

PLANNING & COMMUNITY DEVELOPMENT

October 28, 2022

RE: 7920 Industry Rd Lot

File: ADR2214

Parcel ID Nos.: 5333301012

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a rear setback of 24 feet where 30 feet is the minimum setback requirement for an office/warehouse within the I-3 (Heavy Industrial) zoning district was **approved** by the Planning and Community Development Director on 10/28/2022. 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 (2022). 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 I-3 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 construction of the office/warehouse.

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 Ashlyn Mathy at (719) 520-6447.

Sincerely,



Kevin Mastin, Interim Executive Director
El Paso County Planning and Community Development Department
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