

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 8, 2017

Laura & Casey Pacheco
2351 Fontley Court
Monument, CO 80132

RE: BOA-17-004: Pacheco House Dimensional Variance

This is to inform you that the above-referenced request for approval of a dimensional variance to allow for a front setback of 58 feet where 90 feet is required within the Kings Deer Planned Unit Development (PUD) was approved at the November 8, 2017 meeting. The residential site plan was approved on July 21, 2016, showing the home in the current location (SFD-16-807). Staff erred by interpreting that the corner lot setback modification could apply to this 2.5 acre parcel when the Code only allows it to be applied to lots that are one-half (1/2) acre in size or less. The home should not have been approved in its current location. The applicant is now requesting to legalize the existing location of the home and driveway. The property is located north of Castlecombe Lane and east of Roller Coaster Road within Section 9, Township 11 South, Range 66 West of the 6th P.M. The parcel is located within the Tri-Lakes Comprehensive Plan (2000).

This approval is subject to the following:

Conditions

1. The approval applies only to the plans as submitted. Any expansion or additions 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 by the Planning and Community Development Department of a driveway permit for access to Castlecomb Lane is required within 30 days of approval of this request.

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.

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



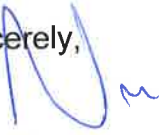
COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.com

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mailed
11/8/17*

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 blue ink, appearing to be 'Nina', with a stylized flourish at the end.

Nina Ruiz
Project Manager/Planner II

BOA-17-004