

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 10, 2020

Daniel B. Andres Trust
ATTN: Nate Andres
17110 E Goshawk Road
Colorado Springs, CO 80908

M&S Civil Consultants, Inc.
20 Boulder Crescent, Suite 110
Colorado Springs, CO 80903

Mulliken Wiener Berg & Jolivet P.C.
ATTN: Sara Frear
Alamo Corporate Center
102 South Tejon Street, Ste 900
Colorado Springs, CO 80903

RE: BOA-20-002: Circle A Minor Sub Dimensional Variance

This is to inform you that the above-referenced request for approval of a dimensional to allow three (3) proposed lots with a minimum lot size of 4.95 acres where five (5) acres is required within the RR-5 (Residential Rural) zoning district was approved by the Board of Adjustment on June 10, 2020. The 14.867 acre property is located on the east side Goshawk Road, approximately one-half (1/2) mile north of Hodgen Road within Section 23, Township 11 South, Range 65 West of the 6th P.M. The subject property is located within the boundaries of the Black Forest Preservation Plan (1987).

This approval is subject to the following:

CONDITIONS

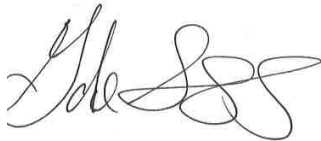
1. The approval applies only to the plans as submitted. Any expansion or alterations to the plans may require separate Board of Adjustment

application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.

2. The applicant shall submit an application for a minor subdivision within 120 days of the date of approval of the dimensional variance, unless otherwise extended by the Executive Director. Failure to submit such application within the required 120 days or prior to expiration of any approval extension of that date shall render approval of the dimension variance void. The PCD Executive Director, in his or her sole discretion, may administratively approve an extension of the due date for submittal of the minor subdivision application if the applicant is able to produce documented evidence that a good faith effort has been made to submit the application prior to the 120 day deadline.

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 black ink, appearing to read 'Gabe Sevigny', with a stylized, flowing script.

Gabe Sevigny, Planner II
BOA-20-002