

EL PASO



COUNTY

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DEVELOPMENT SERVICES DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 30, 2017

RE: Administrative Relief – Paul Guttenberg – Setback Variance

File: ADR-17-015

Parcel ID: 42330-00-030

To Whom It May Concern:

This letter is to inform property owners adjacent to the property located at 19094 Highway 94, Peyton, CO 80831, that the request by the owners, Jeleen and Paul Guttenberg, to allow for a setback variance of 160 feet where 200 feet is required for a kennel in the A-35 (Agricultural) zoning district has been approved by the Planning and Community Development Director on November 29, 2017. Approval of the special use is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Future development of the site shall be in accordance with the provisions of the Land Development Code except as modified by this action.
2. Prior to building permit authorization approval of a site development plan is required for the kennel use.
3. Approval is based on the proposed lot configuration as depicted in the site development plan on file (PPR-17-054), submitted with the request for administrative relief of the setback requirement of the A-35(Agricultural) zoning district.

NOTATIONS

1. Special use approval includes conditions of approval and the accompanying site plan and elevation drawings. 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.
2. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are being violated, preceded by notice and public hearing.
3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

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Administrative approval by the Planning and Community Development Director is subject to the appeal process within thirty (30) days of the postmark date of this letter.

Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

A handwritten signature in cursive script, appearing to read "Len Kendall".

Len Kendall, Planner I
El Paso County Planning and Community Development
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