

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 20, 2021

RE: 19004 Hilltop Pines Path

File: ADR-21-009

Parcel ID Nos.: 61090-06-006

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a side setback of 30 feet where 50 is the minimum setback requirement for a single-family dwelling within the PUD (Planned Unit Development) zoning district was **approved** by the Planning and Community Development Director on October 20, 2021. The Hilltop Pines PUD (recorded at Reception No. 205024603) includes Design Standard C.1 which allows for the PCD Director to administratively adjust the building envelope. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the intent of the PUD as well as 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 the applicable PUD (Planned Unit Development) plan. 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 garage may require separate application(s) and approval(s) if the development requirements of the PUD 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 initiation of 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 John Green, Planner II at (719) 520-6442.

Sincerely,

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

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