ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00061, TO ALLOW FOR INFILL DEVELOPMENT ON LOTS 3, 4 AND 5, BLOCK F, GRANDVIEW ADDITION, EL PASO, EL PASO COUNTY, TEXAS (IDALIA AVENUE), PURSUANT TO SECTION 20.14.040 (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **Tito Porras** has applied for a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow for infill development conforming with Section 20.08.207 of the El Paso Municipal Code;

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in an **R-5 (Residential)** District:

Lots 3, 4 and 5, Block F, Grandview Addition, El Paso, El Paso County, Texas; which is municipally known as Idalia Avenue; and

2. That Infill development is authorized by Special Permit in **R-5 (Residential)** districts under Section 20.14.040 of the El Paso Municipal Code; and

3. That the requirements for infill development under Section 20.14.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow for infill development on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the

R-5 (Residential) district regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan, is attached hereto as Exhibit "A" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00061** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this **29nd** day of **June, 2004.**

THE CITY OF EL PASO

_____

Joe Wardy
Mayor

ATTEST:

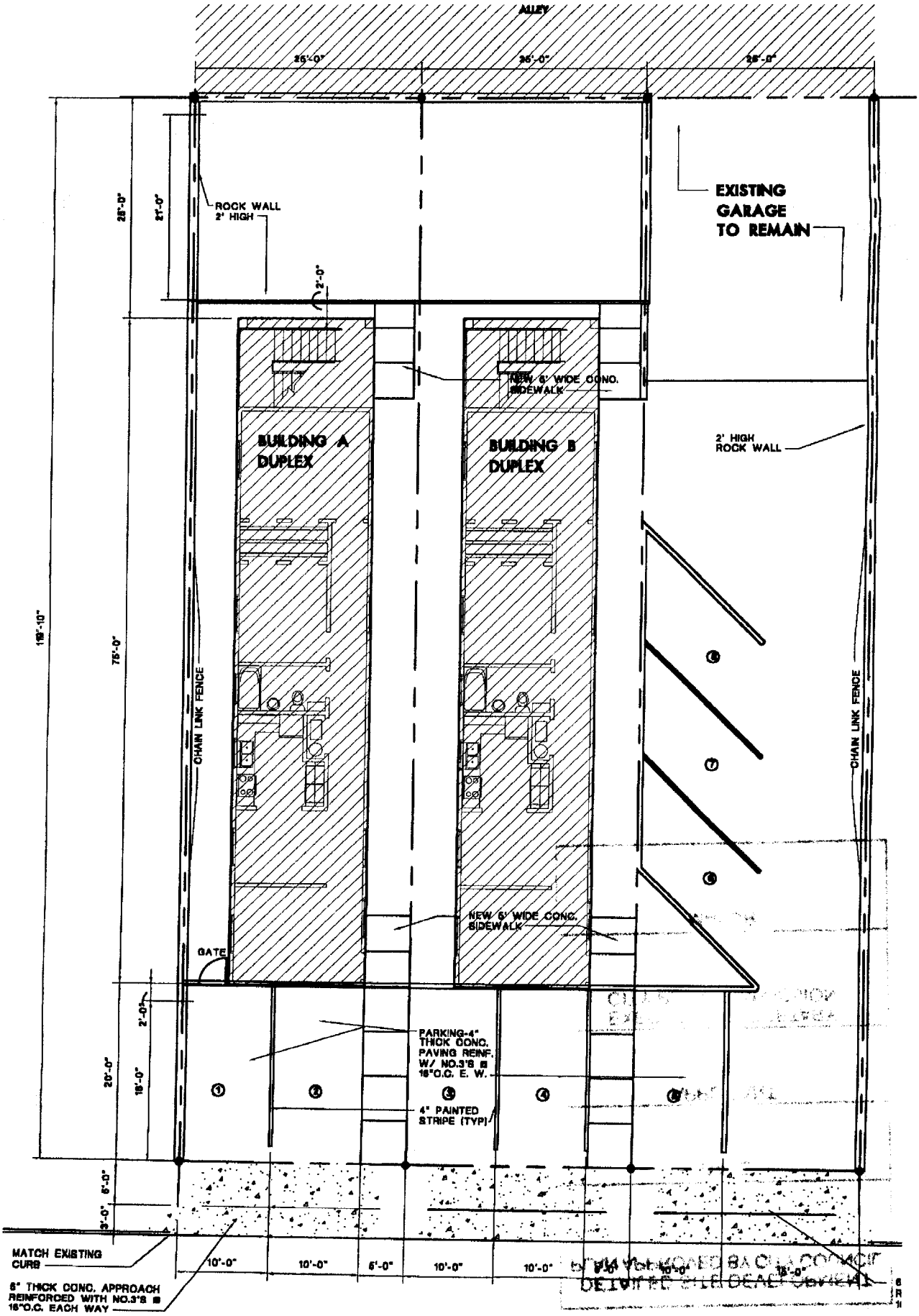
_____

Richarda Duffy Momsen
City Clerk

APPROVED AS TO CONTENT:

Kimberly Forsyth, Urban Planner
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development


ALLEY
25'-0"
25'-0"
25'-0"
EXISTING GARAGE TO REMAIN
ROCK WALL 2' HIGH
28'-0"
21'-0"
2'-0"
NEW 6' WIDE CONC. SIDEWALK
BUILDING A DUPLEX
BUILDING B DUPLEX
2' HIGH ROCK WALL
118'-10"
75'-0"
CHAIN LINK FENCE
CHAIN LINK FENCE
NEW 6' WIDE CONC. SIDEWALK
GATE
2'-0"
20'-0"
18'-0"
PARKING-4" THICK CONC. PAVING REINF. W/ NO.3'S @ 18"O.C. E. W.
4" PAINTED STRIPE (TYP)
6'-0"
3'-0"
MATCH EXISTING CURB
6" THICK CONC. APPROACH REINFORCED WITH NO.3'S @ 18"O.C. EACH WAY
10'-0"
10'-0"
6'-0"
10'-0"
10'-0"
10'-0"
15'-0"