

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 25, 2021

RE: Administrative Relief for Setback Reduction – 8035 Starved Rock Lane

File: ADR-20-018  
Parcel ID No.: 3115002010

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a lot width of 160 feet at the front setback line where 200 feet is the minimum required for a detached accessory structure within the RR-5 (Residential Rural) zoning district was **approved** by the Planning and Community Development Director on January 24, 2021. 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 or any change of use to the proposed accessory structure may require separate application(s) and approval(s) if the use and dimensional 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.

**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 Sophie Kiepe, Planner I at (719) 520-7943.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" written in a larger, more prominent script than the last name "Dossey".

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: ADR2018