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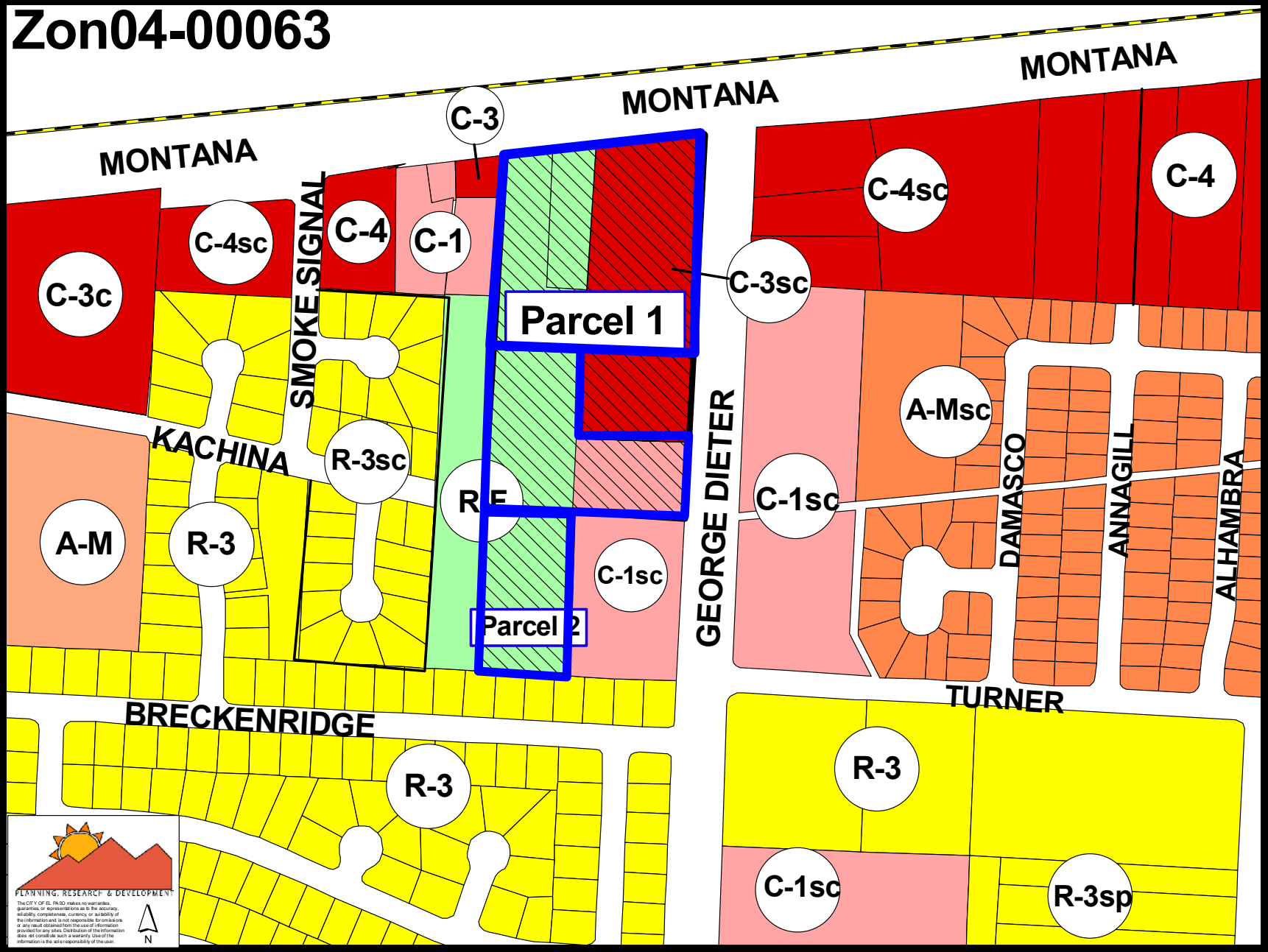
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C-3c
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C-1
C-3sc
Parcel 1
SMOKE SIGNAL
KACHINA
R-3sc
R-F
A-Msc
GEORGE DIETER
C-1sc
DAMASCO
ANNAGILL
ALHAMBRA
A-M
R-3
C-1sc
Parcel 2
TURNER
BRECKENRIDGE
R-3
R-3
C-1sc
R-3sp
PLANNING, RESEARCH & DEVELOPMENT
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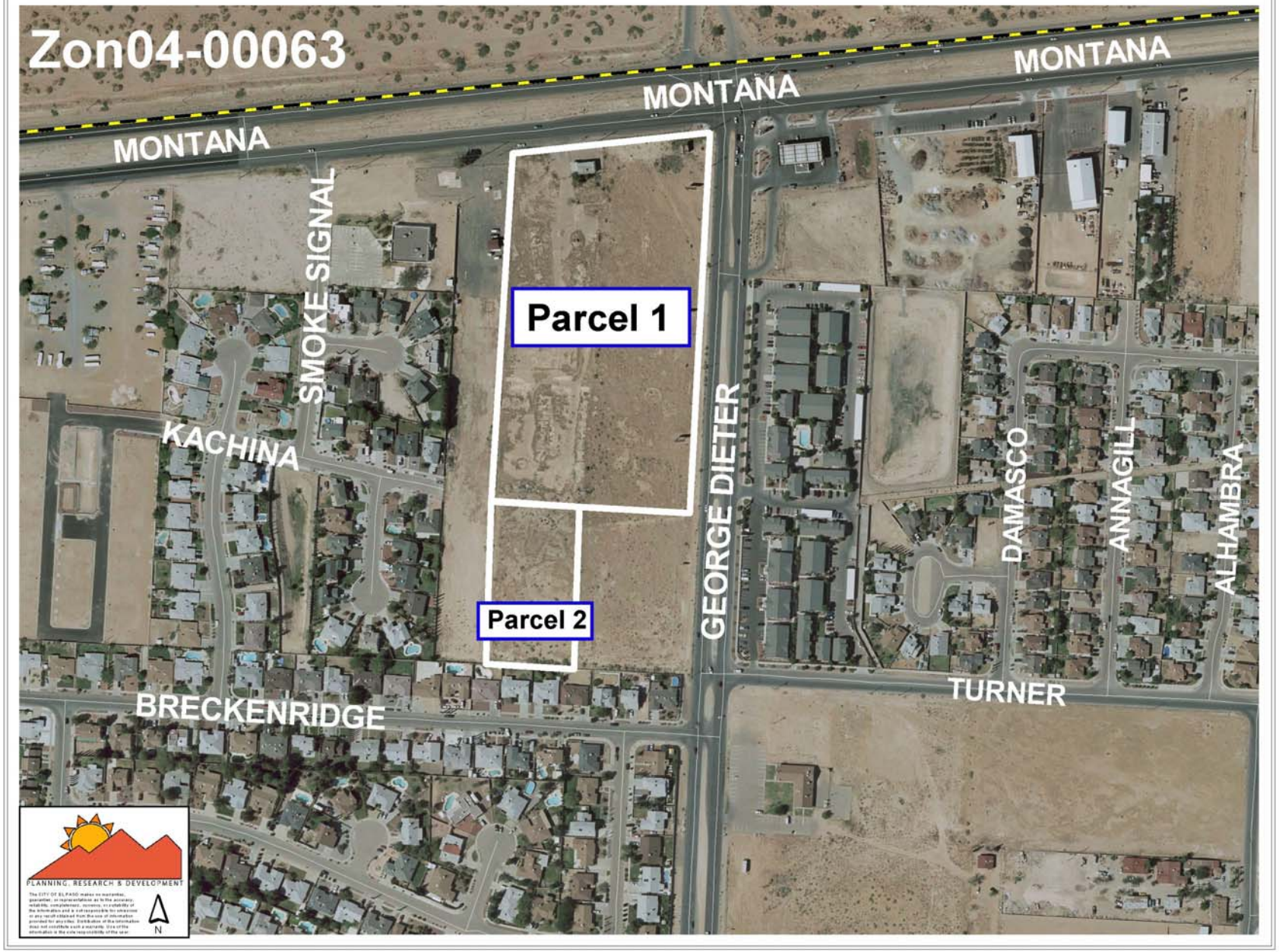
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SMOKE SIGNAL
KACHINA
Parcel 1
Parcel 2
GEORGE DIETER
DAMASCO
ANNAGILL
ALHAMBRA
TURNER
BRECKENRIDGE
PLANNING, RESEARCH & DEVELOPMENT
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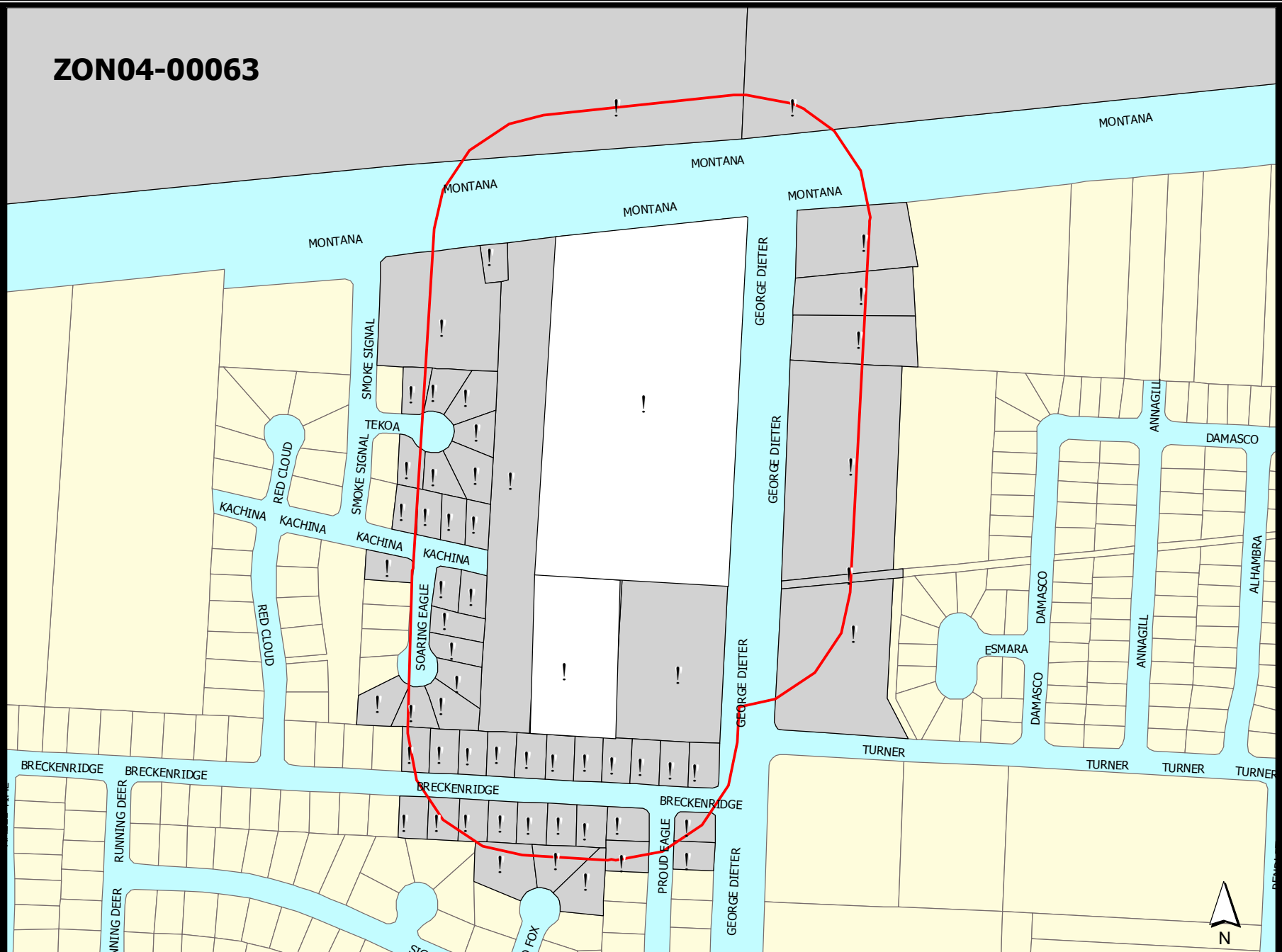
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SOARING EAGLE
BRECKENRIDGE
BRECKENRIDGE
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RUNNING DEER
RUNNING DEER
PROUD EAGLE
TURNER
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ANNAGILL
ANNAGILL
ALHAMBRA
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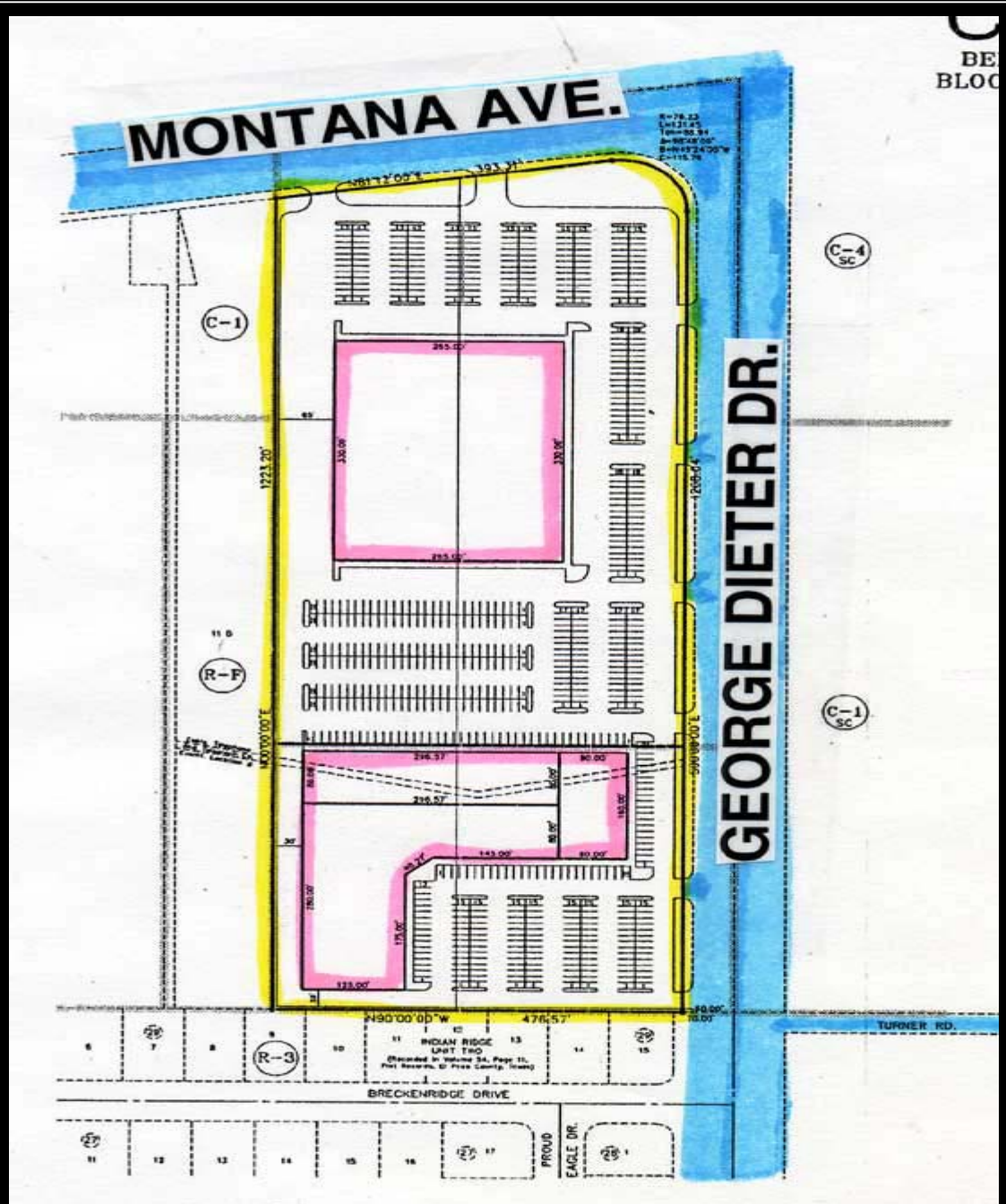

MONTANA AVE.
GEORGE DIETER DR.
C-1
C-4 SC
C-1 SC
R-F
R-3
N90°00'00"W
476.57'
INDIAN RIDGE UNIT TWO
BRECKENRIDGE DRIVE
TURNER RD.
PROUD
EAGLE DR.

ZON04-00063

ZON04-00063

ZON04-00063

GEORGE DIETER
RIGHT LANE
MUST
TURN RIGHT
1.89
1.97
205
ALL-YOU-CAN-EAT
LUNCH
BUFFET
Mon. - Fri. • 11am - 2pm
ADULTS $3.49
KIDS 10 & under $2.29
025440

ZON04-00063

ZON04-00063

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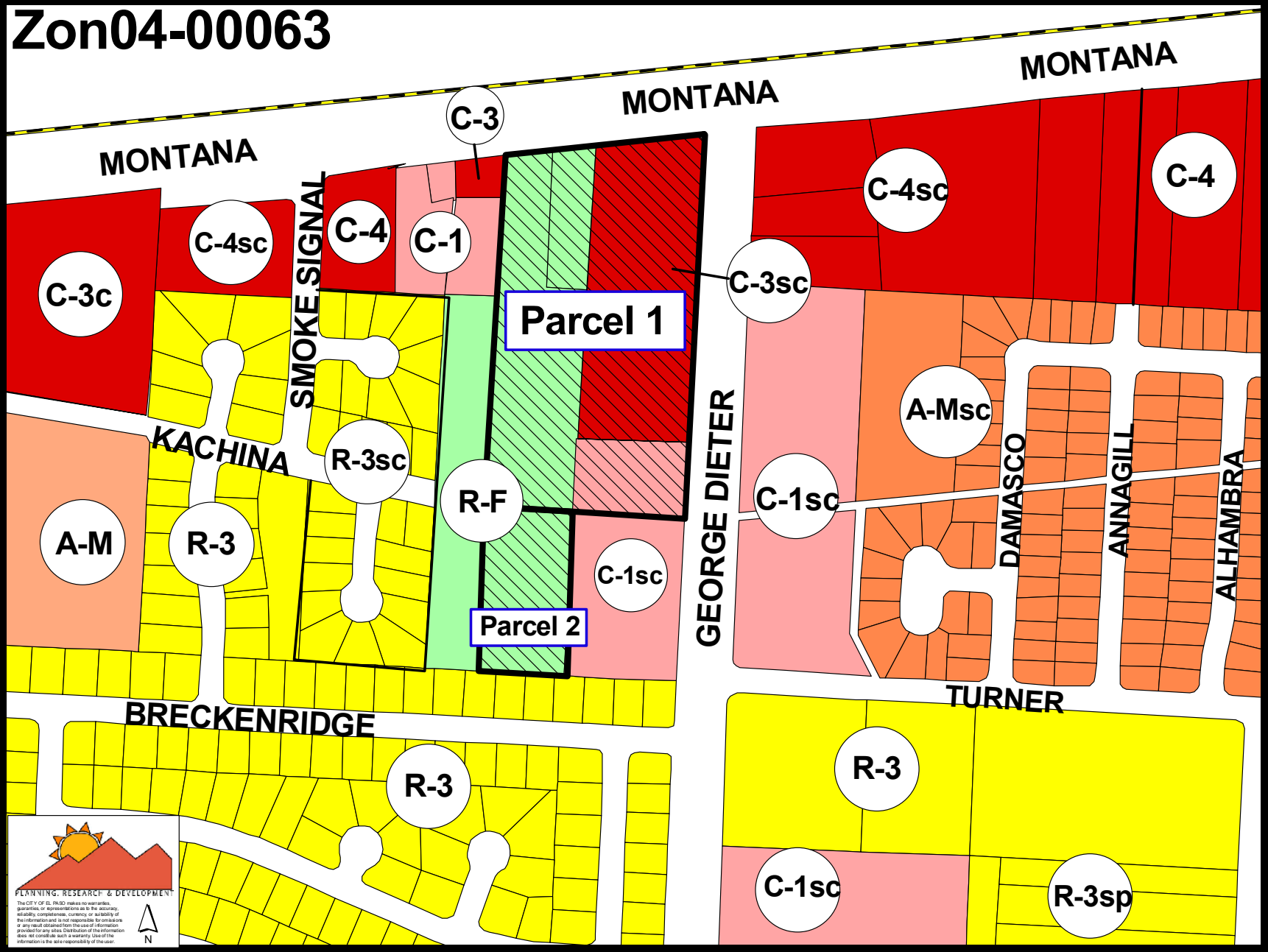
Zon04-00063
MONTANA
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C-1
C-3sc
Parcel 1
SMOKE SIGNAL
KACHINA
R-3sc
R-F
A-M
R-3
C-1sc
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A-Msc
C-1sc
DAMASCO
ANNAGILL
ALHAMBRA
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R-3
R-3
C-1sc
R-3sp
PLANNING, RESEARCH & DEVELOPMENT
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ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF PARCEL 1: A PORTION OF TRACTS 11A AND 12 AND ALL OF TRACT 11B, SECTION 36, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) AND C-3/SC (COMMERCIAL/SPECIAL CONTRACT) TO C-4 (COMMERCIAL) AND C-4/SC (COMMERCIAL/SPECIAL CONTRACT) AND IMPOSING CERTAIN CONDITIONS; PARCEL 2: A PORTION OF TRACTS 11A AND 12, SECTION 36, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) AND C-1/SC (COMMERCIAL/SPECIAL CONTRACT) TO C-3 (COMMERCIAL) AND C-3/SC (COMMERCIAL/SPECIAL CONTRACT); AND PARCEL 3: A PORTION OF TRACT 11A, SECTION 36, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILROAD COMPANY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS FROM R-F (RANCH AND FARM) TO C-1 (COMMERCIAL). THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Parcel 1: *A portion of Tracts 11A and 12 and all of Tract 11B, Section 36, Block 80, 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", be changed **from R-F (Ranch and Farm) and C-3/sc (Commercial/special contract) to C-4 (Commercial) and C-4/sc (Commercial/special contract)**; Parcel 2: *A portion of Tracts 11A and 12, Section 36, Block 80, 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", be changed **from R-F (Ranch and Farm) and C-1/sc (Commercial/special contract) to C-3 (Commercial) and C-3/sc (Commercial/special contract)**; and Parcel 3: *A portion of Tract 11A, Section 36, Block 80, 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", be changed **from R-F (Ranch and Farm) to C-1 (Commercial)**; within the meaning of the zoning ordinance, and that the zoning map of the City of El Paso be revised accordingly; and

That Parcel 1 and Parcel 2 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) and C-3/sc (Commercial/special contract) to C-4 (Commercial) and C-4/sc (Commercial/special contract), in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

Prior to the issuance of any building permits, a detailed site plan shall be reviewed and approved per the El Paso Municipal Code.

These conditions 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 benefitted thereby, and without affecting the validity of this ordinance.

PASSED AND APPROVED this _____ day of _____, 2004.

THE CITY OF EL PASO

_____
Joe Wardy, Mayor

ATTEST:

_____
Richarda Duffy Momsen, City Clerk

(additional signatures on the next page)

APPROVED AS TO CONTENT:

Fred Lopez, Zoning Coordinator
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

APPROVED AS TO FORM:

Matt Watson, Assistant City Attorney

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:

Being a portion of Tracts 11A and 12, and all of Tract 11B, Section 36,
Block 80, Township 2, Texas and Pacific Railroad Company Surveys
City of El Paso, El Paso County, Texas
Prepared for: John Karam
August 23, 2004
(PARCEL-1)
From C-3 & R-F to C-4

Exhibit "A"

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 11A and 12, and all of Tract 11B, Section 36, Block 80, 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:

Commencing for reference at the southeast corner of Section 36, Block 80, Township 2, Texas and Pacific Railroad Company Surveys, Thence along the easterly boundary line of said Section 36, North 00°33'00" West a distance of 773.24 feet to a point, Thence leaving said boundary line North 90°00'00" West a distance of 60.00 feet to a point on the easterly right of way line of George Dieter Drive for the "TRUE POINT OF BEGINNING".

Thence leaving said right of way line North 90°00'00" West a distance of 469.15 feet to a point on the westerly boundary line of tract 11A;

Thence along said boundary line North 00°00'00" East a distance of 450.00 feet to a point on the southerly right of way line of Montana Avenue;

Thence along said right of way line North 81°12'00" East a distance of 383.01 feet to a point of curve;

Thence 128.61 feet along the arc of a curve to the right whose radius is 75.00 feet whose interior angle is 98°15'00" whose chord bears South 49°40'30" East a distance of 113.42 feet to a point on the easterly right of way line of George Dieter Drive;

Thence along said right of way line South 00°33'00" East a distance of 435.22 feet to the "TRUE POINT OF BEGINNING" and containing in all 5.169 acres of land more or less.

R.R.C.

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

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

job #304-97 R.C.
LGL-04\30497.LGL

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

Being a portion of Tracts 11A, and 12, Section 36,
Block 80, Township 2, Texas and Pacific
Railroad Company Surveys
City of El Paso, El Paso County, Texas
Prepared for: John Karam
August 23, 2004
(PARCEL-2)
From C-1 & R-F to C-3

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tracts 11A and 12, Section 36, Block 80, 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:

Commencing for reference at the southeast corner of Section 36, Block 80, Township 2, Texas and Pacific Railroad Company Surveys, Thence along easterly boundary line of said Section 36, North 00°33'00" West a distance of 400.02 feet to a point, Thence leaving said boundary line North 90°00'00" West a distance of 60.00 feet to a point on the easterly right of way line of George Dieter Drive for the "TRUE POINT OF BEGINNING".

Thence leaving said right of way line North 90°00'00" West a distance of 472.73 feet to a point on the westerly boundary line of tract 11A;

Thence along said boundary line North 00°00'00" East a distance of 373.20 feet to a point;

Thence leaving said boundary line South 90°00'00" East a distance of 213.55 feet to a point on the common boundary line of Tracts 11A and 12;

Thence along said boundary line South 00°00'00" West a distance of 218.20 feet to a point;

Thence leaving said boundary line North 89°27'00" East a distance of 257.68 feet to a point on the easterly right of way line of George Dieter Drive;

Thence along said right of way line South 00°33'00" East a distance of 157.48 feet to the "TRUE POINT OF BEGINNING" and containing in all 2.757 acres of land more or less.

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

STATE OF TEXAS
REGISTERED
RONALD ROBERT CONDE
5152
PROFESSIONAL
LAND SURVEYOR

job #304-97 R.C.
LGL-04\30497.LGL

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

Being portion of Tract 11A, Section 36,
Block 80, Township 2, Texas and Pacific
Railroad Company Surveys
City of El Paso, El Paso County, Texas
Prepared for: John Karam
July 08, 2004
(PARCEL-3)
From R-F to C-1

METES AND BOUNDS DESCRIPTION

Description of a parcel of land being a portion of Tract 11A, Section 36, Block 80, 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:

Commencing for reference at the southeast corner of Section 36, Block 80, Township 2, Texas and Pacific Railroad Company Surveys, Thence along the southerly boundary line of said Section 36, North 90°00'00" West a distance of 323.02 feet to a point for the "TRUE POINT OF BEGINNING".

Thence continuing along the southerly boundary line of said Section 36, North 90°00'00" West a distance of 213.55 feet to a point on the boundary line between Tract 11A and 11D;

Thence along said boundary line North 00°00'00" East a distance of 400.00 feet to a point;

Thence leaving said boundary line South 90°00'00" East a distance of 213.55 feet to a point on the common boundary line between Tracts 11A and 12;

Thence along said boundary line South 00°00'00" West a distance of 400.00 feet to the "TRUE POINT OF BEGINNING" and containing in all 1.961 acres of land more or less.

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

job #30497 R.C.
LGL-04\30497.LGL

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