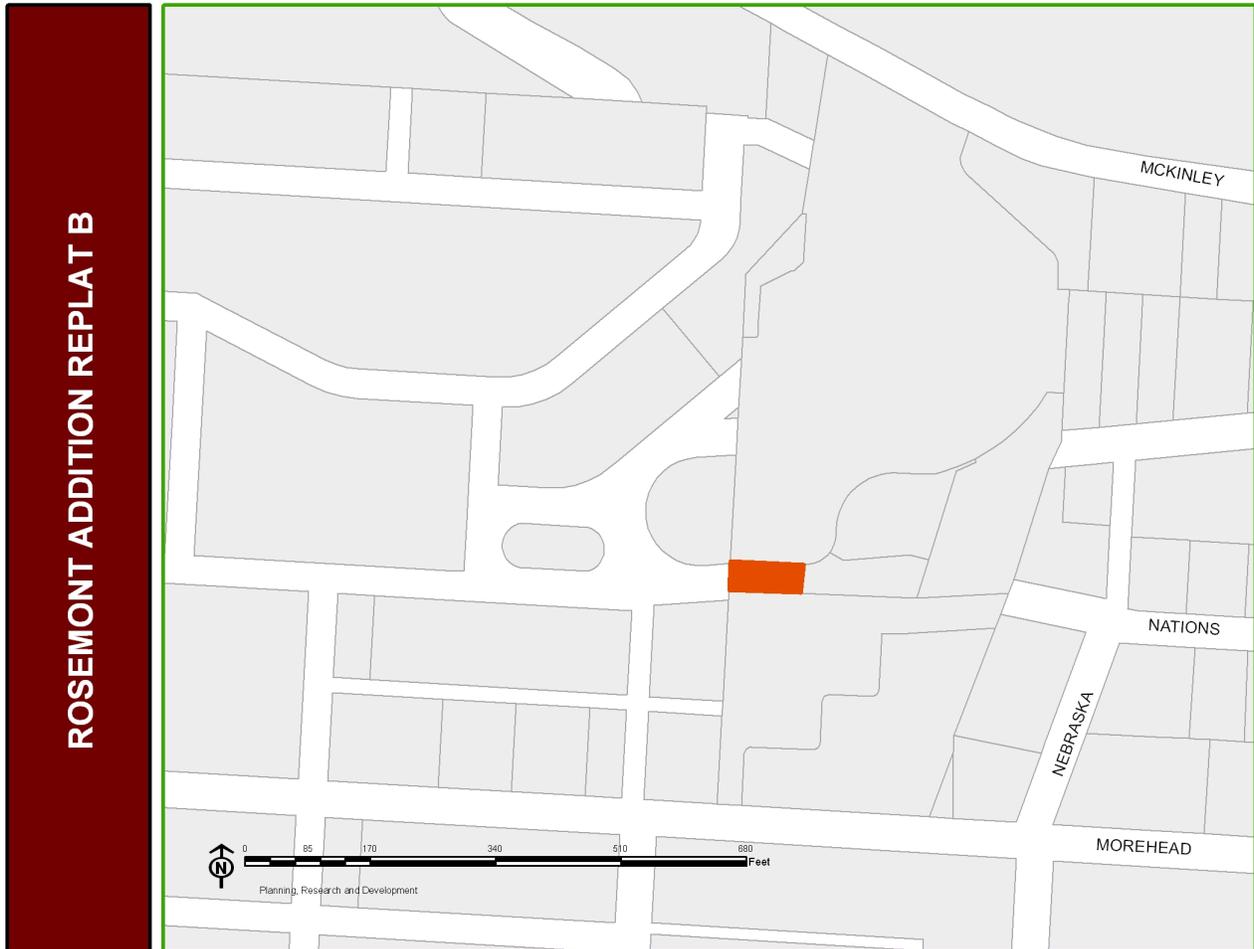




**SUB07-00083**

<b>Subdivision Name:</b>	Rosemont Addition Replat B		
<b>Type Request:</b>	Resubdivision Combination		
<b>Property Owner:</b>	Beinvivir Senior Health Services		
<b>Developer:</b>	Beinvivir Senior Health Services.		
<b>Engineer:</b>	Conde, Inc.		
<b>Surveyor:</b>	Conde, Inc.		
<b>Location:</b>	South of McKinley Avenue and West of Alabama		
<b>Acres:</b>	.0966	<b>Representative District:</b>	2
<b>Planning Area:</b>	Central	<b>Present Zone:</b>	PMD, R-4
<b>Park Fees:</b>	N/A	<b>Park Zone:</b>	C-7



**GENERAL INFORMATION:**

The subdivider proposes one commercial lot (.036 acres) and one open space lot (.0606). The subject property is zoned Planned Mountain Development (PMD) and R-4. The lots to be developed are in the PMD portion of the property. The subdivision lies within Park Zone C-7. The park nearest the proposed subdivision is within Park Zone C-7, which is Grandview Park approximately 5,220 feet from the proposed subdivision. The nearest school is Clendenin Elementary School, which is approximately 5,660 feet from the subdivision.

The subdivision proposes to create two lots from a portion of open space. Lot 10 is common open space to remain undisturbed and used as a drainage easement. Lot 11 is an access easement (driveway) to Lot 8, which will be used as a parking area. The original approved plat consisted of approximately six acres in the PMD and required 1.46 acres of open space. The subdivider provided 1.60 acres of open space, an excess of approximately .04 acres. The creation of Lot 10 as an area of open space allows the plat to maintain the required amount of open space by applying .036 acres of the excess amount.

**STAFF RECOMMENDATION:**

The Development Coordinating Committee recommends **approval** of Rosemont Addition Replat B on a **Resubdivision Combination** basis subject to the following conditions and requirements:

**Planning Division – Land Development Comments and Requirements:**

No objections.

**Engineering Department – Traffic Division**

No apparent traffic concerns.

**EI Paso Water Utilities**

- 1. EPWU does not object to this request.

*Water*

- 2. Along Nations Avenue between Oklahoma Street and Nebraska Drive there is an existing six (6) inch diameter water transmission main. This main would need to be extended to serve the subject property.
- 3. Along Morehead Avenue between Oklahoma Street and Nebraska Drive there is an existing eight (8) inch diameter water transmission main. This main would need to be extended to serve the subject property.

*Sanitary Sewer*

- 4. Along Nations Avenue between Oklahoma Street and Nebraska Drive there is an existing six (6) inch diameter sewer main. This main would need to be extended to serve the subject property.
- 5. Along Morehead Avenue between Oklahoma Street and Nebraska Drive there is an existing eight (8) inch diameter sewer main. This main would need to be extended to serve the subject property.

*General*

6. Application for water and sanitary sewer services should be made 6-8 weeks prior to any construction to ensure water for construction work. A site plan, a utility plan, grading & drainage plats, landscaping plan (if applicable), the legal description of the property, and a certificate of compliance are required at the time of application. The certificate of compliance can be obtained on the 5<sup>th</sup> floor at City Hall. The owner is responsible for the costs of any necessary on-site & off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Central Appraisal District**

No comments received.

**Environmental Services**

No comments received.

**Texas Gas Service**

No comments received.

**El Paso Electric Company**

No comments received.

**Geographic Information Systems**

No comments received.

**911 District**

No comments received.

**Fire Department**

No comments received.

**School District Comments:**

No comments received.

**Additional Requirements and General Comments:**

1. Submit to the Development Services Department – Planning Division the following prior to recording of the subdivision.
  - i) A current certified tax certificate;
  - ii) A current proof of ownership;
  - iii) Square footage datum for each lot; and;
  - iv) A set of restrictive covenants, if any, to be recorded with the subdivision.

**List of Attachments**

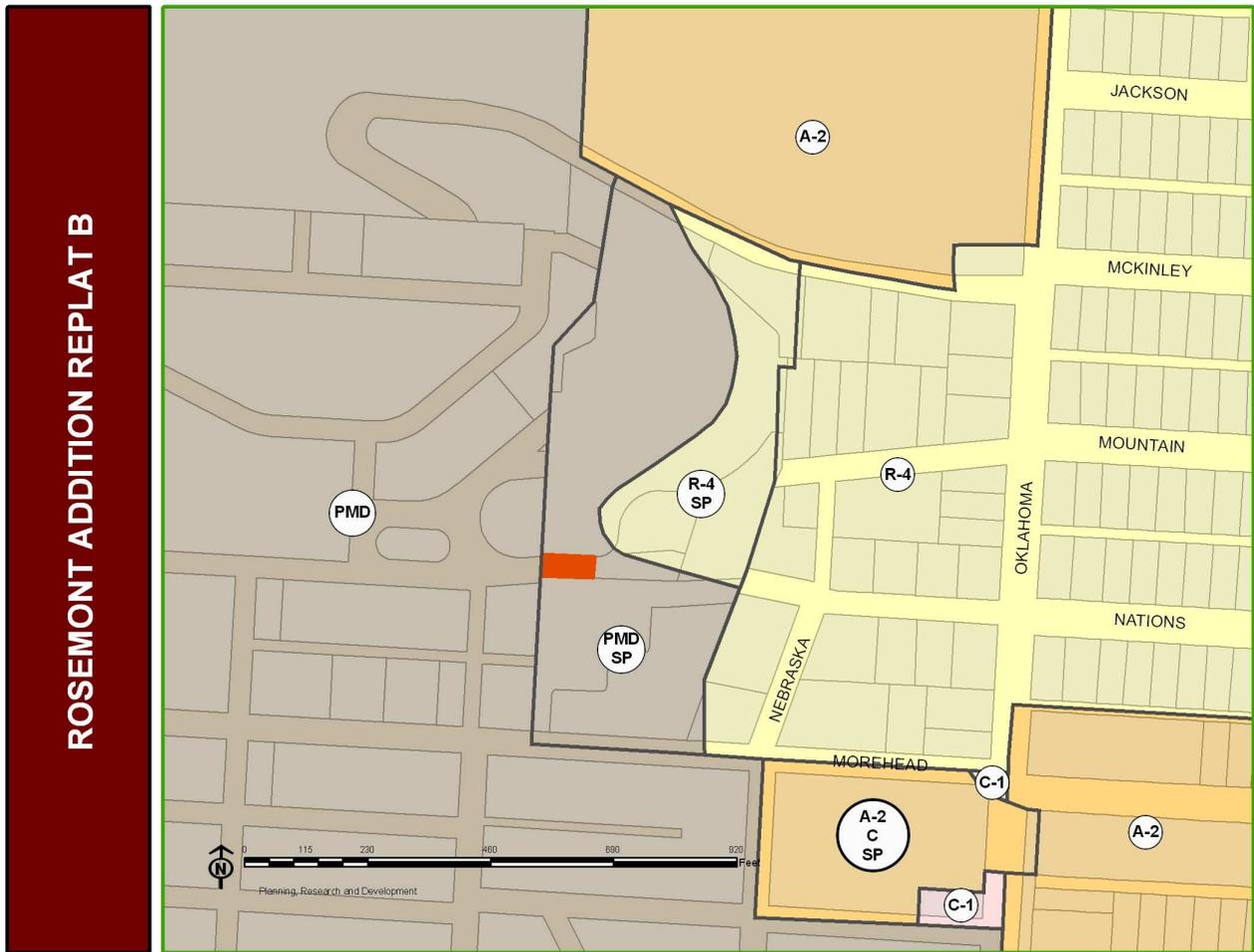
- Attachment 1: Aerial
- Attachment 2: Zoning of Platted Area
- Attachment 3: Preliminary Plat
- Attachment 4: Final Plat
- Attachment 5: Application

**ATTACHMENT 1**

**ROSEMONT ADDITION REPLAT B**

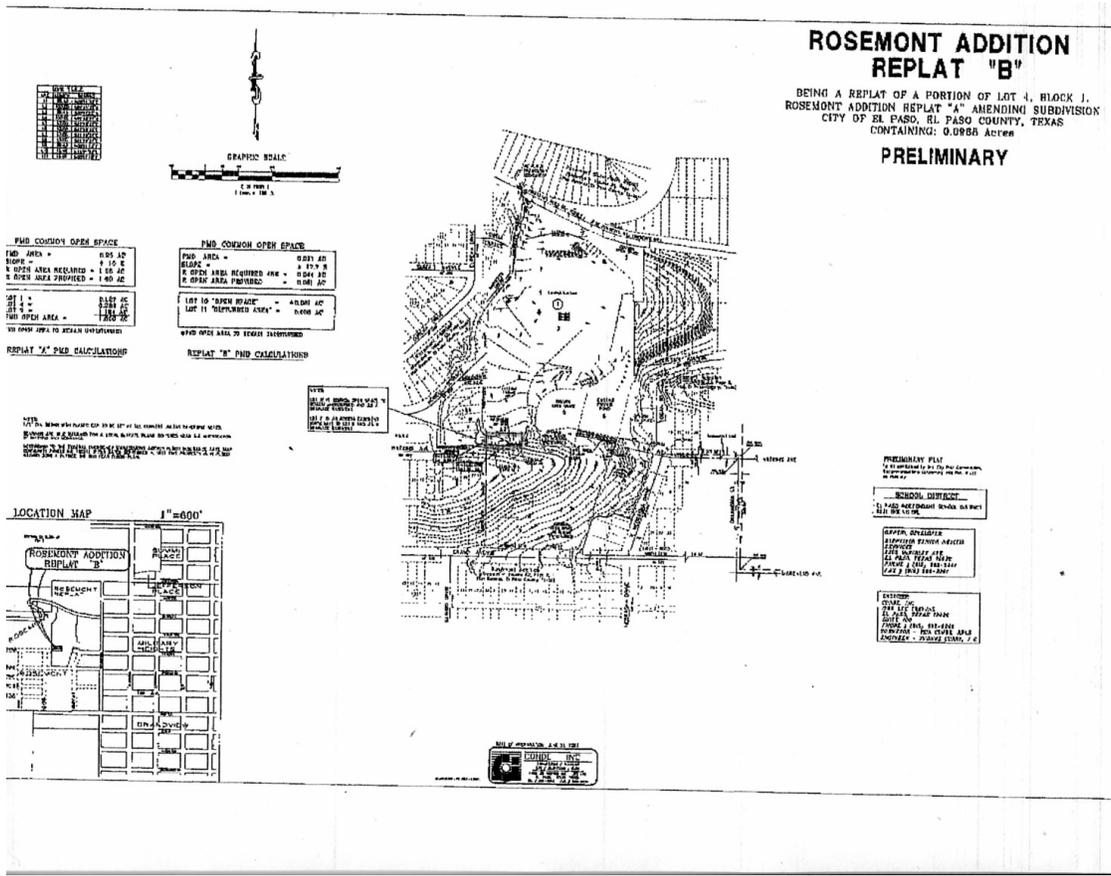


**ATTACHMENT 2**



# ATTACHMENT 3

## Preliminary Plat



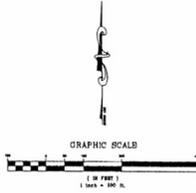
# ATTACHMENT 4

## Final Plat

### ROSEMONT ADDITION REPLAT "B"

BEING A REPLAT OF A PORTION OF LOT 4, BLOCK 1,  
ROSEMONT ADDITION REPLAT "A" AMENDING SUBDIVISION  
CITY OF EL PASO, EL PASO COUNTY, TEXAS  
CONTAINING: 0.0968 Acres

USE TABLE	MIN. WIDTH	MIN. AREA
1	10'	100 sq. ft.
2	15'	225 sq. ft.
3	20'	400 sq. ft.
4	25'	625 sq. ft.
5	30'	900 sq. ft.
6	35'	1225 sq. ft.
7	40'	1600 sq. ft.
8	45'	2025 sq. ft.
9	50'	2500 sq. ft.
10	55'	3025 sq. ft.
11	60'	3600 sq. ft.
12	65'	4225 sq. ft.
13	70'	4900 sq. ft.
14	75'	5625 sq. ft.
15	80'	6400 sq. ft.
16	85'	7225 sq. ft.
17	90'	8100 sq. ft.
18	95'	9025 sq. ft.
19	100'	10000 sq. ft.



**PMD COMMON OPEN SPACE**

PMD AREA =	6.25 AC
SLOPE =	± 10 %
% OPEN AREA REQUIRED =	1.56 AC
% OPEN AREA PROVIDED =	1.80 AC

**PMD COMMON OPEN SPACE**

PMD AREA =	0.097 AC
SLOPE =	± 27.7 %
% OPEN AREA REQUIRED ASLT =	0.044 AC
% OPEN AREA PROVIDED =	0.061 AC

**LOT 1**

LOT 1 =	0.127 AC
LOT 2 =	0.289 AC
LOT 3 =	1.186 AC
*PMD OPEN AREA =	1.800 AC

**LOT 10 "OPEN SPACE"**

LOT 10 "OPEN SPACE" =	± 0.061 AC
LOT 11 "DISTURBED AREA" =	± 0.036 AC

\*PMD OPEN AREA TO REMAIN UNDISTURBED

\*PMD OPEN AREA TO REMAIN UNDISTURBED

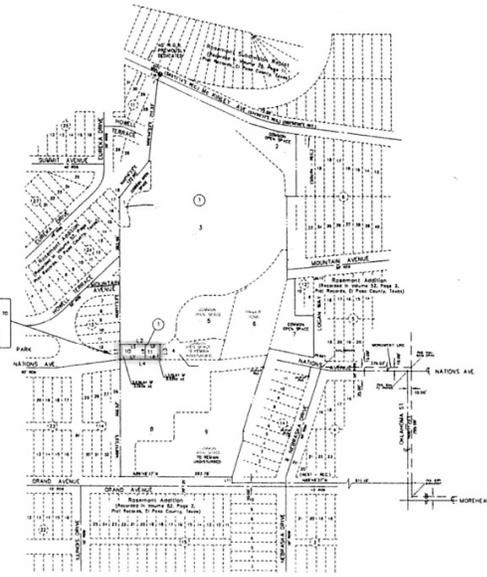
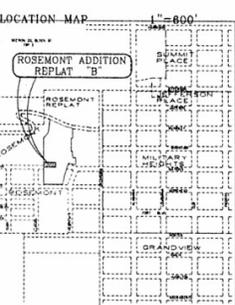
**REPLAT "A" PMD CALCULATIONS**

NOTE: 1/2" DIA. REBAR WITH PLASTIC CAP TO BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.  
REBAR ARE THE STANDARD FOR 4" CONC. SURFACE PLANS COVERED WITH THE INTERSECTION  
OF 2" X 2" X 1/4" REBAR.

CONFORM TO THE GENERAL DISTURBED AREAS: 1.00% UNDISTURBED AND THE  
COMBINED PLATE AS 100% OF THE DISTURBED AREA. THE UNDISTURBED IS 1.00%  
OF THE TOTAL AREA OF 1.80 AC.

**REPLAT "B" PMD CALCULATIONS**

NOTE:  
LOT 10 IS COMMON OPEN SPACE TO  
BE MAINTAINED.  
LOT 11 IS AN OPEN SPACE  
TO BE MAINTAINED TO LOT 10 AND AS A  
COMMON SPACE.



**DEDICATION**

BEFORE THE STATE OF TEXAS, COUNTY OF EL PASO, I, the undersigned, hereby certify that the  
dedication of the above described property and the same are hereby dedicated to the public  
use and benefit of the City of El Paso, Texas, and the same shall be held and used as such.

Witness my signature this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

BY THE SIGNER: \_\_\_\_\_  
Name: \_\_\_\_\_  
Position: \_\_\_\_\_

**ACKNOWLEDGEMENTS**

STATE OF TEXAS  
COUNTY OF EL PASO

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, State  
Citizen, whose name is on the above described plat, known to me to be the person whose name  
is subscribed to the foregoing plat, and he acknowledged to me that he executed the same for the  
purpose and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Notary Public in and for El Paso County, Texas \_\_\_\_\_  
By Commission Expires \_\_\_\_\_

**CITY PLAN COMMISSION**

The conditions of this plat, together with the plat, are hereby approved by the City Plan  
Commission of the City of El Paso, Texas, and the same are hereby approved and the same  
shall be held and used as such.

Approved for the City \_\_\_\_\_ day of \_\_\_\_\_, 2007.  
By \_\_\_\_\_  
City Commissioner

**FILING**

This plat is recorded in the office of the County Clerk of El Paso County,  
Texas, and \_\_\_\_\_ day of \_\_\_\_\_, 2007, at  
the hour of \_\_\_\_\_.

County Clerk \_\_\_\_\_, El Paso, Texas

Prepared by and under the supervision of \_\_\_\_\_  
Professional Engineer, P.E.  
Professional Land Surveyor, P.L.S.  
Registration No. \_\_\_\_\_

This plat represents a survey made on the ground  
by me or under my supervision and control and  
I am a duly Licensed Professional Engineer and  
Professional Land Surveyor.

\_\_\_\_\_ day of \_\_\_\_\_, 2007.  
\_\_\_\_\_  
Professional Engineer, Surveyor  
Texas License No. 9113



I:\Land Projects\2006\PLATS\rosemont-b\fig\ROSEMONT-FN-REP-B.dwg, Model, 7/20/2007 1:53:34 PM,

**ATTACHMENT 5**

07/23/2007 10:02 FAX 915 592 0286

CONDE INC

002



**CITY PLAN COMMISSION APPLICATION  
RE SUBDIVISION COMBINATION APPROVAL**

DATE July 20, 2007

File No. SUB07-00083

SUBDIVISION NAME Rosemont Addition Replat "B"

1. Legal Description for the area included on this plat (Tract, Block, Grant, etc.)

Being a Replat of a portion of Lot 4, Block 1, Rosemont Addition Replat "A" Amending Subdivision, City of El Paso, El Paso County, Texas

2. Property Identification Number: R843-999-001A-0420

3. Proposed Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	<u>Open Space</u>	<u>0.0606</u>	<u>1</u>
School	_____	_____			
Commercial	<u>0.0462</u>	<u>1</u>	<b>Total Acres (Gross) &amp; Sites</b>	<u>0.0968</u>	<u>2</u>
Industrial	_____	_____			

4. What is existing zoning of the above described property? FMD, R-4 Proposed zoning? N/A

5. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_

6. What type of utility easements are proposed? Underground Overhead Combination X

7. What type of drainage is proposed? (If applicable, list more than one)  
Lots to streets

8. If single-family or duplex development is proposed: Average floor area of houses \_\_\_\_\_

9. Price Range: \_\_\_\_\_ to \_\_\_\_\_ Financed under FHA \_\_\_\_\_ VA \_\_\_\_\_ Conv. \_\_\_\_\_

10. Are special improvements proposed in connection with the development? Yes \_\_\_\_\_ No X

11. A. Is a modification of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X

B. If answer to 11A is "Yes", please explain \_\_\_\_\_

12. Remarks and/or explanation of special circumstances: \_\_\_\_\_

13. Owner of record Bienvenir Senior Health Services 2300 McKinley, El Paso, Texas 79930 562-3444  
(Name & Address) (Zip) (Phone)

14. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone)

15. Engineer CONDE INC, 1790 Lee Trevino Suite 400 79936 915-592-0283  
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION  
FEE: \$ 285.50



SIGNATURE OF PROPERTY OWNER: Rosemary Castillo, CEO

SIGNATURE OF REPRESENTATIVE: Yvonne C. Curry, P.E.

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