

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 13, 2021

RE: Falcon Big R Parking Reduction

File: ADR-21-005

Parcel ID No.:42330-00-021

This is to inform you that the above referenced request for approval of an application for administrative relief to allow 184 parking spaces where 212 parking spaces are required for a Commercial Center (less than 10 acres) was **approved** by the Planning and Community Development Director on September 13, 2021. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for Administrative Relief included in Section 5.5.1 of the El Paso County Land Development Code (2019). Current and future use of the property shall continue to be governed by Table 5-1, Principal Uses, of the Land Development Code. Approval of the requested administrative relief application is subject to the following:

CONDITIONS AND NOTATION

Conditions

1. The approval applies only to the plans as submitted. Any expansion or additions may require separate application(s) and approval(s) if the development requirements of the Land Development Code cannot be met.

Notation

1. Physical variances approved for a proposed structure (except for lot area variances) are valid only if construction of the structure is initiated within twelve (12) months of the date of the approval.

All administrative decisions, such as this one, may be appealed to the Board of Adjustment within 30 days of the date of the decision. Should you have any questions, please contact Mercedes Rivas, Planner II at (719) 520-6447.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" written in a larger, more prominent script than the last name "Dossey".

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
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