



ITEM 27

# 5204 Sun Valley Special Permit

PZST23-00012

**Strategic Goal 3.**

Promote the Visual Image of  
El Paso





PZST23-00012



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 45 90 180 270 360 Feet



2



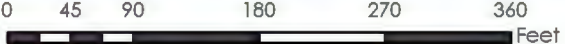


# Existing Zoning

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 Subject Property







# Future Land Use Map

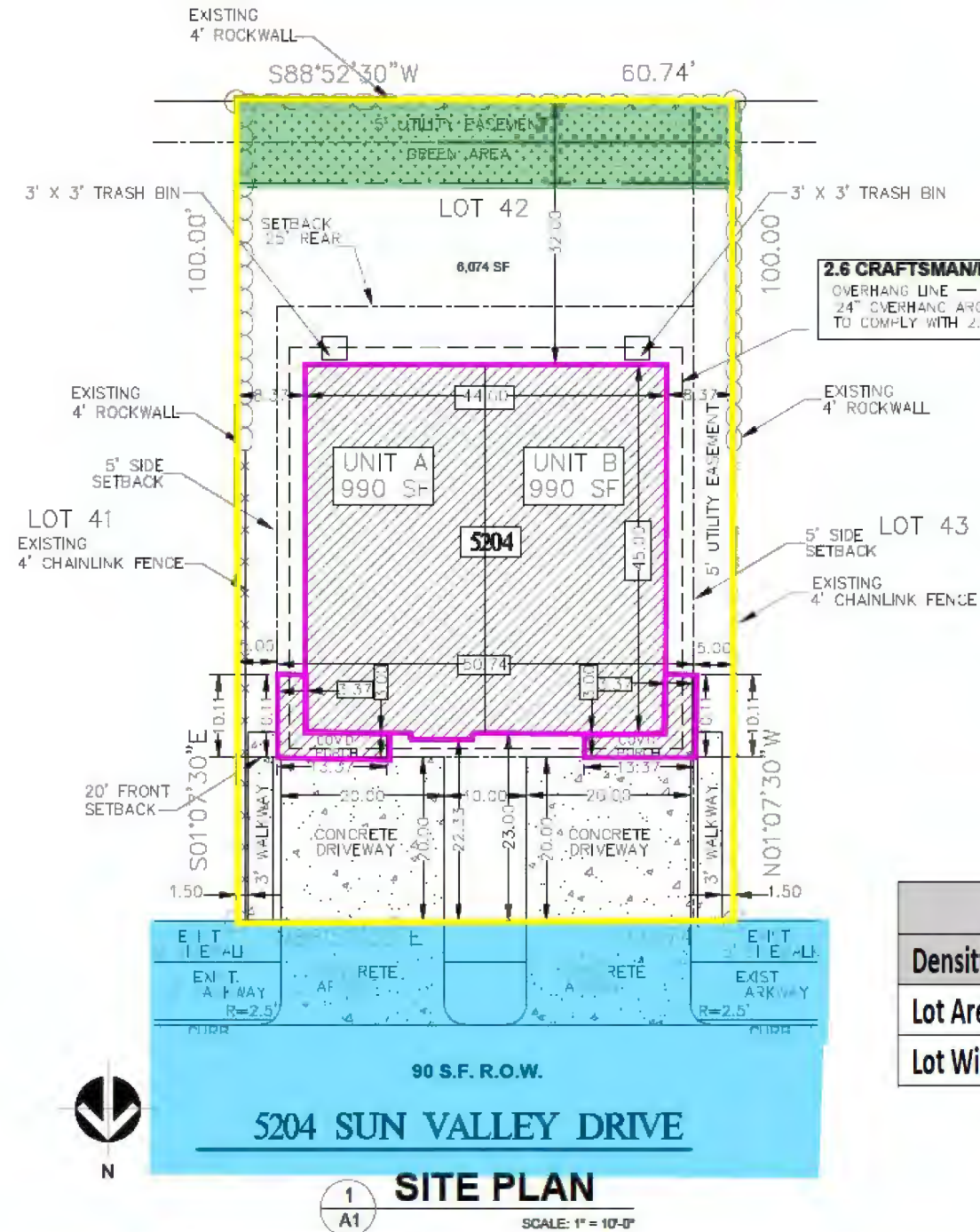
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 Subject Property

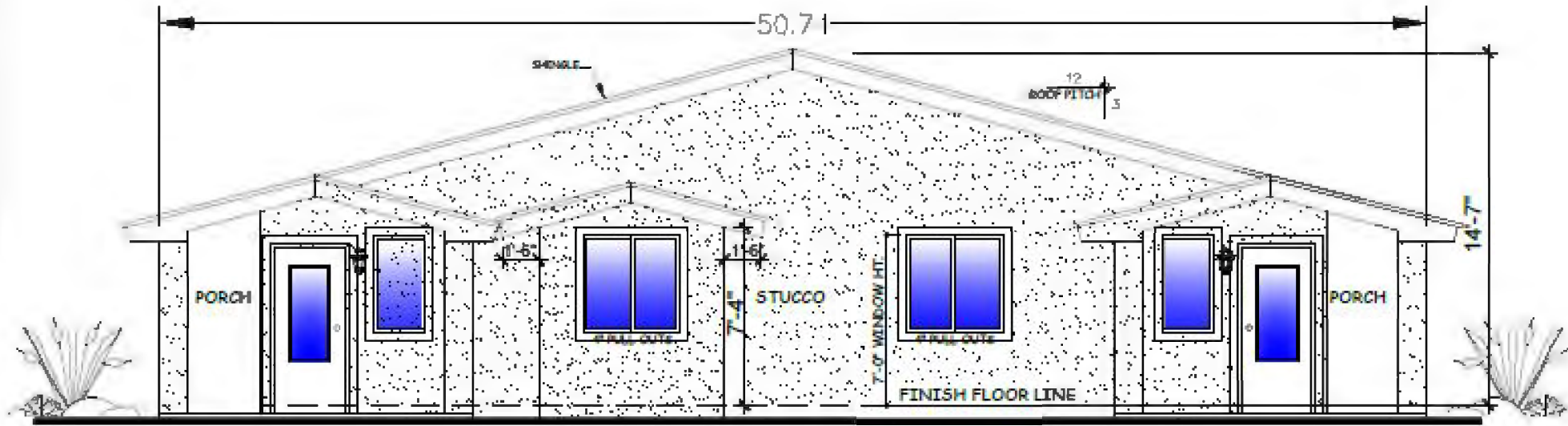


# Detailed Site Development Plan



R-4 (Residential) Zone District - Duplex		
Density/Dimensional Standard	Required	Proposed
Lot Area (min.)	7,000 Square Feet	6,074 Square Feet
Lot Width (average min.)	70 Feet	60.74 Feet

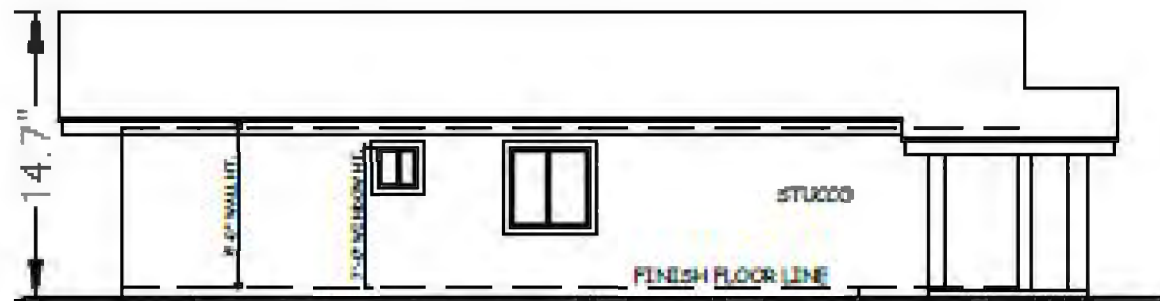




## FRONT ELEVATION

SCALE: 1/2"=1'-0"

Elevations



## LEFT/ RIGHT ELEVATION

SCALE: 1/4"=1'-0"

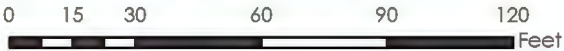


Aerial with  
Site Plan

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Subject Property





# Subject Property



# Surrounding Development

N



E

S



W



# Public Input

- Notices were mailed to property owners within 300 feet on February 23, 2024.
- The Planning Division received one (1) email in opposition to the request.







## Recommendation

- Staff and CPC (5-1) recommend approval of the special permit, reduction requests and detailed site development plan.





## 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