

# EL PASO



# COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 10, 2018

John Hotchkiss  
9161 Estebury Circle  
Colorado Springs CO 80920

RE: Hotchkiss General Office – Variance of Use – (VA-18-001)

This is to inform you that the above-reference request for approval of a variance of use was heard and approved by the El Paso County Board of County Commissioners on April 10, 2018, for a general office. The 2.28 acre property is zoned RR-2.5 (Residential Rural) and is located north of Old Ranch Road approximately one-half (1/2) mile east of Voyager Parkway. (Parcel No. 62280-05-038). The approval also includes a waiver of Section 6.2.2.D of the Land Development Code requiring an opaque fence with a minimum height of six (6) feet where a commercial use is immediately adjacent to a residentially-zoned parcel.

This approval is subject to the following:

## CONDITIONS

1. Any subsequent addition or modification to the operation or facility beyond that described in the applicant's letter of intent and as shown on the site plan shall be subject to administrative review, and if it is the opinion of the Planning and Community Development Department Director that it constitutes a substantial change, then such addition or modification shall be subject to review and approval by the Board of County Commissioners.
2. Prior to building permit authorization, the applicant is required to obtain a permit from El Paso County Public Health for an onsite wastewater treatment system(s).
3. The applicant shall seek approval from the Planning and Community Development Department of a commercial site development plan prior to the implementation of the uses and/or prior to building permit authorization.
4. A commercial well permit shall be obtained within 120 days of the approval date from the Board of County Commissioners. The due date may be administratively extended by the Planning and Community Development Department Director if the

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



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

www.ELPASOCO.com

*mailed*  
*4/11/18*  
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Director determines that the applicant is making a good faith effort to obtain the well permit.

#### NOTATIONS

1. Variance of 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 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.
4. Road impact fees shall be paid at the time of approval of each site development plan for uses that will cumulatively generate 100 more daily vehicle trips.

This represents the Planning and Community Development Department's understanding of the action taken by 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 blue ink, appearing to read 'Mike Hrebenar', with a long horizontal flourish extending to the right.

Mike Hrebenar for Nina Ruiz, Project Manager/Planner II

File No. VA-18-001