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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Completed  
mailing 8-11-20  
AD

August 10, 2020

RE: Hannah Ridge Filing Nos. 5, 6, 7 – Administrative Relieve for Staggered Setbacks

File: ADR-20-007

Parcel ID Nos.:5332403002, 5332403003, 5332403004,

This is to inform you that the above referenced request for approval of an application for administrative relief to allow:

1. A front setback of 15 feet where 20 feet is the minimum setback requirement for a single family detached dwelling within the specific PUD (Planned Unit Development) and
2. A rear setback of 15 feet where 20 feet is the minimum setback requirement for a single family detached dwelling within the specific PUD (Planned Unit Development)

were **approved** by the Planning and Community Development Director on August 10, 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 Lots 18, 20, 22, 46, 48, 50, 52, and 54 of Hannah Ridge at Feathergrass Filing No. 5; all of Hannah Ridge at Feathergrass Filing No. 6; Lots 68, 70, 79, and 81 of Hannah Ridge at Feathergrass Filing No. 7.
2. No more than three (3) adjacent lots may be located at the same front setback without being separated by a minimum of one (1) dwelling with a staggered setback of a minimum of three (3) feet.
3. 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 PUD (Planned Unit Development) cannot be met.

4. 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 detached single-family dwellings on any of the subject lots.

**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. An administrative extension may be granted by the PCD Director if the applicant has demonstrated a good-faith effort to initiate construction within twelve months.

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 Nina Ruiz at (719) 520-6313.

Sincerely,

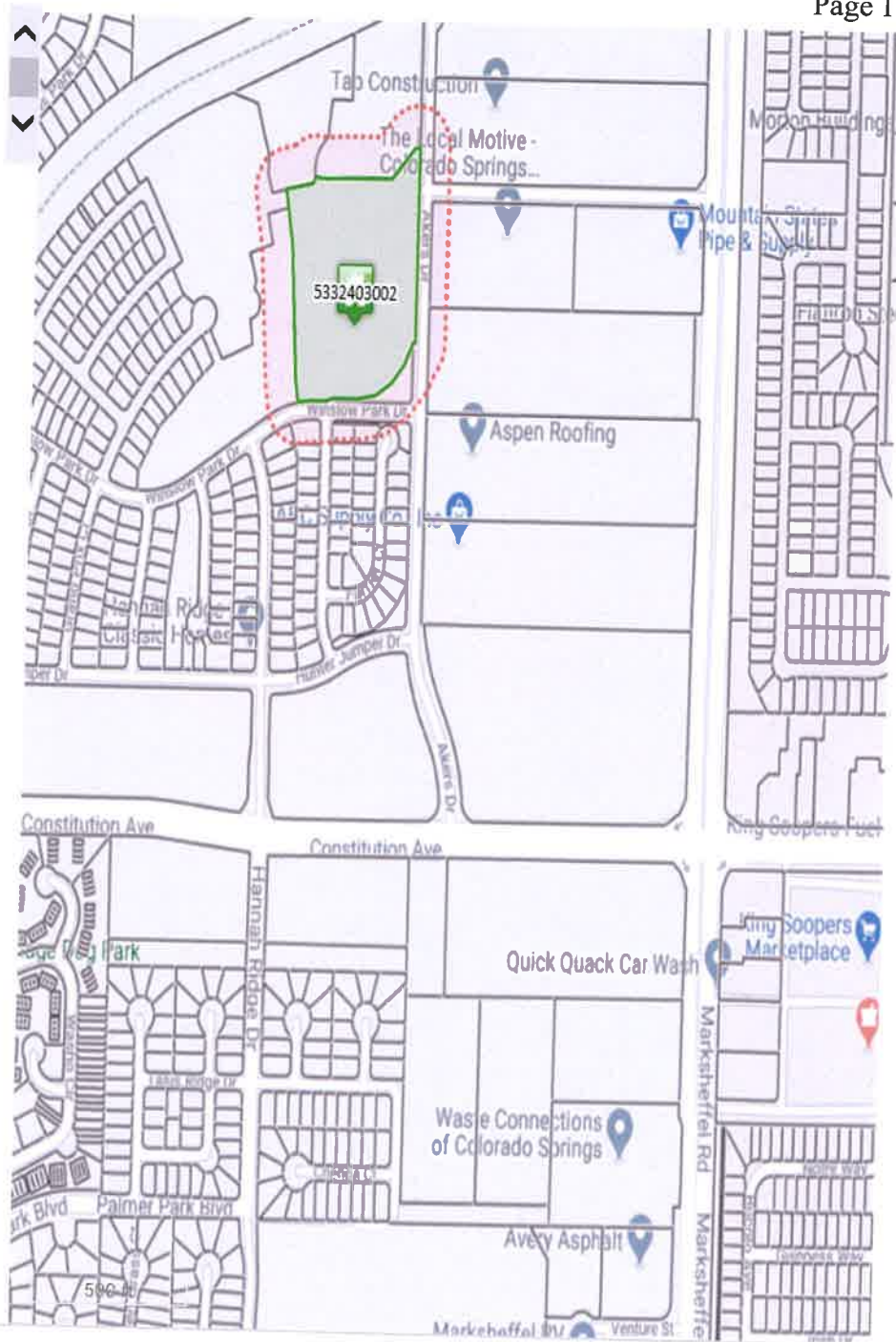
A handwritten signature in cursive script, appearing to read "Craig Dossey".

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: ADR-20-007

No Photo Available



5332403002  
FEATHERGRASS  
INVESTMENTS  
LLC



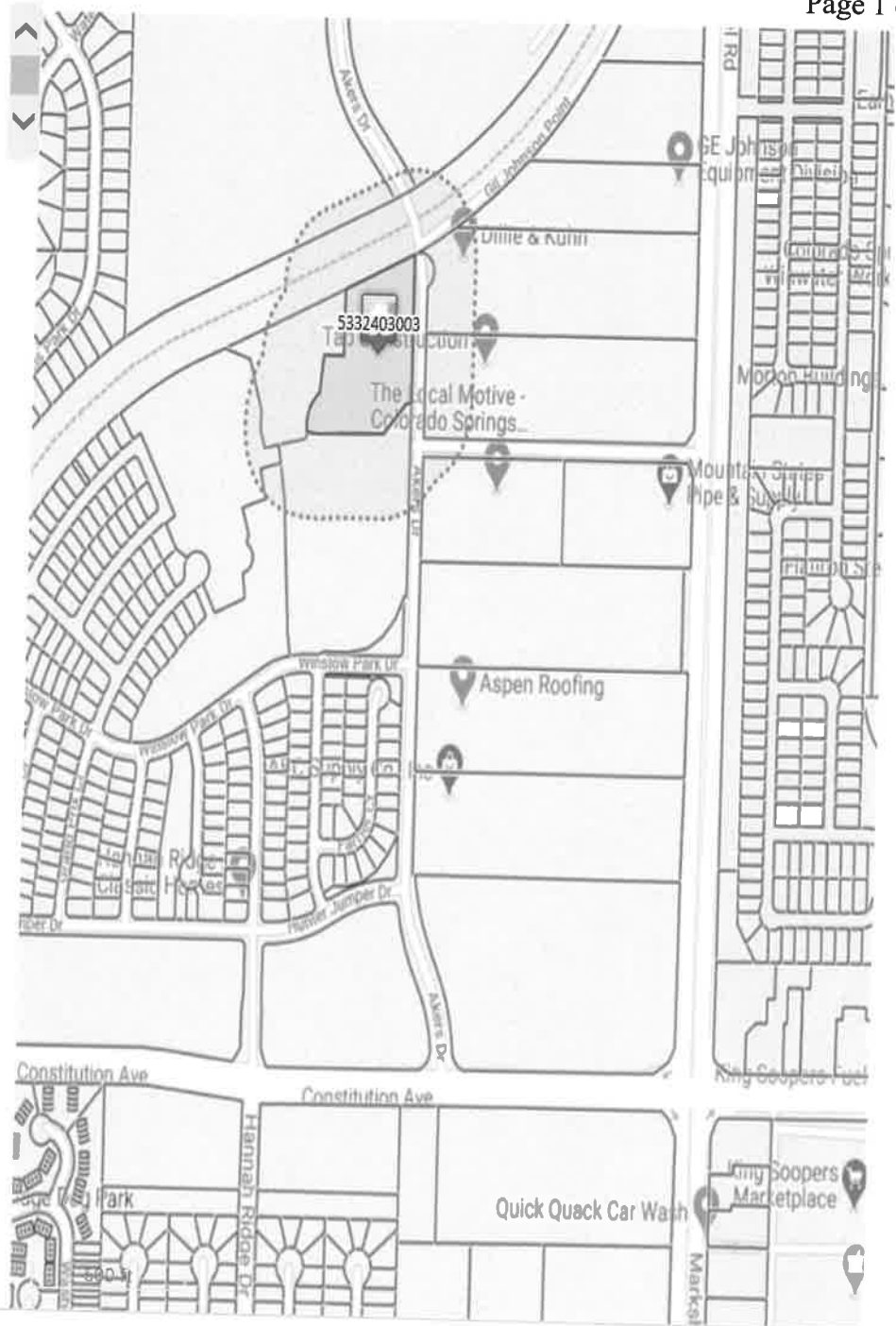
Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

No Photo Available



5332403003  
FEATHERGRASS  
INVESTMENTS  
LLC



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No Photo Available

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~~7720 ELECTRONIC DRIVE LLC  
7720 ELECTRONIC DR  
COLORADO SPRINGS CO 80922-1505~~

~~GARRETT WILLIAM C  
6025 LUTHER RD  
COLORADO SPRINGS CO 80927-9622~~

~~CV MARKSHEFFEL PROPERTY LLC  
2710 W APPALOOSA RD  
TUCSON AZ 85742-8880~~

~~YI EUN JOO  
2684 EQUINE CT  
COLORADO SPRINGS CO 80922-2547~~

~~POKORNY VLASTIMIL TRUST  
2698 EQUINE CT  
COLORADO SPRINGS CO 80922-2547~~

~~GOODWIN FRANKLIN L  
2697 HANNAH RIDGE DR  
COLORADO SPRINGS CO 80922-2551~~

~~NERWINSKI JOHN J  
2699 EQUINE CT  
COLORADO SPRINGS CO 80922-2547~~

~~HORVATH ETHEL M  
2692 FARRIER CT  
COLORADO SPRINGS CO 80922-2545~~

~~HANNAH RIDGE HOA  
6015 LEHMAN DR STE 205  
COLORADO SPRINGS CO 80918-3421~~

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~~FEATHERGRASS INVESTMENTS LLC  
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COLORADO SPRINGS CO 80907-3531~~

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COLORADO SPRINGS CO 80918-3421~~

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2138 FLYING HORSE CLUB DR  
COLORADO SPRINGS CO 80921~~

~~EL PASO COUNTY  
200 S CASCADE AVE STE 150  
COLORADO SPRINGS CO 80903~~

~~COLORADO SPRINGS CITY OF  
PO BOX 1575 MAIL CODE 455  
COLORADO SPRINGS CO 80901-1575~~

~~D & K ACKERS LLC  
PO BOX 38517  
COLORADO SPRINGS CO 80937-8517~~

~~7720 ELECTRONIC DRIVE LLC  
7720 ELECTRONIC DR  
COLORADO SPRINGS CO 80922-1505~~

~~GE JOHNSON CONSTRUCTION CO  
25 N CASCADE AVE STE 400  
COLORADO SPRINGS CO 80903-1642~~

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COLORADO SPRINGS CO 80927-9622~~

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