



ITEM 11

# Special Privilege License

PSPN24-00007



**Strategic Goal 3.**

Promote the Visual  
Image of El Paso

## Applicant

- Rio Valley LLC

## Location

- Along La Vona Drive at 6441 Westside Drive

## Type of Encroachment

- The request is to install four (4) covered balconies and support columns placed on the sidewalk, for the proposed mix use development.

## Term

- 15 years with option for one (1) renewable fifteen (15) year term

## Annual Fee

- \$4,240.00

# License Details



PSPN24-00007



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. Enlargement 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.



0 40 80 160 240 320 Feet

Aerial





**CONSULTANTS**

CONTRACT DOCUMENTS COORDINATION  
 ALL CONTRACT DOCUMENTS SHALL BE THE PROPERTY OF WDA. NO PARTS OF THE CONTRACT DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WDA.

**LA VONA CENTRO - PHASE 1**

6111 Westside Dr.  
 El Paso, TX 79907

**OWNER**  
 <INSERT CLIENT>

**CONSTRUCTION DOCUMENTS**

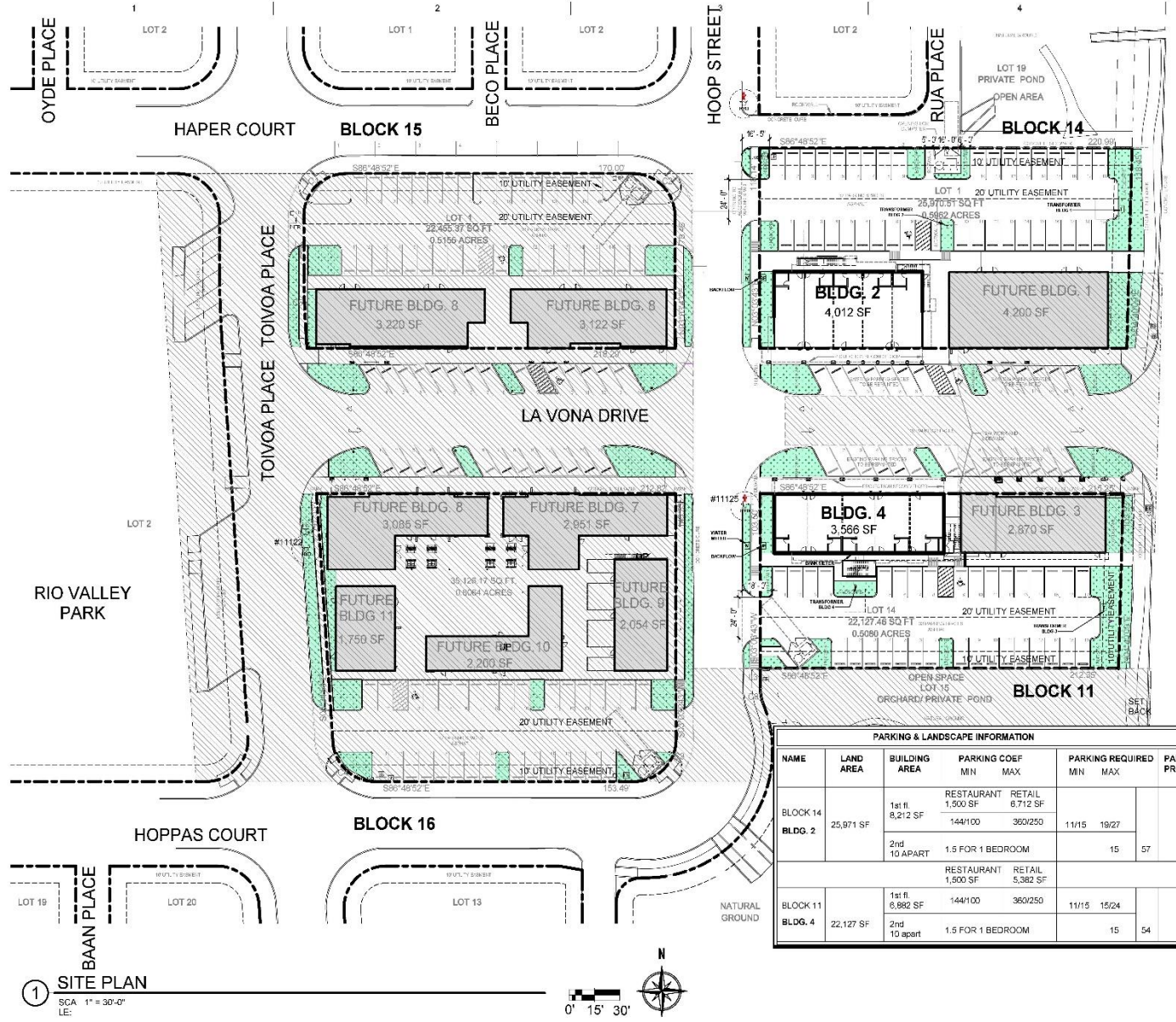
MARK	DATE	DESCRIPTION

001-004  
 Asst  
 Checker

**SHEET TITLE**

**SITE PLAN**

**AS-102**



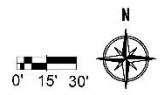
**SITE LEGEND**

- PROPERTY LINE
- EASEMENT
- PHASE 1
- PHASE 2
- NO SCOPE OF WORK
- BUILDING FOOT PRINT
- NO SCOPE OF WORK
- WATER METER
- BACKFLOW
- ELECTRICAL METER
- TRANSFORMER
- SEWER LINE

NOTE:  
 PARKING REQUIRED IS BASED ON THE MINIMUM PARKING, FOR PERSONAL SERVICES. CONSIDERING LOWER THAN THE MAX. WILL ALLOW RESTAURANT, COFFEE SHOP USES

PARKING & LANDSCAPE INFORMATION									
NAME	LAND AREA	BUILDING AREA	PARKING COEF MIN	PARKING COEF MAX	PARKING REQUIRED MIN	PARKING REQUIRED MAX	PARKING PROVIDED	NET AREA	LANDSCAPE REQUIRED (15% NET AREA)
BLOCK 14 BLDG. 2	25,971 SF	1st fl	8,212 SF	1,900 SF	11/15	19/27	51	17,759	2,664 SF
		2nd	10 APART	1.5 FOR 1 BEDROOM	15	57			
		RESTAURANT	1,900 SF	5,382 SF	11/15	15/24			
BLOCK 11 BLDG. 4	22,127 SF	1st fl	6,882 SF	1,441/100	11/15	15/24	47	15,245	2,286 SF
		2nd	10 APART	1.5 FOR 1 BEDROOM	15	54			
		RESTAURANT	1,441/100	360/250	11/15	15/24			

1 SITE PLAN  
 SCA 1" = 30'-0"  
 LE:



**ISSUE FOR PERMIT**  
 08/19/24

# Columns

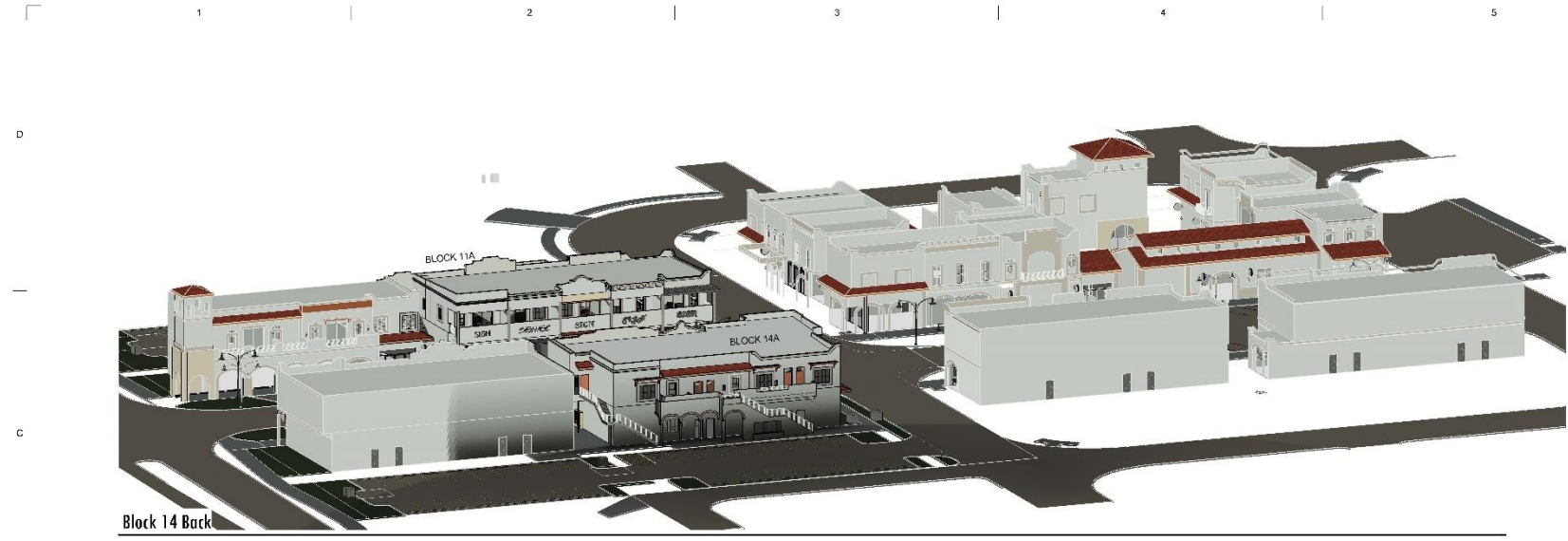






Sideview

C:\Users\jgarcia\Documents\Projects\LA VONA Centro\LA VONA Centro.dwg  
08/02/2024 11:14:26 AM



ISSUE FOR PERMIT  
08/02/24



CONSULTANTS

CONTRACT DOCUMENTS COORDINATION  
J. R. PROCTOR & ASSOCIATES, P.C. 1001 N. EL PASO  
STREET SUITE 1100 EL PASO, TEXAS 79901  
J. R. PROCTOR & ASSOCIATES, P.C. 1001 N. EL PASO  
STREET SUITE 1100 EL PASO, TEXAS 79901  
J. R. PROCTOR & ASSOCIATES, P.C. 1001 N. EL PASO  
STREET SUITE 1100 EL PASO, TEXAS 79901

LA VONA CENTRO -  
PHASE 1  
5411 Westside Dr.  
El Paso, TX 79912

OWNER  
<INSERT CLIENT>

CONSTRUCTION DOCUMENTS

NO.	DATE	DESCRIPTION
1	08/02/24	Author
2		Checker

08/02/24
Author
Checker

SHEET TITLE

3D Building 2 & 4

A -406

# Aerial View of the Development



CONSULTANTS		
CONTRACT DOCUMENTS COORDINATION THIS DRAWING IS A COORDINATION OF THE PROJECT DOCUMENTS AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONSULTANT TO ENSURE THAT THE PROJECT DOCUMENTS ARE COORDINATED AND THAT THE PROJECT DOCUMENTS ARE COORDINATED WITH THE PROJECT DOCUMENTS.		
<h2 style="margin: 0;">LA VONA CENTRO - PHASE 1</h2>		
E-4411 (1/10/2024) E-4411 (1/10/2024)		
OWNER <div style="text-align: center; border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;">             &lt;INSERT CLIENT&gt;         </div>		
<b>CONSTRUCTION DOCUMENT</b>		
<div style="border: 1px solid black; padding: 2px;">             1. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             2. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             3. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             4. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             5. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             6. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             7. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             8. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             9. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             10. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             11. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             12. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             13. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             14. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             15. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             16. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             17. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             18. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             19. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             20. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             21. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             22. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             23. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             24. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             25. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             26. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             27. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             28. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             29. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             30. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             31. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             32. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             33. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             34. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             35. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             36. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             37. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             38. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             39. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             40. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             41. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             42. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             43. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             44. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             45. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             46. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             47. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             48. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             49. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             50. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             51. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             52. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             53. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             54. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             55. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             56. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             57. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             58. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             59. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             60. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             61. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             62. EXTERIOR ELEVATIONS           </div>	<div style="border: 1px solid black; padding: 2px;">             63. EXTERIOR ELEVATIONS           </div>
<div style="border: 1px solid black; padding: 2px;">             64. EXTERIOR ELEVATIONS </div>		





## Recommendation

- Staff recommends **approval** of the Special Privilege License for the surface encroachment of the four(4) balconies and support columns.



## 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