

**MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR**

**PLANNING AND COMMUNITY DEVELOPMENT**

September 19, 2025

File: ADR258, 7955 W Hwy 24 Side Yard Setback Relief  
Parcel ID No.: 8326200049

This is to inform you that the above-mentioned request for approval of an application for Administrative Relief to allow a side yard setback of 4 feet where 5 feet is the minimum setback requirement for an accessory structure within the R-T (Residential Topographic) zoning district was **approved** by the Planning and Community Development (PCD) Director on September 19, 2025. It is the determination and finding of the 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, as amended. 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:

Notation

1. Physical variances approved for a proposed structure 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 Miranda Benson at (719) 520-7940 or [MirandaBenson2@elpasoco.com](mailto:MirandaBenson2@elpasoco.com).

Sincerely,



Meggan Herington, AICP, Executive Director  
El Paso County Planning and Community Development Department  
File: ADR258, 7955 W Hwy 24 Side Yard Setback Relief

Attached:  
Letter of Intent  
Site Plan Drawing

This is a letter of Intent for property “7955 W Hwy 24 Cascade CO 80809” Parcel/Tax Id number 8326200049, zoned R-T (Residential Topographic).

This property is owned by Mark Bradford phone number: 909-496-5389 and email address: [mareason58@gmail.com](mailto:mareason58@gmail.com).

The applicant of this Administrative Relief is McCracken Professional Builders. Our phone number is 719-491-6198 and our email address is [office@mccrackenpros.com](mailto:office@mccrackenpros.com).

Per the Land Development Code, a side yard set back of 5 feet is required from the property line to the structures. We are requesting relief of one foot into the setback, leaving a 4 foot set back. It is our understanding that any Overlay zoning issues are N/A for this property due it be an existing Nonconforming property.

The owner of the property, Mark Bradford, wants to build a detached garage on the west side of his property. Due to the position of the home on the property, the west side is the only feasible location for the structure on the property.

The property is heavily wooded with a very steep grade, if administrative relief is granted, we would be able to preform minimal grading & greatly reduce the amount of vegetation removal required. It also follows slope, meaning it would not cause a disruption to erosion, and would not impede on visibility by being at a higher elevation on the property. As stated above, the proposed structure is a detached garage, which will not be an increase to the number of dwelling units on the parcel. It will also not adversely impact the adjacent property as what is adjacent is wildland and the closest structure is more than 500 feet away.

Drainage from the proposed garage will not adversely impact neighboring or downstream properties. The ground around the garage will be graded to drain away from the structure.

A Traffic Impact Study is not required because the exemption in ECM Appendix B.1.2.D is met. (1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10; (2) there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways; (3) the increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends; (4) the change in the type of traffic to be generated (i.e., the addition of truck traffic) does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property; (5) acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained; (6)no roadway or intersection in the immediate vicinity has a history of safety or accident problems; and (7) there is no change of land use with access to a State Highway.

This property is not within a regulatory floodplain per review of FEMA FIRM map number 08041C0488G, effective on 12/7/2018.

The home owner, Mark Bradford, is 70 years old and has permanent disability for peripheral neuropathy in his feet & lower legs. He has had multiple surgeries including two toe amputation. On the east side of the property is a car port that’s access to the main level of the home is ONLY by a full flight of stairs. By putting the detached garage structure on the west side of the property, the home owner will be able to access the main level of his home without a flight of stairs. If the

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administrative relief for the 4 foot setback is denied, the home owner sadly, may have to sell his home of 9 years and relocate.

Thank you so much for your time and for your careful review of our property owners request. Please don't hesitate to contact us with any questions.

McCracken Professional Builders

Matt McCracken

719-491-6198



