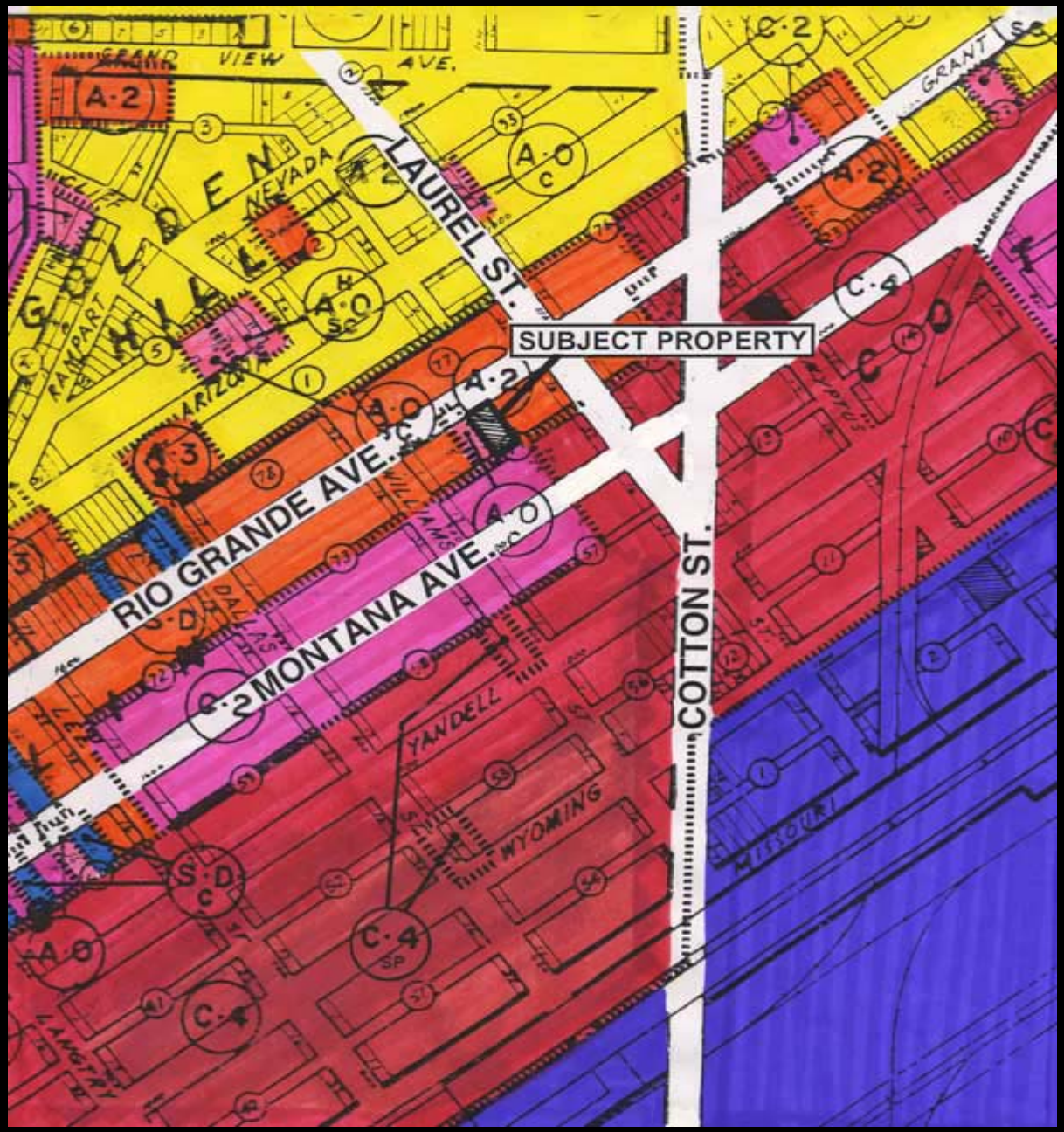
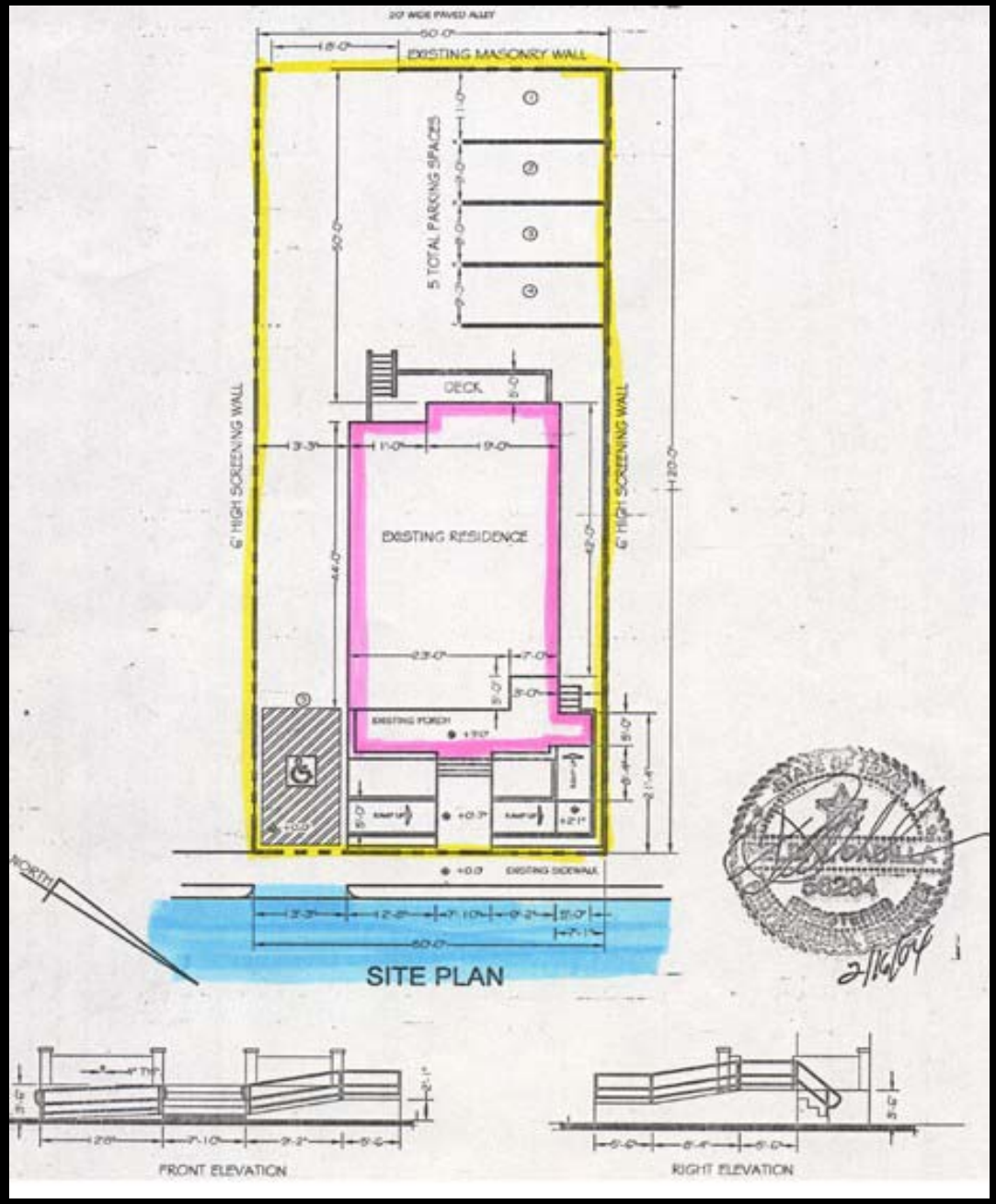
ZON04-00016

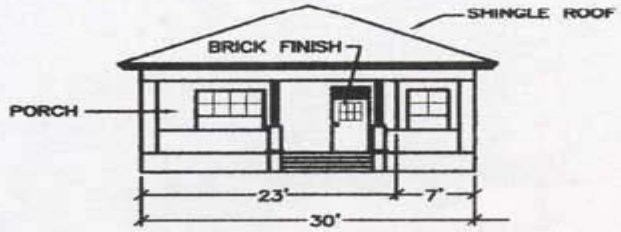


SUBJECT PROPERTY
LAUREL ST.
RIO GRANDE AVE.
MONTANA AVE.
COTTON ST.
GRAND VIEW AVE.
NEVADA
RAMPART
ARIZONA
WILLIAMS
DALLAS
YANDELL
WYOMING
MISSOURI
GRANT
LANGTRY
A-2
A-O
C-2
C-4
S-D

ZON04-00016

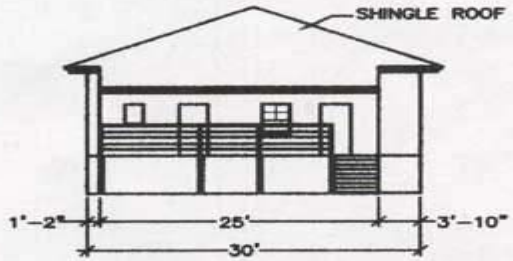

EXISTING MASONRY WALL
5 TOTAL PARKING SPACES
DECK
6' HIGH SCREENING WALL
6' HIGH SCREENING WALL
EXISTING RESIDENCE
EXISTING PORCH
EXISTING SIDEWALK
NORTH
SITE PLAN
FRONT ELEVATION
RIGHT ELEVATION

ZON04-00016



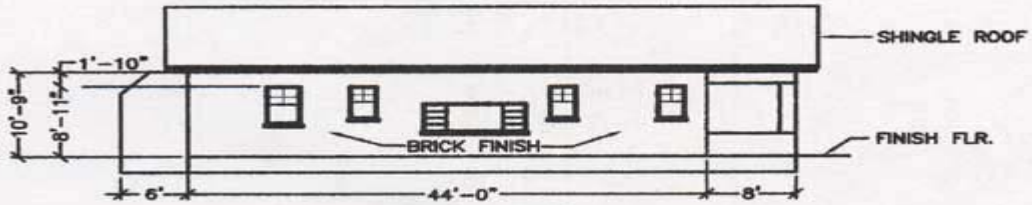
FRONT SIDE

SCALE : N.T.S



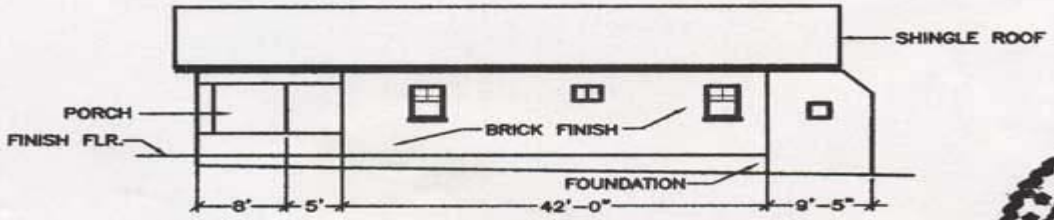
BACK SIDE

SCALE : N.T.S



LEFT SIDE

SCALE : 1/4"=1'-0"



RIGHT SIDE

SCALE : 1/4"=1'-0"

ZON04-00016

ZON04-00016

ZON04-00016

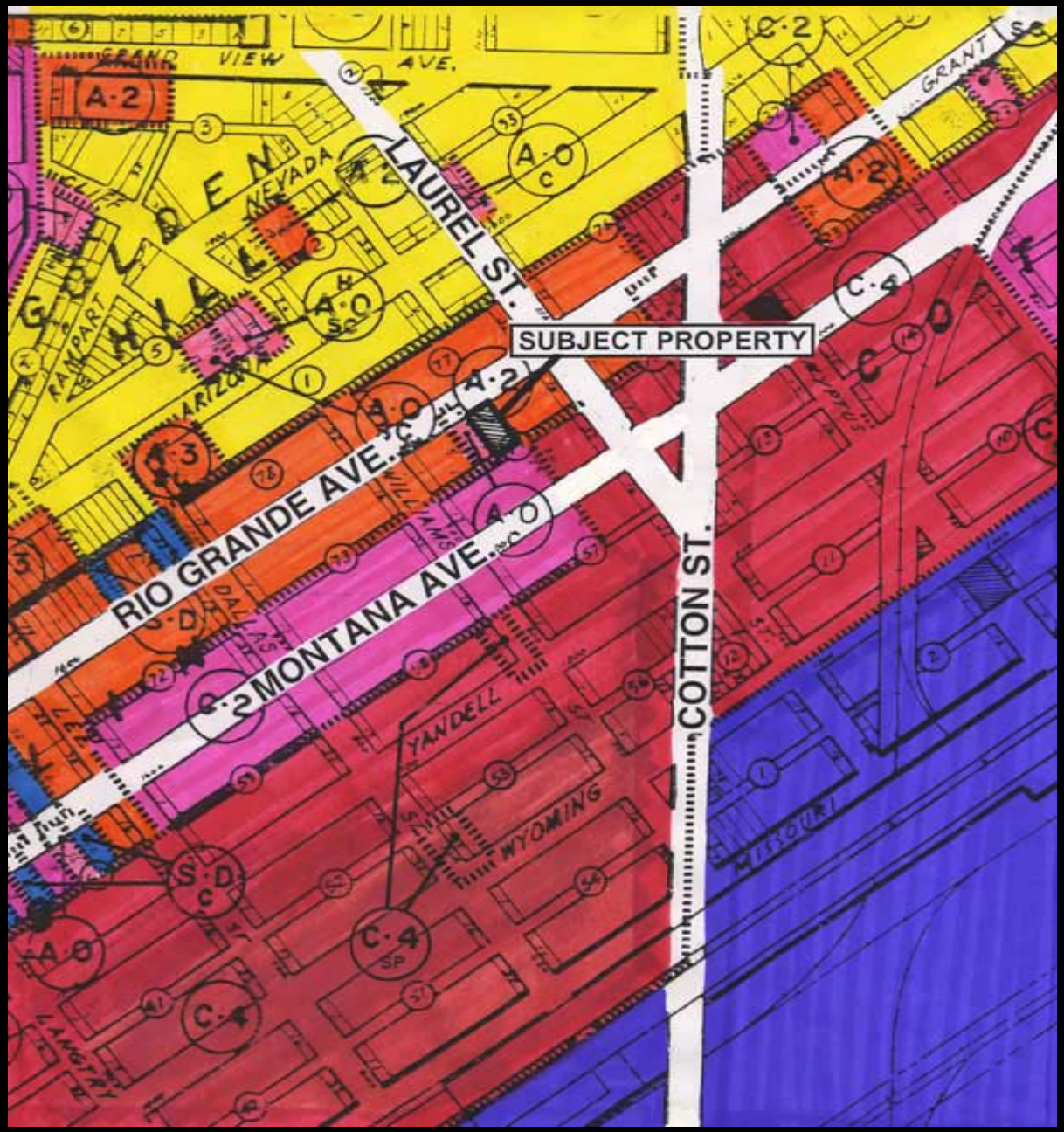
ZON04-00016

ZON04-00016

MERIDIAN
MERIDIAN
Medical Supply, Inc.
OSTOMY PRODUCTS
351-2525
COPIES

ZON04-00016

ZON04-00016



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GRANT
LANGTRY
A-2
A-O
C-2
C-4
S-D

ORDINANCE NO. _____

AN ORDINANCE CHANGING THE ZONING OF LOTS 8 & 9, BLOCK 74, FRANKLIN HEIGHTS, EL PASO, EL PASO COUNTY, TEXAS (1818 RIO GRANDE) FROM A-2 (APARTMENT) TO S-D (SPECIAL DEVELOPMENT) AND IMPOSING CERTAIN CONDITIONS. THE PENALTY BEING AS PROVIDED IN SECTION 20.68.010 OF THE EL PASO MUNICIPAL CODE.

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

That the zoning of *Lots 8 & 9, Block 74, Franklin Heights, El Paso, El Paso County, Texas,* be changed from A-2 (Apartment) to S-D (Special Development), within the meaning of the zoning ordinance, that the zoning map of the City of El Paso be revised accordingly, that the site development plan submitted with the rezoning application be approved to meet the zoning district requirement for detailed site plan review, and;

That the property be subject to the following condition which is necessitated by and attributable to the increased intensity of use generated by the change of zoning from A-2 (Apartment) to S-D (Special Development), in order to protect the health, safety and welfare of adjacent property owners and the residents of this city:

> *That the alley abutting the property be paved to City standards if used for access to the property.*

This condition runs with the land, is a charge and servitude thereon, and binds the current property owner and any successors in title. The City may enforce this condition by injunction, by rescission of the zoning which is made appropriate as a result of this condition, or by any other legal or equitable remedy. The City Council of the City of El Paso may amend or release the above condition in its discretion without the consent of any third person who may be benefited thereby, and without affecting the validity of this Ordinance.

SIGNATURES ON FOLLOWING PAGE

PASSED AND APPROVED this **6th** day of **April, 2004.**

THE CITY OF EL PASO

Joe Wardy, Mayor

ATTEST:

Richarda Duffy Momsen, City Clerk

APPROVED AS TO CONTENT:

Kimberly Forsyth, Urban Planner
Planning, Research & Development

Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development

3/10/2004

ORDINANCE NO._____

Zoning Case No. ZON04-00016