

# EL PASO

COMMISSIONERS:  
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MARK WALLER (PRESIDENT PRO TEMPORE)



# COUNTY

STAN VANDERWERF  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 11, 2018

Leisle Chung Revocable Trust  
5075 Gibson Lake Court  
Colorado Springs, CO 80924

McGrady and Associates  
2810 Andromeda Drive  
Colorado Springs, CO 80906

RE: Chung Second Residence – Variance of Use – (VA-17-001)

This is to inform you that the above-reference request for approval of variance of use to allow a second dwelling was heard by the El Paso County Board of County Commissioners on December 11, 2018, at which time an approval was made to approve the variance of use. The property is located east of Highway 83, approximately one quarter (1/4) of a mile south of Old Northgate Road and is within Section 3, Township 12 South, Range 66 West of the 6<sup>th</sup> Principal Meridian. A concurrent request has been made for an exemption of the subdivision regulations pursuant to C.R.S. §§30-28-101 to legalize the illegal division of land created in 1980. The property is located within the boundary of the Black Forest Preservation Plan (1987). (Parcel No. 62030-00-004)

This approval is subject to the following:

### CONDITION

1. A residential site plan must be approved prior to the construction of the home.

### 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.

2880 INTERNATIONAL CIRCLE, SUITE 110  
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*COPY  
mailed  
12/11/18*

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.

This represents the Planning and Community Development Department's understanding of the action taken by 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 blue ink, appearing to read 'NR', is written over the word 'Sincerely,'.

Nina Ruiz, Planner II

File No. VA-17-001