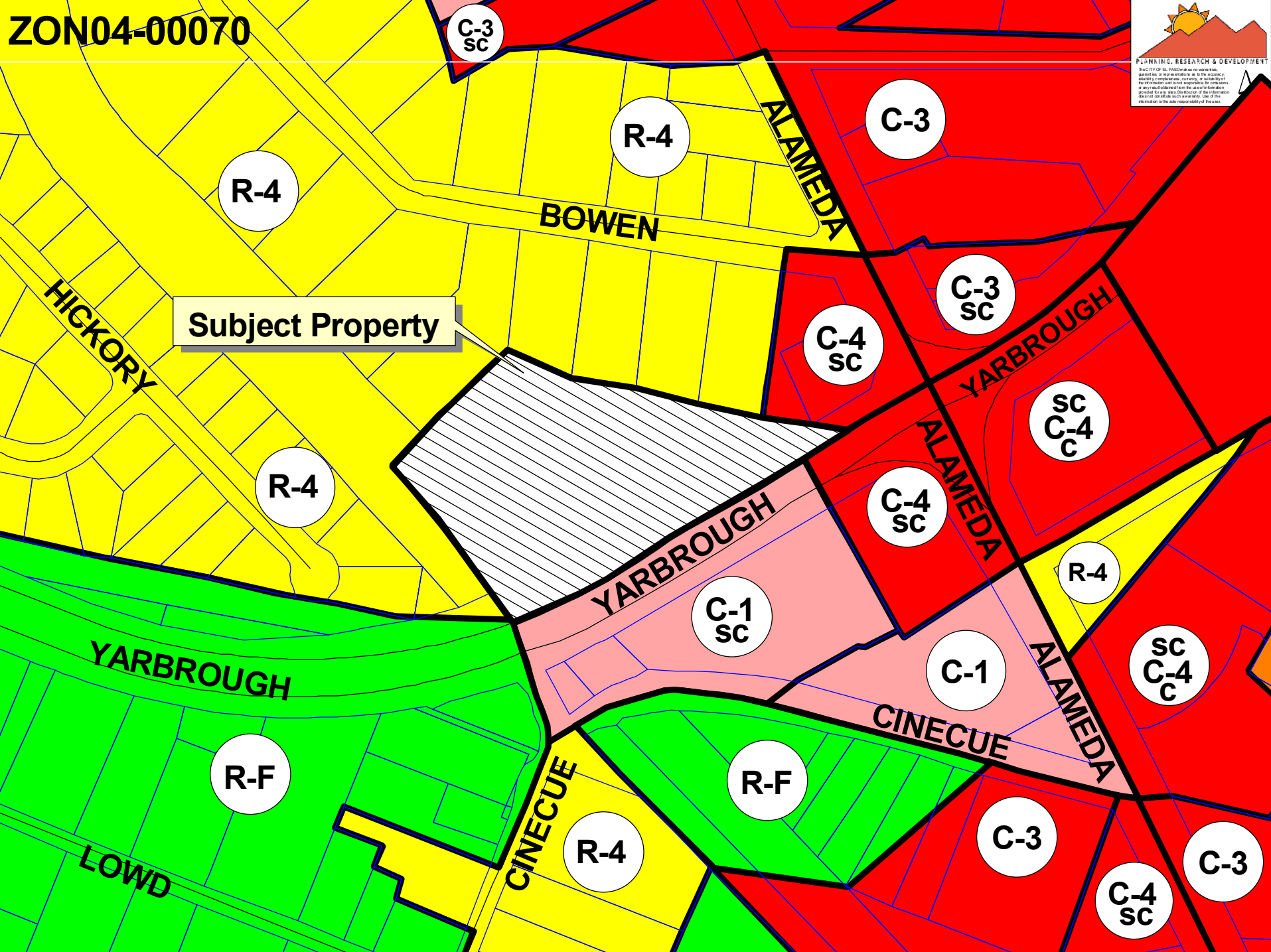
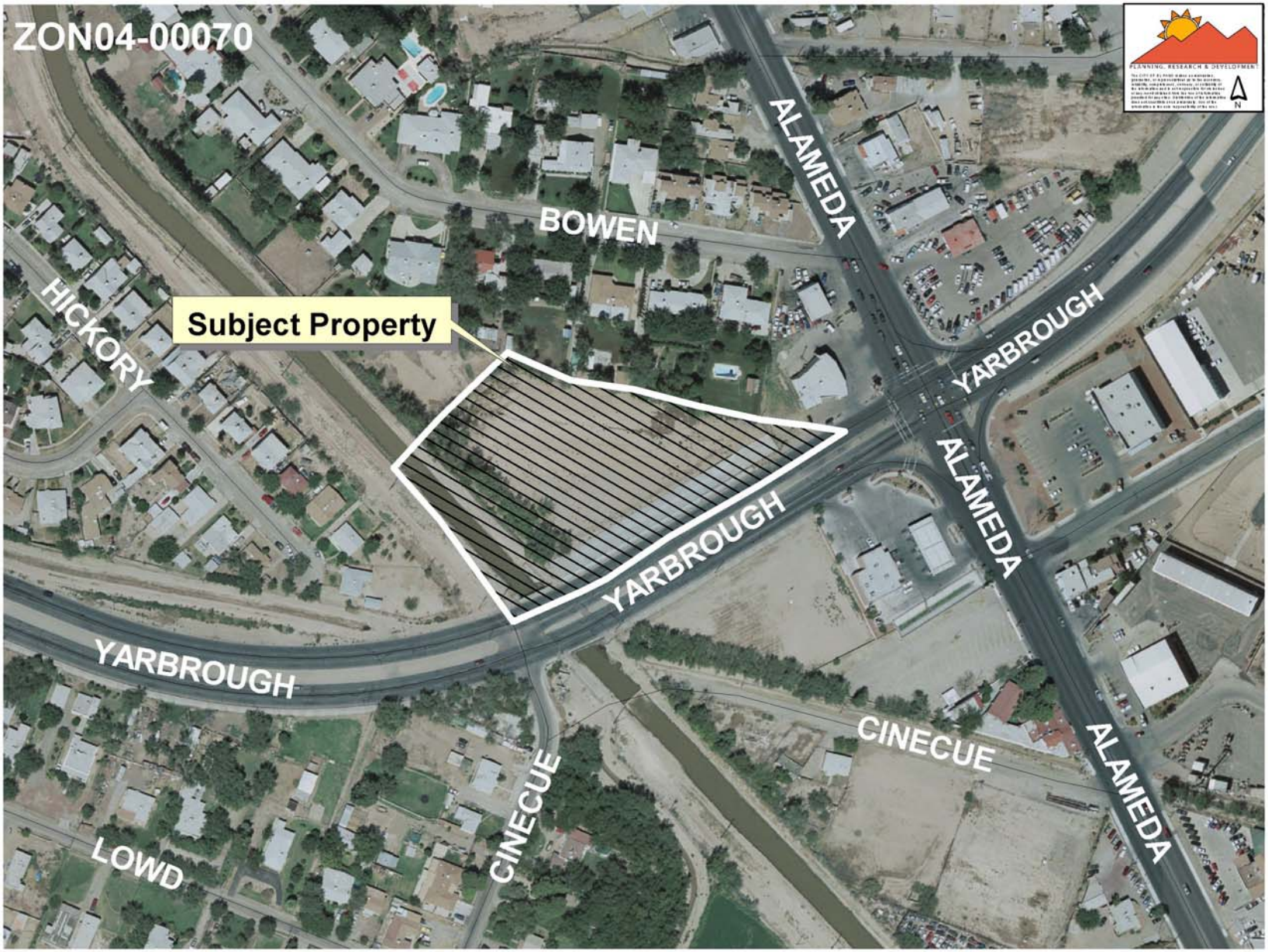
ZON04-00070


PLANNING, RESEARCH & DEVELOPMENT
The CITY OF EL PASO makes no warranties, guarantees, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information and is not responsible for omissions or any results obtained from the use of information provided for any site. Distribution of the information does not constitute such a warranty. Use of the information is the sole responsibility of the user.
Subject Property
BOWEN
HICKORY
ALAMEDA
YARBROUGH
CINECUE
LOWD
R-4
C-3
C-3 sc
C-4 sc
C-1 sc
C-1
R-F
sc C-4 c

ZON04-00070


ZON04-00070
PLANNING, RESEARCH & DEVELOPMENT
N
ALAMEDA
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HICKORY
Subject Property
YARBROUGH
ALAMEDA
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YARBROUGH
CINECUE
ALAMEDA
CINECUE
LOWD

ZON04-00070

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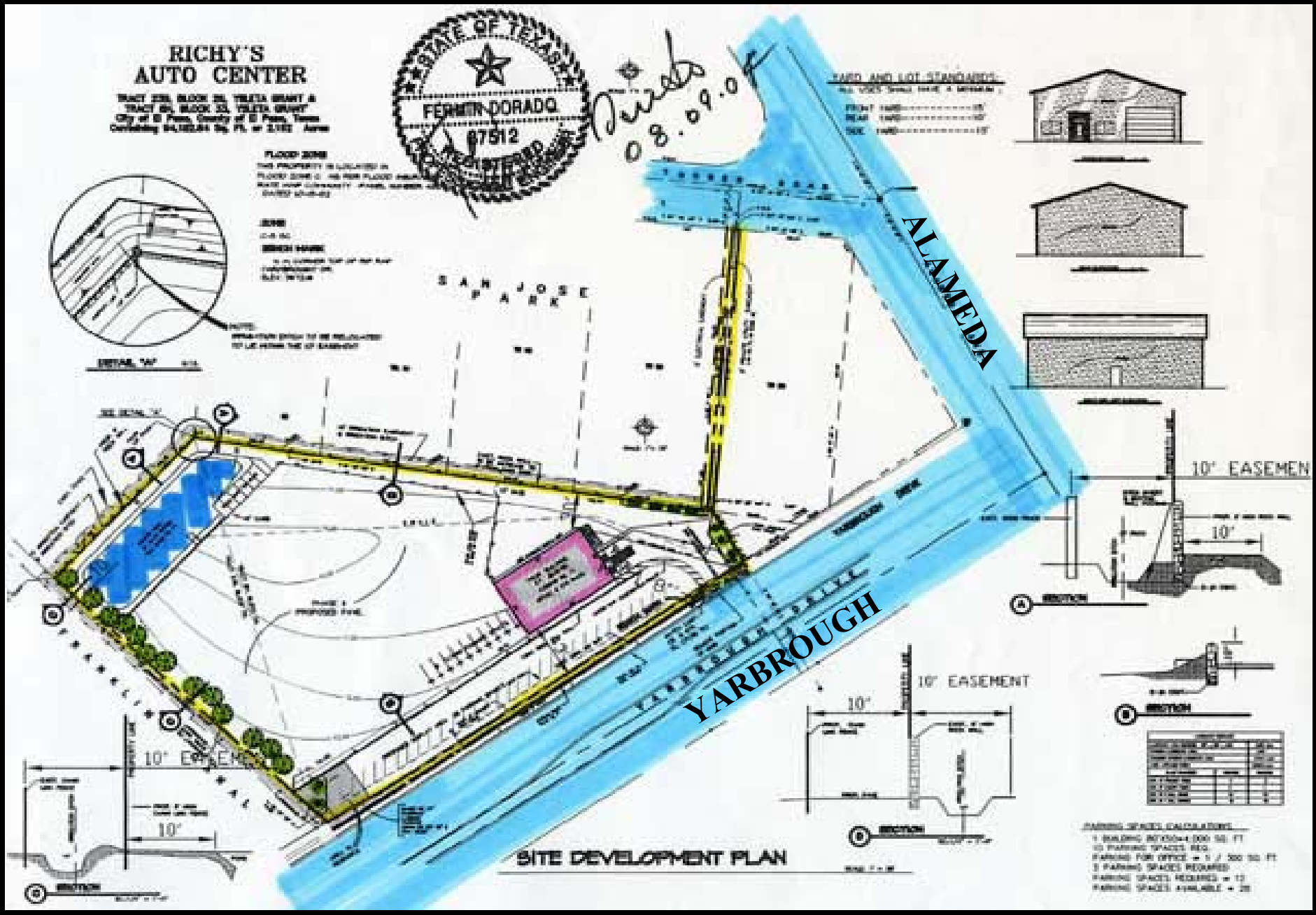
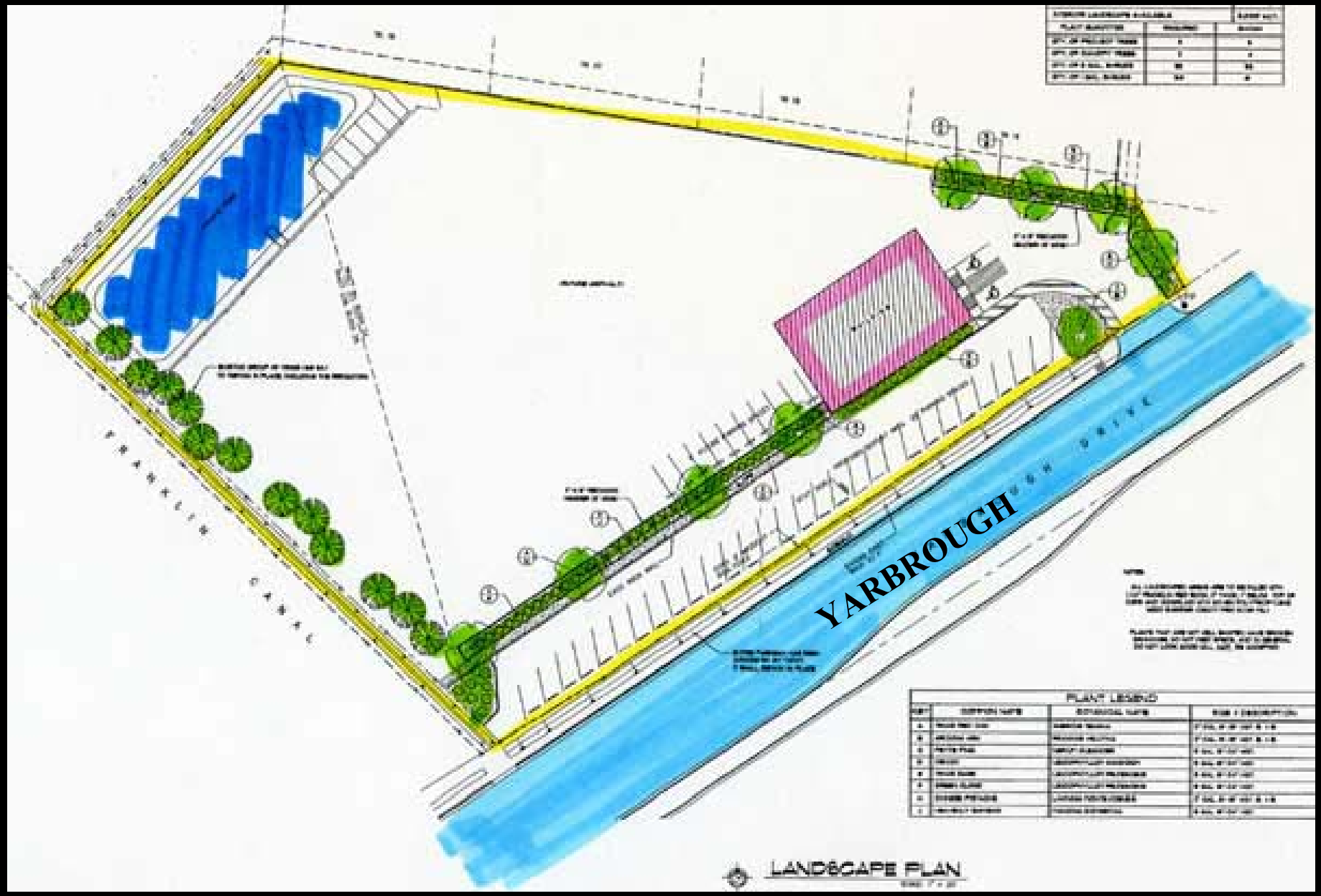

RICHY'S
AUTO CENTER
STATE OF TEXAS
FERMIN DORADO
87512
REGISTERED
08.09.04
ALAMEDA
YARBROUGH
10' EASEMENT
10'
SITE DEVELOPMENT PLAN

ZON04-00070



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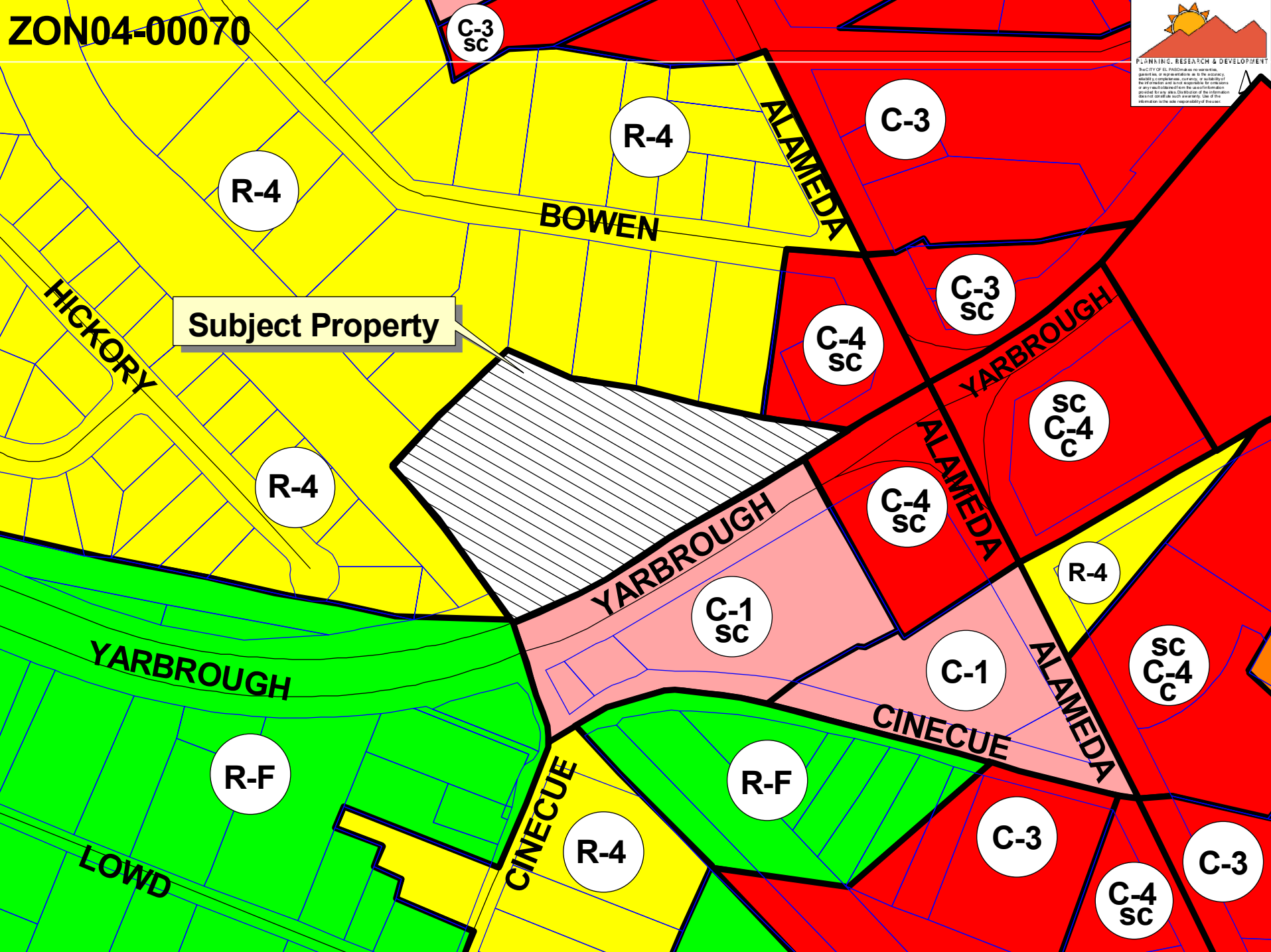
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Subject Property
BOWEN
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YARBROUGH
CINECUE
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R-4
C-3
C-3 sc
C-4 sc
C-1 sc
C-1
R-F
sc C-4 c

RESOLUTION APPROVING DETAILED SITE DEVELOPMENT PLAN NO. ZON04-00070, FOR TRACT 23 B, BLOCK 29, YSLETA GRANT AND TRACT 8H, BLOCK 33, YSLETA GRANT, EL PASO, EL PASO COUNTY, TEXAS (131 SOUTH YARBROUGH DR.), PURSUANT TO ZONING CONDITIONS AS IMPOSED BY ORDINANCE NO. 014916. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **Ricardo Olague** (the "Applicant") has applied for approval of a detailed site development plan pursuant to a contract condition, to permit the construction and development of a commercial day care; and

WHEREAS, a report was made by the staff 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 detailed site development plan; and

WHEREAS, the subject detailed site development plan 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. Pursuant to zoning conditions imposed by Ordinance No. 014916, the City Council hereby approves the detailed site development plan submitted by the Applicant, to permit the construction and development of an **automotive sales facility** on the following described property which is located in a **C-3/sc/c (Commercial/special contract/conditions) District**:

Tract 23 B, Block 29, Ysleta Grant and Tract 8H, Block 33, Ysleta Grant, El Paso, El Paso County, Texas; and municipally numbered as 131 South Yarbrough Drive.

A copy of the approved detailed site development plan, signed by the Applicant, the Mayor and the Secretary of the City Plan Commission, is attached hereto, as Exhibit "A" and incorporated herein by reference.

2. All construction and development on the property shall be done in accordance with the approved detailed site development plan and the development standards applicable in the **C-3/sc/c (Commercial/special contract/conditions) District** regulations.

3. The Applicant shall sign an agreement to develop the property and to perform all construction thereon in accordance with the approved detailed site development plan and the standards applicable in the **C-3/sc/c (Commercial/special contract/conditions) District**. 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.

4. The Applicant shall agree to the following conditions as part of the detailed site development plan approval:

a. The Applicant is authorized to install the required rockwall, from the area at point "A" and heading in a counterclockwise direction to point "B," both points shown in the detailed site plan attached hereto as Exhibit "A", up to eight (8) feet into his property. Should the rockwall be placed inside the Applicant's property, then the private pond and landscaping may be moved toward the interior of the Applicant's property no more than that same amount.

b. With regard to placement of a rockwall along the area abutting Tracts 17, 18, and 19 of San Jose Park Subdivision, the applicant shall not utilize any rockwall located within any of the aforementioned tracts as means of compliance with the requirement of providing a rock wall without express written authorization from the affected property owner regarding same.

5. This approval shall be void if construction on the property is not started in accordance with the approved detailed site development plan within four (4) years from the date hereof.

ADOPTED this _____ day of September, 2004

THE CITY OF EL PASO

_____

Joe Wardy, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

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