



ROAD AND BRIDGE DEPARTMENT
COUNTY OF EL PASO

500 E. SAN ANTONIO RM 407
EL PASO, TEXAS 79901
(915) 546-2015

June 10, 2010

To: Commissioner's Court

From: Robert Rivera, P.E.
County Engineer/Public works Director

Subject: Subdivision Plat Variance Approval for **Emerald Pass unit 1**

Hunt Communities holding, L.P. is requesting a variance for the above-mentioned subdivision plat from Commissioner's Court of El Paso County.

The following is specific information of the Variance:

Subdivision Name:
Emerald Pas Unit 1

Legal description of Subdivision:
**Section 22, Block 79, township 3, Texas and Pacific Railway Company Survey,
El Paso County, Texas**

Precinct Number where Subdivision is located:
Precinct Number 3

Subdivision is located in the Extra Territorial Jurisdiction of:
City of EL Paso

Specific variance Requested:
Reduce the minimum building property line setbacks from roads, right-of-ways, and adjacent property lines from 25 ft. to 20 ft for front and from 25ft. to 20 ft for rear property lines and from 25ft to 5 ft for side property lines and from 25 ft to 10 ft for side property lines abutting street right-of-ways.
Reduce the minimum right-of-way width from 60 ft. to 50 ft.
Reduce the minimum lot size from 6000 sq. ft. to 4700 sq. ft.
Reduce the minimum lot frontage width from 50 ft. to 45 ft.

Robert Rivera, P.E.
County Engineer/Public works Director

June 1, 2010

Erin Wegleitner
801 N. El Paso St., Suite 150
El Paso, TX 79902

Ad No: LN0531-36
Cause #: N/A
Re: Public Notice for Variance
Size: 7.5 Inches
Cost: \$135.00

PUBLISHER'S AFFIDAVIT

State of Texas
County of El Paso

Before me, a Notary in and for El Paso County, State of Texas, on this day Personally appeared Derek Fernandez who states upon oath that he is the Legal Advertising Supervisor for El Paso Inc., a newspaper published in the city and County of El Paso, State of Texas, which is a newspaper of general circulation and which is continually and regularly published in the said county of El Paso, and he was such upon the dates herein mentioned.

That the Legal copy was published in El Paso Inc. for the dates of such Publication being as follows:

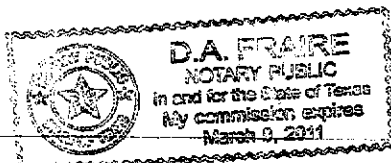
DAY (s) to wit: May 30, 2010

Signed

Derek Fernandez

Subscribed and sworn to before me, this the 1st day of June 2010

D.A. Fraire



PUBLIC NOTICE FOR VARIANCE REQUEST

Hunt Communities Holding, L.P. is requesting the following variances from the County of El Paso Subdivision Regulations for the proposed EMERALD PASS UNIT 1.

We are requesting permission to reduce the minimum building property line setbacks from roads, right-of-ways, and adjacent property lines of the above mentioned subdivision from 25 feet to 20 feet for front of property lines, from 25 feet to 20 feet for rear of property lines, from 25 feet to 5 feet for side property lines, and from 25 feet to 10 feet for side property lines abutting street right-of-ways.

We are also requesting permission to reduce the minimum right-of-way width from 60 feet to 50 ft.

We are also requesting permission to reduce the minimum lot size from 6000 square feet to 4700 square feet.

And we are requesting permission to reduce the minimum lot frontage width from 50 feet to 45 feet.

The proposed subdivision is located in Precinct Number 3 and is more specifically identified as 25.934 Acres of land in section No. 22, Block 79, Township 3, Texas and Pacific Railway Company Survey, El Paso County Texas. The El Paso County Commissioner's Court will consider the request for these variances on Monday, June 14, 2010, 9:30 am, at the County Courthouse 500 E. San Antonio Street, Room 303, El Paso, Texas 79901.

Anyone interested in providing comment on the proposed variance(s), either in support or opposition, may do so during the public comment period of the Commissioner's Court

meeting by providing written comment to the attention of the Subdivision Coordinator, County Road and Bridge Department, 800 E. Overland Avenue, Suite 407, El Paso, Texas 79901. Written comments must be received seven (7) calendar days prior to the Commissioner's Court meeting.