

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 9, 2020

RE: Administrative Relief for Setback Reduction – 4817 Wolf Moon Drive

File: ADR-20-011
Parcel ID No.: 5507206052

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a rear setback of 20 feet where 25 feet is the minimum setback requirement for a single family dwelling within the RS-5000 (Residential Suburban) zoning district was **approved** by the Planning and Community Development Director on November 9, 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). 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 Sophie Kiepe at (719) 520-7943.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive style with a large, looping "C" and "D".

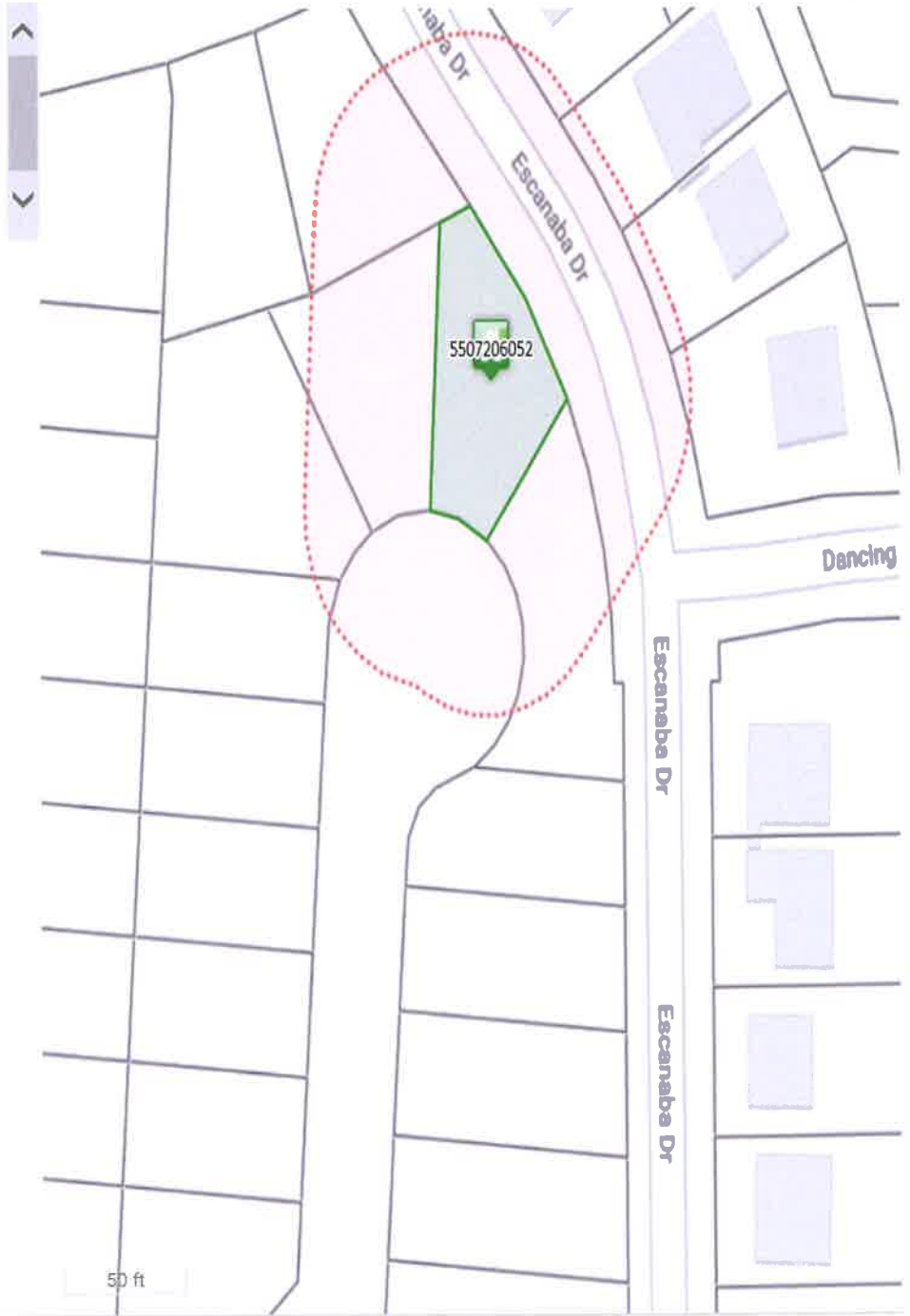
Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
File: ADR-20-011

1817 WOLF MOON DR

Market Value \$11,380

No Photo Available

5507206052
RICHMOND
AMERICAN
HOMES
OF,
COLORADO
INC



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.

RODRIGUEZ MARIO FRANK
6760 PASSING SKY DR
COLORADO SPRINGS CO 80911-3876

HOLT CHANCE K
4768 GAMI WAY
COLORADO SPRINGS CO 80911-3877

PACHECO ZENON P
6008 DANCING MOON WAY
COLORADO SPRINGS CO 80911-3879

VASQUEZ KAITLYN
4772 GAMI WAY
COLORADO SPRINGS CO 80911-3877

RICHMOND AMERICAN HOMES OF
4350 S MONACO ST
DENVER CO 80237

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DENVER CO 80237~~

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4350 S MONACO ST
DENVER CO 80237~~

~~RICHMOND AMERICAN HOMES OF
COLORA
4350 S MONACO ST STE 500
DENVER CO 80237~~

SWV 85 LLC
31 N TEJON ST 5TH FLOOR
COLORADO SPRINGS CO 80903-1523

