

July 23, 2018

To the El Paso County Planning and Development Department:

We are proposing an extended family housing, administrative special use amendment to the property located at 12125 Sand Pl, Peyton, CO, 80831, Lot 10, Block 1, Snyder Subdivision, El Paso County, Colorado. The property is currently zoned RR-5.

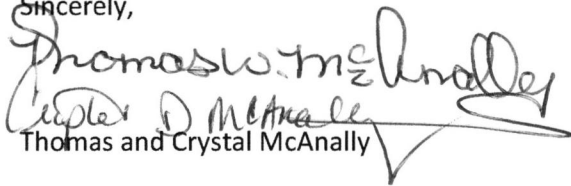
There is currently an expired variance for the addition of a mobile home for Crystal's elderly mother. The home has been in place for 14 years now. It is currently occupied, and has been for 14 years. The home has its own address, 12151 Sand Pl, and is hooked up to its own meter and has its own propane supply.

No rent is charged on the home, and the occupant pays her own electric and contributes to her propane supply.

A pre-existing driveway is still in use. A copy of the previous variance is included in this request.

All applicable documents are included in this request.

Sincerely,


Thomas and Crystal McAnally

12125 Sand Place

Peyton, CO 80831

(719) 432-6069

If drainage from the proposed use does not change the existing drainage patterns then provide a statement in the letter of intent confirming this.

Atch: a/s

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RESOLUTION NO. 05-76

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EPC DEVELOPMENT SERVICES BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

**VARIANCE OF USE TO ALLOW A SECOND DWELLING ON A 5.03-ACRE
PARCEL IN THE RR-3 DISTRICT (VA-04-013)-THOMAS AND CRYSTAL
MCANALLY**

WHEREAS, Thomas and Crystal McAnally did file a petition with the Planning Department of El Paso County for approval of a Variance of Use within the RR-3 (Rural Residential) Zone District to allow a second dwelling on a 5.03-acre parcel where such is not permitted; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on January 18, 2005, upon which date the Planning Commission did by formal resolution recommend approval of the subject Use Variance petition with conditions and notations; and

WHEREAS, a public hearing was held by this Board on February 10, 2005; and

WHEREAS, based on the evidence, testimony, exhibits, study of the master plan for the unincorporated area of the county, recommendations of the El Paso County Planning Commission, comments of the El Paso County Planning Department, comments of public officials and agencies, and comments from all interested parties, this Board finds as follows:

1. Proper posting, publication, and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.
2. The hearings before the Planning Commission and the Board of County Commissioners were extensive and complete, all pertinent facts, matters and issues were submitted and all interested parties were heard at those hearings.
3. The proposed Variance of Use conforms to Section 35.9, Standards Governing the Approval or Disapproval of a Petition for a Use Variance, of the El Paso County Zoning Resolutions.
4. The proposed Variance is in compliance with the recommendations set forth in the Master Plan for the unincorporated area of the county.

Markup Summary

Daniel Torres (2)

: previous variance is included in this request.

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If drainage from the proposed use does not change the existing drainage patterns then provide a statement in the letter of intent confirming this.

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If drainage from the proposed use does not change the existing drainage patterns then provide a statement in the letter of intent confirming this.

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