

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 15, 2019

Quarter Circle Lazy J Trust  
Three Quarter Circle Lazy J Trust  
4065 Crosslen Lane  
Colorado Springs, CO 80908

Tanya Larocque  
8045 Danford Lane  
Colorado Springs, CO 80908

RE: Quarter Circle/Three Quarter Circle Lazy J Second Dwelling – Variance of Use -  
(VA-19-006)

This is to inform you that the above-reference request for approval of a variance of use for Quarter Circle/Three Quarter Circle Lazy J Second Dwelling was heard by El Paso County Planning Commission on October 15, 2019, at which time a recommendation for approval was made for a variance for a second dwelling. (Parcel No. 62140-00-119)

This recommendation for approval is subject to the following:

**CONDITION**

1. Any subsequent addition or modification to the additional dwelling unit beyond that described in the applicants' 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.

**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.

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 cursive script that reads "Lindsay Darden".

Lindsay Darden, Planner II  
File No. VA-19-006