

**EL PASO COUNTY**  
COLORADO

**Kevin Mastin, Interim Executive Director**  
**El Paso County Planning & Community Development**  
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**Board of County Commissioners**  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
KEVIN MASTIN, INTERIM EXECUTIVE DIRECTOR

May 18, 2022

RE: 18145 Briarhaven Court

File: ADR225  
Parcel ID No.: 71131-01-085

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a side setback of 12 feet where 15 feet is the minimum setback requirement for a workshop shed within the RS-20000 (Residential Suburban) zoning district was **approved** by the Planning and Community Development Director on 5/18/2022. 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 (2020). 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 (e.g. deck, garage, sunroom) may require separate application(s) and approval(s) if the development requirements of the RS-20000 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 single-family residence.

**Notation**

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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 Ashlyn Mathy at (719) 520-6447.

Sincerely,



Kevin Mastin, Interim Executive Director  
El Paso County Planning and Community Development Department  
File: ADR-22-005