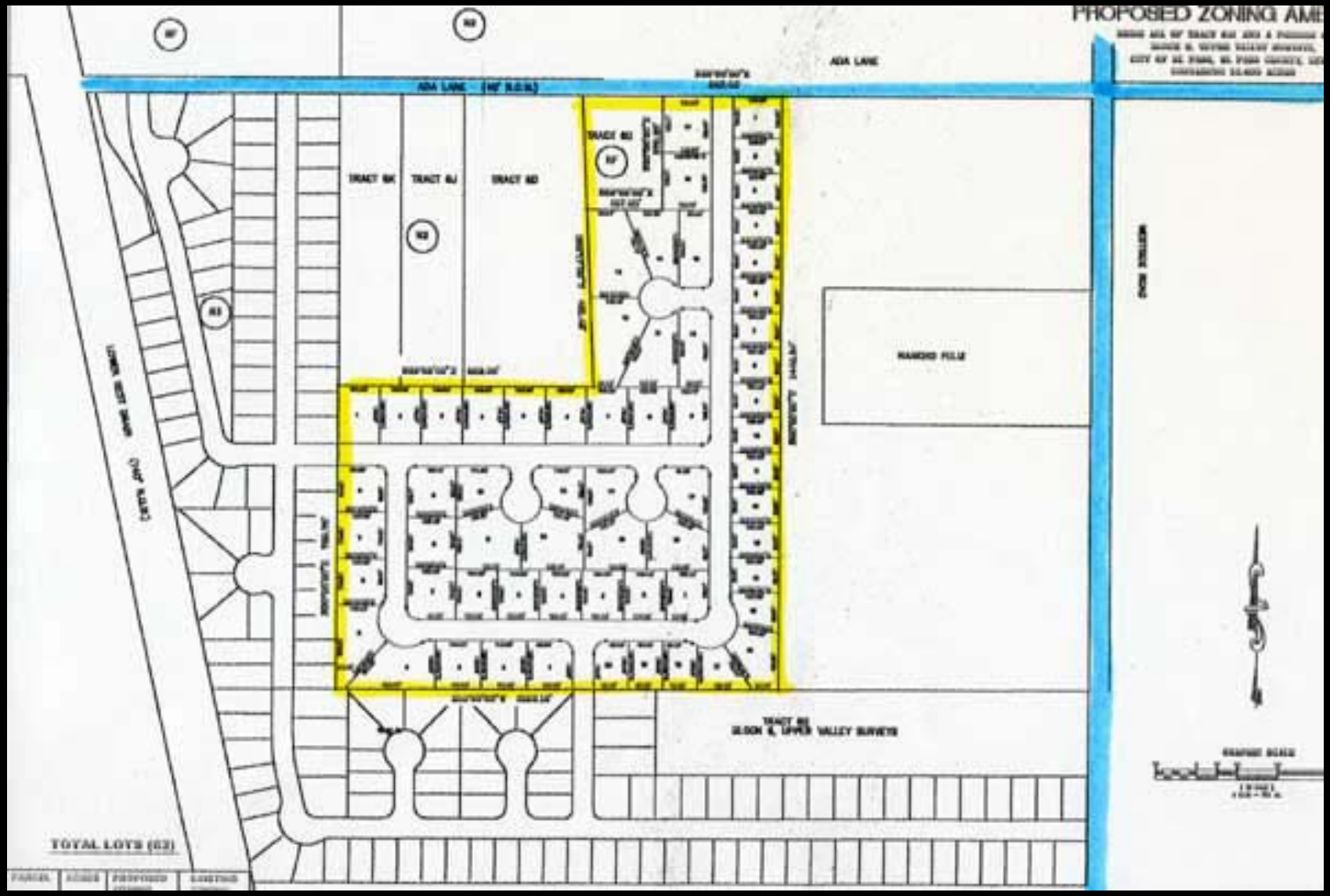
ZON04-00037

SUBJECT PROPERTY
ADA LN.
NEW MEXICO
TEXAS
R-F
R-2
UNIT
ONE
PINCKARD
RANCHO
FELIZ
WESTSIDE DR.
SP
R-2
C
TYLER SETH AVE
WESTSIDE
VALLE BELLO AVE
GOMEZ RD.
VALLEY
WEST
ESPLANADA
CITY LIMITS

ZON04-00037


PROPOSED ZONING AME
ADA LANE
ADA LANE
TRACT 6K
TRACT 6J
TRACT 6D
TRACT 6I
TRACT 6H
TRACT 6G
TRACT 6E
TOTAL LOTS (62)

ZON04-00037

ZON04-00037

ZON04-00037

ZON04-00037

ZON04-00037

ZON04-00037

SUBJECT PROPERTY
ADA LN.
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VALLE BELLO AVE
GOMEZ RD.
VALLEY
WEST
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ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF TRACT 6A1 AND A PORTION OF TRACT 6D, BLOCK 9, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO R-2 (RESIDENTIAL) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

That the zoning of *Tract 6A1 and a portion of Tract 6D, Block 9, Upper Valley Surveys, El Paso, El Paso County, Texas*, as more particularly described by metes and bounds in the attached Exhibit "A", be changed from **R-F (Ranch and Farm) to R-2 (Residential)**, within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That the property be subject to the following conditions which are necessitated by and attributable to the increased intensity of use generated by the change of zoning **from R-F (Ranch and Farm) to R-2 (Residential)**, in order to protect the health, safety and welfare of adjacent property owners and the residents of this City:

The gross density shall not exceed 2.5 dwelling units to the acre.

These conditions shall run with the land, are a charge and servitude thereon, and bind the current property owner and any successors in title. The City may enforce these conditions by injunction, by rescission of the zoning which is made appropriate as a result of these conditions, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above conditions in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this Ordinance.

PASSED AND APPROVED this 11th day of **May, 2004**.

THE CITY OF EL PASO

_____
Joe Wardy
Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:

_____
Fred Lopez, Zoning Coordinator
Planning, Research & Development

_____
Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____day of _____, 2004, by **JOE WARDY** as **MAYOR** of THE CITY OF EL PASO.

My Commission Expires:

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:

_____

4/14/2004

ORDINANCE NO._____ **Zoning Case No. ZON04-00037**

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Metes and Bounds description of a parcel of land out of Tracts 6-A1 and a portion of 6-D, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas, Containing 25.000 Acres of land more or less and more particularly described by metes and bounds as follows:

COMMENCING at a point marked by a found 5/8 iron being the Northeasterly corner of Tract A1, Block 9, Upper Valley Surveys, and being on the Southerly right-of-way line of Ada Lane (40' R.O.W.) and also being the **POINT OF BEGINNING** of this description:

THENCE, South 00° 08' 00" West, a distance of 1446.54 feet to a point being the Southeasterly corner of Tract 6A1;

THENCE, South 89° 50' 00" West, a distance of 1090.16 feet to a point being the Southwesterly corner of Tract 6D, Block 9, Upper Valley Surveys;

THENCE, North 00° 08' 00" East, a distance of 739.76 feet to a point;

THENCE, North 89° 58' 00" East, a distance of 629.08 feet to a point;

THENCE, North 02° 17' 00" West, a distance of 431.43 feet to a point;

THENCE, North 89° 58' 00" East, a distance of 187.20 feet to a point;

THENCE, North 00° 08' 00" East, a distance of 278.23 feet to a point at its intersection with the Southerly right-of-way line of Ada Lane (40' R.O.W.);

THENCE, along said Southerly right-of-way line, North 89° 58' 00" East, a distance of 292.06 feet to the **POINT OF BEGINNING** of this description. Said parcel of land contains 25.000 acres of land more or less.

STATE OF TEXAS
REGISTERED
ENRIQUE A. REY
3505
PROFESSIONAL
LAND SURVEYOR

2/11/04

ENRIQUE A. REY
R.P.L.S.
TX. 3505

NOT A FIELD SURVEY