

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 27, 2021

RE: 3342 Bark Tree Trail

File: ADR-21-006

Parcel ID Nos.:61270-01-021

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a minimum width at the front setback line of 160 feet where 200 feet is required within the RR-2.5 (Residential Rural) zoning district was approved by the Planning and Community Development Director on September 27, 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 (2021). 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. 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 construction.
2. The approval applies only to the plans as submitted. Any expansion or additions to the proposed single family dwelling may require separate application(s) and approval(s) if the development requirements of the applicable zoning district 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 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" and last name "Dossey" clearly distinguishable.

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