

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 18, 2019

Rodney Norvell
18436 Main Street
Peyton, CO 80831

RE: 12843 Peyton Highway – Variance of Use - (VA-18-004)

This is to inform you that the above-reference request for approval of a variance of use for the Norvell property was heard by El Paso County Planning Commission on June 18, 2019, at which time a recommendation for approval was made for a variance of use for three (3) dwelling units on a single parcel where one dwelling unit is allowed in the RR-5 (Residential Rural) zoning district. The property has received approval for four (4) previous variances for this use. The previous variance of use expired on July 13, 2016. The current variance application includes a request to allow the use indefinitely. (Parcel No. 32080-01-002)

This recommendation for approval is subject to the following:

CONDITIONS

1. Variance of use approval is limited to the dwelling units discussed and depicted in the applicant's letter of intent and site plan drawing on file.
2. The applicant must provide proof that the third mobile home has an approved onsite wastewater treatment system (OWTS) permit on file with the El Paso County Public Health Department and El Paso County Planning and Community Development. If the applicant cannot provide such proof, then a new permit for an OWTS shall be applied for and approved by El Paso County Public Health Department within 6 months of the date of approval of this variance request (VA-18-004).
3. A residential site plan will be submitted within 90 days of approval of the variance of use.

NOTATIONS

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

The Planning Commission is advisory to the Board of County Commissioners.

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 cursive script, appearing to read "Len Kendall".

Len Kendall, Planner I

File No. VA-18-004