

EL PASO COUNTY



COMMISSIONERS:
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PEGGY LITTLETON

DEVELOPMENT SERVICES DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 27, 2017

RE: Administrative Relief – James Graham – Lot Size Variance

File: ADR-17-017

Parcel ID: 22000-00-585

*Copied, mailed
12/29/17
JL*

To Whom It May Concern:

This letter is to inform property owners adjacent to the property located at 11450 Guthrie Rd., Calhan, CO 80808, that the request by the owners, James and Nichole Graham, for a lot size variance of 34.88 acres where 35 acres are required in the A-35 (Agricultural) zoning district has been approved by the Planning and Community Development Director on December 27, 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. Approval is based on the proposed lot configuration as depicted in the site plan on file, Exhibit A, submitted with the request for administrative relief of the lot size minimum 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.

Administrative approval by the Planning and Community Development Director is subject to the appeal within 30 days of postmark date.

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



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

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

Respectfully,



Len Kendall, Planner I
El Paso County Planning and Community Development
719-520-6447
lenkendall@elpasoco.com

2200000324
HART JAY J & EVELYN
24738 SCOTT RD
CALHAN, CO 80808

2200000029
ROBINSON BRICK CO
1845 W DARTMOUTH AVE
ENGLEWOOD, CO 80110

2200000502
YOUNG TIMOTHY
11575 GUTHRIE RD
CALHAN, CO 80808

2200000585
GRAHAM JAMES M
11450 GUTHRIE RD
CALHAN, CO 80808

2200000584
TURPENTINE CREEK FOUNDATION INC
239 TURPENTINE CREEK LN
EUREKA SPRINGS, AR 72632

2200000464
BRITTON JASON C
11290 GUTHRIE RD
CALHAN, CO 80808

2200000552
JOHNSON MICHAEL C
9642 COUNTY ROAD 74-82
CALHAN, CO 80808

