

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 20, 2021

RE: Blazer Electric Supply Administrative Relief for Reduced Parking Count

File: ADR-21-003

Parcel ID No.: 54072-02-035

This is to inform you that the above referenced request for approval of administrative relief to allow for seventy-five (75) parking spaces where eighty (80) are required for warehouse and distribution within the I-2 (Limited Industrial District) zoning district was approved by the Planning and Community Development Director on July 20, 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 (2021). 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 change of use may require separate application(s) and approval(s) if the development requirements of the 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 addition.

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 Mercedes Rivas, Planner II at (719) 520-6447.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive, flowing style with a large, prominent "C" and "D".

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