



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUET15-00001 25 Apache Crest Easement Vacation  
**Application Type:** Easement Vacation  
**CPC Hearing Date:** March 26, 2015

**Staff Planner:** Alfredo Austin, 915-212-1604, [austinaj@elpasotexas.gov](mailto:austinaj@elpasotexas.gov)  
**Location:** North of Robinson & East of Okeefe  
**Acreage:** 0.0235 Acres  
**Rep District:** 1

**Existing Use:** Easement within a single-family lot  
**Existing Zoning:** P-R 1 (Planned Residential)

**Property Owner:** Douglas Chan  
**Applicant:** Douglas Chan  
**Representative:** Blanca Ramos

### **SURROUNDING ZONING AND LAND USE**

**North:** PMD (Planned Mountain Development)/ Vacant  
**South:** P-R 1 (Planned Residential)/Vacant  
**East:** P-R 1 (Planned Residential)/Vacant  
**West:** P-R 1 (Planned Residential)/Vacant

**THE PLAN FOR EL PASO DESIGNATION:** G-4, Suburban (Walkable)

### **APPLICATION DESCRIPTION**

This is an application to vacate a public utility easement located in Lot 5, Block 10, Sierra Crest Replat B. The 10 foot utility easement to be vacated has an area measuring 1,024 square feet. The applicant is requesting the easement vacation in order to build over the current easement location.

### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommendation is **pending comments from utility companies.**

### **Planning & Inspections Department-Planning Division Recommendation:**

Staff recommendation is **pending comments from utility companies.**

### **Planning & Inspections Department-Land Development:**

We have reviewed subject plats and recommend **approval.**

**EPWU-PSB Comments**

EPWU does not object to this request.

The El Paso Water Utilities – Public Service Board (EPWU-PSB) operates and maintains water and sanitary sewer mains along Apache Crest Drive.

EPWU-PSB Records do not depict water or sanitary sewer mains located along the above described ten (10) foot wide utility easement.

**Parks and Recreation:**

We have reviewed **25 Apache Crest – Easement Vacation**, a survey map and offer “No” objections to this proposed easement vacation request.

**El Paso Electric Company:**

Pending comments.

**Texas Gas Company:**

Pending comments.

**AT&T**

Pending comments.

**Time Warner Communication**

Pending comments

**El Paso Independent School District:**

No comments received.

**El Paso Fire Department:**

No comments received.

**911:**

No comments received.

**Attachments**

1. Location map
2. Aerial map
3. Survey
4. Application

ATTACHMENT 1

25 Apache Crest Easement Vacation



ATTACHMENT 2

25 Apache Crest Easement Vacation





ATTACHMENT 4



CITY OF EL PASO, TEXAS
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 2/24/2015 File No. SUET15-00001

1. APPLICANTS NAME DOUGLAS CHAN
ADDRESS 7409 Camino del Sol ZIP CODE 79911 TELEPHONE (915) 345-4479

2. Request is hereby made to vacate the following: (check one)
Street Alley Easement Other
Street Name(s) 25 Apache Crest Subdivision Name Sierra Crest Replat B
Abutting Blocks Block 9, Block 11 Abutting Lots Lot 4

3. Reason for vacation request: Encroachment into front Set-back, Over utilities easement

4. Surface Improvements located in subject property to be vacated:
None Paving Curb & Gutter Power Lines/Poles Fences/Walls Structures Other

5. Underground Improvements located in the existing rights-of-way:
None Telephone Electric Gas Water Sewer Storm Drain Other

6. Future use of the vacated right-of-way:
Yards Parking Expand Building Area Replat with abutting Land Other

7. Related Applications which are pending (give name or file number):
Zoning Board of Adjustment Subdivision Building Permits Other

8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Table with 3 columns: Signature, Legal Description, Telephone. Includes entries for Douglas Chan, Lot 4, Block 10, and Sierra Crest Replat B.

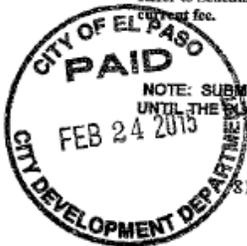
The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

Refer to Schedule C for current fee.

OWNER SIGNATURE: [Signature]
REPRESENTATIVE: Blanca E. Ramos [Signature]



NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024