

ORDINANCE NO. _____

AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON05-00021, TO ALLOW FOR A PLANNED RESIDENTIAL DEVELOPMENT ON TRACT 1C1 AND A PORTION OF TRACT 1D1, BLOCK 10, UPPER VALLEY SURVEYS, EL PASO, EL PASO COUNTY, TEXAS PURSUANT TO SECTION 20.12.040 (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.

WHEREAS, View Point Acreage, LLC. has applied for a Special Permit under Section 20.12.040 of the El Paso Municipal Code, to allow for a planned residential development;

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property described as follows is in an **R-2/c (Residential/conditions)** District:

Tract 1C1 and a portion of Tract 1D1, Block 10, Upper Valley Surveys, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibit "A"; and

2. That a planned residential development is authorized by Special Permit in **R-2/c (Residential/conditions)** districts under Section 20.12.040 of the El Paso Municipal Code; and

3. That the requirements for a planned residential development under Section 20.12.040 have been satisfied; and

4. That the City Council hereby grants a Special Permit under Section 20.12.040 of the El Paso Municipal Code, to allow a planned residential development on the above-described property; and

5. That this Special Permit is issued subject to the development standards in the **R-2/c (Residential/conditions)** district regulations and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON05-00021** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this _____ day of _____, 2005.

THE CITY OF EL PASO

ATTEST:

Joe Wardy
Mayor

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



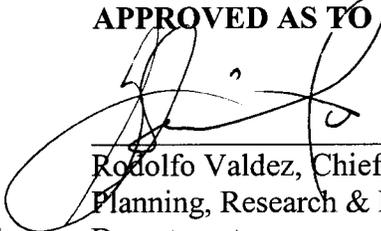
Matt Watson, Assistant City Attorney
Doc No. 11424

APPROVED AS TO CONTENT:

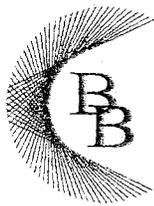


Fred Lopez, Zoning Coordinator
Planning, Research & Development
Department

APPROVED AS TO CONTENT:



Rodolfo Valdez, Chief Urban Planner
Planning, Research & Development
Department



BROCK & BUSTILLOS INC.

CONSULTING ENGINEERS
LAND SURVEYORS
(Formerly Faught & Associates)

ROMAN BUSTILLOS, P.E.
President
RANDY P. BROCK, P.E.
Executive Vice President
SERGIO J. ADAME, P.E.
Vice President - Engineering
OSCAR V. PEREZ
Vice President - Operations
ISAAC CAMACHO, R.P.L.S.
Survey Manager

February 28, 2005

DESCRIPTION OF AN 11.209 ACRE TRACT

A tract of land situate within the corporate limits of the City of El Paso, El Paso County, Texas as Tract 1C1 and a portion of Tracts 1D1, Block 10, Upper Valley Surveys and being more particularly described as follows, to wit:

BEGINNING at a 1/2 rebar found on the north right-of-way line of Gomez Road for the southwest corner of Upper Valley Place Unit Four, as filed in Volume 79, Page 13 of the Plat Records of El Paso County, and whence a 1/2 inch rebar found for the southeast corner of said Upper Valley Place Unit Four bears **South 89°50'00" East, 967.45 feet;**

THENCE, leaving Upper Valley Place Unit Four and following the north right-of-way line of Gomez Road, **North 89°50'00" West, 313.31 feet** to a 1/2 inch rebar with survey cap No. TX 5337 set for the southwest corner of the tract herein described;

THENCE, leaving Gomez Road, **North 08°30'00" East, 1,579.27 feet** to a 1/2 inch rebar with survey cap No. TX 5337 set for the northwest corner of the tract herein described;

THENCE South 81°30'00" East, 140.00 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for an angle point;

THENCE North 08°30'00" East, 35.63 feet to a 1/2 inch rebar with survey cap No. TX 5337 set for the beginning of a non-tangent curve to the left;

THENCE following the arc of said non-tangent curve to the left having a radius of **70.00 feet**, a central angle of **72°44'24"**, an arc length of **88.87 feet**, and whose long chord bears **South 82°00'59" East, 83.02 feet** to a 1/2 inch rebar with survey cap No. TX 5337 set for a point of reverse curvature;

THENCE, following the arc of a curve to the right having a radius of **20.00 feet**, a central angle of **36°53'11"**, an arc length of **12.88 feet**, and whose long chord bears **North 80°03'24" East, 12.65 feet** to a 1/2 inch rebar with survey cap No. TX 5337 set for a point of tangency;

THENCE South 81°30'00" East, 74.98 feet to a 1/2 inch rebar with survey cap No. TX 5337 set on the west boundary of Upper Valley Place Unit Three, as filed in Volume 77, Page 76 of the Plat Records of El Paso County, for the northeast corner of the tract herein

Exhibit "A"

described, identical to the northwest corner of Lot 59, Block 1, Upper Valley Place Unit Three;

THENCE, following the west boundary line of Upper Valley Place Unit Three and continuing along the west boundary line of Upper Valley Place Unit Four, **South 08°30'00" West, 1,574.24 feet to the POINT OF BEGINNING;**

Said tract contains **11.209 acres**, more or less, and is subject to easements of record.

I hereby certify that this description was prepared by me or under my supervision.

Isaac Camacho
Isaac Camacho, TX RPLS No. 5337

6379-16A

