

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

10/3/2019

RE: Pony Tracks II- Dimensional Lot Area Administrative Relief

File: ADR-19-014  
Parcel ID No.: 6204000016

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a lot size of 4.62 acres where 5 acres is the minimum lot size within the RR-5 (Residential Rural) zoning district was **approved** by the Planning and Community Development Director on October 3, 2019. 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 reduction to the proposed lot size may require separate application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.
2. Approval of a minor subdivision and a residential 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 residential structures and residential accessory structures.

**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.

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 last name "Dossey" clearly distinguishable.

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