

*J.K.*

# El Paso County Development Services Department



Paul Danley  
Engineering Division Manager

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November 5, 2004

Patricia G. Fix  
3716 Manchester  
Colorado Springs, Colorado 80907

RE: Lot Area Variance (BOA-04-014)

This is to inform you that the above-referenced request to permit a lot area variance of 20,000 square feet where the requirement in the R-T (Residential-Topographic) District is 5.0 acres was heard and approved by the El Paso County Board of Adjustment on October 13, 2004. The property, addressed as 9305 Chipita Park Road, is legally described as two (2) tracts of land located in the SE4NE4 of Section 16, Township 13, Range 68. Located in the Ute Pass area, the property is identified by El Paso County Assessor's tax schedule #83161-00-020 and #83161-00-021.

This approval is subject to the following:

**CONDITION**

1. The approval applies only to the plot plan as submitted. Any construction or additions will require separate Board of Adjustment application and approvals in the event the development requirements of the applicable zoning district cannot be met.
2. A Merger by Contiguity for the subject property, identified by tax schedule Nos. 83161-00-020 and 021 shall be submitted and approved prior to any approvals allowing the issuance of a building permit.

**NOTATIONS**

1. The approved site plan is to be attached to the Board of Adjustment approval resolution.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

*Sharon Yates*  
Sharon Yates, Planner I

cc: File: BOA-04-014