

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 29, 2018

RE: Administrative Relief – Lot Size and lot Coverage Variance

Jason Alwine
Thomas and Thomas, Inc.
702 N. Tejon Street
Colorado Springs, CO 80903

File: ADR-18-010
Parcel No.: 55515-40-005

Pursuant to Section 5.5 of the El Paso County Land Development Code (2018), the Executive Director of Planning and Community Development (PCD) Department hereby approves administrative relief as identified below for certain lots within the Carriage Meadows North PUD Planned Unit Development (PCD file no. PUD-06-002). The Carriage Meadows North PUD was approved by the Board of County Commissioners on October 30, 2006, as recorded at reception no. 208083051. The Carriage Meadows North Filing No. 1 final plat (PCD file no. SF-023) was approved by the Board of County Commissioners on May, 22, 2018, as recorded at reception no. 218714242, on November 15, 2018. Administrative approval by the PCD Executive Director includes dimension relief as follows:

- A reduction in the lot area from 5,475 square feet to 5,450 square feet for lot numbers 49 and 50, as platted.
- A reduction in the lot area from 5,475 square feet to 5,250 square feet for lot number 48, as platted.
- A reduction in the lot area from 5,475 square feet to 5,308 square feet for lot number 41, as platted.
- An increase in the lot coverage from 40 percent to 44 percent for lot number 54, as platted.

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Approval of this administrative relief extends only to those lot numbers identified above. All other lots within the Carriage Meadows North PUD (PUD-06-002) shall comply with the Carriage Meadows at Lorson Ranch PUD Development Guidelines and Design Guidelines.

Sincerely,

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

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

CC: Kari Parsons, Planner II