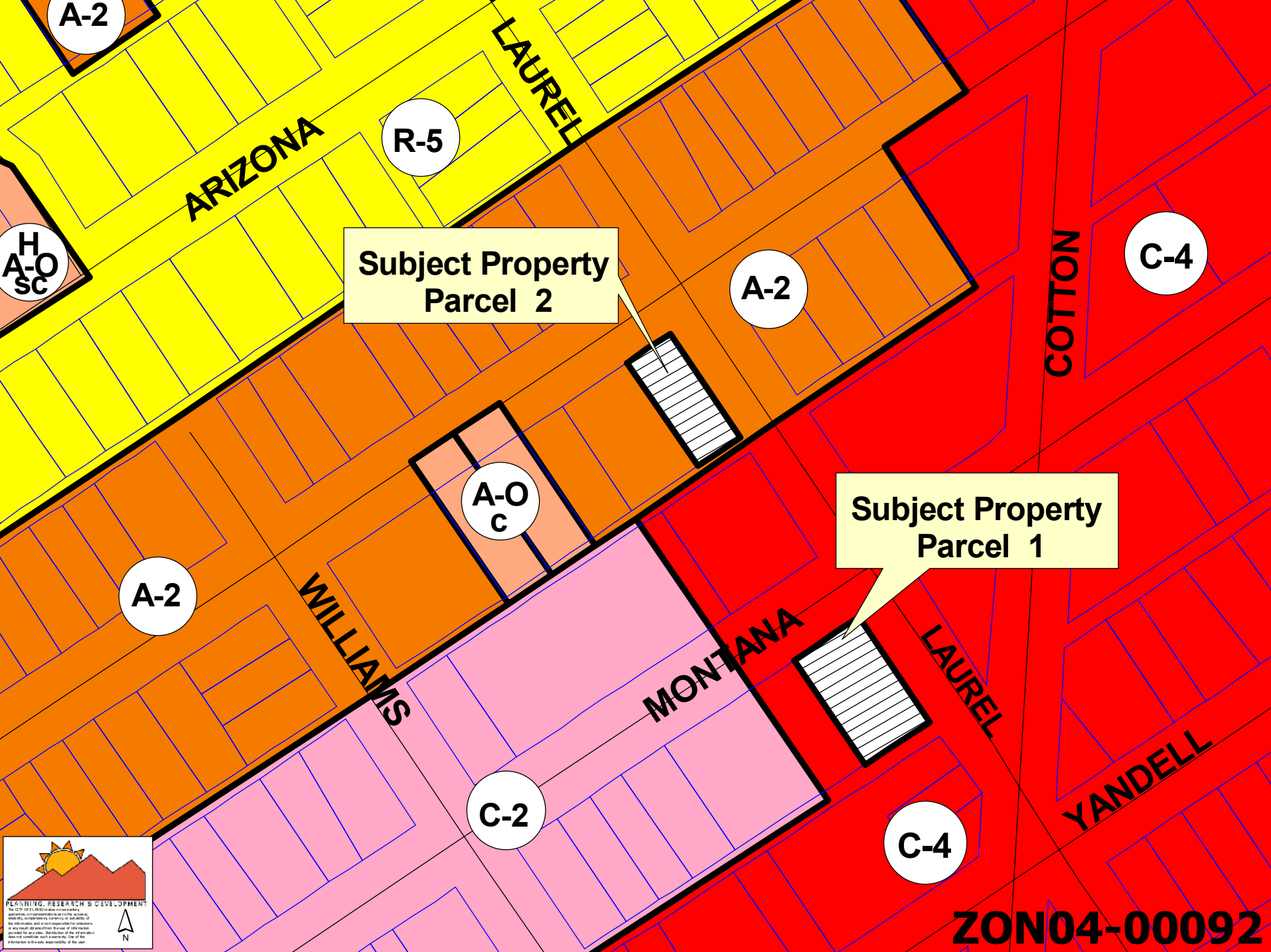
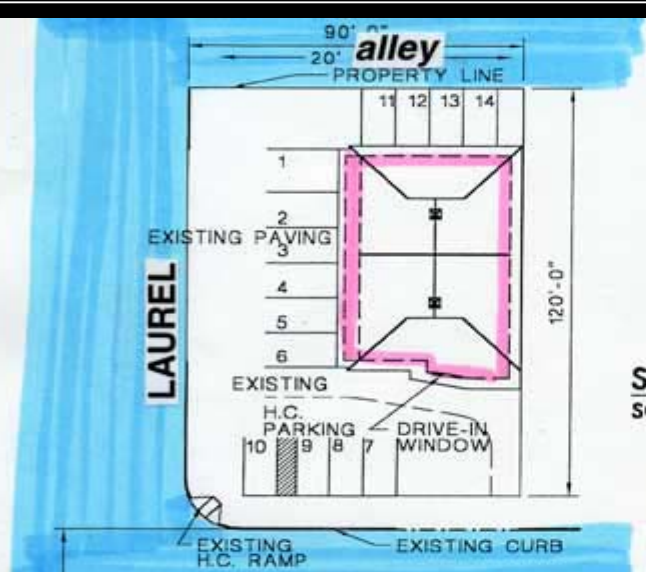

A-2
LAUREL
ARIZONA
R-5
H
A-O
sc
Subject Property
Parcel 2
A-2
COTTON
C-4
A-O
c
Subject Property
Parcel 1
A-2
WILLIAMS
MONTANA
LAUREL
YANDELL
C-2
C-4
PLANNING, RESEARCH & DEVELOPMENT
N
ZON04-00092

ARIZONA
LAUREL
RIO GRANDE
COTTON
Subject Property
Parcel 2
Subject Property
Parcel 1
WILLIAMS
MONTANA
LAUREL
YANDELL
PLANNING, RESEARCH & DEVELOPMENT
N
ZON04-00092

ZON04-00092
CLIFF
ARIZONA
LAUREL
RIO GRANDE
COTTON
MONTANA
WILLIAMS
EUCALYPTUS
YANDELL
DALLAS
WILLOW
PLANNING RESEARCH & DEVELOPMENT
The CITY OF EL PASO makes no warranties, guaranties, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any result obtained from the use of information provided for any sites. Distribution of the information does not constitute such a warranty. Use of the
N

ZON04-00092

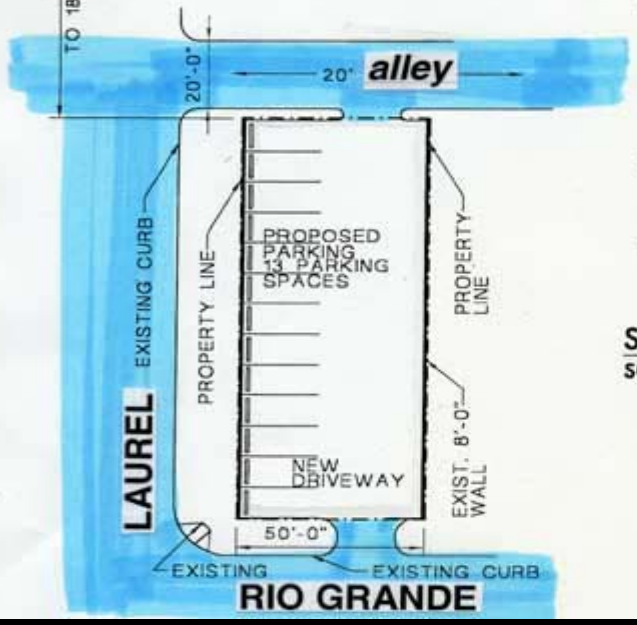


LEGAL DESCRIPTION

1830 MONTANA AVE.
LOTS14-15&16 IN
BLOCK 57
FRANKLIN HEIGHTS
EL PASO
EL PASO COUNTY TEXAS

SITE PLAN "PARCEL ONE"

SCALE: 1"=40'-0"



LEGAL DESCRIPTION

1830 RIO GRANDE
LOTS 15&16
BLOCK 74
FRANKLIN HEIGHTS
EL PASO
EL PASO COUNTY TEXAS

PARKING REQUIREMENTS

RESTAURANT 1 PER 100 SQ.FT.
2400 SQ.FT. 24 SPACES REQUIRED
14 EXISTING SPACES
13 NEW SPACES
27 TOTAL PARKING SPACES

SITE PLAN "PARCEL TWO"

SCALE: 1"=40'-0"

ZON04-00092

ZON04-00092

ZON04-00092

ZON04-00092

ZON04-00092

ZON04-00092

ZON04-00092

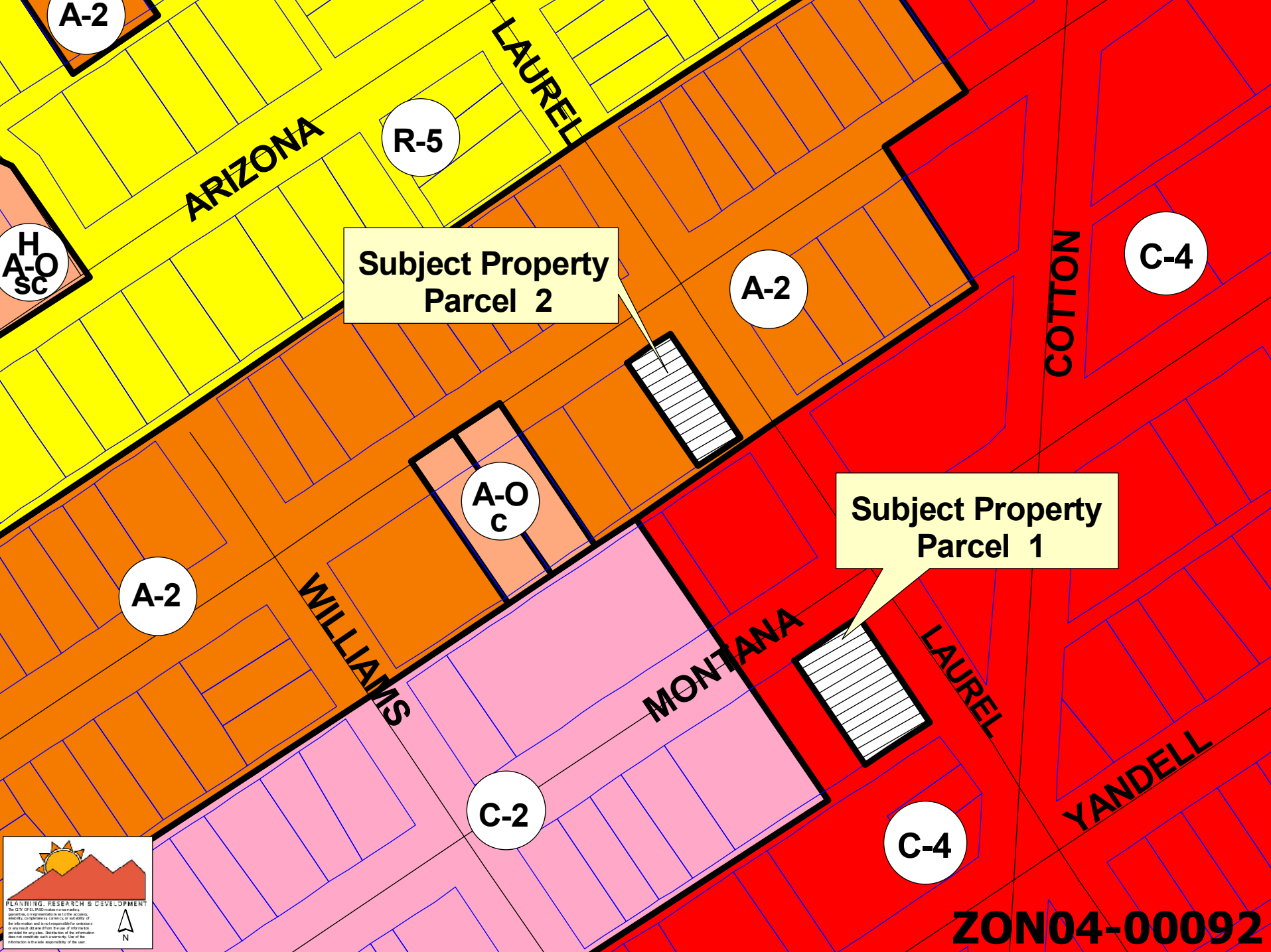
ZON04-00092

ZON04-00092

ZON04-00092

ZON04-00092

ZON04-00092


A-2
LAUREL
ARIZONA
R-5
H
A-O
sc
Subject Property
Parcel 2
A-2
COTTON
C-4
A-O
c
Subject Property
Parcel 1
A-2
WILLIAMS
MONTANA
LAUREL
YANDELL
C-2
C-4
PLANNING, RESEARCH & DEVELOPMENT
N
ZON04-00092

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00092 TO SATISFY PARKING REQUIREMENTS FOR PARCEL I DESCRIBED AS LOTS 14-16, BLOCK 57, FRANKLIN HEIGHTS EL PASO, EL PASO COUNTY, TEXAS; BY ALLOWING OFF-SITE OFF-STREET PARKING ON PARCEL II, DESCRIBED AS LOTS 15 & 16, BLOCK 74, FRANKLIN HEIGHTS, EL PASO, EL PASO COUNTY, TEXAS (1830 RIO GRANDE AVENUE) PURSUANT TO SECTION 20.22.040 OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **G & G Malooly Limited Partnership,** has applied for a Special Permit under Section 20.22.040 of the El Paso Municipal Code to allow the off-site parking requirements of Section 20.64.170 to be satisfied off-site;

WHEREAS, the requirements of Section 20.64.170 have been satisfied; and

WHEREAS, a report was made by 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 ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That Parcel I, which is described as *Lots 14-16, Block 57, Franklin Heights, El Paso, El Paso County* is in a C-4 (Commercial) District which requires twenty-four (24) off-street parking spaces under Section 20.64.170 of the El Paso Municipal Code;

2. That the City Council hereby grants a Special Permit under Section 20.22.040 of the El Paso Municipal Code so that the off-street parking requirements described in Paragraph 1 of this Ordinance may be partially satisfied off-site (thirteen spaces) as described in Paragraph 3 of this Ordinance;

3. That Parcel II, which is described as *Lots 15 & 16, Block 74, Franklin Heights, El Paso, El Paso County*, is located on a separate site from the property described in Paragraph 1 of this Ordinance;

4. That the City Council hereby grants a Special Permit under Section 20.22.040 so that the property described in Paragraph 3 of this Ordinance may be used as off-site off-street parking in order to partially satisfy the parking requirements described in Paragraph 1 of this Ordinance;

5. That this Special Permit is issued subject to the development standards in the **A-2 (Apartment)** District regulations and is subject to the approved Detailed 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 is incorporated herein by reference for all purposes;

6. That if at any time the off-street parking spaces described herein are not available to fulfill the parking requirements described herein, or if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00092**, shall be subject to automatic termination; construction or occupancy shall be discontinued; and the Applicant shall be subject to the penalty provisions of Chapter 20.68 and any other legal or equitable remedy; and

7. 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 to the City Plan Commission before building permits are issued.

PASSED AND APPROVED this 7th day of **September, 2004.**

THE CITY OF EL PASO

_____

Joe Wardy, Mayor

ATTEST:

_____

Richarda Duffy Momsen, City Clerk

(Signatures continued on following page)

APPROVED AS TO CONTENT:

Jorge E. Rousselin, Urban Planner
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:

Matt Watson,
Assistant City Attorney