

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 25, 2020

RE: Keating Administrative Relief

File: ADR-20-003

Parcel ID No.:6132011029

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a front setback of 35 feet - 10 inches where 40 feet is the minimum setback requirement for a residential structure (attached deck) within the RS-20000 (Residential Suburban) zoning district was **approved** by the Planning and Community Development Director on June 25, 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. The approval applies only to the plans as submitted. Any expansion or additions to the proposed attached deck may require separate application(s) and approval(s) if the development requirements of the applicable 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 attached deck.

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 written in a cursive, flowing style with a large initial "C" and a long, sweeping tail.

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