

## El Paso County Planning Department



July 15, 2002

Ronald and Marcia Rogers  
8275 Lakeview  
Colorado Springs, Colorado 80908

*OK per NR  
2/5/2020*

RE: **Lot Area Variance, Two Setback Variances (BOA-02-016)**

This is to inform you that the above-referenced request for the following was heard and approved by the El Paso County Board of Adjustment on July 10, 2002:

- 1) **Lot area variance of 19,400 square feet where 5.0 acres are required;**
- 2) **A side yard setback variance of 23 feet and 24 feet 9 inches where the requirement in the RR-3 (Rural Residential) District is 25 feet.**

The property, known as 13090 Ravine Drive, is legally described as Lots 3 and 8, Block 47, Brentwood Country Club and Cabin Sites Tr. No. 1, which is located at the southeast corner of Swan and Black Forest Roads. Assessor's tax schedule number is 52082-53-010.

This approval is subject to the following:

### CONDITION

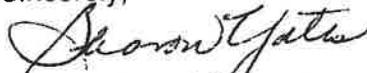
1. The approval applies only to the plot plan as submitted. Any construction or additions will require separate Board of Adjustment application and approvals in the event the development requirements of the applicable zoning district cannot be met.

### NOTATIONS

1. The approved site plan is to be attached to the Board of Adjustment approval resolution.
2. **Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction on the structure is initiated within twelve (12) months of the date of the Board of Adjustment approval.**

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

Sincerely,

  
Sharon Yates, Planner I

cc: File: BOA-02-016

# APPROVED

EL PASO COUNTY PLANNING DEPT  
THIS 18 DAY OF JUNE, 2003

RR-3 Appts

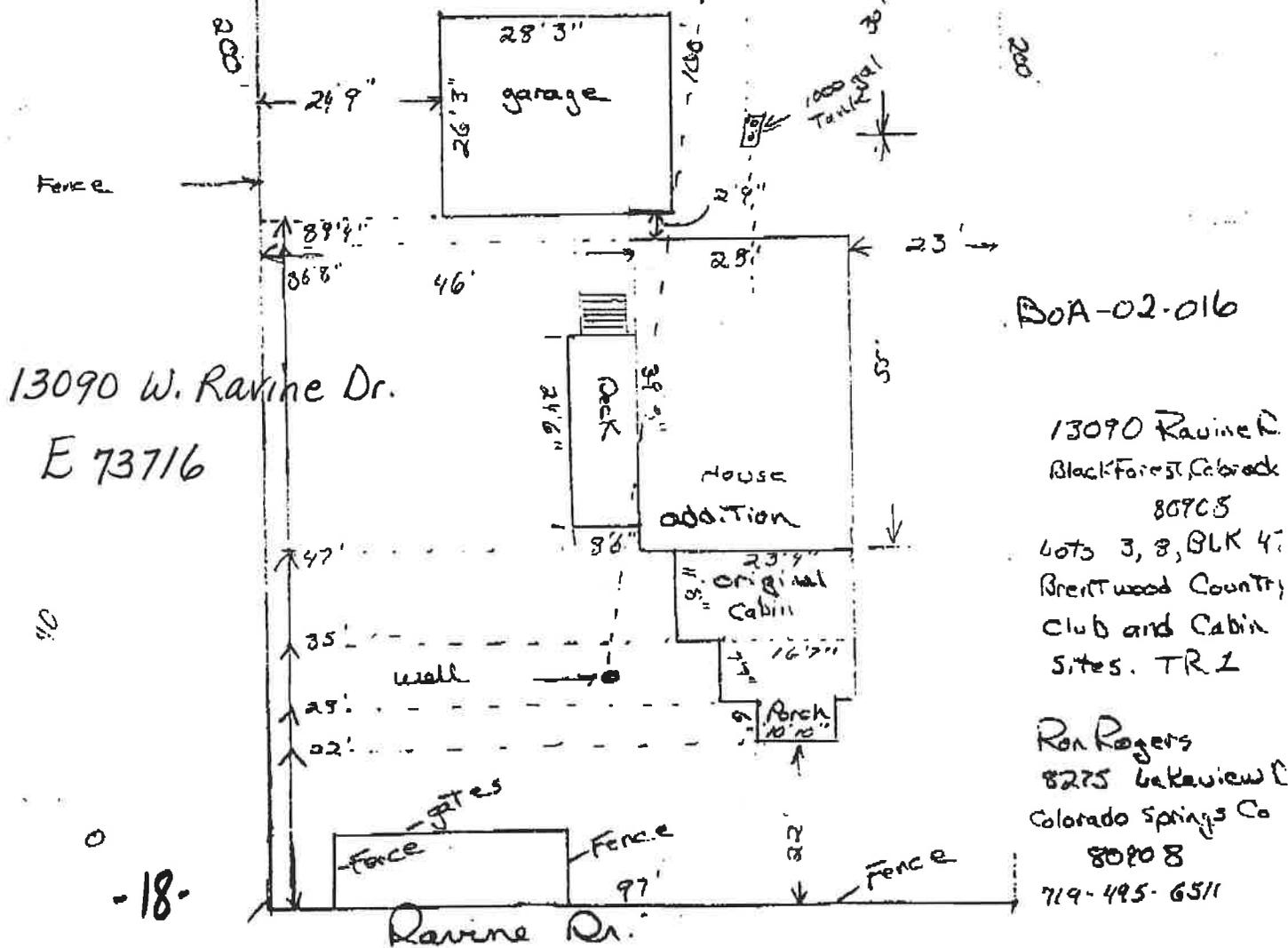
## El Paso County Development Review Fee and Surcharge Required

- Temporary Use Permit
- Temporary Mobile Home
- Other
- Residential Plot Plan
- Nonresidential Plot Plan
- Sign Permit

Appts Signature \_\_\_\_\_ Date 6-18-03

*Setbacks as noted on site plan OK - BOA-02-016*

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.



13090 W. Ravine Dr.  
E 73716

BOA-02-016

13090 Ravine Dr.  
Black Forest, Colorado  
80705  
Lots 3, 8, BLK 4  
Brentwood Country  
Club and Cabin  
sites. TR 1

Ron Rogers  
8275 Lakewood  
Colorado Springs Co  
80808  
719-495-6511