

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 1, 2020

RE: 20201 Royal Troon Administrative Relief

File: ADR-20-010
Parcel ID No.:6104006004

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a front setback of 72 feet where 90 feet is the minimum setback required for a single family detached dwelling within the Kings Deer Highlands PUD (Planned Unit Development) zoning district was **approved** by the Planning and Community Development Director on September 1, 2020.

It is the determination and finding of the Planning and Community Development Department 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. 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 Planned Unit Development (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 construction of the detached single-family dwelling.

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 Lindsay Darden at (719) 520-6302.

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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