



CONSTRUCTION BOARD OF APPEALS
CITY DEVELOPMENT DEPARTMENT
BUILDING & DEVELOPMENT PERMITTING DIVISION

CITY CLERK DEPT.
2013 DEC 12 AM 8:54
City of El Paso, Texas
222 S. Campbell St
El Paso, TX 79901-1196
915-541-4557

1. CONTACT INFORMATION

PROPERTY OWNER(S): NE RAILROAD 12, LLC
ADDRESS: 7170 WESTWIND, STE 303 ZIP CODE: 79912 PHONE: 915-449-0945
REPRESENTATIVE(S): RANDY BOWLS
ADDRESS: 7170 WESTWIND, STE 303 ZIP CODE: 79912 PHONE: 915-449-0945
E-MAIL ADDRESS: RBOGGS@RPSEP.COM FAX: _____

2. PARCEL INFORMATION

PROPERTY IDENTIFICATION NUMBER: 175025
LEGAL DESCRIPTION: PORTION OF LOT 1, BLK 1, SEC 43 + 44 BLK 80, TOWNSHIP 1, T+P RAILROAD SURVEYS, EP, EP COUNTY
STREET ADDRESS OR LOCATION: 9950 RAILROAD REP. DISTRICT: _____
ACREAGE: 12.344 ZONING: M-1 LAND USE: SELF STORAGE YEAR BUILT: NEW

3. SPECIAL EXCEPTION OR VARIANCE REQUEST

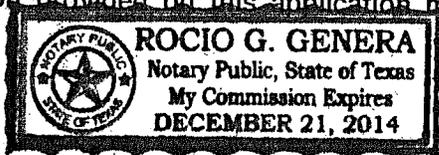
TYPE: CODE INTERPRETATION
EXPLANATION OF REQUEST: APPLICABILITY OF MUNICIPAL CODE 18.08.060 SECTION 311.4, REQUIRED SEPERATION FOR GROUPS TENANTS
 RESIDENTIAL (\$540.00 APPLICATION FEE) COMMERCIAL (\$540.00 APPLICATION FEE)

4. NOTE TO APPLICANT - see additional notes on Page 2

The applicant or representative must be present at the scheduled hearing to answer any questions or present required information to the Board. It is the Board's policy to postpone the case when the applicant or representative fails to appear at the scheduled hearing; however, the Board is not required to postpone the application and may postpone, approve or disapprove the application with or without the applicant or representative's presence. If the applicant or representative is unable to attend the hearing, a postponement may be requested prior to the meeting. Per Section 2.16.060 F of the El Paso City Code, the Board will not consider an appeal or application that is the same or very similar to one that has been denied, for a period of one year.

5. ADDITIONAL INFORMATION

I attest that this application is complete and accurate to the best of my knowledge and that the statements and exhibits submitted with this application are true and correct. I understand that any inaccurate or incomplete information provided on this application may delay the processing and scheduling of this request.



Randy Bown
SIGNATURE OF PROPERTY OWNER

THE STATE OF TEXAS

COUNTY OF EL PASO)

This instrument is acknowledged before me on this 11th day of December, 2013.

Rocio G. Genera
Signature of State of Texas Notary Public

OFFICE USE ONLY

CASE NUMBER: 30NN13-00276 APPEAL FILE DATE: 12/12/13 RECEIVED DATE: 12/11/13
CBA REVIEW DATE: 12/19/13 (5:30 PM, CITY HALL - COUNCIL CHAMBERS 300 N. CAMPBELL)
ACCEPTED BY: Rocio Genera APPLICATION FEE: \$540.00 572.40

REQUIRED DOCUMENTATION FOR CONSTRUCTION BOARD OF APPEALS APPLICATION

- CONSTRUCTION BOARD OF APPEALS APPLICATION** - Each item on this application shall be completed and all documentation required on this form shall be submitted before this application is accepted for processing. The application must be notarized with the property owner's signature. Submittal of an application does not constitute acceptance for processing until the Building & Development Permitting Division of the City Development Department reviews the application for accuracy and completeness.
- ZONING MAP SHEET** - The zoning map can be provided by the Building & Development Permitting Division.
- GENERALIZED PLOT PLANS** - Two (2) copies of a generalized plot plan (see attached example), including one 8½" x 11" copy, are required with the following information:
 - a. Legal description and street address for the property;
 - b. Location and arrangement of structures, including proposed additions or expansions;
 - c. Location and arrangement of accessory structures or buildings;
 - d. Location of streets with ingress and egress, including curb cuts and driveways;
 - e. Size and use of structures, including number of dwelling units;
 - f. Lot lines with dimensions of the areas;
 - g. Required yards and setbacks;
 - h. Utility rights-of-ways and easements;
 - i. Screening walls or fences, where required; or proposed;
 - j. Retaining walls, where applicable; and
 - k. Pedestrian ways and sidewalks.
- CASHIER'S VALIDATION** - Upon review and acceptance of the application by the Department, the required fee shall be paid at the Cashier, 222 S. Campbell St. After validation of the payment, this application form shall be returned to the Building & Development Permitting Division. Fees are nonrefundable.
- CBA MEETING** - The Construction Board of Appeals requires that the property owner or representative be present at the scheduled public hearing for this application. Unless otherwise specified, the Board meets at 5:30 p.m. in the City Hall Council Chambers, 300 N. Campbell.
- BOARD AUTHORIZATION** - A Board approval of an application is authorized for 12 months from the date of approval, during which time a building permit shall be obtained. Extension of the authorization may be requested from the Construction Board of Appeals *prior* to the expiration of the 12 months, except that an extension may not be granted for required demolition; otherwise, a new application and new application fee shall be required.

Applicant's Initials

CITY CLERK DEPT.
2013 DEC 12 AM 8:54

Proposed
City Storage
Self Storage Facility
9950 Railroad Drive
El Paso, Texas 79924



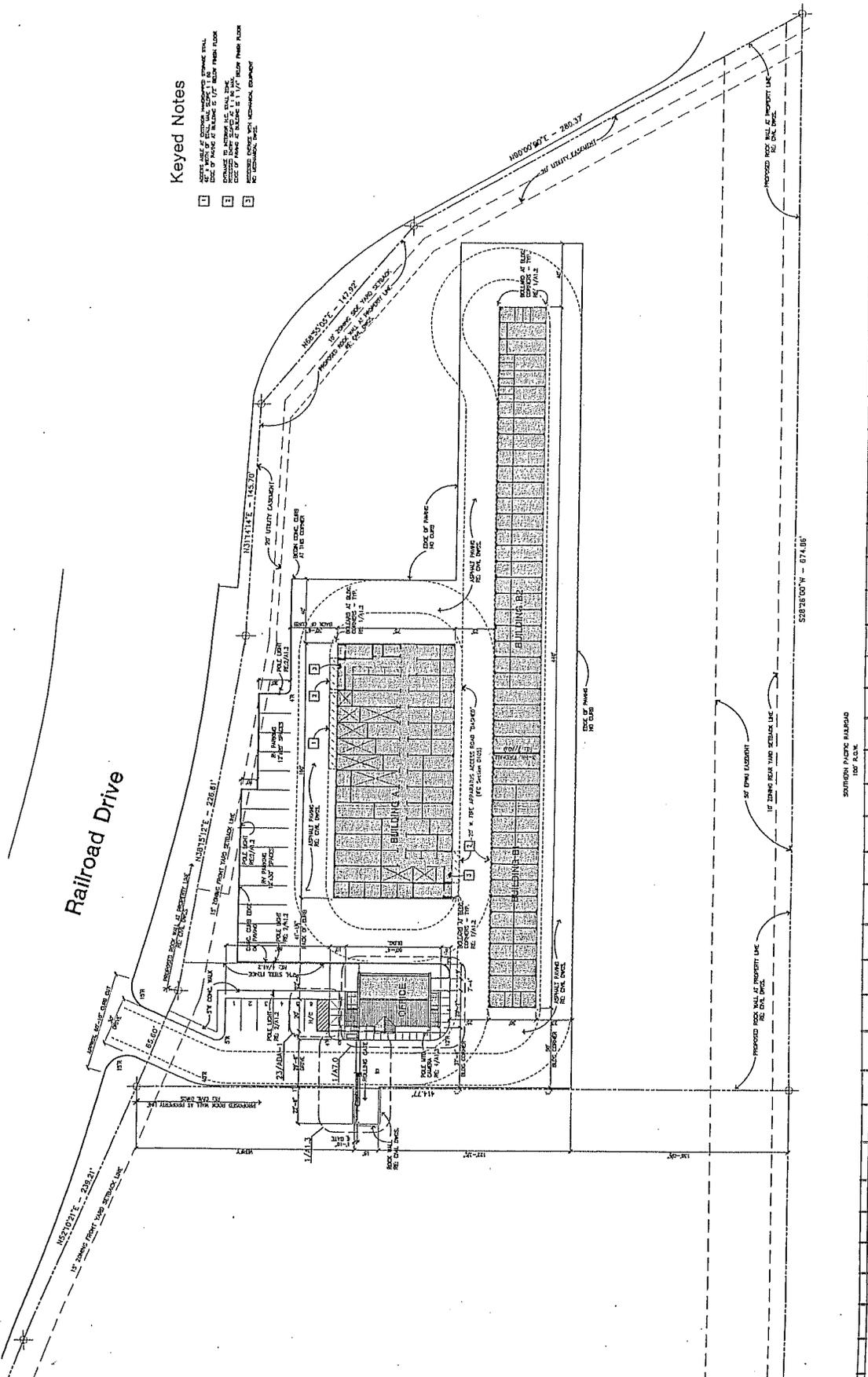
AR-CHI-TEC-TURE

Edgecomb & Associates, Inc.
Professional Engineer
License No. 11844
State of Texas
10-01-2013

ETS PLAN

Keyed Notes

- 1. ALL UTILITIES TO BE DELETED UNLESS SPECIFICALLY NOTED OTHERWISE.
- 2. ALL UTILITIES TO BE DELETED UNLESS SPECIFICALLY NOTED OTHERWISE.
- 3. ALL UTILITIES TO BE DELETED UNLESS SPECIFICALLY NOTED OTHERWISE.



1 Site Development Plan

CITY CLERK DEPT.
2013 DEC 12 AM 8:55

Proposed
City Storage
Self Storage Facility
9950 Railroad Drive
El Paso, Texas 79924

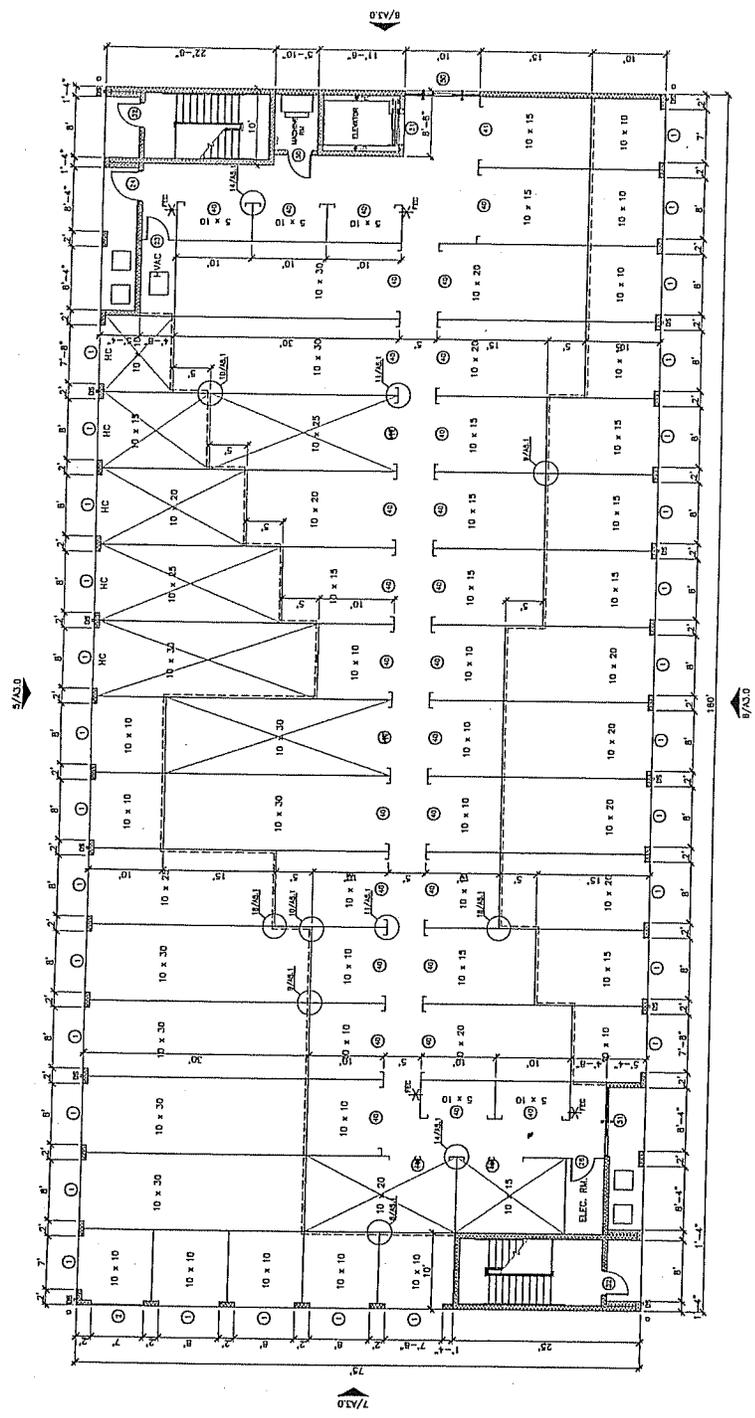


Michael S. [Name]
10-28-2012

AR-CHI-TEC-TURE
Edgemoor & Associates, Inc.
1000 West 10th Street, Suite 1000
El Paso, Texas 79910
Phone: 915.733.1111
Fax: 915.733.1112
Website: www.edgemoor.com

BUILDING A - FIRST FLOOR PLAN

A2.0



1 Building A - First Floor Plan
1/2" = 1' - 0"

Floor Plan Legend

- METAL PANEL PARTITION - 1/2" FINISH, 1" SPACING
- - - - - INSULATED METAL PANEL PARTITION
- 1" HE. FIRE RATED PARTITION
- 1" HE. FIRE RATED PARTITION
- 1" HE. FIRE RATED PARTITION
- DOOR TYPE NO. A-1-0
- ALL DOOR THRESHOLS FINISHED ACCESSIBLE
- ALL THRESHOLS - 1/2" MAX. 1 1/2" BEVEL
- ▲ ELEVATION KEY
- SECTION OF DETAIL KEY
- DETAIL KEY
- HANGUP ACCESSIBLE STEEL

CITY CLERK DEPT.
2013 DEC 12 AM 8:55

Proposed
City Storage
Self Storage Facility

9950 Railroad Drive
El Paso, Texas 79924



Robert Evans
10-20-2013

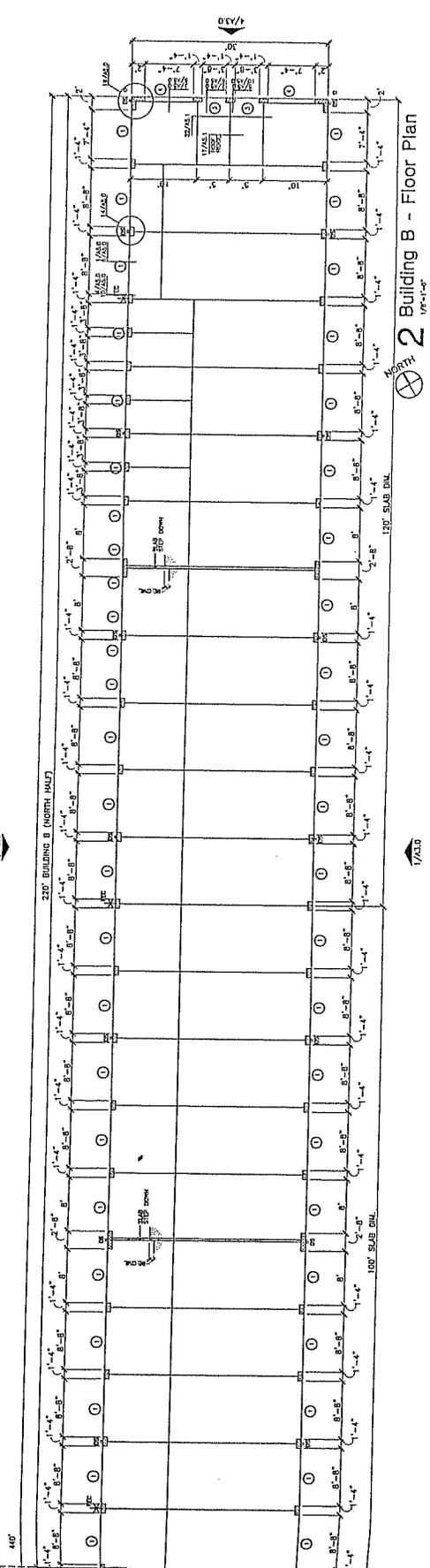
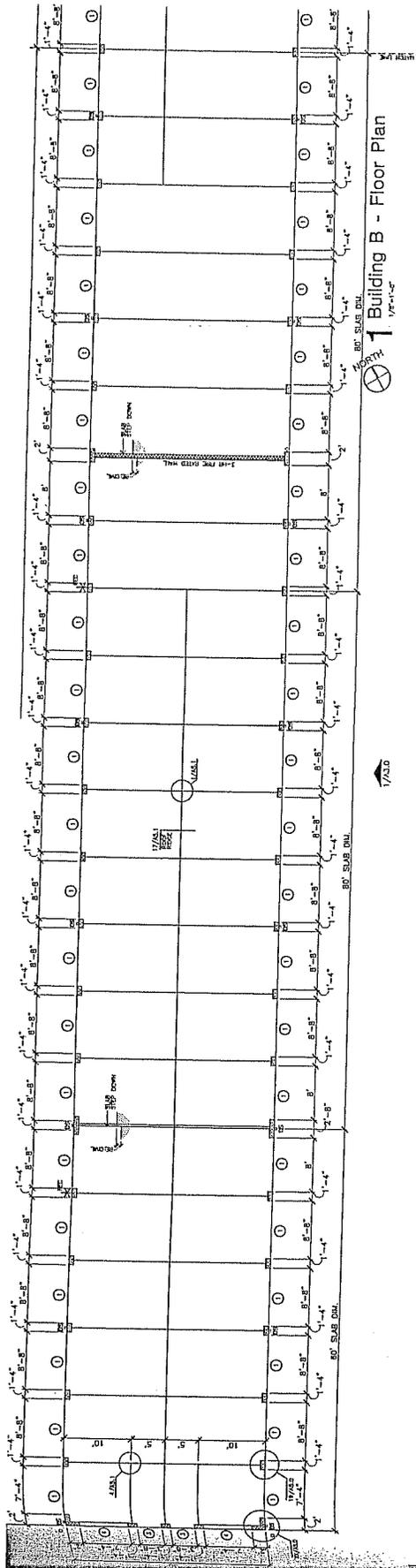
AR·CHI·TEC·TURE

Edgecomb & Associates, Inc.
10000 North Loop West, Suite 1000
Houston, Texas 77037

Project No. 2013-001
Date: 12/12/13

Sheet B - Floor Plan

A2.2



Floor Plan Legend

- METAL PANEL PARTITION - 3/4" PANELS TYPICAL
- REGULAR METAL PANEL PARTITION
- 1 1/2" FIRE RATED PARTITION
- REGULAR 1 HR. FIRE RATED PARTITION
- DOOR TYPE: INC. A-1-5
- 1/2" AT EXT. DOOR. HANDICAP ACCESSIBLE INC. PARTITION - 1/2" WITH 1 1/2" REEL
- WINDOW ACCESSIBLE STAIR

SECTION KEY:
 00/0-02 SECTION OF DETAIL KEY
 00/0-02 DETAIL KEY

CITY CLERK DEPT.
 2013 DEC 12 AM 8:55

RECEIPT

ELPASO
ELPASO
2 CIVIC CENTER PLAZA
City of El Paso

Application: BCNN13-00276
Application Type: Building/Commercial/New/NA
Address: 9950 RAILROAD DR, - , EL PASO, TX 79924

| Receipt No. | Ref Number | Amount Paid | Payment Date | Cashier ID | Received | Comments |
|-------------|------------|-------------|--------------|------------|-----------|----------|
| 1095498 | | \$583.73 | 12/11/2013 | CONEJODE | In Person | |

Owner Info.: NE RAILROAD 12 LLC
9950 RAILROAD DR
EL PASO, TX 79924

Work Description: 2 STORY BUILDING A

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Dedicated to Outstanding Customer Service for a Better Community

SERVICE SOLUTIONS SUCCESS



City Development Department

December 12, 2013

NE Railroad 12, LLC
7170 Westwind, Ste 303
El Paso, Texas 79912

Ref: BCNN13-00276
Address: 9950 Railroad

This letter constitutes a **denial** of a building permit for the property located at **9950 Railroad**.

The proposed structure's second floor exceeds the area limitations established in Title 18.08.060

18.08.060 Section 311.4 Required separation for Group S tenants, added

International Building Code, 2009 Edition, Section 311.4 Required separation for Group S tenants, is hereby added to read as follows:

311.4 Required Separation for Group S Tenants. Tenants of a Group S occupancy shall be separated from other tenants by 1-hour fire partitions and horizontal assemblies or a Code required fire barrier. Non-fire rated partitions may be used to separate Group S tenants provided no area between partitions rated at 1-hour or more exceeds 3,000 sq. ft.

Mayor
Oscar Leaser

City Council

District 1
Ann Morgan Lilly

District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michel R. Noe

District 6
Eddie Holguin, Jr.

District 7
Lily Limón

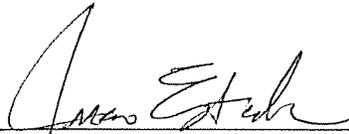
District 8
Cortney C. Niland

City Manager
Joyce A. Wilson

Any request for code interpretation can be directed to the Construction Board of Appeals Board through an application submitted to the City Clerk's Office along with the application fee of \$572.40.

Please feel free to contact me at (915) 541-4795 if you should have questions.

Sincerely



Juan Estala, CBO
Chief Plans Examiner
City Development Department

CITY CLERK DEPT.
2013 DEC 12 AM 8:55

NE Railroad 12, LLC
7170 Westwind
Ste. 303
El Paso, TX 79912

Dec 11, 2013

Mr. Juan Estala, CBO
Chief Plans Examiner
City Dev. Dept.
City of El Paso

Re: Denial of building permit, BCNN13-00276

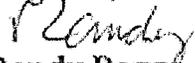
Dear Mr. Estala,

In response to your letter denying the above referenced building permit, and the interpretation of Municipal Code 18.08.060 section 311.4 as it relates to our project, we respectfully request to have this issue reviewed by the Construction Board of Appeals.

An opportunity to have this meeting at the soonest available time would be greatly appreciated.

Thank you for your consideration with this matter. We look forward to mutually agreeable solution.

Regards,


Randy Boggs
915-449-0945

CITY CLERK DEPT.
2013 DEC 12 AM 8:55