



ITEM 50

# 708 South St. Vrain St. Special Permit

PZST22-00013



**Strategic Goal 3.**

Promote the Visual Image of  
El Paso

PZST22-00013



# Aerial

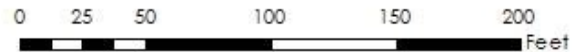
This map is designed for illustrative purposes only. The features depicted here are approximate and more detailed studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original cause errors and may lead to misinterpretations of the data. The Planning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





# Existing Zoning

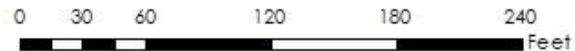
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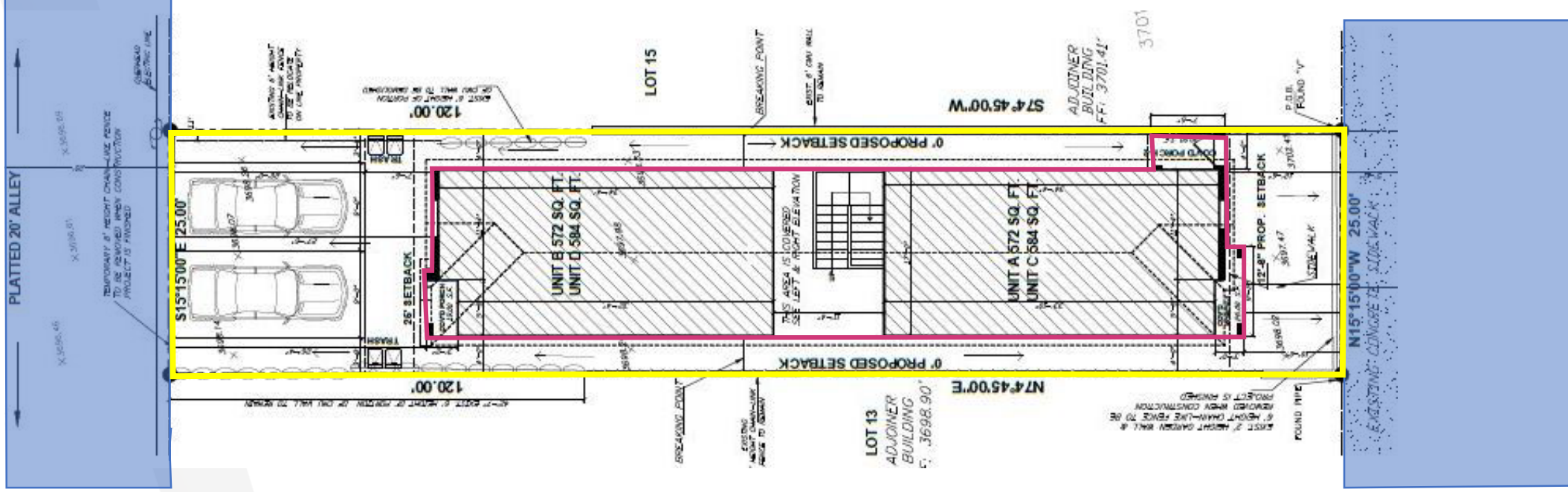


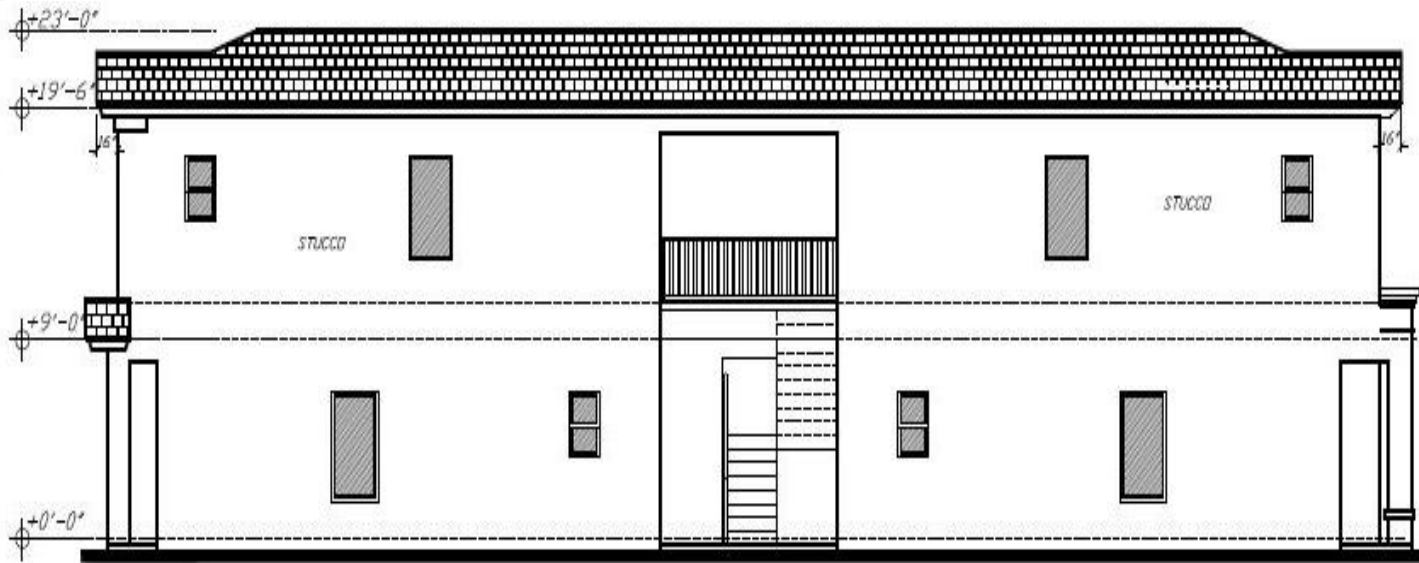
# Future Land Use Map

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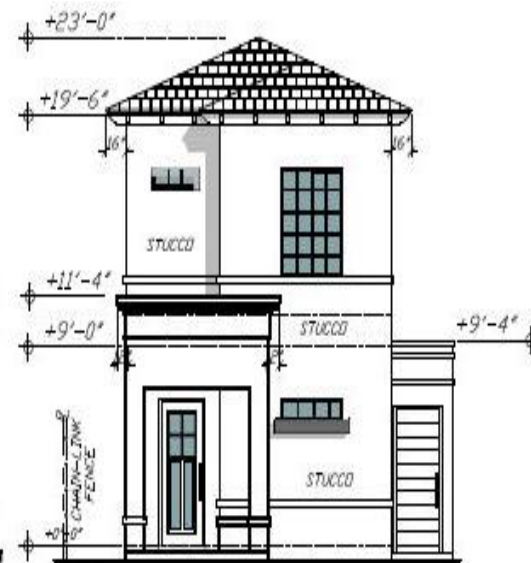


# Detailed Site Plan

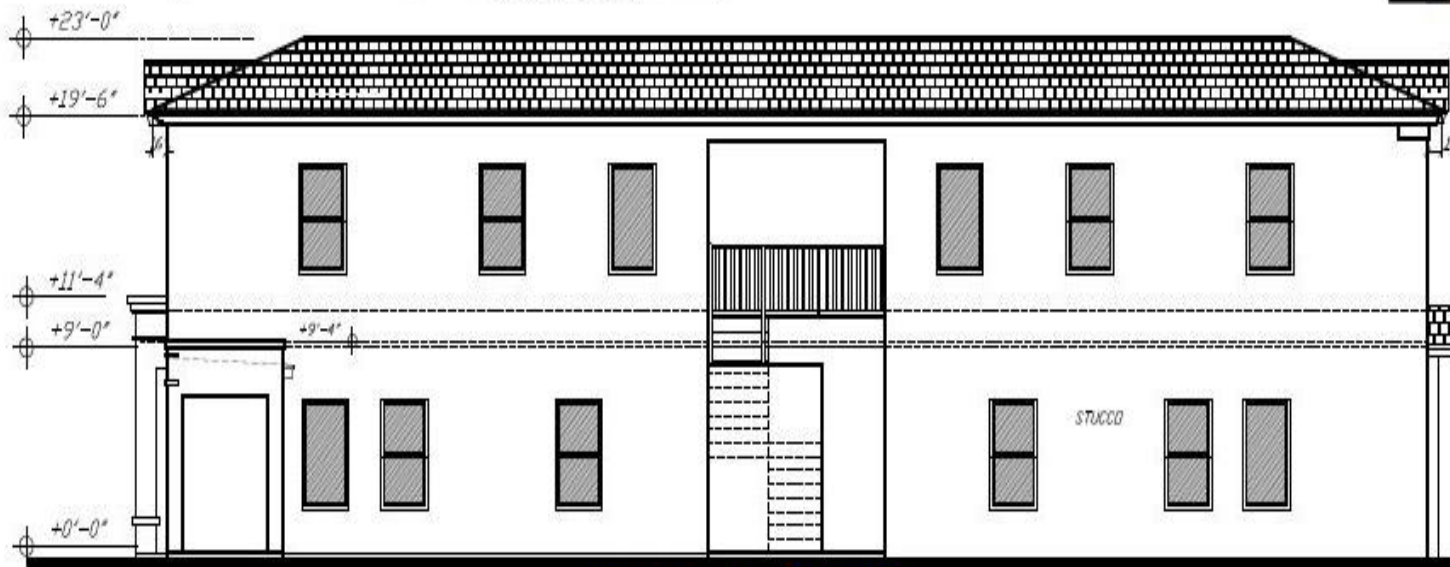




**LEFT ELEVATION** SCALE: 1/8"=1'-0"



**FRONT ELEVATION** SCALE: 1/8"=1'-0"



**RIGHT ELEVATION** SCALE: 1/8"=1'-0"

# Elevations



# Aerial with Site Plan

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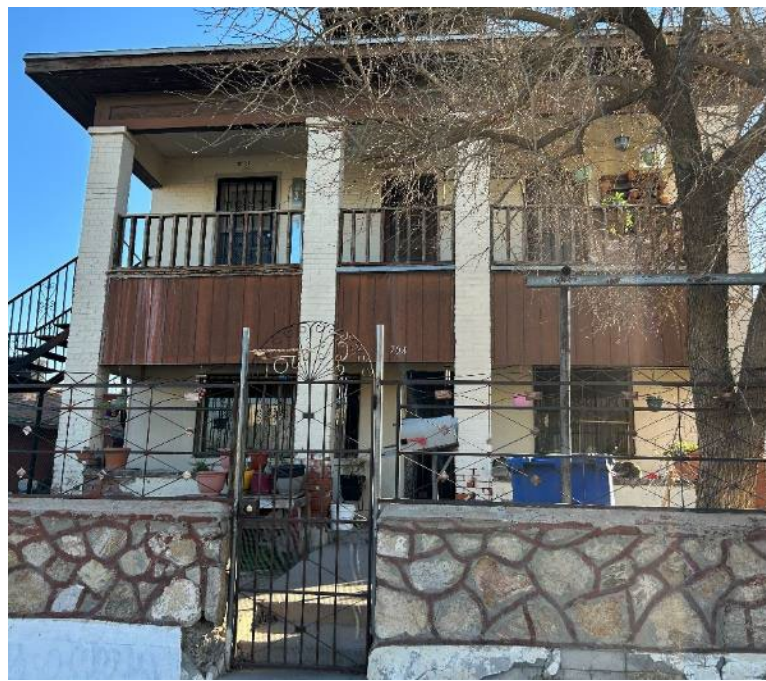




# Subject Property



# Surrounding Development



N



W

S

E



# Public Input

- Notices were mailed to property owners within 300 feet on January 27, 2023.
- The Planning Division has not received any communications in support nor opposition to the request.





## Recommendation

- Staff recommends **approval** of the special permit and detailed site development plan requests.
- CPC unanimously recommended approval (5-0) on February 23, 2023



## 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