

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 16, 2019

Herbertson Elmer J Trustee
Herbertson Anna F Trustee
Herbertson Family Living Trust
PO Box 127
Monument, CO 80132

Joni and Jeff Dreyer
PO Box 127
Monument, CO 80132

RE: 17725 Highway 83 Second Dwelling – Variance of Use - (VA-19-003)

This is to inform you that the above-reference request for approval of a variance of use for 17725 Highway 83 for a second dwelling was heard by El Paso County Planning Commission on July 16, 2019, at which time a recommendation for approval was made for a variance for a second dwelling. (Parcel No. 61000-00-369)

This recommendation for approval is subject to the following:

CONDITION

1. Any subsequent addition or modification to the additional dwelling unit beyond that described in the applicant's letter of intent and as shown on the site plan shall be subject to administrative review, and if it is the opinion of the Planning and Community Development Department Director that it constitutes a substantial change, then such addition or modification shall be subject to review and approval by the Board of County Commissioners.

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,



Len Kendall, Planner I

File No. VA-19-003