



ITEM 6

# 7838 Mount Latona Dr. Detailed Site Development Plan

PZDS22-00031



**Strategic Goal 3.**

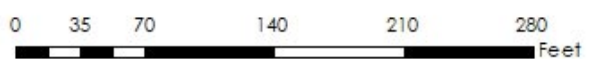
Promote the Visual Image of  
El Paso





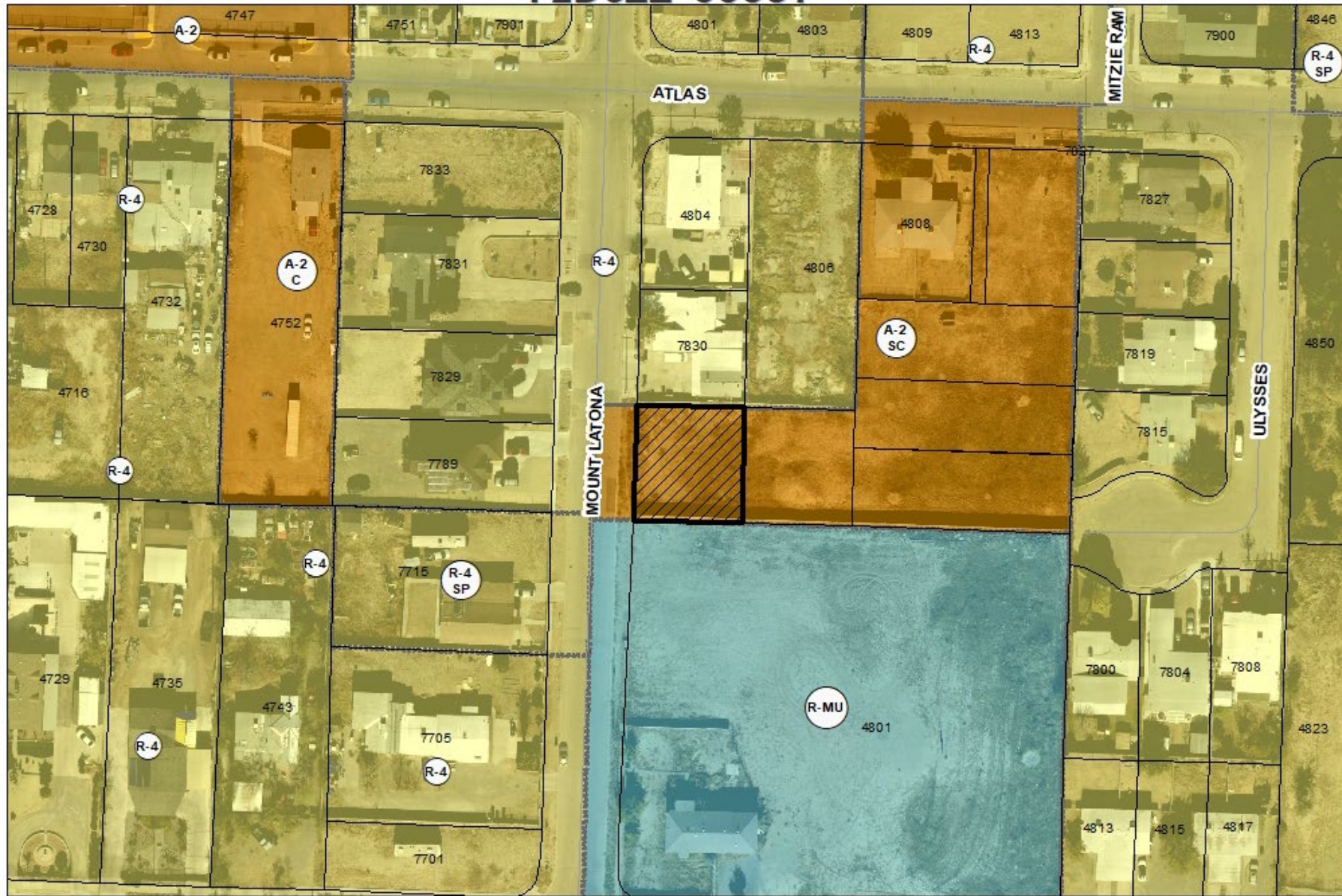
Aerial

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



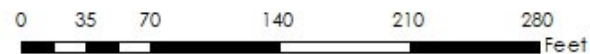


# PZDS22-00031

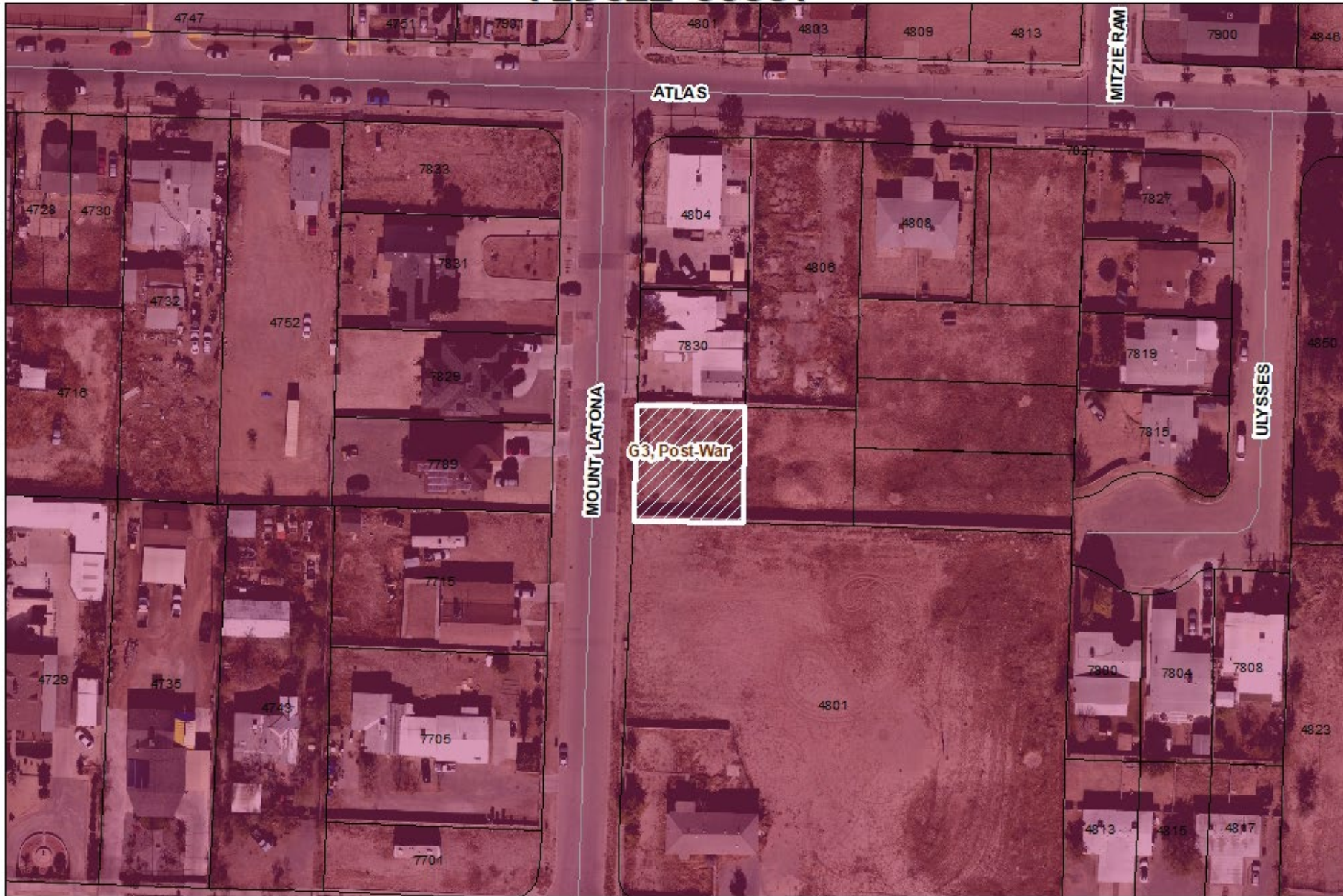


## Existing Zoning

This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.

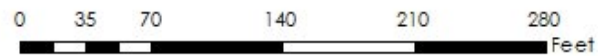


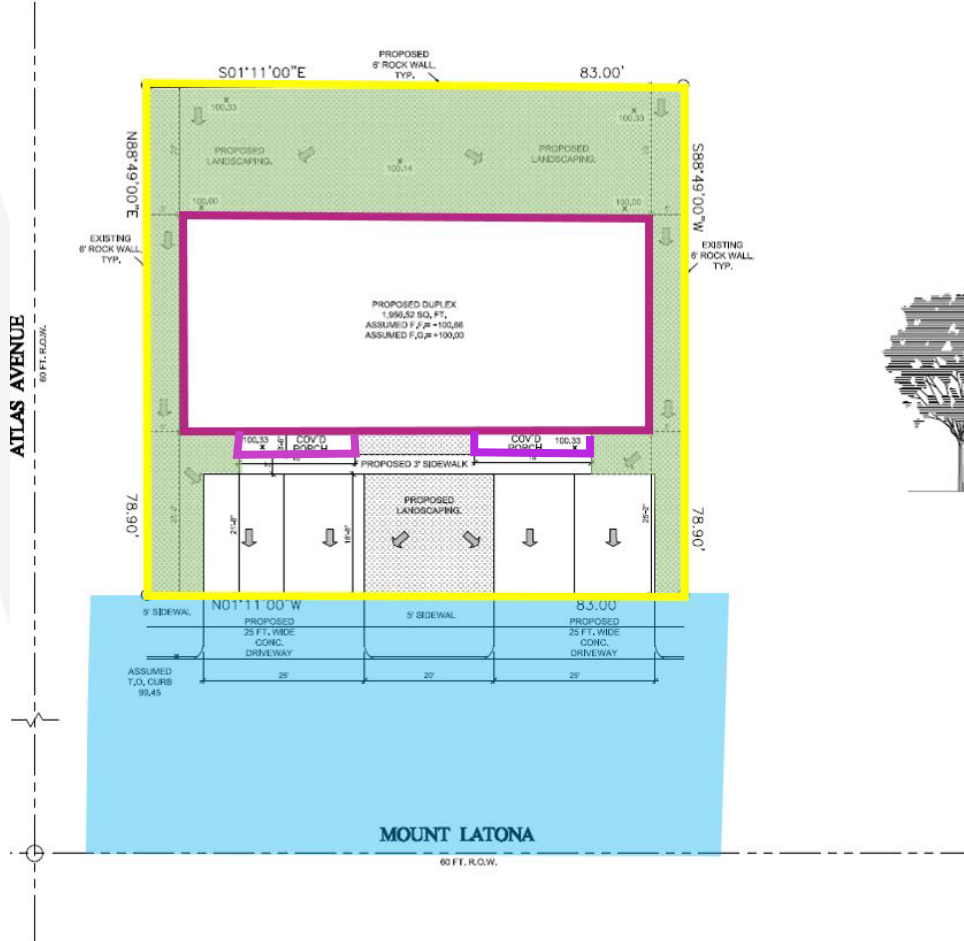




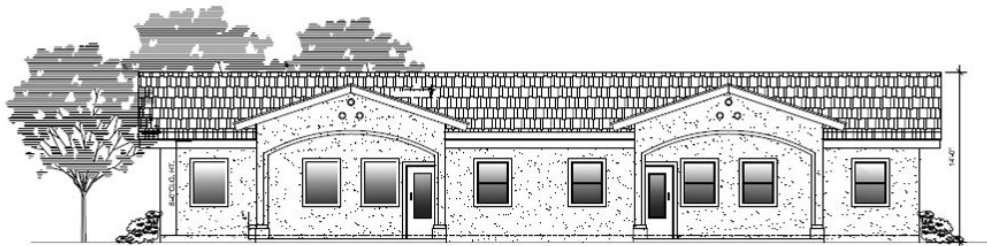
# Future Land Use Map

This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can introduce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.





**SITE PLAN**  
SCALE: 1" = 10'-0"



**PROPOSED DUPLEX**

**LEGAL DESCRIPTION**

SUNRISE ACRES #2 S 83 FT OF W 1/2 OF 153

**ZONING CODE**

ZONING A-2 SC  
PID: 591796902F3100

**OCCUPANCY CLASSIFICATION**

GROUP R- RESIDENTIAL

**CONSTRUCTION TYPE**

TYPE V-0

**AREA FOOTAGE:**

1,231 S.F. PER UNIT  
31 S.F. COV. PORCH  
2,462 S.F. TOTAL AREA

PARKING SPACES'	
CAR PARKING SPACES REQUIRED = 2 / DWELLING UNIT	
CAR PARKING SPACES PROPOSED = 4	

SETBACK TABLE; A-2		
SETBACK	REQUIREMENTS	PROPOSED
FRONT	10.0 FT.	21.86 FT.
BACK	10.0 FT.	20.0 FT.
NORTH SIDE	5.0 FT.	5.0 FT.
SOUTH SIDE	5.0 FT.	5.0 FT.
CUMULATIVE	45.0 FT.	45.09 FT.

DATE  
NOV. 08 - 2022

A PROJECT FOR  
**DUPLEX**  
7838 MOUNT LATONA EL PASO, TX 79904

REVISING	DATE

DRAWING BY:  
**BRB DESIGNS**  
ARCHITECTURAL / ENGINEERING  
DRAFTING SERVICES  
PH - (915) 875-1200  
planoesb@brbdesigns.com

SHEET TITLE  
**ARCHITECTURAL**  
**A**  
SHT. 1 OF 1



# Detailed Site Plan

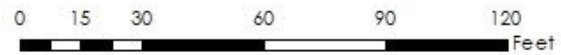




PZDS22-00031



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original scale introduce errors and may lead to misinterpretations of the data. The Planning & Inspection Department Planning Division makes no claim to its accuracy or completeness.



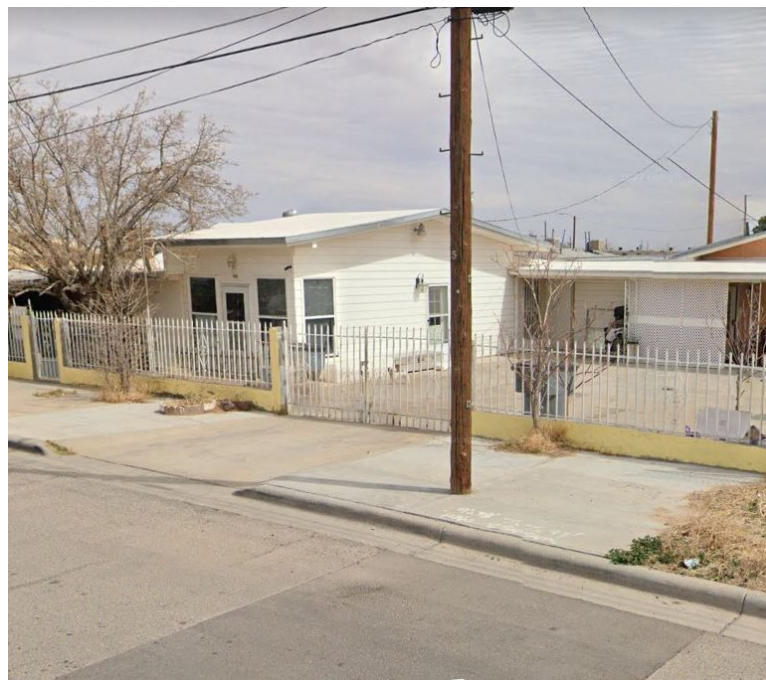


# Subject Property





# Surrounding Development



N



W

S

E







## Recommendation

- Staff and CPC recommends **approval** of the detailed site development plan per section 20.04.150.D of El Paso City Code



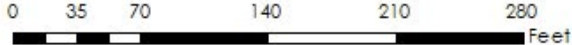
# PZDS22-00031



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can introduce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Combined lots







## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People