



ITEM 57

# 2000 Grandview Special Permit

PZST25-00012



**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.



 Subject Property

0 12.5 25 50 75 100 Feet





# Future Land Use Map

**G-2, Traditional Neighborhood:** Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas.

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Subject Property





## Existing Zoning

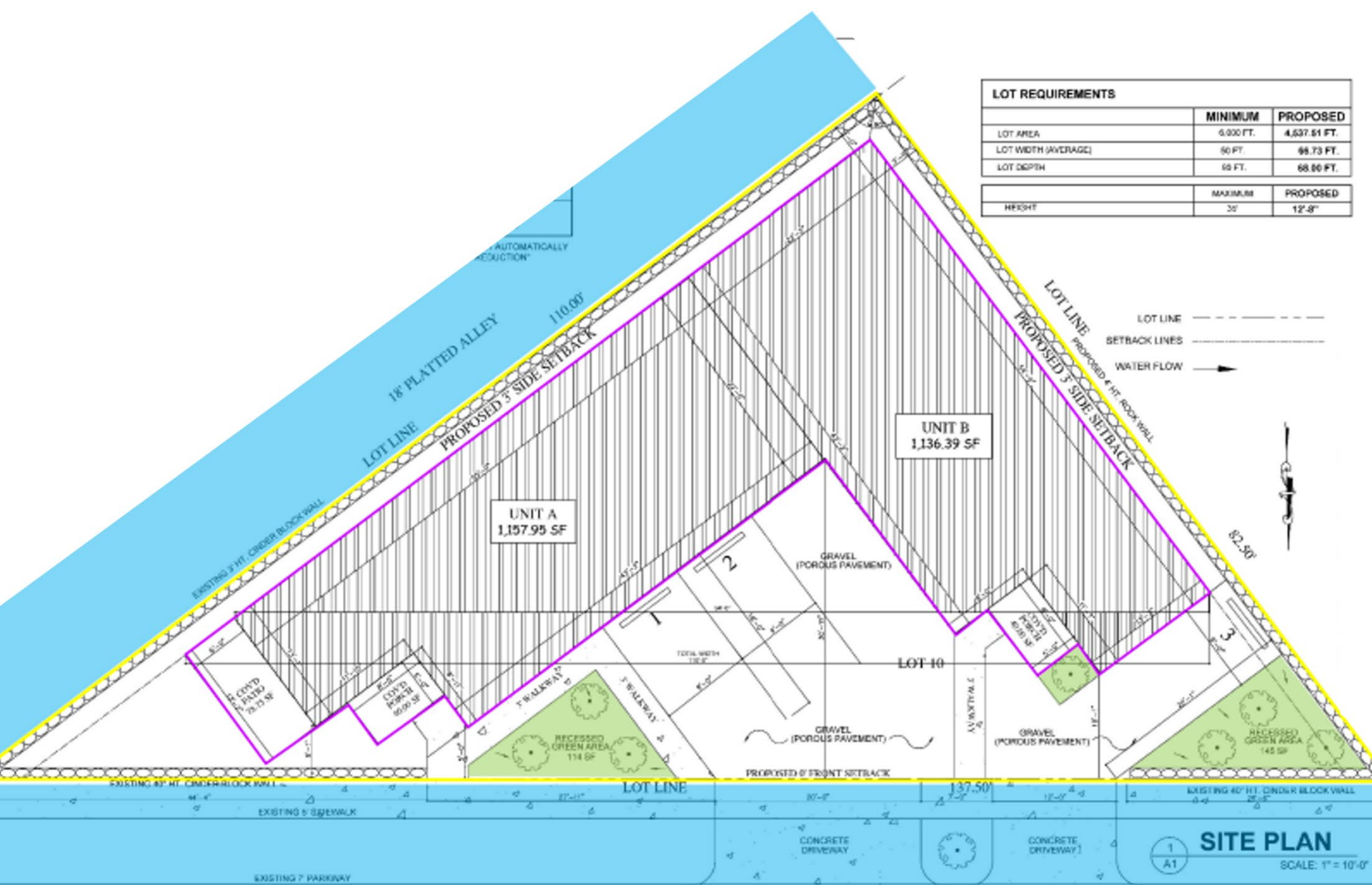
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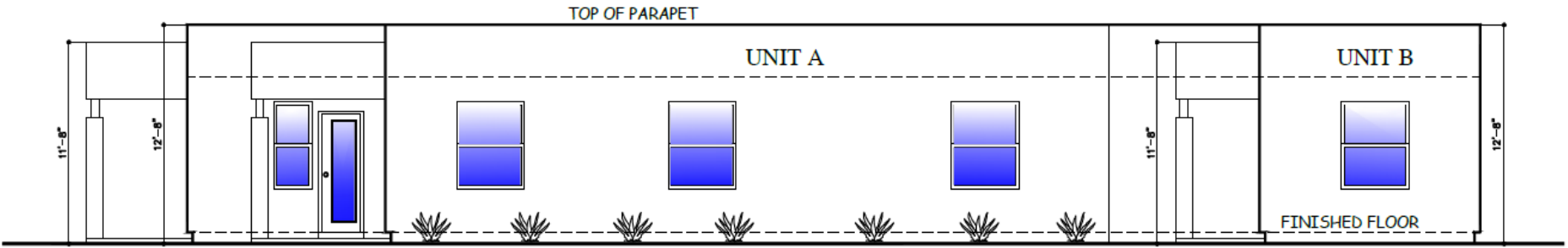
Subject Property



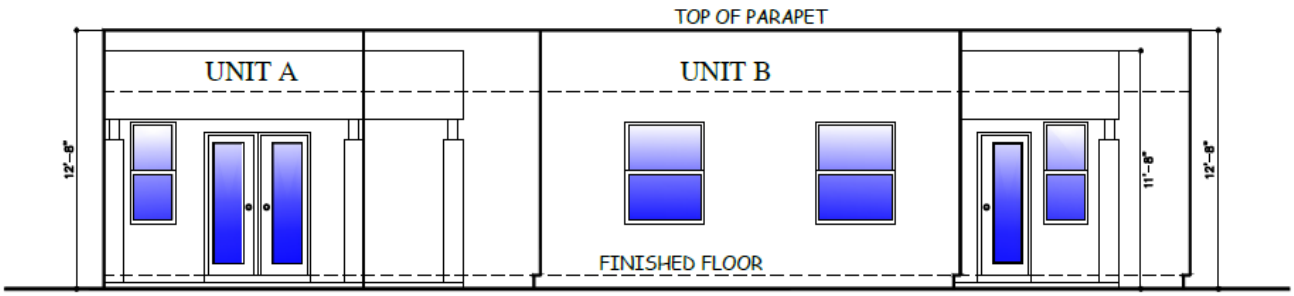
LOT REQUIREMENTS		
	MINIMUM	PROPOSED
LOT AREA	6,000 FT.	4,637.61 FT.
LOT WIDTH (AVERAGE)	90 FT.	66.73 FT.
LOT DEPTH	66 FT.	68.80 FT.
	MAXIMUM	PROPOSED
HEIGHT	32'	12'-8"



# Detailed Site Development Plan



FRONT ELEVATION



LEFT ELEVATION

Elevations  
(Maximum Height: 12'-8")

PZST25-00012



# Detailed Site Development Plan



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 Subject Property



# Subject Property



N

# Surrounding Development



W



S



# Public Input

- The applicant notified the El Paso Central Business Association, the Sunrise Civic Group and the Central El Paso Community Organization of the request.
- Notices were mailed to property owners within 300 feet on January 16, 2026.
- The Planning Division has received two (2) phone calls of inquiry and one (1) phone call of opposition.



# PZST25-00012

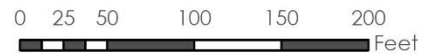


**Notice Map**  
 56 Notices  
 56 Properties

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties





## Recommendation

- Staff and CPC (6-0) recommend **Approval** of the special permit and detailed site development plan request.



## 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

