

**EL PASO**  **COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 19, 2020

RE: The Springs Community Administrative Relief

File: ADR-20-015  
Parcel ID No.: 5408003013

This is to inform you that the above referenced request by The Springs Community mobile home park for approval of an application for administrative relief to allow a 16-foot separation between mobile homes for individual spaces 579J and 210D where 20 feet is required in the MHP: Mobile Home Park zoning district was **approved** by the Planning and Community Development Director on November 19, 2020.

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) based upon the following analysis of the review criteria.

Due to the age of the mobile home park, the existing pad sites for mobile homes are not sized appropriately to place new mobile homes which meet current HUD standards in order to facilitate provision of affordable housing options for El Paso County residents. Based on this analysis, the Planning and Community Development Director has made a finding that strict application of the building separation requirement is unreasonable in this instance.

The intent of Section 4.2.2, MHP, Mobile Home Park District, of the Code is as follows:

“to promote an acceptable living environment for occupants of mobile home parks.”

The intent of the Code is preserved by encouraging the replacement of the older mobile homes with newer models that comply with current building standards.

A reduction of the setback requirements will not have an adverse impact on surrounding properties. Furthermore, facilitating the replacement of older mobile homes with newer models will have a positive impact on the mobile home park and allow for the provision

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of additional, updated affordable housing. In addition, approval of the request will not increase the number of available mobile home pad sites within the mobile home park.

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. Any expansion or additions beyond the initial construction of the detached single-family dwelling (e.g. deck, garage, sunroom) may require separate application(s) and approval(s) if the development requirements of the MHP zoning district cannot be met.
2. Approval of a site plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to residential construction.

### **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 Ryan Howser at (719) 520-6049.

Sincerely,

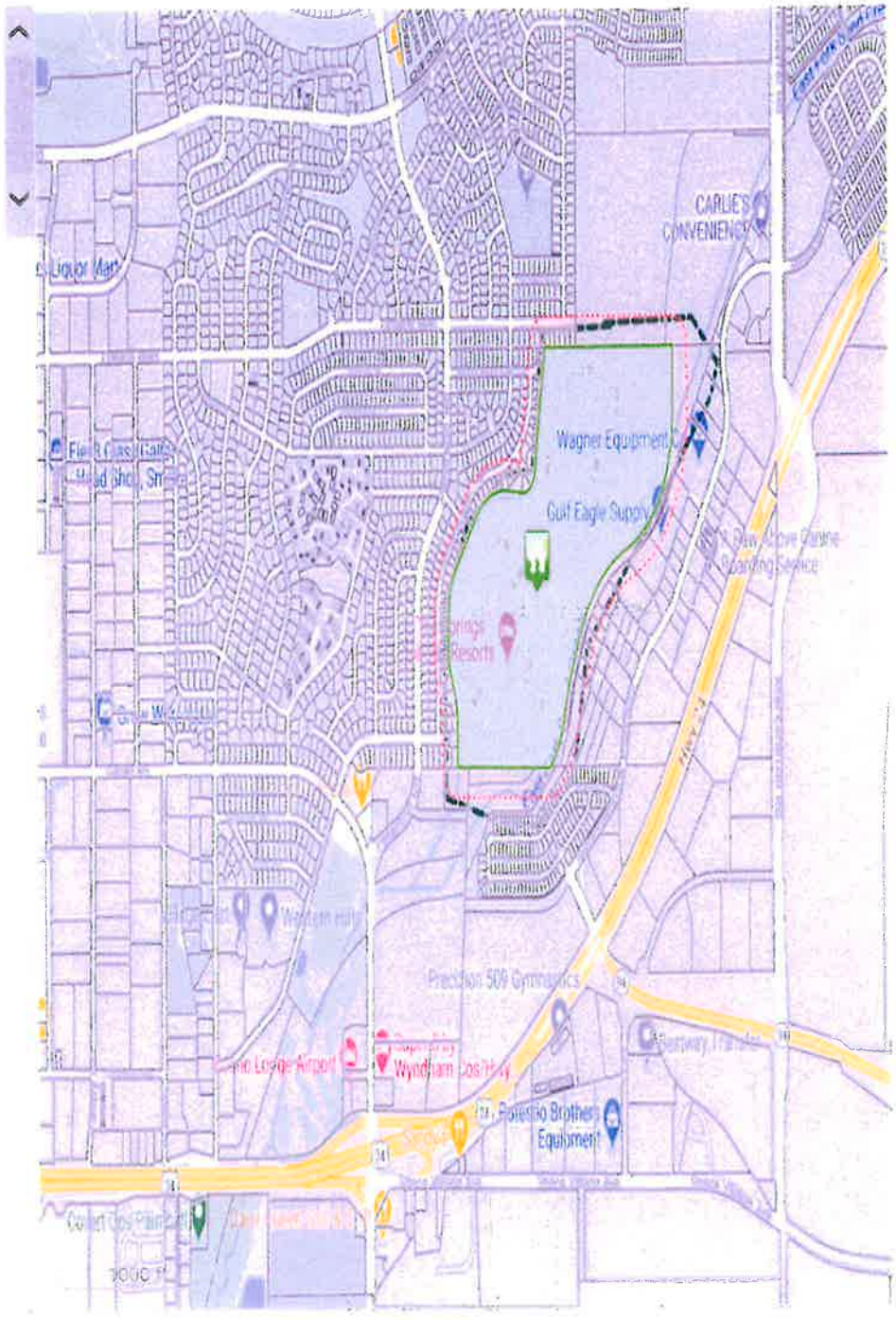
A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" and last name "Dossey" clearly distinguishable.

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: ADR-20-015

El Paso County - Colorado  
1095 WESTERN DR

Market Value  
\$5,750,000

5408003013  
SPRINGS  
MOBILE  
HOME  
PARK  
LLC



Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.



EL PASO COUNTY

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COLORADO SPRINGS, CO 80910

DENVER CO 802  
24 NOV 2020PM 7 21



FUJIKAWA JUJIE B  
5435 STANDARD DR  
COLORADO SPRINGS CO 80922-2377

WINFORD BRIAN I

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809222377

NIXIE 808 SE 1 7212/01/20  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
RC: 80910314835 \*1736-05333-24-47

