



ITEM 27

3305 Hiawatha Special Permit

PZST25-00013



Recommendation

Staff and CPC (5-1) recommended **denial** of the special permit request for the following reasons:

1. The structure does not comply with the approved special permit for the Planned Residential Development.
2. Inconsistency with Plan El Paso's goals and policies toward orderly, safe, and predictable development patterns and adopted zoning ordinance.
3. The addition has not yet demonstrated compliance with applicable municipal and building code requirements.

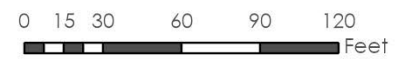


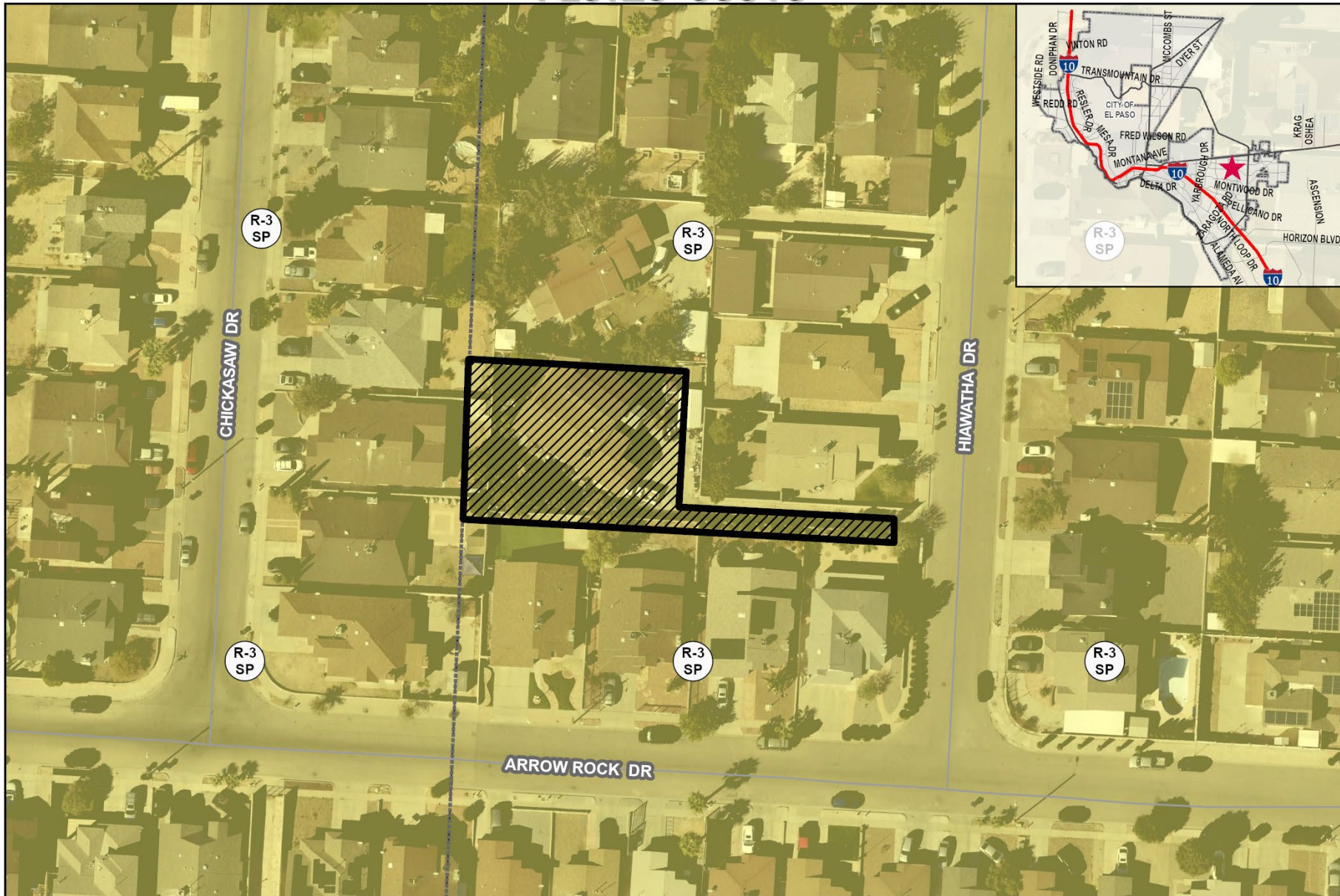
Aerial

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





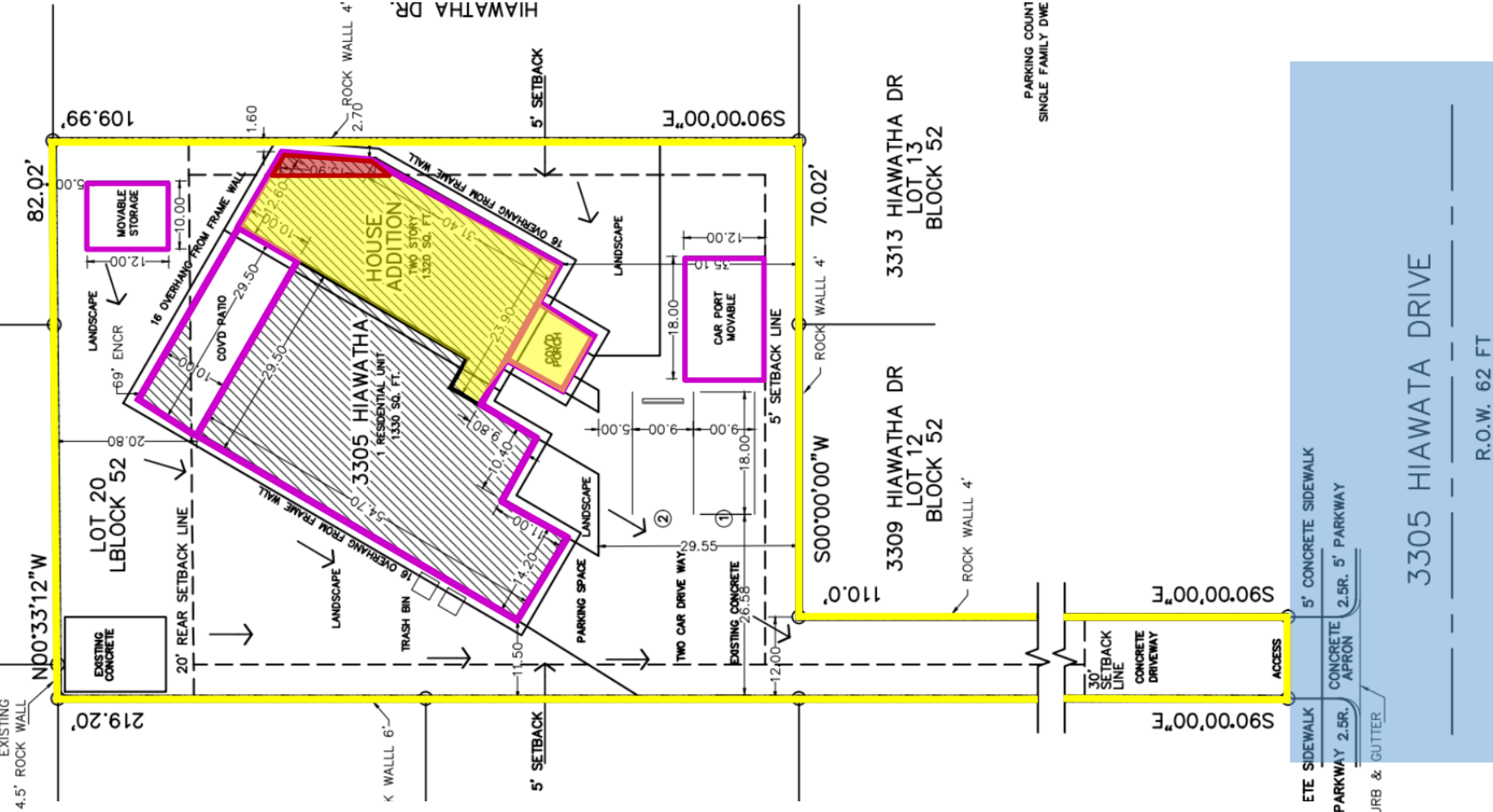
Existing Zoning

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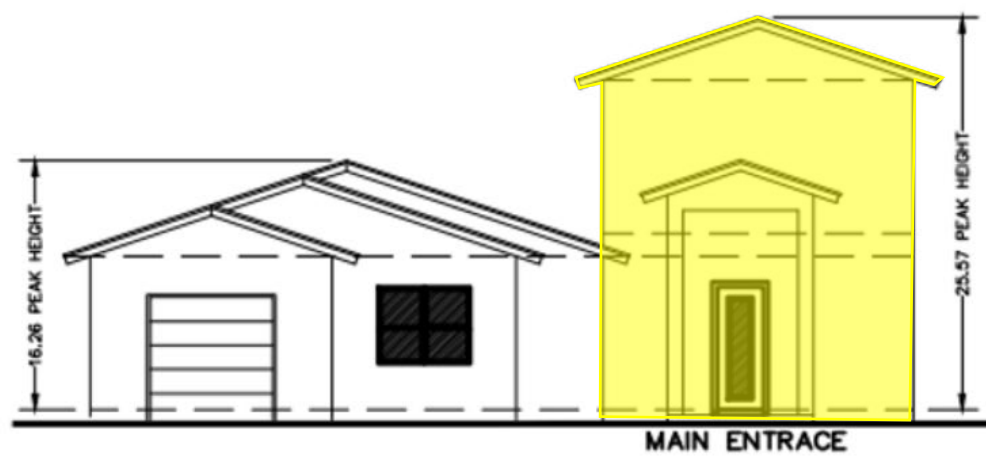
Subject Property



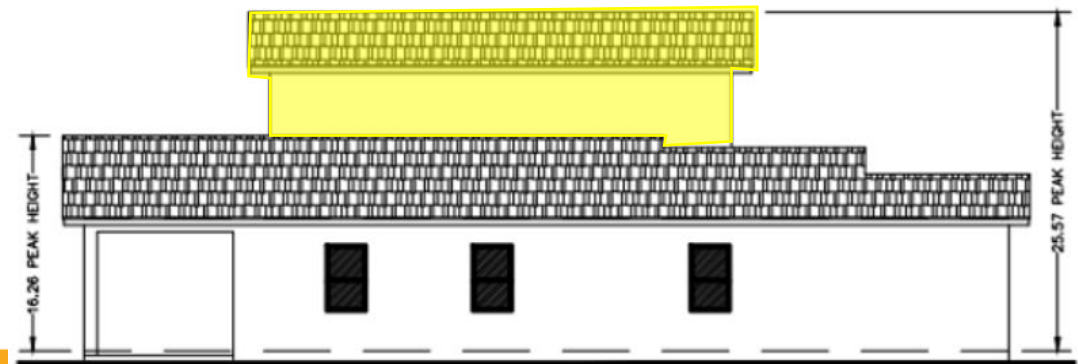
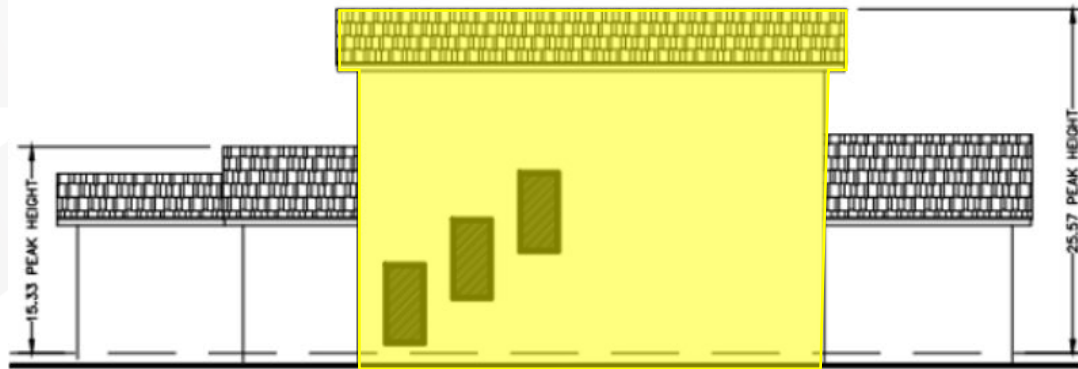


Detailed Site Plan

	R-3/sp (Residential/special permit) Zone District	
Density/Dimensional Standard	Required	Proposed
Side Yard Setback (East) (min.)	5 ft	1.60 ft



FRONT ELEVATION



Elevations

PZST25-00013



Aerial with Site Plan

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 Subject Property

0 15 30 60 90 120 Feet



Subject Property



Subject Property



Existing conditions





Image Landsat / Copernicus

Existing conditions

N

Surrounding Development



W



S

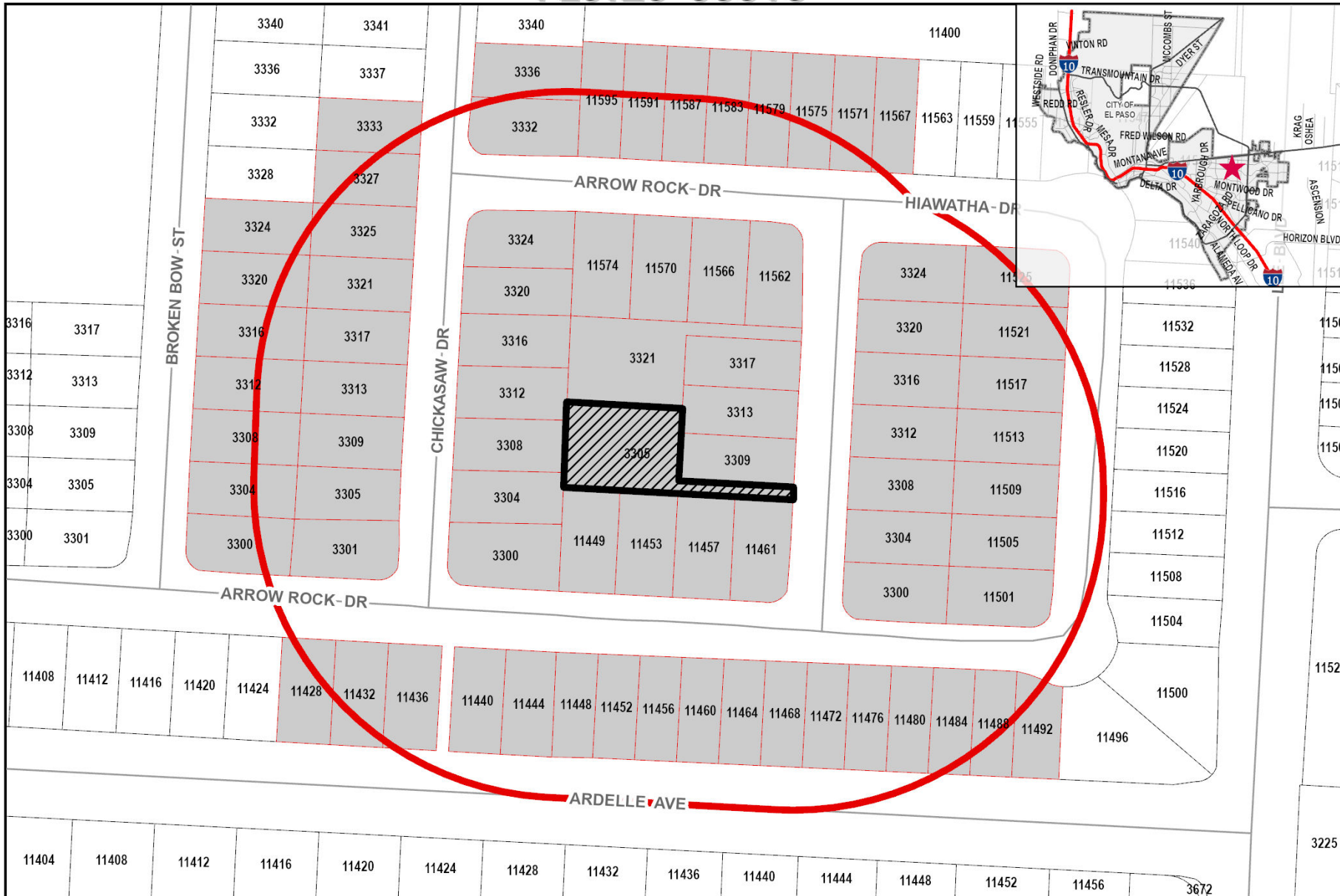
E
12

Public Input

- The property does not lie within any recognized neighborhood association.
- Notices were mailed to property owners within 300 feet on January 16, 2026.
- The Planning Division received 2 calls of inquiry. No communication in support or opposition to the request.



PZST25-00013



Notice Map
 77 Notices
 77 Properties

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties



Consequences for building without permits

1. Resolve land use violations (building permits required in all scenarios)
 - If disapproved, structure shall be modified to meet setback requirements
 - If approved, proceed to building permits and inspections
2. Submittal and approval of building plans
 - Double or triple fee on all permits
3. Pass required inspections and obtain Certificate of Occupancy
4. Resolve outstanding municipal court case

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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

