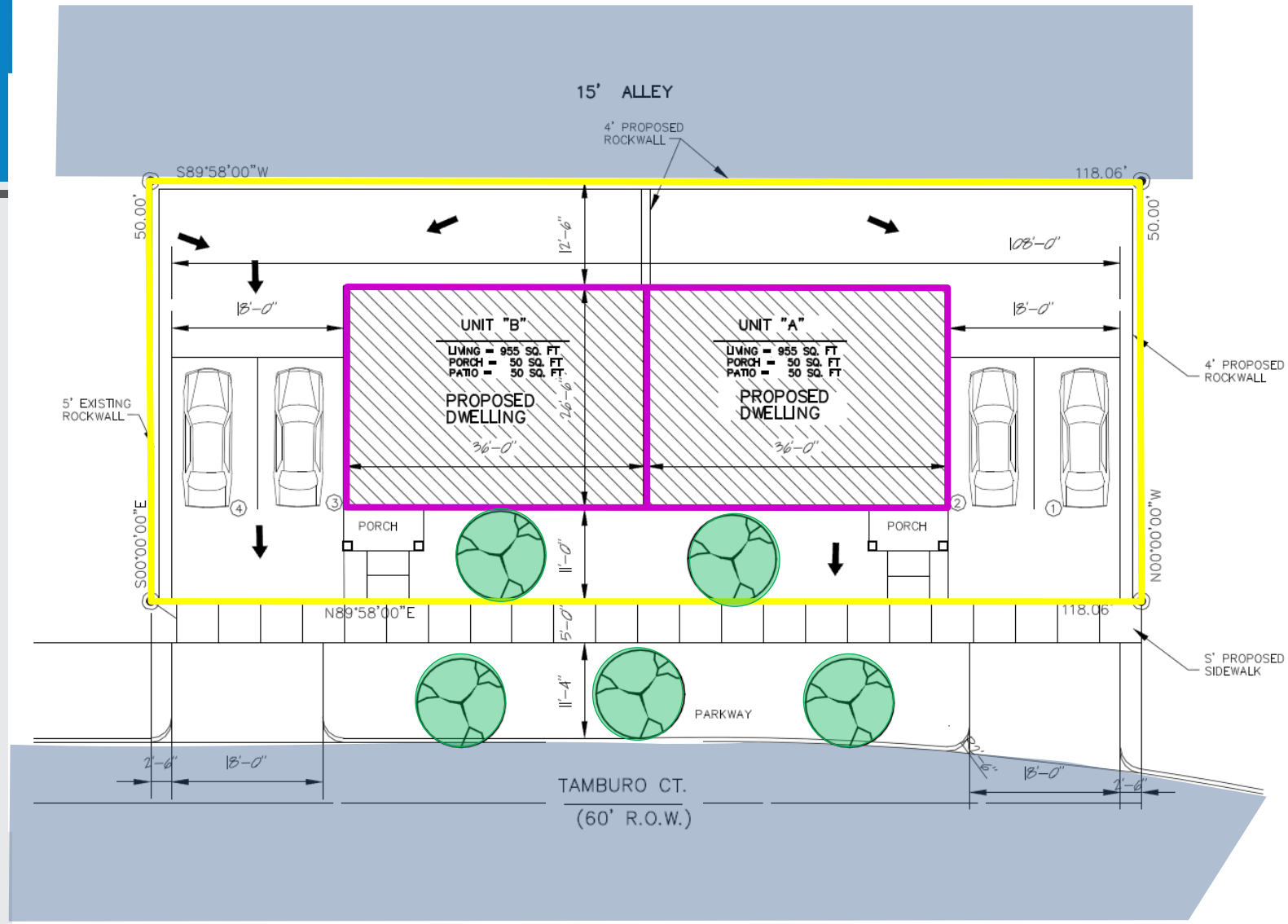
Year:	Improvements:	Land Market:	Ag Valuation:	Appraised:	HS Cap:	Assessed:
2018	$0.00	$5,903.00	$0.00	$5,903.00	$0.00	$5,903.00
2017	$0.00	$5,903.00	$0.00	$5,903.00	$0.00	$5,903.00
From 2004 through 2016						
2005	$0.00	$5,903.00	$0.00	$5,903.00	$0.00	$5,903.00
2004	$0.00	$5,903.00	$0.00	$5,903.00	$0.00	$5,903.00

2.10 BASED ON CENTRAL APPRAISAL RECORDS, THE PARCEL HAS BEEN VACANT OR UNDERDEVELOPED FOR NO LESS THAN 15 YEARS.



2.11 THE PROPOSED DEVELOPMENT INCLUDES OPTION "A" (COMMON YARD) AS A FRONTAGE DESCRIBED IN SECTION 21.80 TABLE 7.


SP



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