Majestic Sands Unit One Subdivision Variance Request

Planning & Development Department
El Paso County Public Works
April 7, 2025

Subject Property

Commissioners Court Precinct: Three

Community: Mission Ridge Area

Major Intersection: Mission Ridge Blvd. & Pellicano

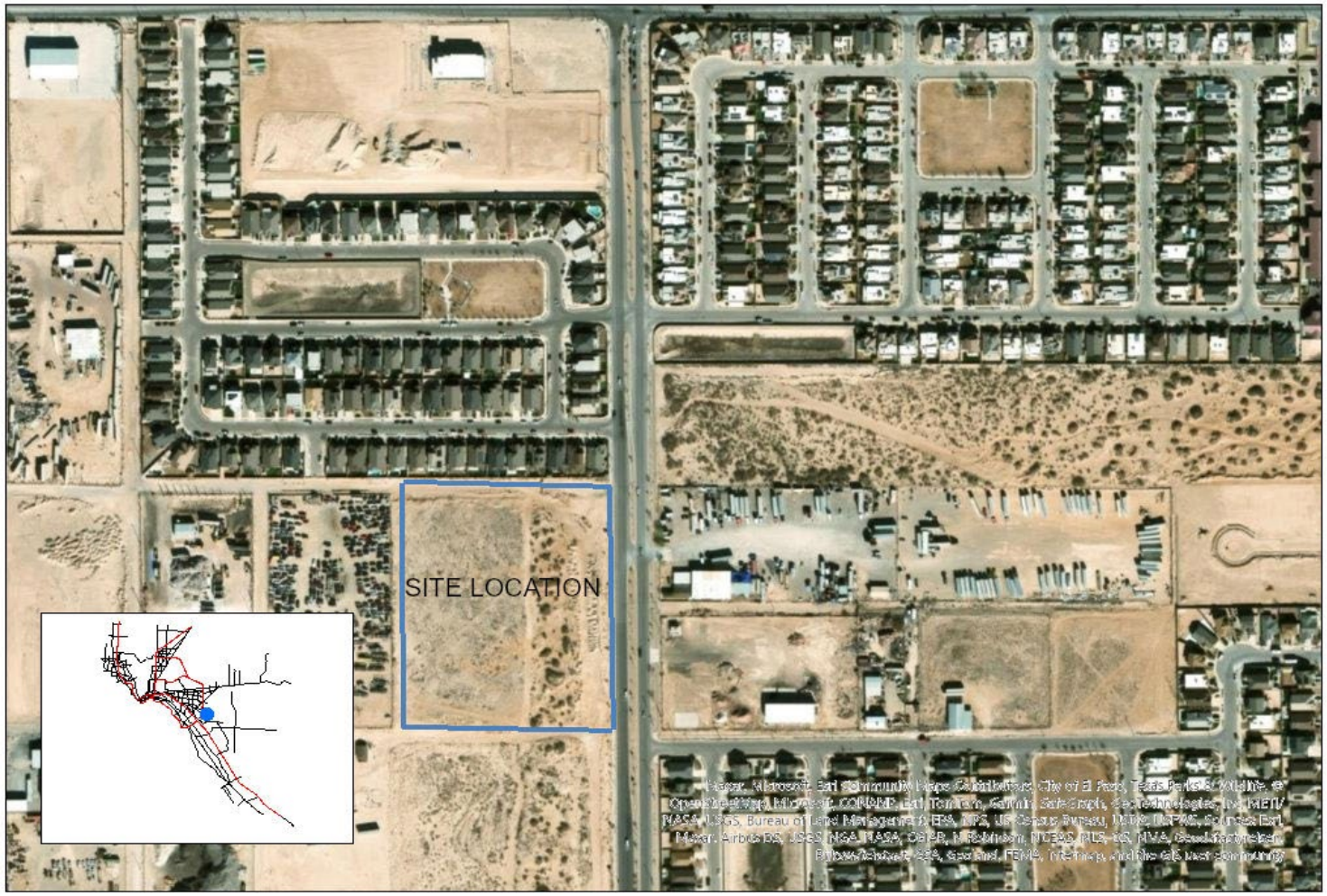
Water & Wastewater Provider: El Paso Water Utilities

Variance Detail

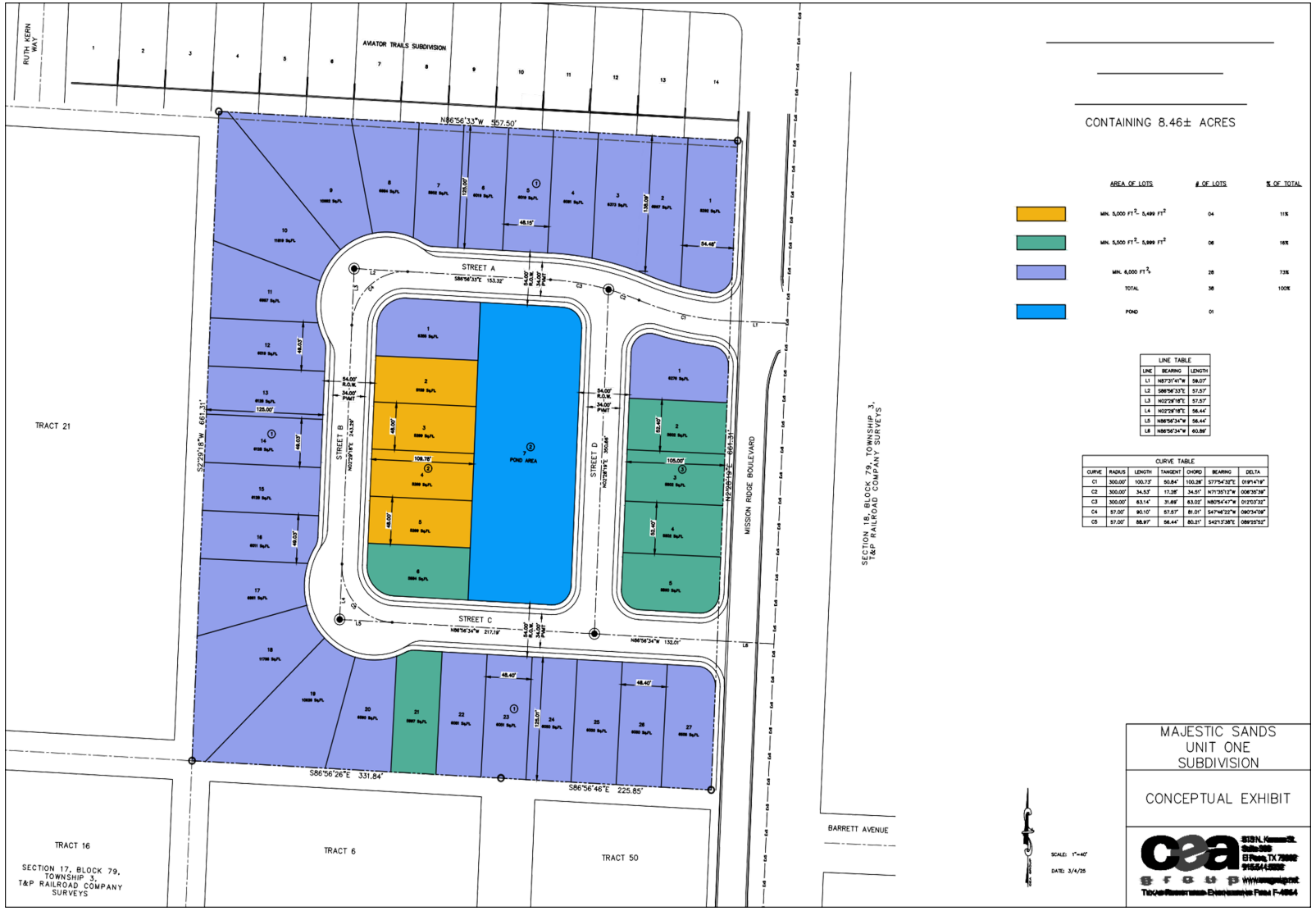
- Variance from a 60-foot-wide street right of way to a 54-foot-wide street right of way. The 54-foot street will consist of two 5-foot parkways, two 5-foot-wide concrete sidewalks and a 34-foot-wide pavement structure.
- Variance for the minimum lot width f 50-feet to 47-feet.
- Variance from lot areas from a minimum of 6,000 sq. ft. to the following schedule:
- OVERALL:
- Min. 5,000 sq, ft. – 5,400 sq. ft. (11% of total lots) [4 lots]
- Min. 5,500 sq. ft. – 5,999 sq. ft. (16%of total lots) [6 lots]
- Min. 6,000 sq. ft. - + (73% of total lots) [28 lots]
- Total: [38 lots]

Site Location

ArcGIS Web Map



Exhibit



CONTAINING 8.46± ACRES

	AREA OF LOTS	# OF LOTS	% OF TOTAL
	MIN. 5,000 FT^2- 5,499 FT^2	04	11%
	MIN. 5,500 FT^2- 5,999 FT^2	06	16%
	MIN. 6,000 FT^2+	28	73%
	TOTAL	38	100%
	POND	01	

LINE TABLE

LINE	BEARING	LENGTH
L1	N87°31'41"W	59.07'
L2	S86°56'33"E	57.57'
L3	N02°29'18"E	57.57'
L4	N02°29'18"E	56.44'
L5	N86°56'34"W	56.44'
L6	N86°56'34"W	40.86'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	100.73'	50.84'	100.28'	S77°54'32"E	019°14'19"
C2	300.00'	34.53'	17.28'	34.51'	N71°35'12"W	006°35'39"
C3	300.00'	63.14'	31.69'	63.03'	N85°54'47"W	012°03'32"
C4	57.00'	90.10'	57.57'	81.01'	S47°44'32"W	090°54'08"
C5	57.00'	88.97'	56.44'	80.21'	S42°13'38"E	089°35'53"

MAJESTIC SANDS
UNIT ONE
SUBDIVISION

CONCEPTUAL EXHIBIT

SCALE: 1"=40'

DATE: 3/4/25

Planning & Development Department recommends approval of the variance(s) request from the El Paso County Subdivision Order for the Majestic Sands Unit One Subdivision in accordance with Section 2.9(b) of the Order.