

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 15, 2019

David Pickrell  
BSK Investments, LLC  
5055 E 39<sup>th</sup> Avenue  
Denver, CO 80207

Debra Greer  
DD Greer Design Studio  
13075 Sunny Slope Road  
Peyton, CO 80831

RE: BSK Investment Contractor's Equipment Yard – Variance of Use - (VA-19-004)

This is to inform you that the above-reference request for approval of a variance of use for BSK Investment Contractor's Equipment Yard was heard by El Paso County Planning Commission on October 15, 2019, at which time a recommendation for approval was made for a variance for a contractor's equipment yard and accessory retail sales incidental to the principal use. (Parcel No. 53080-00-007)

This recommendation for approval is subject to the following:

**CONDITIONS**

1. Approval is limited to the renewal of the previously approved variance of use for a contractor's office and equipment yard as depicted in the applicant's letter of intent and site drawings.
2. This variance of use approval shall be deemed abandoned, and of no further force and effect, if the primary intended use and/or activity has not been substantially implemented upon the approved site within one (1) year of the Board of County Commissioners' variance of use approval, or if implemented, has been discontinued for a period of one (1) year. For the purpose of this condition, this variance of use shall be deemed discontinued if the primary intended use has not been actively and regularly conducted on the approved site.

3. Storage of junk or inoperable and unregistered vehicles is prohibited.
4. The parking of vehicles or equipment along Utah Lane is prohibited.
5. Retail sales shall be incidental to the principal use for which the variance is granted and shall not be marketed to passer-by traffic along the Woodmen Road corridor.

#### **NOTATIONS**

1. Variance of use approval includes conditions of approval and the accompanying site plan and elevation drawings. No substantial expansion, enlargement, intensification or modification shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or variance of use conditions/standards are being violated, preceded by notice and public hearing.
3. If the variance of use is discontinued or abandoned for two (2) years or longer, the variance of use shall be deemed abandoned and of no further force and effect.

The Planning Commission is advisory to the Board of County Commissioners.

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

Sincerely,

A handwritten signature in cursive script that reads "Lindsay Darden".

Lindsay Darden, Planner II  
File No. VA-19-004