

EL PASO



COUNTY

COMMISSIONERS:
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MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 10, 2018

Carol Hibbert
Dale Parker
PO Box 14
Peyton CO 80831

RE: BOA-17-005: Jackson Creek Kennel

This is to inform you that the above-referenced request for approval of a dimensional variance to allow a side yard setback of 67 feet where 100 feet is the minimum side yard setback for a kennel in the RR-5 (Residential Rural) zoning district was approved at the Board of Adjustment meeting on January 10, 2018. The property, also known as Lot 29 Blue Springs Ranch, is located south of Highway 24, east of Peyton Highway on the south side of Ellicott View within Section 8, Township 12 South, Range 63 West of the 6th P.M.

This approval is subject to the following:

Conditions

1. The approval applies only to the plans as submitted. Any expansion or additions to the proposed kennel may require separate Board of Adjustment application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.
2. A building permit must be secured through Pikes Peak Regional Building Department to legalize the structure.
3. A commercial well permit shall be obtained within 120 days of the approval date from the Board of Adjustment. The due date may be administratively extended by the Planning and Community Development Department Director if the Director determines that the applicant is making a good faith effort to obtain the well permit.
4. Approval of a Special Use to legalize a kennel shall be obtained within 90 days of the approval date from the Board of Adjustment for the side yard setback of 67 feet to apply.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300

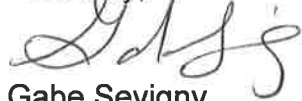


COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

*copy
mailed
1/10/18*

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 black ink, appearing to read 'G. Sevigny', written in a cursive style.

Gabe Sevigny
Project Manager/Planner I

BOA-17-005