

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 11, 2019

Joanne George and Sam Thomas
9750 Tercel Drive
Peyton, CO 80831

Rocky View Construction, LLC
Orva Yoder
6020 County Road 129
Westcliffe, CO 81252

RE: BOA-19-006: 11685 Owl Place Accessory Building

This is to inform you that the above-referenced request for approval of a dimensional to allow a 4,960 square foot accessory building (4,000 square feet within the structure and an attached 960 square foot porch) in the RR-5 (Residential Rural) zoning district was approved at the Board of Adjustment meeting on September 11, 2019.

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 garage addition or to the existing dwelling 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 residential site plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department is required prior to construction of the garage addition.
3. Removal of the mobile home shall result in a code violation unless a new principal residential use is established or variance of use for an accessory structure use without a principle residential use is approved.

4. The site plan shall demonstrate that the building pad and the accessory building is located outside of the FEMA 100 year floodplain (Zone A).

Notation

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.

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 cursive script that reads "Lindsay Darden".

Lindsay Darden, Planner II
BOA-19-006