City of El Paso – City Plan Commission Staff Report

Case No: PZST13-00010
Application Type: Special Permit and Detailed Site Development Plan Review
CPC Hearing Date: July 11, 2013
Staff Planner: Andrew Salloum, 915-541-4633, salloumam@elpasotexas.gov

Location: 1100 S. Oregon Street
Legal Description: Lots 11-12, Block 34, Campbell's Addition, City of El Paso, El Paso County, Texas
Acreage: 0.029 acres
Rep District: 8
Existing Use: Vacant
Existing Zoning: SRR (Special Residential Revitalization)
Request: Special Permit to allow a Personal Wireless Service Facility (PWSF)
Proposed Use: Ground-mounted PWSF

Property Owner: Silva Diversified, Inc.
Applicant: Verizon Wireless
Representative: Debra Weiss

SURROUNDING ZONING AND LAND USE
North: SRR (Special Residential Revitalization) / Farm Workers Center
South: SRR (Special Residential Revitalization) / Border Highway
East: SRR (Special Residential Revitalization) / Vacant
West: SRR (Special Residential Revitalization) / Personal Wireless Service Facility (PWSF)

THE PLAN FOR EL PASO DESIGNATION: G-2 (Traditional Neighborhood (Walkable)
NEAREST PARK: Lions Plaza Park (1,273 Feet)
NEAREST SCHOOL: Aoy Elementary (1,706 Feet)

NEIGHBORHOOD ASSOCIATIONS
El Paso Central Business Association
Southside Neighborhood Association

NEIGHBORHOOD INPUT
Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 26, 2013. The Planning Division did not receive any phone calls or letters in support or opposition to the request.

APPLICATION DESCRIPTION
The applicant is requesting a special permit to allow for the placement of a ground-mounted personal wireless service facility (PWSF). The site plan shows a 1,300 sq. ft. area for a 55-foot monopole with antennas and the appurtenant equipment storage facility. The monopole antennas will be located on the leased area of Silva Diversified, Inc. property. The antennas and support structure will be camouflaged to resemble a palm tree. A special permit is a requirement of 20.10.455 of the El Paso City Code. The applicant verified that co-location is not possible, necessitating a new tower. There is one existing PWSF tower within ½ miles of this site (immediately adjacent subject property to the west). Access is proposed from Ninth Avenue for a maintenance vehicle only.

PLANNING DIVISION RECOMMENDATION
The Planning Division recommends **APPROVAL** of the special permit for a Personal Wireless Service Facility (PWSF), as it meets all the requirements of 20.04.320, Special Permit and 20.10.455 PWSF.

Plan El Paso-Future Land Use Map Designation
All applications for special permit shall demonstrate compliance with the following criteria:

G-2 – Traditional Neighborhood (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.

The purpose of the SRR (Special Residential Revitalization) district is established in recognition that developments containing both residential and commercial uses can create an appealing and vital urban environment when carefully designed. Developments approved for this district shall be designed to eliminate potential use conflicts through creative design methods. The SRR district allows for mixing residential environments with workplaces and services. Development in the SRR district must accommodate transportation systems, surrounding environments and pedestrian movements.

COMMENTS:

City Development Department - Planning Division - Transportation
No objections.

City Development Department - Land Development
No Objection.

Grading plan and permit shall be required.*
Storm Water Pollution Prevention Plan and/or permit required.*
Drainage plans must be approved by the City Development Dept. Land Development Section.*

* This requirement will be applied at the time of development.

City Development Department - Landscaping Division
Recommended approval with the letter that the applicant chose the buyout for unmanned facilities under 18.46.140, the fee will be asserted to the building permit.

Fire Department
No objections to the special permit request at this time.

Police Department
No issues with the special permit request.

El Paso Water Utilities
We have reviewed the special permit request reference above and provide the following comments:

1. El Paso Water Utilities (EPWU) does not object to this request.

Water:
2. There is an existing 4-inch diameter water main along the alley between Mesa St. and Oregon St. The water main is located approximately 15 east of the street center line.
3. There is an existing 8-inch diameter water main that is available for service along Ninth Ave. The main is located approximately 10 feet north of the street center line.
4. There is an existing 8-inch diameter water main that is available for service along Ninth Ave. The main is located approximately 6 feet east of the alley center line.
5. Previous water pressures reading from fire hydrant # 843 located at the northwest corner of the intersection of Diana Dr. and Apollo, have yielded a static pressure of 100 (psi) pounds per square inch, a residual pressure of 78 (psi) pounds per square inch and a discharge of 1363 (gpm) gallons per minute.

6. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

7. There is an existing 8-inch diameter sanitary sewer main along Ninth Ave., that is sewer main is available for service, the sewer main is located approximately 4-ft north of the northern property line.

General:

8. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

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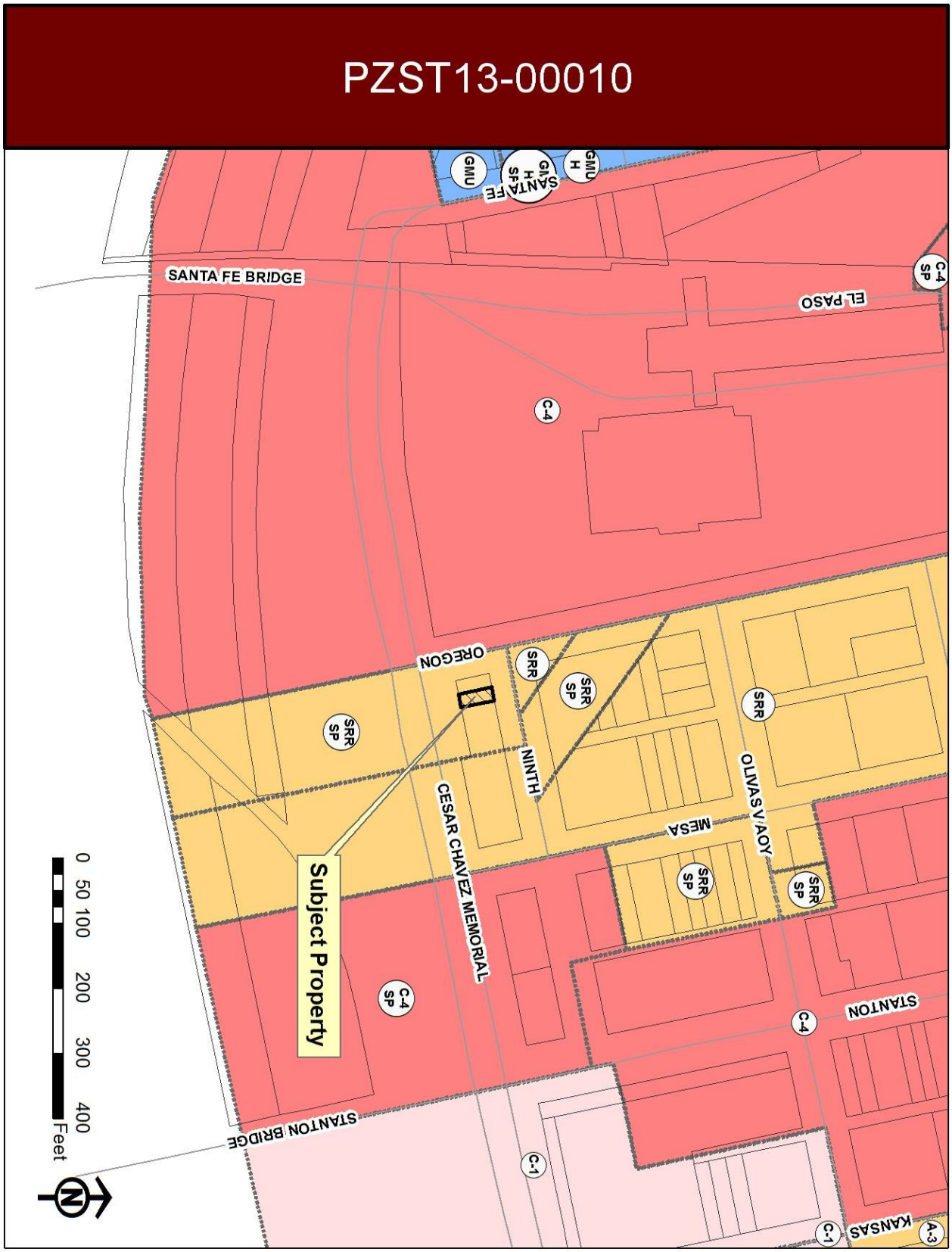
3. Deny the application finding that the special permit and detailed site development plan does not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Simulation Pictures

ATTACHMENT 1: ZONING MAP



ATTACHMENT 2: AERIAL MAP

LEASE AREA SURVEY

GENERAL LEGAL DESCRIPTION OF LESSOR'S PARCEL

SITUATE WITHIN LOTS 11 & 12, BLOCK 34, CAMPBELL'S ADDITION, CITY AND COUNTY OF EL PASO, TEXAS 79901.

REFERENCE DOCUMENTS:

0. NEW ACCESS TITLE SOLUTIONS, FILE NO. 2010536667, ISSUED AUGUST 14, 2012.

SCHEDULE "B"

14. MAP OF CAMPBELL'S ADDITION, RECORDED IN BOOK 2, PAGE 68, RECORDS OF EL PASO COUNTY, TEXAS.

DEED CHAIN

7. WARRANTY (DEED), RECORDED DECEMBER 18, 1997, IN BOOK 3280, PAGE 1832, RECORDS OF EL PASO COUNTY, TEXAS.
8. WARRANTY (DEED), RECORDED DECEMBER 18, 1997, IN BOOK 3280, PAGE 1835, RECORDS OF EL PASO COUNTY, TEXAS.
9. WARRANTY (DEED), RECORDED FEBRUARY 18, 2004, AS DOCUMENT NO. 20040014201, RECORDS OF EL PASO COUNTY, TEXAS.

OTHER

A. SCRP BY: DEBRA WEBBS, EAGLE PEAK CONSULTING, 512-600-0376.

NO EASEMENT CERTIFICATION:

THIS IS TO CERTIFY THAT EASEMENTS LISTED IN THE REFERENCE NO. 2010536667, ISSUED AUGUST 14, 2012 BY U.S. TITLE SOLUTIONS HAVE BEEN PLOTTED AND DO NOT CROSS INTO THE VERIZON WIRELESS ELP TELLES LEASE AREA.

TITLE REFERENCE:

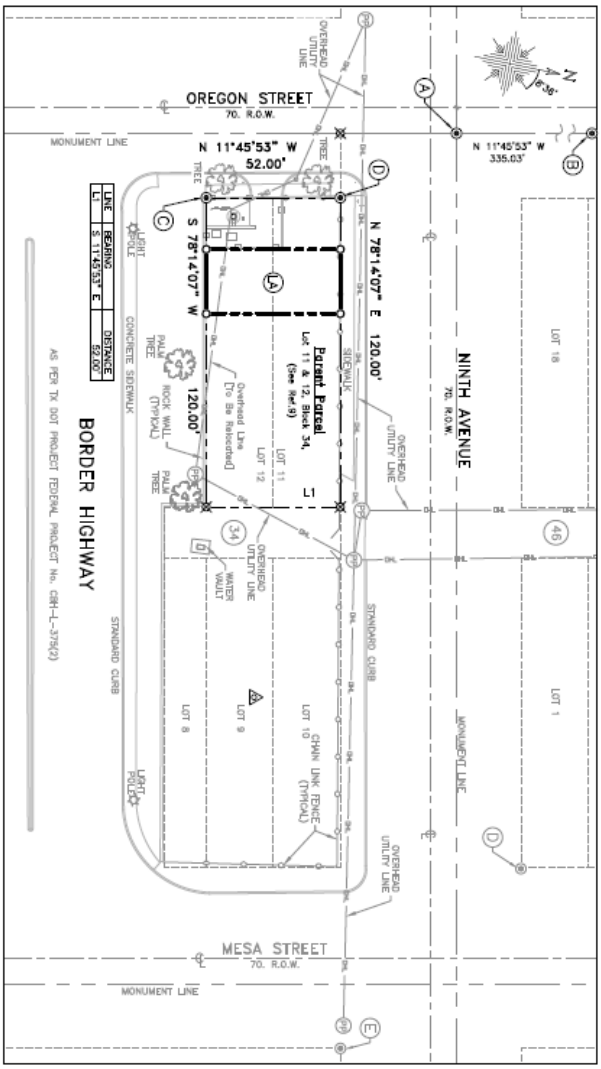
This Survey was done with sufficient research and field gathered data to verify the Parent Parcel of the subject property, however, this Surveyor has delved upon the title report referenced herein for guarantee, either expressed or implied as to the quality of the title report/abstract and reference documents provided and the documents provided regarding the Lease and immediate area have been plotted.

LEGEND

"NAVD" (Vertical Datum None)
(●) FOUND SURVEY MONUMENT (AS NOTED)
(⊠) CALCULATED CORNER (POINT NOT SET)
SFNF SEARCHED FOR NOT FOUND
○ SET REBAR WITH CAP (OR AS NOTED)
( ) RECORD DATA (NOTE: DISTANCE IN PARENTHESES ARE FROM DOCUMENTS OF RECORD)
◆ SHOWN FOR REFERENCE, NOT DEFINED BY THIS SURVEY

KEYED NOTES

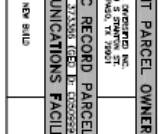
(A) FOUND EXISTING CITY MONUMENT [HELD FOR ORIGIN OF SURVEY]
(B) FOUND EXISTING CITY MONUMENT [HELD FOR ALIGNMENT OF SURVEY]
(C) FOUND 3/8" REBAR W/NO I.D. 585262.29'W-0.24' from Record Corner Position
(D) FOUND CHISELED "X" 585306'W-0.18' from Record Corner Position
(E) FOUND 5/8" REBAR W/CAP "4178"
(LA) CLIENT LEASE AREA SEE SHEET SU2
(PP) POWER POLE
(DP) DRIP POLE



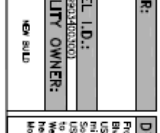
PARENT PARCEL SURVEY CONTROL OVERVIEW

SCALE: 1" = 40'

REGIONAL MAP:



VICINITY MAP:



FEMA PUBLIC FLOOD MAP INFO:

ZONE: C PANEL: 48021C0039B DATE: 10/15/1982
FLOOD NOTE: AREAS OF MINIMAL FLOODING.

PARENT PARCEL OWNER:

SLAB OPERATING INC.
1020 S STANTON ST.
EL PASO, TX 79901

PUBLIC RECORD PARCEL I.D.:

[illegible]

COMMUNICATIONS FACILITY OWNER:

NEW BUILD	NEW BUILD

DRIVING DIRECTIONS:

From the El Paso International Airport take Airway Blvd. heading South for 0.3 miles to Montana Ave./US-180/US-62, turn Right heading West for 2.8 miles to Gateway South, turn Left and take Gateway South heading South for 0.6 miles, continue to follow US-54 South continuing to head south for 1.0 mile to the Loop 375 West exit, take Loop 375 heading West for 2.9 miles to S. Oregon St., turn right heading North on S. Oregon St. approximately 0.3 miles and a Monogram on the right side (east) of S. Oregon St.

STRUCTURE COORDINATE REPORT:

NAD 83:	31°44'56.749"	106°29'05.782"
DECIMAL DEGREES:	31.74910N	106.48494W
NAD 27:	31°44'58.356"	106°29'03.829"
NAVD88:	3713.3'	
NGVD 29:	3711.7'	

BASIS OF BEARING AND DATUM NOTE:

1) All distances are surface and all bearings are Grid Bearings based on the Texas State Plane Coordinate System Central Zone.
2) Project is tied to National CORS via the OPUS utility.

Geodetic Position of Control Monument is:
LATITUDE: 31° 44' 57.2468"
LONGITUDE: 106° 29' 03.880"
ELLIPSOID HEIGHT: 3634.5'
HORZ. DATUM NAD83 [CORS96] VERT. DATUM NAVD88 [GEOID03]

GRID POSITION
NORTHING: 1065292.42
EASTING: 385306.83
ELEVATION: 3713.3

PROJECT NAME:

VERIZON WIRELESS
ELP
TELLES

PROJECT ADDRESS:

1100 OREGON ST.
CITY AND COUNTY OF
EL PASO,
TEXAS 79901

DESIGNED FOR:

verizonwireless
4821 Eubank NE
Albuquerque, New Mexico 87111

DESIGNED BY:

TOWNSCOM TECHNOLOGIES
ALBUQUERQUE, STAR (EL PASO / LAS VEGAS / SEA-BR) NEW MEXICO / EMS / TEXAS / NEVADA / COLORADO

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and encroachments, if any, as observed on the parent parcel was verified than field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the development plan specifically plotted and a set named hereon.

L. DEAN VAN MATRE
TX R.P.L.S. #5852 01/29/13

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
L. DEAN VAN MATRE
5852

DATE OF SURVEY: 08/01/12

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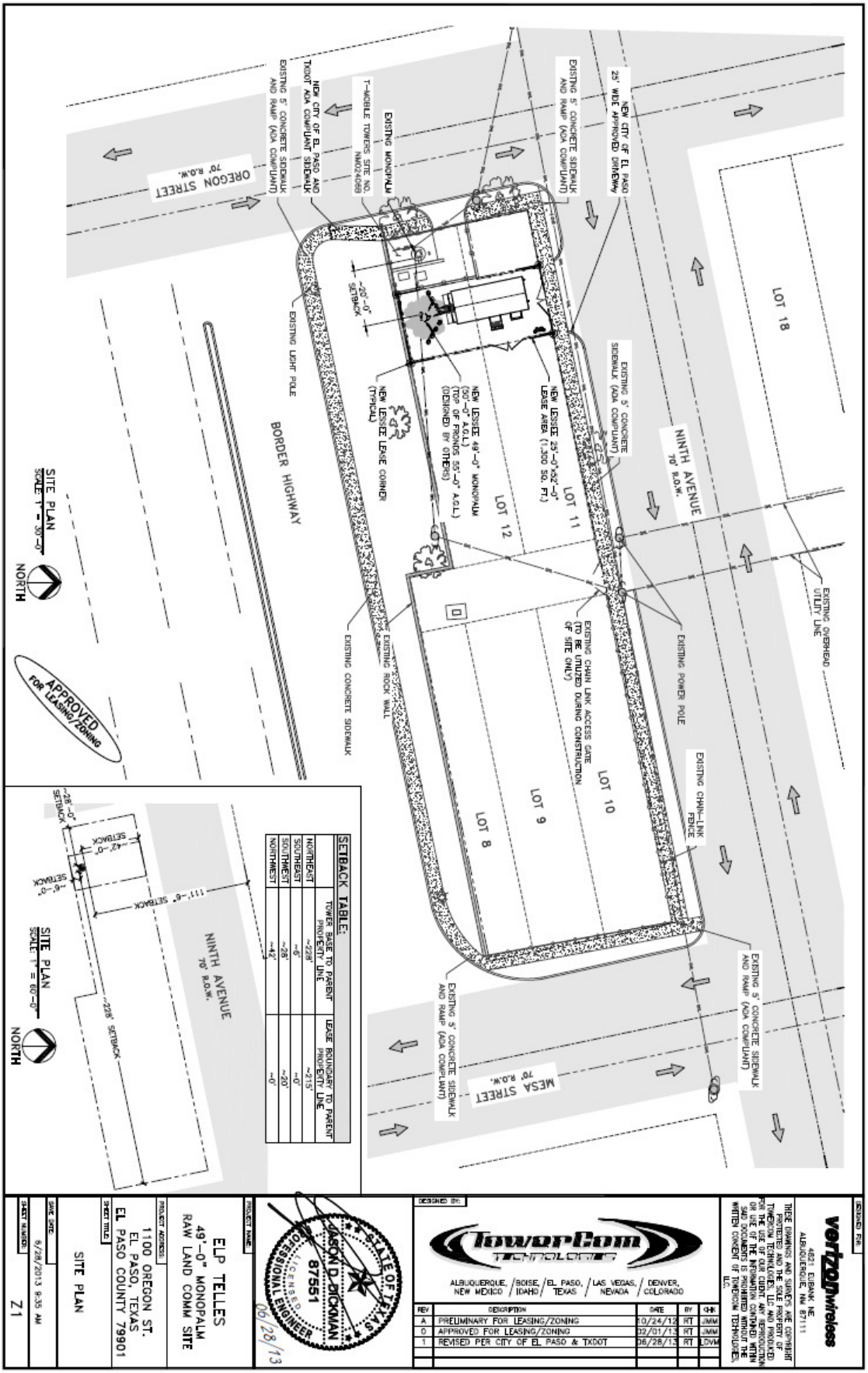
REV.	DESCRIPTION	DATE	BY	CHK
A	SCRB PRELIMINARY FOR CLIENT REVIEW ONLY	10/16/12	DWM	DH
B	ADDITION OF TITLE DATA/FINAL ISSUED	01/29/13	DH	DWM

SHEET TITLE:

SURVEY NOTES & REFERENCE
SURVEY CONTROL OVERVIEW

TCT SITE I.D.: VZW ELP TELLES

SHEET INFO.: Sheet 1 of 2 — SU1



NEW CITY OF EL PASO 25' WIDE APPROVED DRIVEWAY
EXISTING 5' CONCRETE SIDEWALK AND RAMP (ADA COMPLIANT)
EXISTING MONOPALM
T-MOBILE TOWERS SITE NO. NM024088
NEW CITY OF EL PASO AND TXDOT ADA COMPLIANT SIDEWALK
EXISTING 5' CONCRETE SIDEWALK AND RAMP (ADA COMPLIANT)
OREGON STREET
70' R.O.W.
~20'-0" SETBACK
EXISTING LIGHT POLE
BORDER HIGHWAY
NEW LESSEE 49'-0" MONOPALM (50'-0" A.G.L.) (TOP OF FRONDS 55'-0" A.G.L.) (DESIGNED BY OTHERS)
NEW LESSEE LEASE CORNER (TYPICAL)
NEW LESSEE 25'-0"x52'-0" LEASE AREA (1,300 SQ. FT.)
EXISTING 5' CONCRETE SIDEWALK (ADA COMPLIANT)
LOT 18
NINTH AVENUE
70' R.O.W.
LOT 11
LOT 12
EXISTING OVERHEAD UTILITY LINE
EXISTING POWER POLE
EXISTING CHAIN LINK ACCESS GATE (TO BE UTILIZED DURING CONSTRUCTION OF SITE ONLY)
EXISTING CHAIN-LINK FENCE
LOT 10
LOT 9
LOT 8
EXISTING ROCK WALL
EXISTING CONCRETE SIDEWALK
EXISTING 5' CONCRETE SIDEWALK AND RAMP (ADA COMPLIANT)
EXISTING 5' CONCRETE SIDEWALK AND RAMP (ADA COMPLIANT)
MESA STREET
70' R.O.W.
SITE PLAN
SCALE: 1" = 30'-0"
NORTH
APPROVED FOR LEASING/ZONING
SETBACK TABLE:
TOWER BASE TO PARENT PROPERTY LINE
LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTHEAST ~228' ~215'
SOUTHEAST ~6' ~0'
SOUTHWEST ~28' ~20'
NORTHWEST ~42' ~0'
~28'-0" SETBACK
~42'-0" SETBACK
~6'-0" SETBACK
111'-6" SETBACK
~228' SETBACK
NINTH AVENUE
70' R.O.W.
SITE PLAN
SCALE: 1" = 60'-0"
NORTH
DESIGNED FOR:
vertzonwireless
4821 EUBANK NE
ALBUQUERQUE, NM 87111
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TowerCom TECHNOLOGIES
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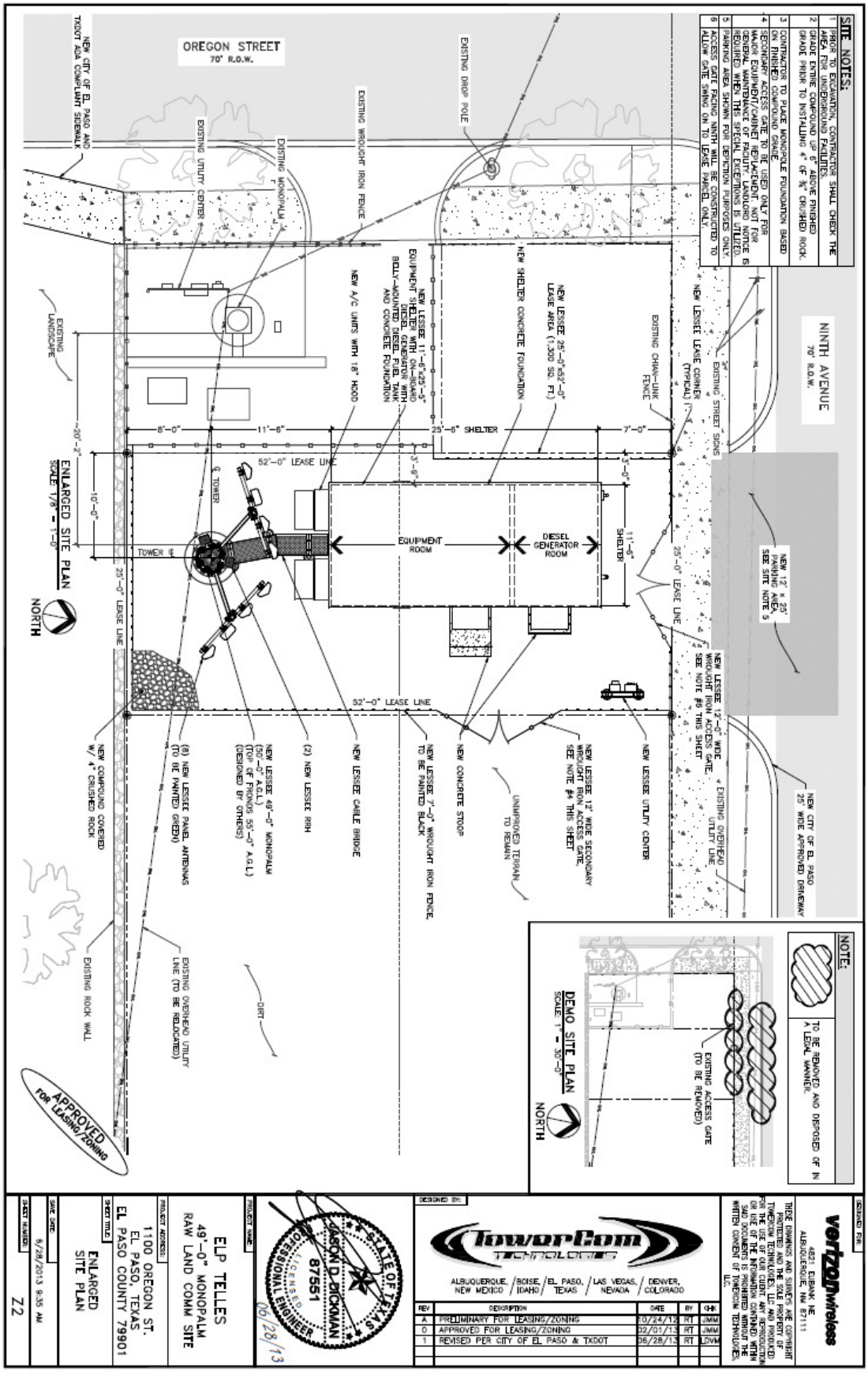
REV | DESCRIPTION | DATE | BY | CHK
A | PRELIMINARY FOR LEASING/ZONING | 10/24/12 | RT | JMM
0 | APPROVED FOR LEASING/ZONING | 02/01/13 | RT | JMM
1 | REVISED PER CITY OF EL PASO & TXDOT | 06/28/13 | RT | LDVM
STATE OF TEXAS
JASON D. DICKMAN
87551
LICENSED PROFESSIONAL ENGINEER
06/28/13
PROJECT NAME:
ELP TELLES
49'-0" MONOPALM
RAW LAND COMM SITE
PROJECT ADDRESS:
1100 OREGON ST.
EL PASO, TEXAS
EL PASO COUNTY 79901
SHEET TITLE:
SITE PLAN
SAVE DATE:
6/28/2013 9:35 AM
SHEET NUMBER:
Z1


SITE NOTES:
1 PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2 GRADE ENTIRE COMPOUND UP 6" ABOVE FINISHED GRADE PRIOR TO INSTALLING 4" OF ¾" CRUSHED ROCK.
3 CONTRACTOR TO PLACE MONOPOLE FOUNDATION BASED ON FINISHED COMPOUND GRADE.
4 SECONDARY ACCESS GATE TO BE USED ONLY FOR MAJOR EQUIPMENT/CABINET REPLACEMENT. NOT FOR GENERAL MAINTENANCE OF FACILITY. LANDLORD NOTICE IS REQUIRED WHEN THIS SPECIAL EXCEPTIONS IS UTILIZED.
5 PARKING AREA SHOWN FOR DEPICTION PURPOSES ONLY.
6 ACCESS GATE FACING NINTH WILL BE CONSTRUCTED TO ALLOW GATE SWING ON TO LEASE PARCEL ONLY.
OREGON STREET
70' R.O.W.
NINTH AVENUE
70' R.O.W.
EXISTING DROP POLE
EXISTING WROUGHT IRON FENCE
EXISTING MONOPALM
EXISTING UTILITY CENTER
NEW CITY OF EL PASO AND TXDOT ADA COMPLIANT SIDEWALK
EXISTING LANDSCAPE
NEW A/C UNITS WITH 18" HOOD
NEW LESSEE 11'-6"x25'-5" EQUIPMENT SHELTER WITH ON-BOARD DIESEL GENERATOR WITH BELLY-MOUNTED DIESEL FUEL TANK AND CONCRETE FOUNDATION
NEW SHELTER CONCRETE FOUNDATION
NEW LESSEE 25'-0"x52'-0" LEASE AREA (1,300 SQ. FT.)
EXISTING CHAIN-LINK FENCE
NEW LESSEE LEASE CORNER (TYPICAL)
EXISTING STREET SIGNS
NEW 12' x 25' PARKING AREA, SEE SITE NOTE 5
8'-0"
11'-6"
25'-6" SHELTER
7'-0"
52'-0" LEASE LINE
TOWER
EQUIPMENT ROOM
DIESEL GENERATOR ROOM
11'-6" SHELTER
25'-0" LEASE LINE
NEW LESSEE 12'-0" WIDE WROUGHT IRON ACCESS GATE, SEE NOTE #8 THIS SHEET
NEW LESSEE 12' WIDE SECONDARY WROUGHT IRON ACCESS GATE, SEE NOTE #4 THIS SHEET
NEW LESSEE UTILITY CENTER
EXISTING OVERHEAD UTILITY LINE
NEW CITY OF EL PASO 25' WIDE APPROVED DRIVEWAY
UNIMPROVED TERRAIN TO REMAIN
NEW CONCRETE STOOP
NEW LESSEE 7'-0" WROUGHT IRON FENCE, TO BE PAINTED BLACK
NEW LESSEE CABLE BRIDGE
(2) NEW LESSEE RRH
NEW LESSEE 49'-0" MONOPALM (50'-0" A.G.L.) (TOP OF FRONDS 55'-0" A.G.L.) (DESIGNED BY OTHERS)
(8) NEW LESSEE PANEL ANTENNAS (TO BE PAINTED GREEN)
NEW COMPOUND COVERED W/ 4" CRUSHED ROCK
EXISTING ROCK WALL
EXISTING OVERHEAD UTILITY LINE (TO BE RELOCATED)
DIRT
ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"
NORTH
APPROVED FOR LEASING/ZONING
NOTE:
TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.
EXISTING ACCESS GATE (TO BE REMOVED)
DEMO SITE PLAN
SCALE: 1" = 30'-0"
NORTH
DESIGNED FOR:
vertzon wireless
4821 EUBANK NE
ALBUQUERQUE, NM 87111
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6/28/2013 9:35 AM
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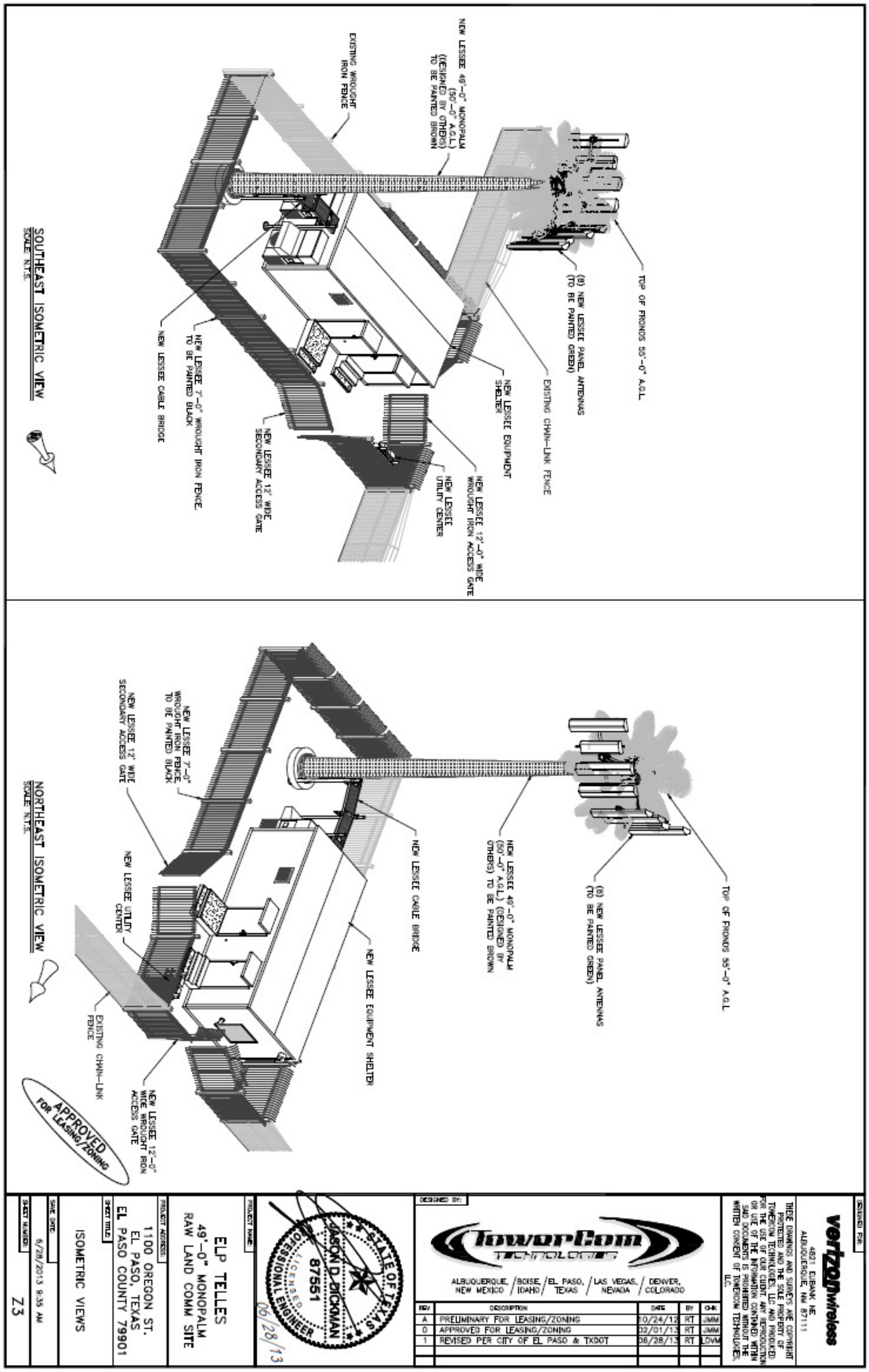
SOUTHEAST ISOMETRIC VIEW
SCALE: N.T.S.
NORTHEAST ISOMETRIC VIEW
SCALE: N.T.S.
TOP OF FRONDS 55'-0" A.G.L.
(8) NEW LESSEE PANEL ANTENNAS (TO BE PAINTED GREEN)
EXISTING CHAIN-LINK FENCE
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NEW LESSEE UTILITY CENTER
NEW LESSEE 12' WIDE SECONDARY ACCESS GATE
NEW LESSEE 7'-0" WROUGHT IRON FENCE, TO BE PAINTED BLACK
NEW LESSEE CABLE BRIDGE
EXISTING WROUGHT IRON FENCE
NEW LESSEE 49'-0" MONOPALM (50'-0" A.G.L.) (DESIGNED BY OTHERS) TO BE PAINTED BROWN
APPROVED FOR LEASING/ZONING
DESIGNED FOR:
vertzonwireless
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ALBUQUERQUE, NM 87111
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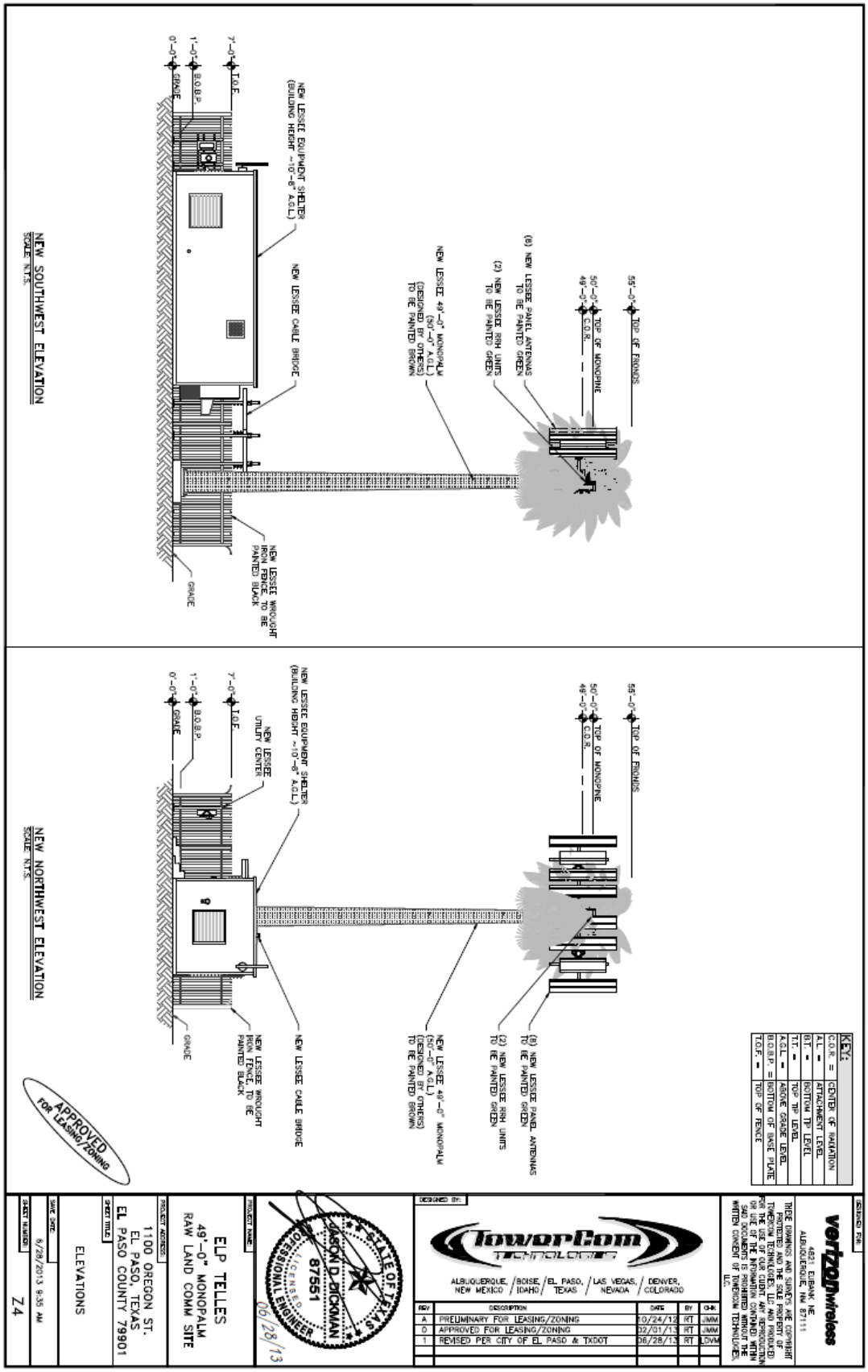
RAW LAND COMM SITE
PROJECT ADDRESS:
1100 OREGON ST.
EL PASO, TEXAS
EL PASO COUNTY 79901
SHEET TITLE:
ISOMETRIC VIEWS
SAVE DATE:
6/28/2013 9:35 AM
SHEET NUMBER:
Z3


55'-0" TOP OF FRONDS
50'-0" TOP OF MONOPINE
49'-0" C.O.R.
(8) NEW LESSEE PANEL ANTENNAS TO BE PAINTED GREEN
(2) NEW LESSEE RRH UNITS TO BE PAINTED GREEN
NEW LESSEE 49'-0" MONOPALM (30'-0" A.G.L.) (DESIGNED BY OTHERS) TO BE PAINTED BROWN
NEW LESSEE EQUIPMENT SHELTER (BUILDING HEIGHT ~10'-6" A.G.L.)
NEW LESSEE CABLE BRIDGE
NEW LESSEE WROUGHT IRON FENCE, TO BE PAINTED BLACK
7'-0" T.O.F.
1'-0" B.O.B.P.
0'-0" GRADE
NEW SOUTHWEST ELEVATION
SCALE: N.T.S.
NEW LESSEE EQUIPMENT SHELTER (BUILDING HEIGHT ~10'-6" A.G.L.)
NEW LESSEE UTILITY CENTER
NEW NORTHWEST ELEVATION
SCALE: N.T.S.
APPROVED FOR LEASING/ZONING
KEY:
C.O.R. = CENTER OF RADIATION
A.L. = ATTACHMENT LEVEL
B.T. = BOTTOM TIP LEVEL
T.T. = TOP TIP LEVEL
A.G.L. = ABOVE GRADE LEVEL
B.O.B.P. = BOTTOM OF BASE PLATE
T.O.F. = TOP OF FENCE
verizonwireless
ALBUQUERQUE, NM 87111
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REV | DESCRIPTION | DATE | BY | CHK
A | PRELIMINARY FOR LEASING/ZONING | 10/24/12 | RT | JMM
0 | APPROVED FOR LEASING/ZONING | 02/01/13 | RT | JMM
1 | REVISED PER CITY OF EL PASO & TXDOT | 06/28/13 | RT | LDVM
STATE OF TEXAS
JASON D. DICKMAN
87551
LICENSED PROFESSIONAL ENGINEER
06/28/13
ELP TELLES
49'-0" MONOPALM
RAW LAND COMM SITE
1100 OREGON ST.
EL PASO, TEXAS
EL PASO COUNTY 79901
ELEVATIONS
6/28/2013 9:35 AM
Z4

ATTACHMENT 4: SIMULATION PICTURES