

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)

LONGINOS GONZALEZ, JR.
HOLLY WILLIAMS
CARRIE GETTNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 8, 2021

Jody and Sylvia Hakala
21121 Golden Eagle Drive
Calhan, CO 80808

RE: BOA-21-005: 11390 Valle Verde Drive Pole Barn

This is to inform you that the above-referenced request for approval on September 8, 2021 was approved for the following:

1. A side setback of five (5) feet where 25 feet is required for an accessory structure.
2. A lot size of 3.3 acres where five (5) acres is required.

The 3.3-acre property is zoned A-5 (Agricultural District) and is located on the west side of Valle Verde Drive, approximately 500 feet southwest of the intersection of Valle Verde Drive and Calle Corvo, and approximately on-half (1/2) mile northwest of the Highway 115 and Paso Corto interchange and is within Section 10, Township 16 South, Range 67 West of the 6th P.M. (Commissioner District 3)

Parcel No. 76100-01-010

This approval is subject to the following:

CONDITION

1. The approval applies only to the plans as submitted. Any expansion or additions beyond those depicted on the associated site plan may require separate Board of Adjustment application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.
2. Approval of a site plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional

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



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

www.ELPASOCO.COM

Building Department are required prior to construction of the proposed accessory structure.

NOTATIONS

1. Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the Board of Adjustment approval.
2. The PCD Director may require a survey, certified by a registered surveyor, licensed in the State of Colorado, depicting the improvement in relationship to the lot lines affected to demonstrate compliance with the approval of the administrative relief.

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

Sincerely,

Mercedes Rivas

Mercedes Rivas, Planner II
BOA-21-005