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El Paso County Planning & Community Development
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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
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Longinos Gonzalez, Jr., District 4
Cami Bremer, District 5

June 16, 2023

RE: 9064 Peaceful Valley Rd., Colorado Springs, CO 80925 – Relief from Setbacks

File: ADR-23-005

Parcel ID No.: 5522307034

This is to inform you that the request for Administrative Relief to allow for a two (2) foot reduction in rear setbacks in the RS-6000 Zoning District for the construction of a covered patio, (ADR235) was **approved** by the Planning and Community Development Director on 6/16/23. 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 (2022). 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 RS-6000 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 covered patio.

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 Christian Haas at (719) 520-6442 or ChristianHaas@elpasoco.com.

Sincerely,



Meggan Herington, AICP, Executive Director
El Paso County Planning and Community Development Department
File: ADR235