

EL PASO

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DEVELOPMENT SERVICES DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 30, 2017

RE: Administrative Relief – BELFOR Property Restoration – Lot size variance

File: ADR-17-016

Parcel ID: 44020-00-009

To Whom It May Concern:

This letter is to inform property owners adjacent to the property located at 2140 Slocum Road, Peyton, CO 80831, that the request by the owners, Troy Bennett, for a lot size variance of 4.76 acres where 5 acres are required in the RR-5 (Residential Rural) zoning district has been approved by the Planning and Community Development Director on November 29, 2017. Approval of the special use is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Future development of the site shall be in accordance with the provisions of the Land Development Code except as modified by this action.
2. Approval is based on the proposed lot configuration as depicted in the site plan on file, titled "Site Plan Drawing", submitted with the request for administrative relief of the lot size requirement of the RR-5 (Residential Rural) zoning district.

NOTATIONS

1. Special 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 special use conditions/standards are being violated, preceded by notice and public hearing.
3. If the special use is discontinued or abandoned for two (2) years or longer, the special use shall be deemed abandoned and of no further force and effect.

Administrative approval by the Planning and Community Development Director is subject to the appeal process within thirty (30) days of the postmark date of this letter.

Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

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mailed
12/1/17*

Respectfully,

A handwritten signature in cursive script, appearing to read 'Len Kendall', written in dark ink.

Len Kendall, Planner I
El Paso County Planning and Community Development
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lenkendall@elpasoco.com