



City of El Paso
City Review Committee

Case No: PLRG16-00001
CRC Hearing Date: January 25, 2016, 10:00 a.m.
Staff Planner: Laura Foster, 915-238-3514, fosterla@elpasotexas.gov

Location: 1000 Blanchard
Legal Description: Lot 15, Block 6, Rim Road Addition, City of El Paso, El Paso County, Texas

Rep District: 1
Present Use: Residential
Present Zoning: R-3/NCO (Residential/Neighborhood Conservancy Overlay)

Applicant: Design Alliance
Project description: Alterations at frontage facades

Estimated Project cost: >\$50,000.00

APPLICATION DESCRIPTION

The applicant is requesting that the City Review Committee authorize the release of permits for property located at 1000 Blanchard. The project proposed includes replacement of doors, windows and siding at the street facades as well as new roof shingles on a portion of the subject property. All work will be done in accordance with the Rim/University Neighborhood Plan.

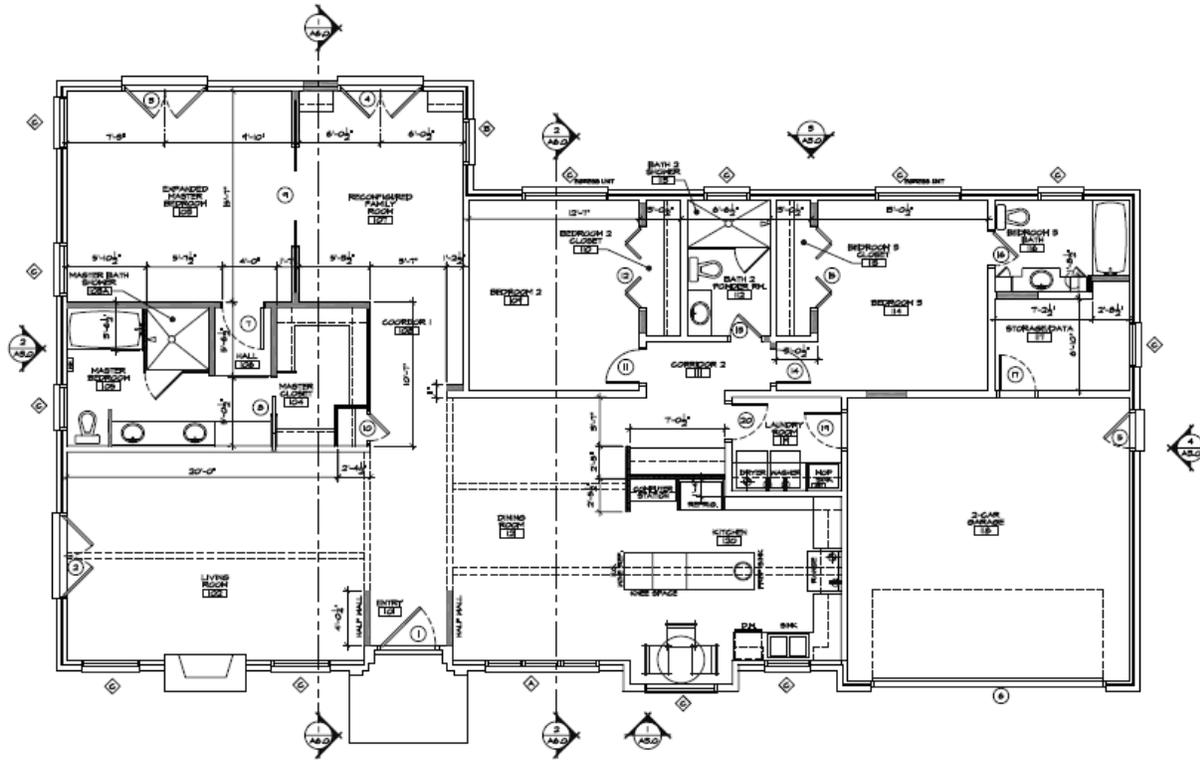
Staff Recommendation: **Approval** of proposed work is based on the following **Rim-University Neighborhood Plan Design Standards:**

- 2. Architectural Styles and Materials,**(a) Additions to existing residences shall be constructed in the same architectural style as the existing residence; (f) Garages shall not be located on the front facade unless site constraints make compliance with this standard impossible, in which case the garage located on a front facade shall not be a dominant feature;
- 9. Maintenance,** (a) All residences and other structures on a property shall be maintained in good condition and repair at all times;
- 10. Landscaping, Screening and Open Space,**(a) Yard areas in public view shall be landscaped.

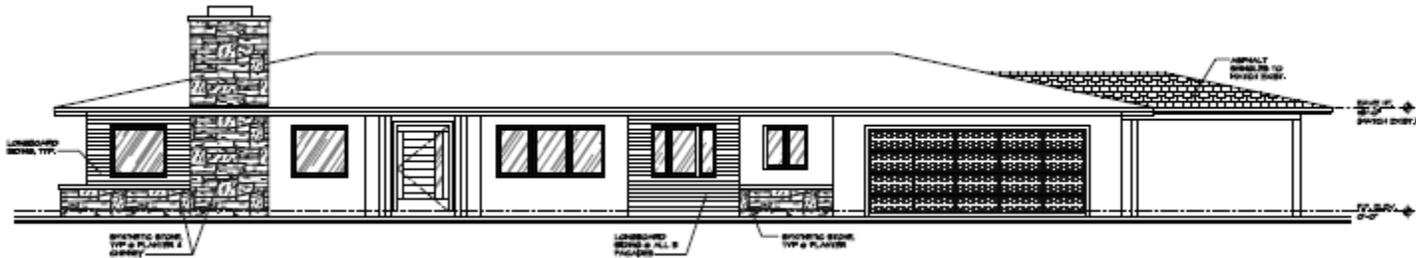
DESIGN STANDARDS are mandatory requirements, which must be met by persons who are proposing new construction, reconstruction, or renovation of the exterior of existing buildings, or structures within the Neighborhood that have a Neighborhood Conservancy Overlay (NCO) designation approved by the El Paso City Council. These Design Standards are considered in the context of surrounding properties, and with an emphasis on promoting visual harmony and maintaining the unique character of the Neighborhood (page 14).

Attachment 1: Aerial and zoning maps
Attachment 2: Proposed Design Drawings
Attachment 3: Current Site Photos

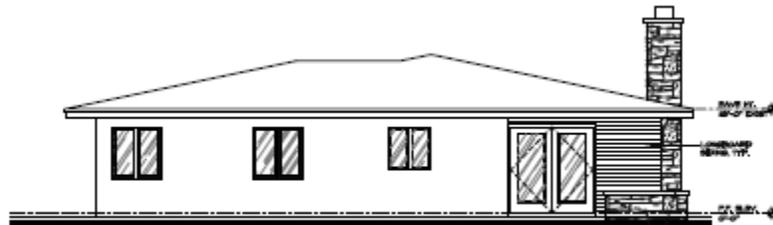
Attachment 3



1 REVISED FLOOR PLAN
SCALE: 1/4"=1'-0"



1 EXTERIOR ELEVATIONS
FRONT ELEV.
SCALE: 1/4"=1'-0"



2 EXTERIOR ELEVATIONS
SIDE ELEV.
SCALE: 1/4"=1'-0"



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