

# EL PASO



# COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 16, 2018

Dan and Mary Jo Schaefer  
1250 W. Woodmen Rd.  
Colorado Springs, CO 80919

RE: Schaefer Additional Dwelling - (VA-17-008)

This is to inform you that the above-reference request for approval of a variance of use was heard and a recommendation of approval was made by the El Paso County Planning Commission on January 16, 2018, to legalize an existing additional dwelling on a two-acre parcel in the A-5 (Agricultural) zoning district. The parcel is located approximately 1.9 miles northwest of the intersection of Woodmen Road and East Rockrimmon Boulevard. (Parcel No. 73020-00-022)

This is recommendation for approval is subject to the following:

### CONDITIONS

1. Use of the structure (original 1958 dwelling) as an additional dwelling will only be allowed if Colorado Springs Utilities approves a change in water usage for the subject parcel.
2. Proof of Water Allowance must be submitted to the El Paso County Planning and Community Development Department within one (1) year of approval of the variance of use by the Board of County Commissioners.
3. A residential site plan must be submitted and receive approval from the Planning and Community Development Department within 30 days of approval of the variance of use by the Board of County Commissioner.

### NOTATIONS

1. Variance of use approval includes conditions of approval and the accompanying site plan. 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.

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



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

www.ELPASOCO.com

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mailed  
1/16/18*

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 black ink, appearing to read "Len Kendall", written over the word "Sincerely,".

Len Kendall, Project Manager/Planner I

File No. VA-17-008