

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 13, 2017

Diane and Clifford Cox
11130 Dodge Circle
Peyton, CO 80831

PJ Anderson
31 N Tejon Street, Suite 500
Colorado Springs, CO 80913

RE: BOA-17-003: Cox Garage Dimensional Variance

This is to inform you that the above-referenced request for approval dimensional variance to allow a detached garage to exceed the standard of two (2) times the size of the house within the RR-5 (Residential Rural) zoning district. The property, known as Lot 4 of the D-Cross-D Subdivision, is located east of Highway 24 and south of Garrett Road and within Section 24, Township 13 South, Range 65 West of the 6th P.M. The parcel is located within the Falcon/Peyton Small Area Master Plan (2007). (Parcel No. 53240-02-004)

This approval is subject to the following:

Conditions

1. The approval applies only to the plans as submitted. Any expansion or additions to the garage 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 site plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department for the garage are required within 60 days of the date of approval. .
3. The applicant shall submit completed versions of both pages of the application.
4. The applicant shall submit a revised site plan that addresses the redline revisions requested of the applicant on August 10, 2017.

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



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

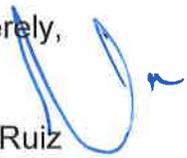
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5. The garage shall not be used for commercial purposes unless the applicant has received approval from the Planning and Community Development Department or the Board of County Commissioners for the use.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,



Nina Ruiz
Project Manager/Planner II

BOA-17-003