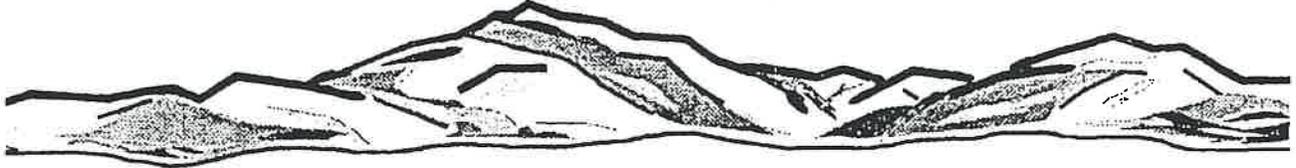


file

Kenneth G. Rowberg
Planning Director

Carl F. Schueler
Assistant Director

El Paso County Planning Department



March 23, 1999

Ernest D. Brinkman
13090 Ravine Drive West
Colorado Springs, Colorado 80908-3458

RE: **Lot Area Variance (BOA-98-046)**

This is to inform you the above-referenced request for a variance to permit a lot area of 19,400 square feet where the requirement in the RR-3 (Rural Residential) District is five (5) acres was heard and approved by the El Paso County Board of Adjustment on March 10, 1999. The property, known as 13090 Ravine Drive, is legally described as Lot 3, 8, Block 47, Brentwood Country Club 7 Cabin Sites Tract No. 1, which is located at the southeast corner of the intersection of Swan and Black Forest Roads. Assessor's tax schedule number 52082-53-010 identifies the property.

The following conditions and notation were placed upon this approval:

CONDITIONS

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. Prior to plot plan approval, authorizing the issuance of a building permit, an executed Merger form combining the two (2) lots identified by Tax Schedule #52082-53-010, shall be submitted to the Planning Department for recording.
3. Within sixty (60) days, subject to administrative extension, the applicant shall provide to the El Paso County Planning Department documentation of a valid building permit issued by the Regional Building Department.

NOTATION

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

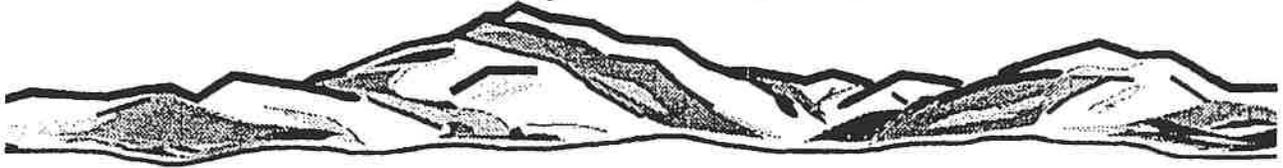
Should you have any questions or if I can be of further assistance, please contact me.

Sincerely,

Sharon Yates
Sharon Yates/Planner I

cc: File: Prompt/ BOA-98-046
ec: Fred Williams, El Paso County Department of Transportation

El Paso County Planning Department



November 4, 1999

Ernest Brinkman
13090 Ravine Drive West
Colorado Springs, Colorado 80908

Re: BOA-98-046

On March 10, 1999, the El Paso County Board of Adjustment heard and approved your request for a variance to permit a lot area of 19,400 square feet where the requirement in the RR-3 (Rural Residential) District is five (5) acres, for property identified by Assessor's tax schedule number 52082-53-010. Condition #3 of that approval is as follows:

3. Within sixty (60) days, subject to administrative extension, the applicant shall provide to the El Paso County Planning Department documentation of a valid building permit issued by the Regional Building Department.

The documentation would have needed to be provided to the Planning Department on May 10, 1999.

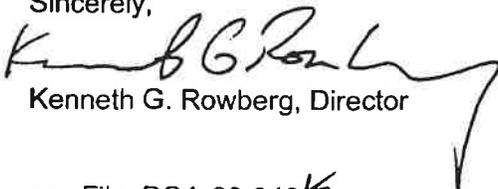
On May 10, 1999, you requested an extension from the Planning Director, which was granted to June 8, 1999. On June 8, 1999, we received a communication from you that you were working with the Regional Building Department and that the building permit documentation should be provided to the Planning Department by June 21, 1999. On June 16, 1999, our office placed a phone call to you noting that Condition #3 would need to be fulfilled prior to June 21, 1999. Since that time, conversation with you on August 13, and September 9, 1999, has received responses from you that you have an architect working on fulfilling Condition #3 imposed on your lot area variance approval.

Eight (8) months have passed since the date of the original approval. The Planning Department has attempted to work with you in order to grant ample time for compliance, however you have failed to comply with Condition #3 of the Board of Adjustment approval.

Therefore, the Planning Department will schedule a request before the Board of Adjustment to initiate revocation of the Board of Adjustment approval granted on March 10, 1999.

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

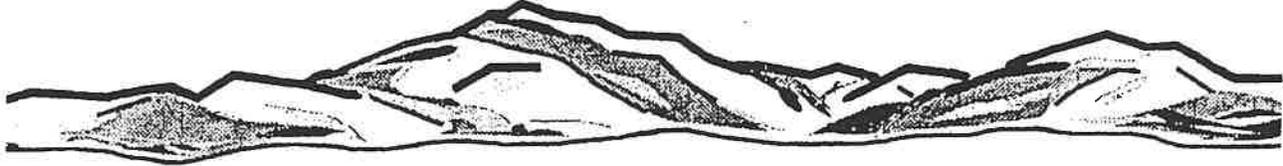
Sincerely,



Kenneth G. Rowberg, Director

cc: File BOA-98-046 ↙

El Paso County Planning Department



May 7, 1999

Ernest Brinkman
13090 Ravine Drive West
Colorado Springs, Colorado 80908

Re: BOA-98-046

Dear Mr. Brinkman;

On March 10, 1999, the El Paso County Board of Adjustment heard and approved your request for a variance to permit a lot area of 19,400 square feet where the requirement in the RR-3 (Rural Residential) District is five (5) acres, for property identified by Assessor's tax schedule number 52082-53-010. Condition #3 of that approval is as follows:

3. Within sixty (60) days, subject to administrative extension, the applicant shall provide to the El Paso County Planning Department documentation of a valid building permit issued by the Regional Building Department.

This shall serve as a reminder to you that May 10, 1999 shall complete the sixty (60) day period for compliance with the above condition. Please contact our Department upon receipt of this letter with your response. Your cooperation is appreciated.

Sincerely,

Sharon Yates
Planner I

Cc: file BOA-98-046