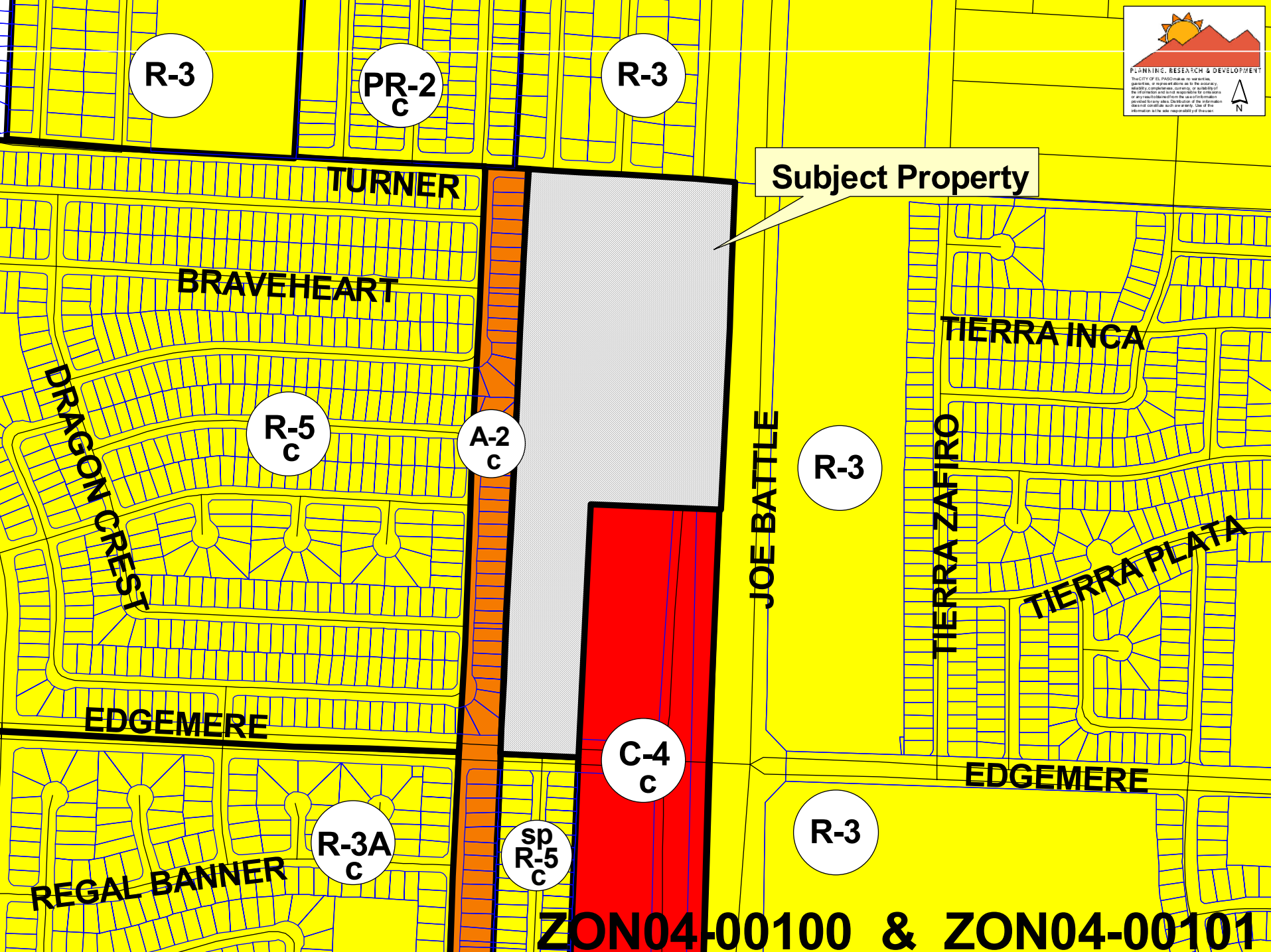
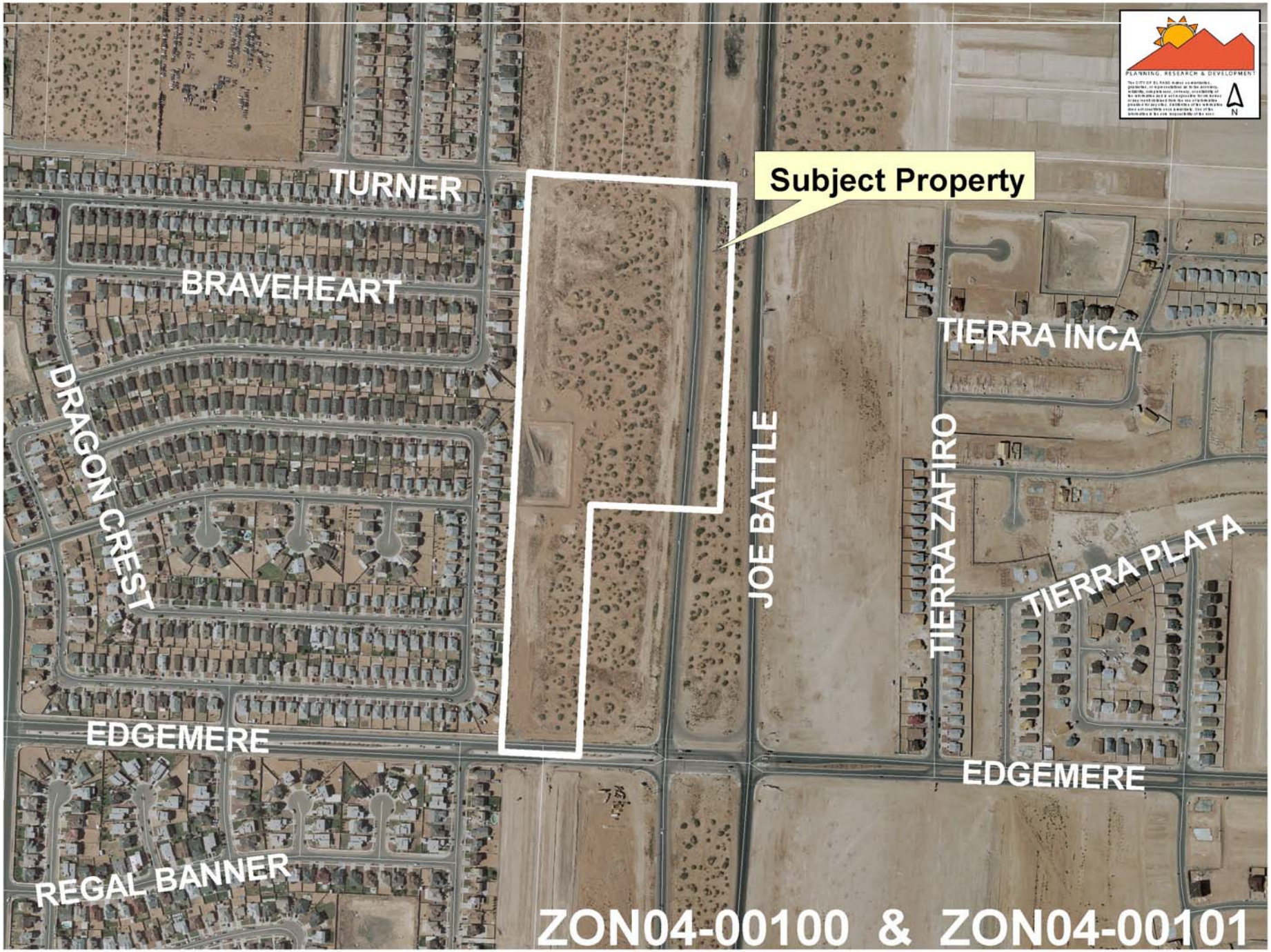
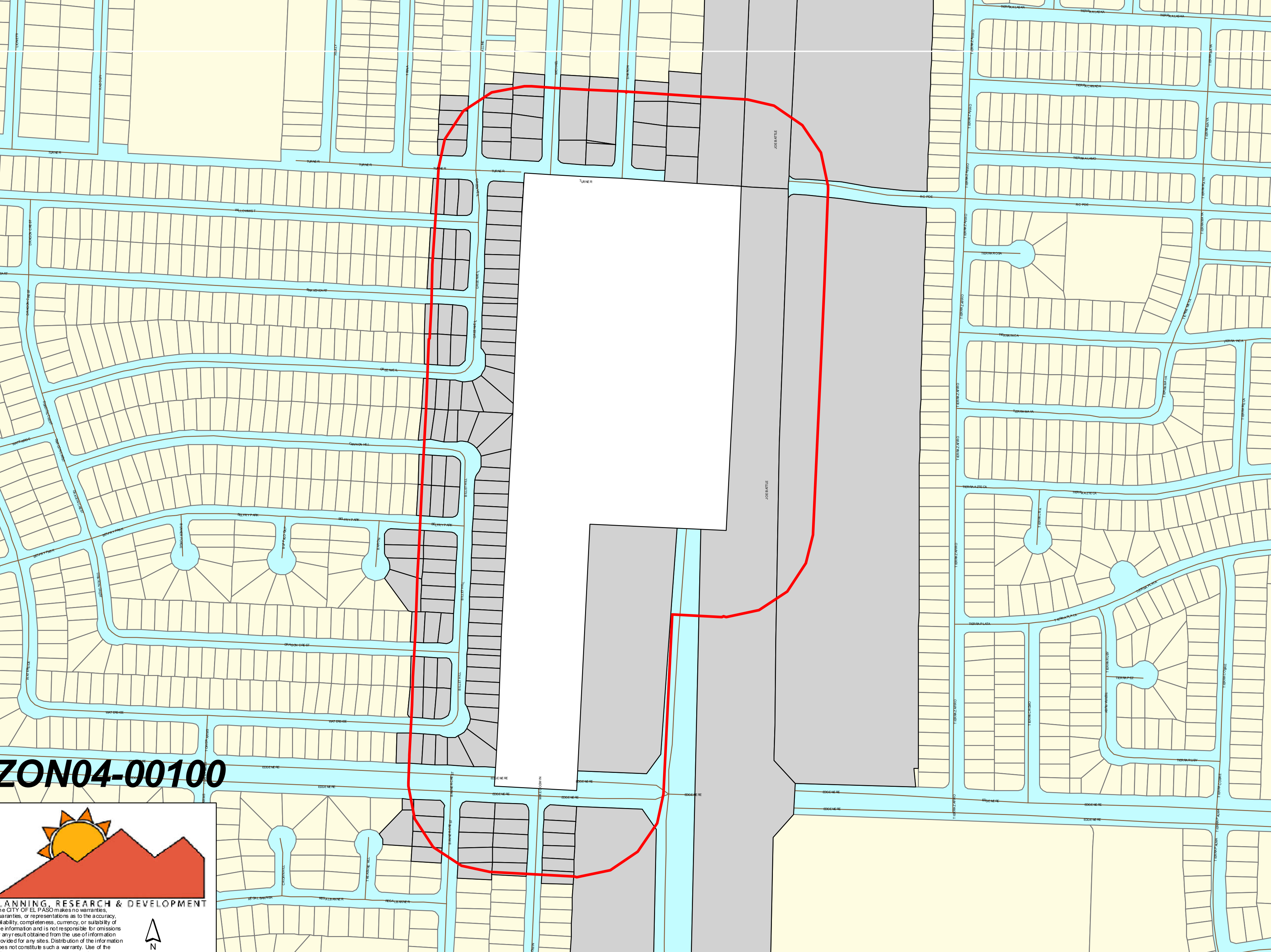


ZON04-00100 & ZON04-00101


PLANNING, RESEARCH & DEVELOPMENT
N
Subject Property
TURNER
BRAVEHEART
DRAGON CREST
JOE BATTLE
TIERRA INCA
TIERRA ZAFIRO
TIERRA PLATA
EDGEMERE
EDGEMERE
REGAL BANNER
ZON04-00100 & ZON04-00101



LANNING, RESEARCH & DEVELOPMENT

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liability, completeness, currency, or suitability of
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any result obtained from the use of information
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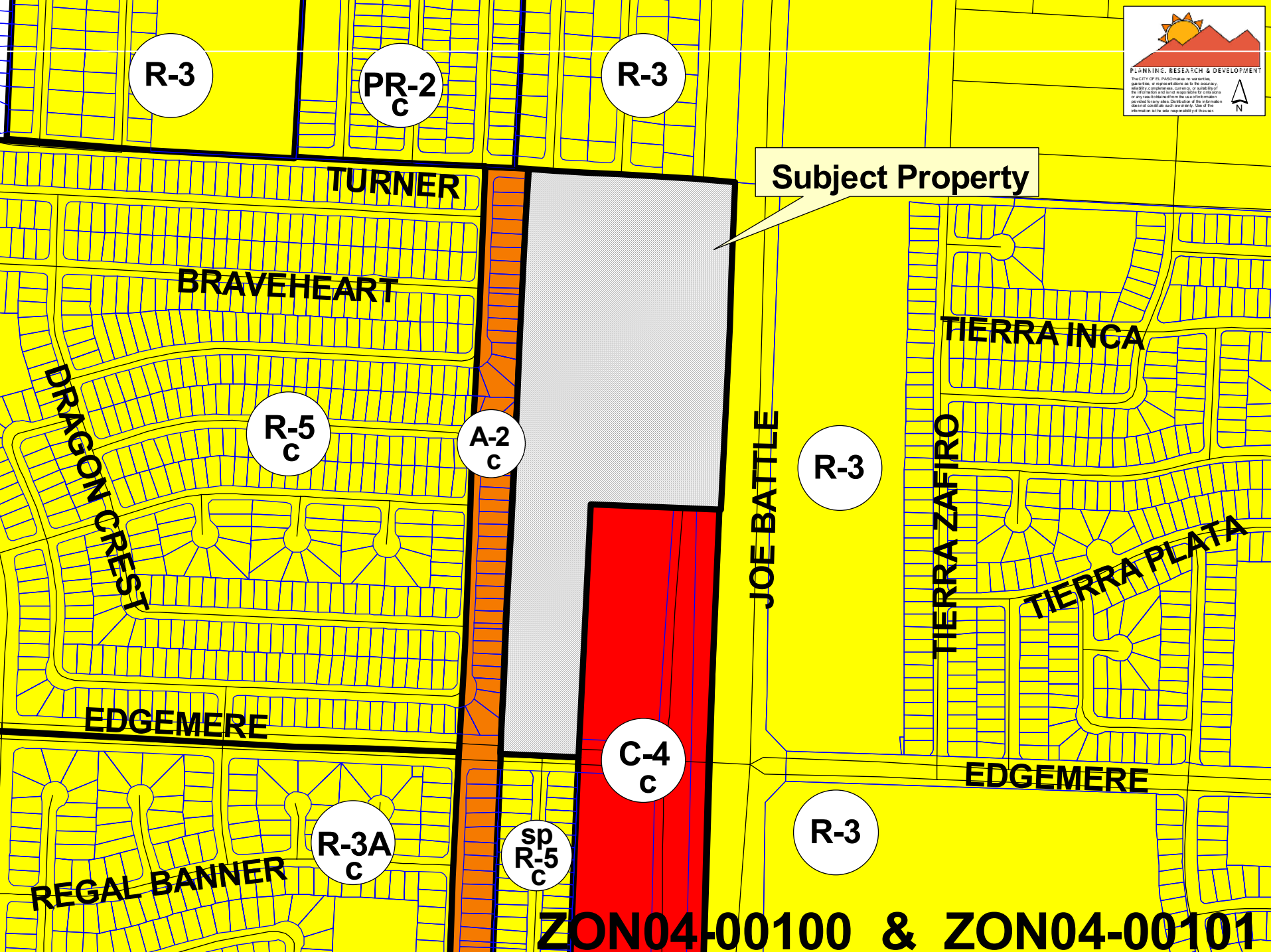


ZON04-00100 & ZON04-00101

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00100, TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT ON TRACT 1E AND A PORTION OF TRACT 1H, BLOCK 79, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS 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, **JNC Development Inc.** has applied for a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow for a planned residential development;

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/c (Residential/conditions)** District:

Tract 1E and a portion of Tract 1H, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibit "A"; and

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

3. That the requirements for a planned residential 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 a planned residential development on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the **R-5/c (Residential/conditions)** 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 "B" 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. ZON04-00100** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this _____ day of _____, 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

APPROVED AS TO CONTENT:

_____
Matt Watson, Assistant City Attorney

AGREEMENT

JNC Development Inc., the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the **R-5/c (Residential/conditions)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 31st day of August, 2004.

By: _____

Nicolas Bombach President
(name/title)

Acknowledgment

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 31st day of August, 2004, by Nicolas A. Bombach as President, on behalf of **JNC Development Inc.,** as Applicant.

My Commission Expires:

Martha E. Salcido
Notary Public, State of Texas
Notary's Printed or Typed Name:
Martha E. Salcido

MARTHA E. SALCIDO
NOTARY PUBLIC
In and for the State of Texas
My commission expires
11-21-2007

Being Tract 1E and a portion of Tract 1H,
Section 41, Block 79, Township 2,
Texas & Pacific Railroad Company Surveys
City of El Paso, El Paso County, Texas
Prepared for: JNC Land Company
July 19, 2004
(Proposed Arbour Green Unit Two)

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being Tract 1E, and a portion of Tract 1H, Block 79, Township 2, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas and being more particularly described by metes and bounds as follows:

The "TRUE POINT OF BEGINNING" being a point on the intersection of the northerly right of way line of Edgemere Blvd. with the easterly boundary line of Vista Real Unit Four as recorded in volume 74, pages 59A and 59B, Real property records of El Paso County, Texas

Thence along the easterly boundary line of Vista Real Unit Four North 00°31'23" West a distance of 2057.04 feet to a point;

Thence leaving said boundary line North 89°58'06" East a distance of 600.00 feet to a point on the westerly right of way line of Joe Battle Blvd. (Loop 375);

Thence along said right of way line South 00°31'58" East a distance of 604.72 feet to a Point;

Thence continuing along said right of way line South 01°21'59" West a distance of 523.38 feet to a point;

Thence leaving said right of way line South 89°28'37" West a distance of 300.82 feet to a point;

Thence South 00°31'23" East a distance of 924.11 feet to a point on the northerly right of way line of Edgemere Blvd.

Thence along said right of way line South 89°29'00" West a distance of 282.00 feet to the "TRUE POINT OF BEGINNING" and containing 21.45 acres of land more or less.

NOTE: Not a ground survey

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

Ron R. Conde
R.P.L.S. No. 5152

job #704-45
R.C.
LGL-04\70445

CONDE, INC.
ENGINEERING / LAND SURVEYING / PLANNING
1790 LEE TREVINO SUITE 400 / EL PASO, TEXAS 79936 / (915) 592-0283

ZONO4-00100
ZONO4-00101

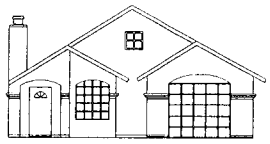
"EXHIBIT B"

SITE PLAN

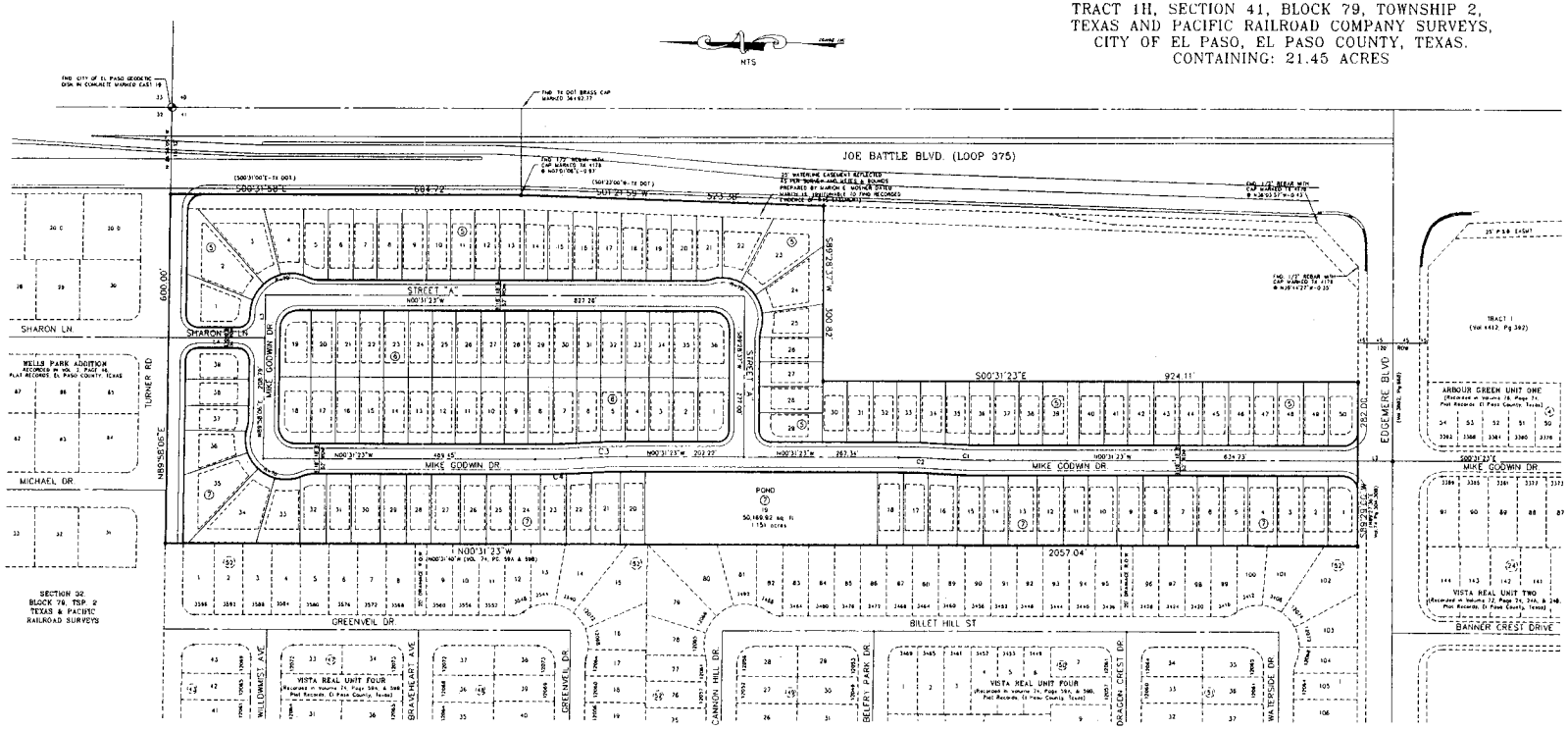
BEING ALL OF TRACT 1E AND PORTION OF
TRACT 1H, SECTION 41, BLOCK 79, TOWNSHIP 2,
TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS,
CITY OF EL PASO, EL PASO COUNTY, TEXAS.
CONTAINING: 21.45 ACRES

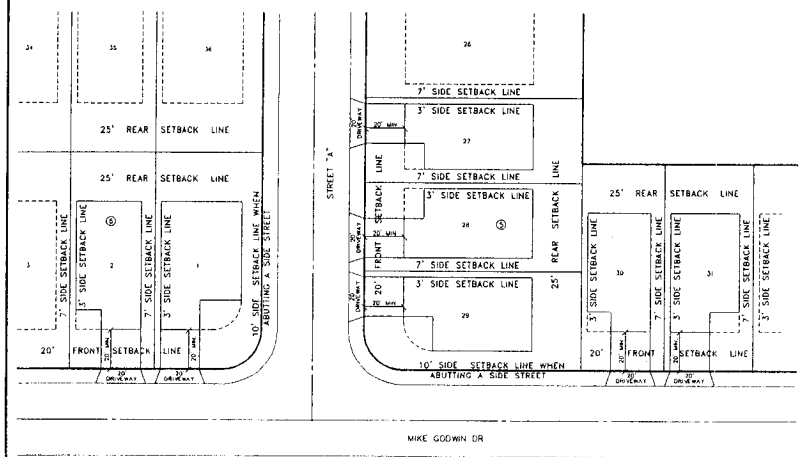
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1250.00	79.07	39.55	79.06	S01°17'21"W	3°37'28"
C2	1250.00	79.07	39.55	79.06	N01°17'21"E	3°37'28"
C3	1250.00	79.07	39.55	79.06	N02°20'07"W	3°37'28"
C4	1250.00	79.07	39.55	79.06	S02°20'07"E	3°37'28"

LINE TABLE		
LINE	LENGTH	BEARING
L1	102.61	S46°28'07"W
L2	60.00	N00°31'23"W
L3	73.22	N89°58'06"E



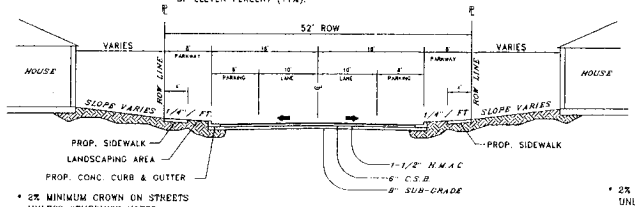
Typical Front Elevation





SETBACK LINE
SCALE: 1"=50'

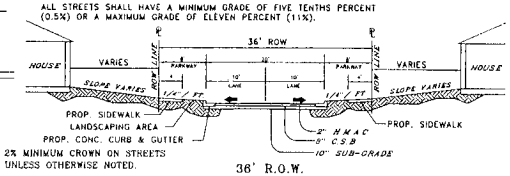
NOTE:
ALL STREETS SHALL HAVE A MINIMUM GRADE OF FIVE TENTHS PERCENT (0.5%) OR A MAXIMUM GRADE OF ELEVEN PERCENT (11%).



* 2% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED

52' R.O.W.
RESIDENTIAL SUBCOLLECTOR STREET
SCALE: 1"=10'

NOTE:
ALL STREETS SHALL HAVE A MINIMUM GRADE OF FIVE TENTHS PERCENT (0.5%) OR A MAXIMUM GRADE OF ELEVEN PERCENT (11%).



* 2% MINIMUM CROWN ON STREETS UNLESS OTHERWISE NOTED.

36' R.O.W.
MINOR RESIDENTIAL ACCESS STREET
SCALE: 1"=10'

PROPOSED
MINIMUM YARD SETBACKS

FRONT	20 ft. MIN.
REAR	25 ft. MIN
SIDE	3-7 ft. MIN.
DISTANCE BETWEEN BUILDINGS	10 ft. MIN.
SIDE ABBUTTING STREET	10 ft. MIN.

EXIST. ZONING: C-4

SPECIAL PERMIT TO ALLOW:
-- SIDE YARD VARIABLE SETBACKS
-- LOT WIDTH NOT LESS THAN 40 FEET

TOTAL No. OF RESIDENTIAL UNITS PROP. = 124

DETAILED SITE DEVELOPMENT PLAN APPROVED BY CITY COUNCIL

DATE

APPLICANT

EXECUTIVE SECRETARY
CITY PLAN COMMISSION

MAYOR

DATE OF PREPARATION: JUNE 21, 2004

CONDE INC.
ENGINEERING / PLANNING
GPS / SURVEYING / CADD
1790 LEE TREVINO DR. STE 400
EL PASO TEXAS 79928
PH. # 595-0003 FAX # 595-0008

ARBOURGRE2-SP.DWG

ZON04-00101 / ZON04-00100

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