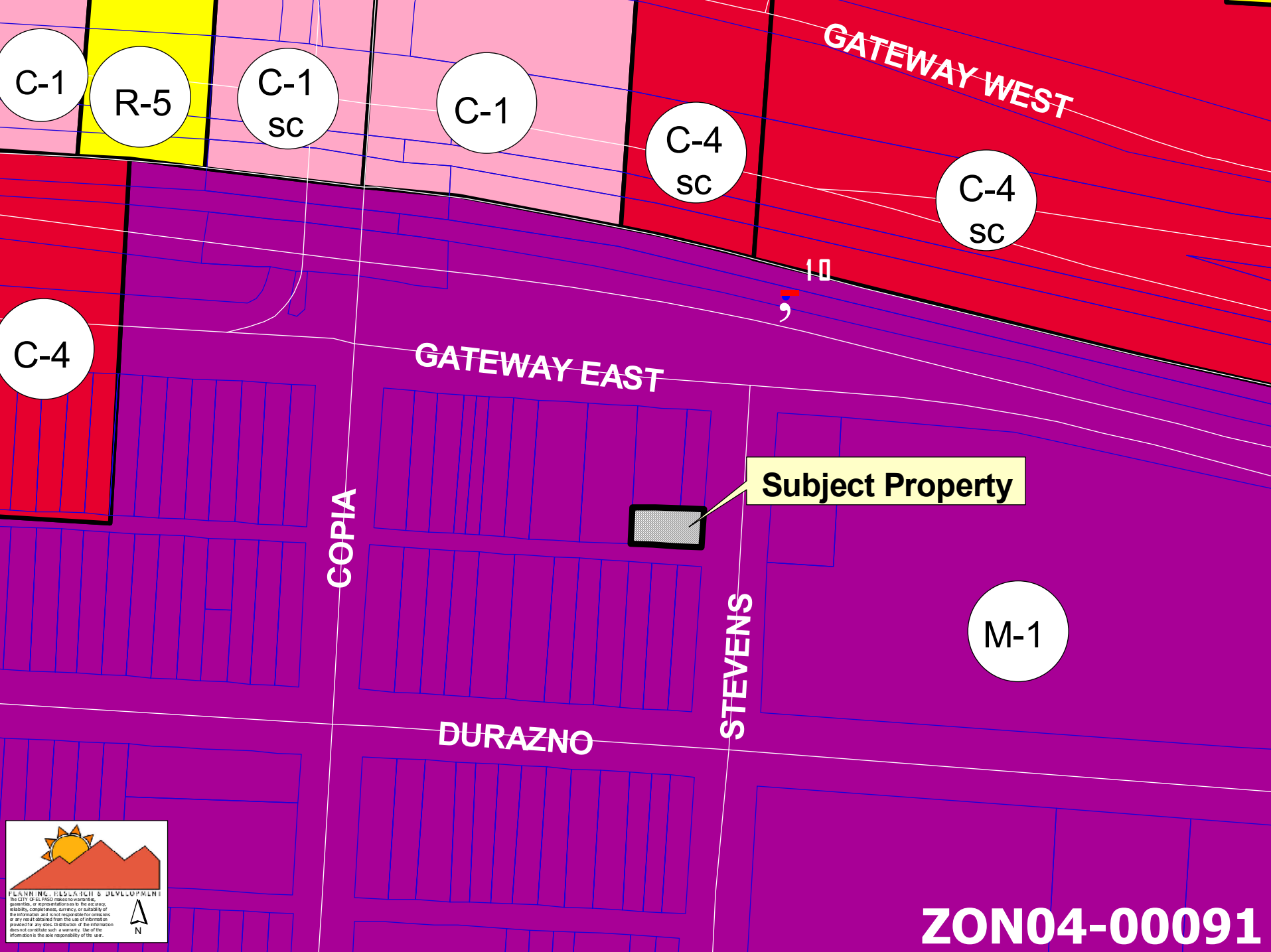
C-1
R-5
C-1
sc
C-1
C-4
sc
GATEWAY WEST
C-4
sc
C-4
GATEWAY EAST
Subject Property
COPIA
STEVENS
M-1
DURAZNO
PLANNING, RESEARCH & DEVELOPMENT
The CITY OF EL PASO makes no warranties, guarantee, or representations as to the accuracy, reliability, completeness, currency, or suitability of the information 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 information is the sole responsibility of the user.
N
ZON04-00091

GATEWAY WEST
10
GATEWAY EAST
Subject Property
COPIA
STEVENS
DURAZNO
PLANNING, RESEARCH & DEVELOPMENT
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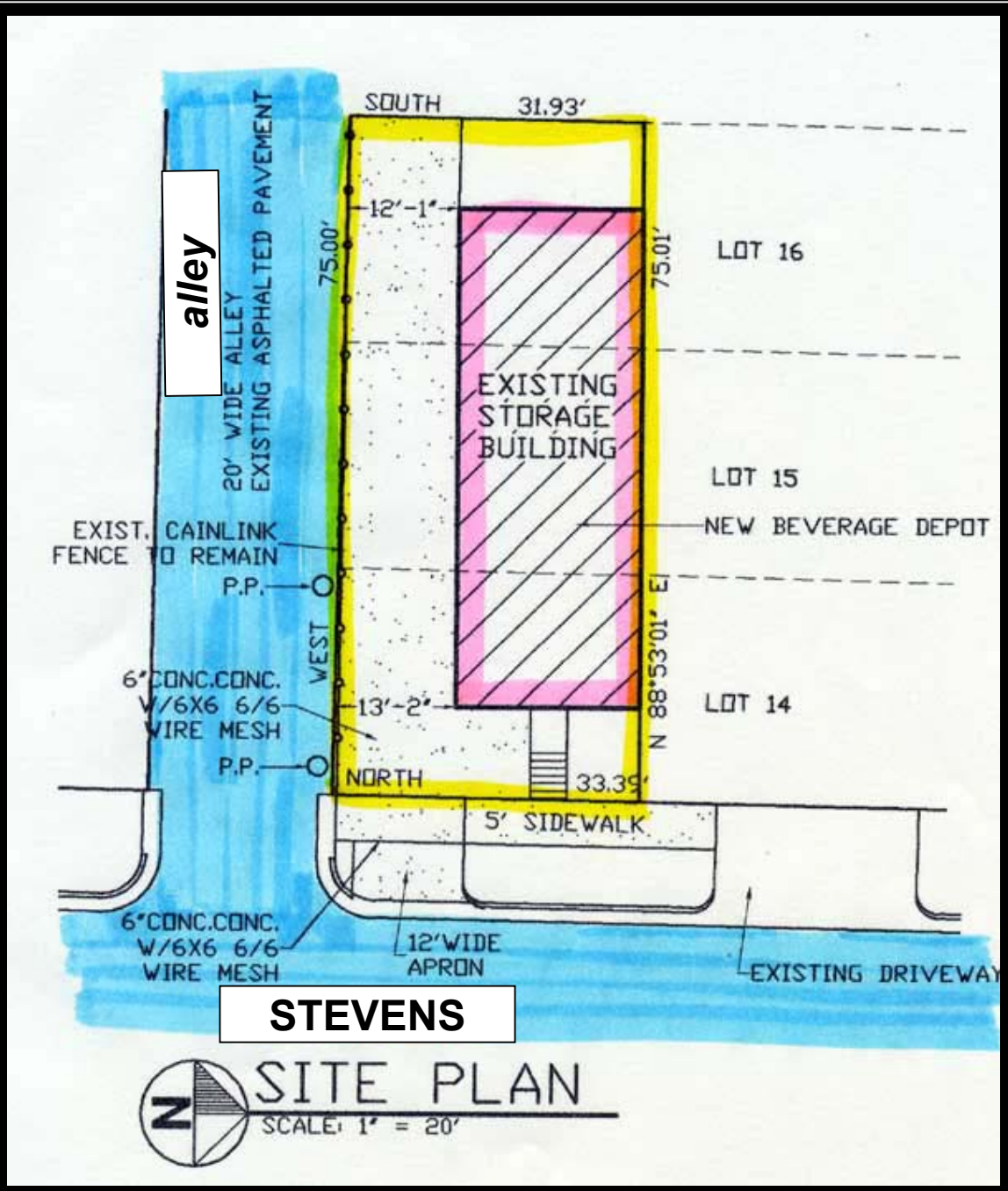

alley
20' WIDE ALLEY
EXISTING ASPHALTED PAVEMENT
SOUTH
31.93'
12'-1"
75.00'
75.01'
LOT 16
EXISTING
STORAGE
BUILDING
LOT 15
NEW BEVERAGE DEPOT
EXIST. CAINLINK
FENCE TO REMAIN
P.P.
WEST
N 88°53'01" E
6"CONC.CONC.
W/6X6 6/6
WIRE MESH
13'-2"
LOT 14
P.P.
NORTH
33.39'
5' SIDEWALK
6"CONC.CONC.
W/6X6 6/6
WIRE MESH
12'WIDE
APRON
EXISTING DRIVEWAY
STEVENS
N
SITE PLAN
SCALE: 1" = 20'

ZON04-00091

ZON04-00091

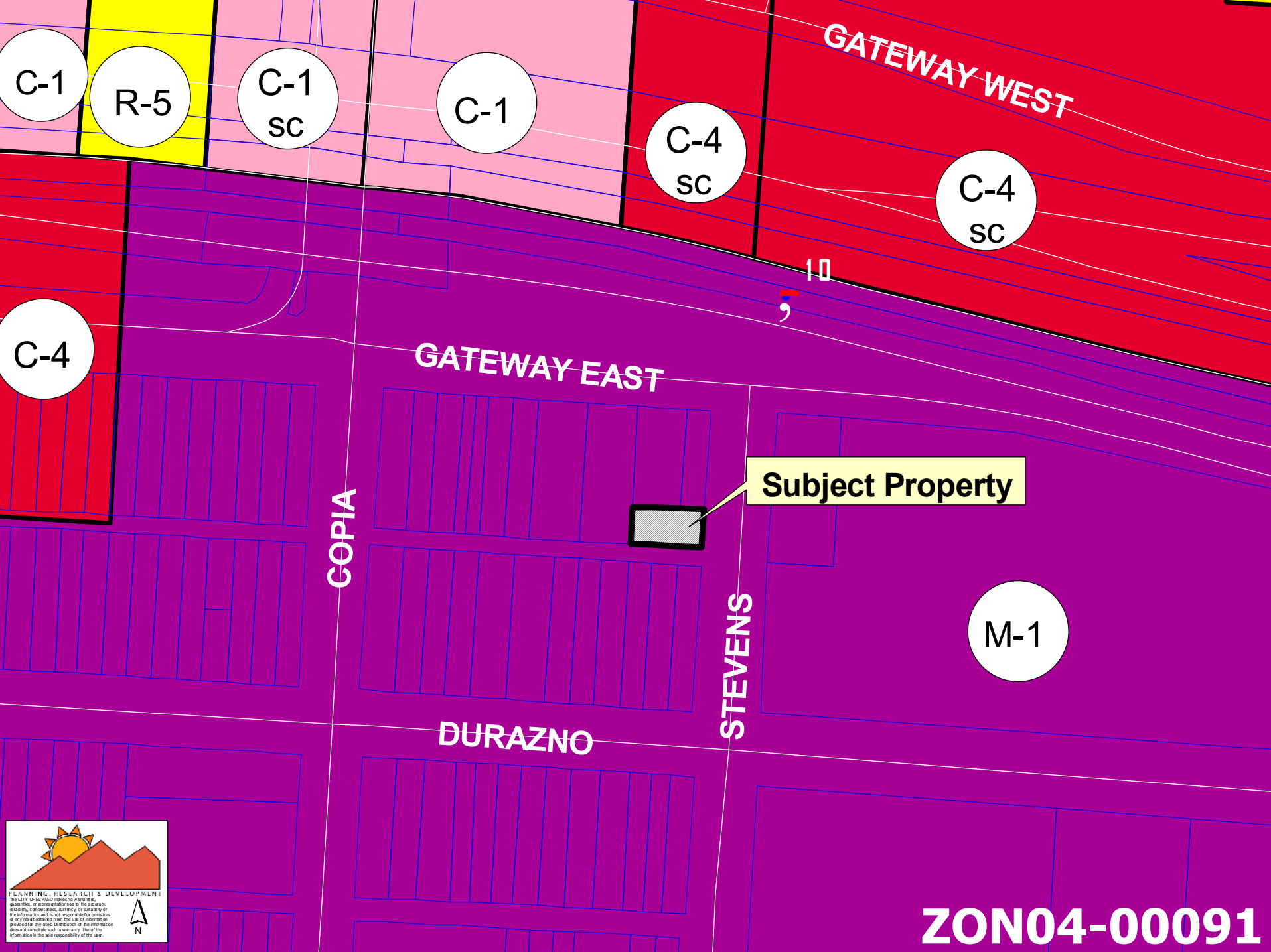
ZON04-00091

ZON04-00091

ZON04-00091

ZON04-00091

ZON04-00091


C-1
R-5
C-1
sc
C-1
C-4
sc
GATEWAY WEST
C-4
sc
C-4
GATEWAY EAST
Subject Property
COPIA
STEVENS
M-1
DURAZNO
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N
ZON04-00091

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00091 TO ALLOW FOR A PARKING REDUCTION ON THE PROPERTY DESCRIBED AS SOUTH PORTION OF LOTS 14 TO 16, BLOCK 41, EAST EL PASO, EL PASO, EL PASO COUNTY, TEXAS (3624 GATEWAY EAST, SUITE B), PURSUANT TO SECTION 20.64.175, AND THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, **Luis M. Alvarado,** the "Applicant," has applied for a Special Permit under Section 20.64.175 of the El Paso Municipal Code to allow for a parking reduction;

WHEREAS, the requirements of Section 20.64.175 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 the property described as follows is in an M-1 (Light Manufacturing) District, requiring five (5) off-street parking spaces to serve a beverage depot and storage building;

> *South Portion of Lots 14 to 16, Block 41, East El Paso, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached and incorporated Exhibit "A" and municipally numbered as 3624 Gateway East, Suite B; and*

2. That the City Council hereby grants a Special Permit under Section 20.64.175 of the El Paso Municipal Code so that the parking requirements described in Paragraph 1 of this Ordinance may be partially satisfied with a parking reduction as described in Paragraph 3 of this Ordinance;

3. That the City Council hereby grants a Special Permit under Section 20.64.175 for a parking reduction of 100%;

4. That this Special Permit is issued subject to the development standards in the M-1 (Light Manufacturing) 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 "B" and is incorporated herein by reference for all purposes;

5. That if at any time the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00091**, 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

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 to the City Plan Commission before building permits are issued.

PASSED AND APPROVED 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

AGREEMENT

Luis M. Alvarado, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Detailed Site Development Plan, attached hereto as Exhibit "B," and in accordance with the standards identified in the **M-1 (Light Manufacturing)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this _____ day of _____, 2004.

By:_____
Luis M. Alvarado

ACKNOWLEDGMENT

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this _____ day of _____, 2004, by **Luis M. Alvarado**, as Applicant.

My Commission Expires:

_____
Notary Public, State of Texas
Notary's Printed or Typed Name:

_____

METES AND BOUNDS DESCRIPTI0N
OF A PORTION OUT OF Lots 14, 15, and 16, block
41, East EL PASO, EL PASO COUNTY, TEXAS

A line from a marker on the south r/row of Gateway East and Stevens Street bears S 00*00'00"E, 140.00ft. and; S 90*00'00"W, 70.00ft. to the south-east corner of this description;

Thence, S 90*00'00"W, 75.00ft.,

Thence, N 00*00'00"W, 31.93ft.,

Thence, N 88*53'01"E, 75.00ft.,

Thence, S 00*00'00"E, 33.39ft. to the of Point of Beginning.

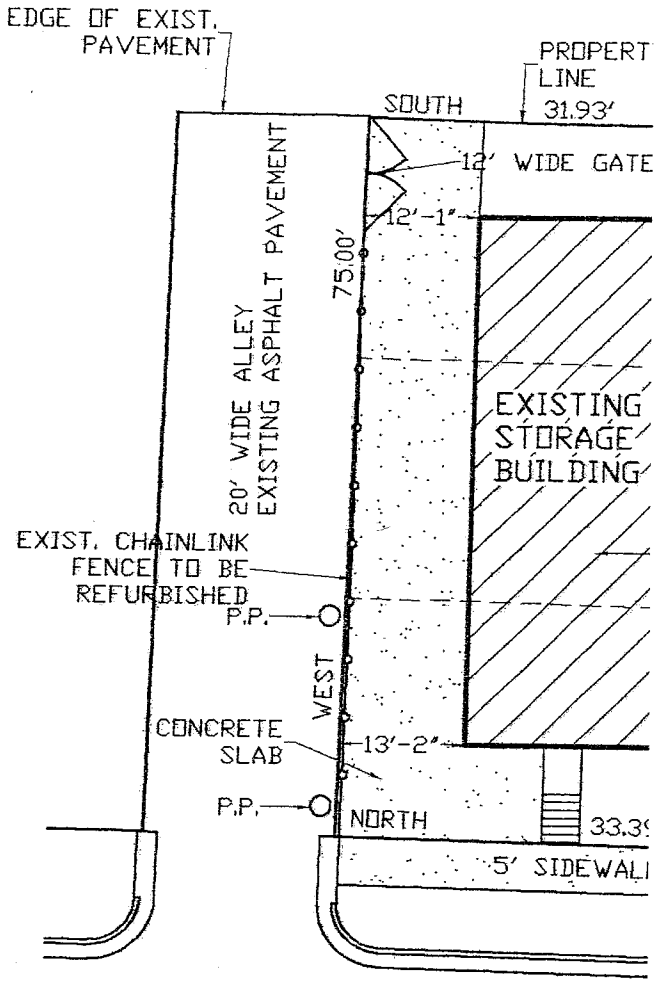
And said portion containing 2449.74 sq. ft. or 0.0562 acres of land, more or less.

Prepared by;

Nicolas Perez, Jr. Reg. Prof. Land Surveyor Texas 1355
EL Paso, Texas Nov. 25, 2003

STATE OF TEXAS
NICOLAS PEREZ, JR.
1355
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Exhibit "A"



SITE PLAN

SCALE: 1" = 10'

ADDRESS: 3624 GATEWAY EAST BLVD., S
LEGAL DESCRIPTION:
EAST EL PASO ADDITON
BLOCK 41, S. PT. OF 14 TO 16 (75.00' O
33.39' ON EAST, 75.00' ON SOUTH, 31.39'
(2449.74 SQ. FT. OR 0.0563 AC.)

REVISED ON AUG. 16, 2004

PROPERTY
LINE

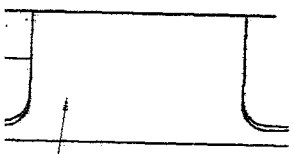
LOT 16

LOT 15

NEW BEVERAGE DEPOT

LOT 14

RIGHT OF WAY



EXISTING DRIVEWAY

- B.

IRTH
WEST)

DETAILED SITE DEVELOPMENT PLAN APPROVED BY CITY COUNCIL
DATE
APPLICANT
EXECUTIVE SECRETARY CITY PLAN COMMISSION
MAYOR

STATE OF TEXAS
FERMIN DORADO
37512
REGISTERED
PROFESSIONAL ENGINEER

09.01.04

ZON04-00091

C.G. Designs

Commercial & Residential
Design & Drafting Services
Ph. (915) 849-6838