

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 22, 2021

RE: Administrative Relief for Lot Coverage – 14244 Tern Drive

File: ADR-20-019

Parcel ID No.: 7201103026

This is to inform you that the above referenced request for administrative relief was **approved** by the Planning and Community Development Director on March 22, 2021 to allow a lot coverage of 42 percent where a maximum lot coverage of 40 percent is allowed within the PUD (Planned Unit Development) zoning district.

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 the PUD (Planned Unit Development). 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 John Green at (719) 520-6442.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive, flowing style with a large initial "C" and a long, sweeping underline.

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