



EL PASO COUNTY

Department of Planning
& Community Development

MEGGAN HERINGTON, EXECUTIVE DIRECTOR

June 27, 2025

RE: 13285 Ravine Drive – Admin Relief

File: ADR254

Parcel ID No.: 5208232028

This is to inform you that the above referenced request for approval of an application for Administrative Relief to allow a rear setback of 20 feet where 25 feet is the minimum setback requirement for a structure within the RR-5 (Residential Rural) zoning district was **approved** by the Planning and Community Development Director on 06/27/2025. 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 (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:

CONDITIONS AND NOTATION

Conditions

1. Any expansion or additions beyond the initial construction of the mobile home (e.g. deck, sunroom, additional garage space) may require separate application(s) and approval(s) if the development requirements of the RR-5 zoning district cannot be met.

2. Approval of a site plan by the Planning and Community Development Department and the issuance of a building permit from the Pikes Peak Regional Building Department are required prior to construction of the proposed detached garage.

Notation

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 Relief decisions, such as this one, may be appealed to the Board of Adjustment within 30 days of the date of decision. Should you have any questions please contact Lisa Elgin at (719) 520-6449.

Sincerely,



Meggan Herington, AICP, Executive Director

El Paso County Planning and Community Development Department

File: ADR254

Administrative Relief Letter of Intent

25 June 2025

Owner: Diane Gilstrap (719)675-7308 lizadiane64@gmail.com

Applicant: Same as owner

Property Address: 13285 Ravine Drive West

Property Tax Schedule: 5208232028

Current Zoning: RR-5

Description of Relief Requested: Request reduction of the setback to the front or rear of the property by as much as five feet to allow placement of a double wide manufactured single family residence.

Overlay Zoning: None

Proposed Request: Reduce the rear setback by up to five feet, with actual reduction expected to be three feet.

Reason and Justification: The reduction is required to allow the placement of a 32'x48' house on the property. Due to the irregular shape of the property and the existence of a well and sewer system on the site, no location on the property will allow the house to be placed without the requested administrative relief. Justification: section 5.5.1.B.1 allows a 20% reduction in the rear setback, which would mean up to five feet in the RR-5 Zoning District. This request is within that allowance.

Comparison of Existing Land Use and Proposed Relief: Current code regulation requires 25' rear setback. Proposed relief would allow for 20' rear setback. All other dimensional standards are met.

Analysis of Criteria for Approval:

The strict application of the standard in question is unreasonable or unnecessary given the development proposal or the measures proposed, or that the property has extraordinary or exceptional physical conditions that do not generally exist in nearby properties in the same zoning district.

The intent of this code and the specific regulation in question is preserved. The granting of the administrative relief will not result in an adverse impact on surrounding properties.

The granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.

The property is far narrower than neighboring lots, making it not possible to place a reasonable sized residence on the site without changing the setbacks.

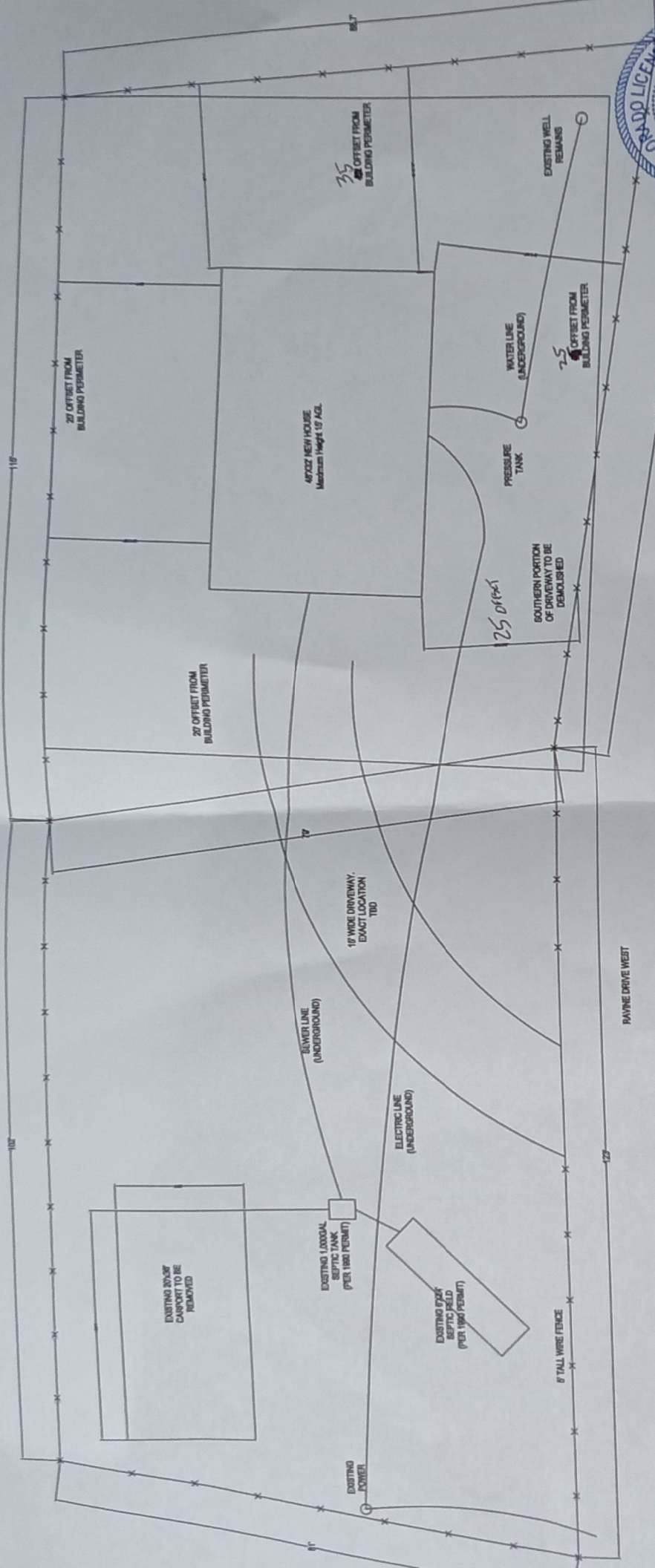
The front and side setbacks will remain the same, therefore no difference will be noticed from the front.

The change to the proximity to the fence will not have any impact on neighboring properties.

Sincerely,



Diane Gilstrap



Site Plan Notes:

1. Property Limits Are Not Precise. Based on El Paso County Assessor Map
2. Existing Septic Sized For Two Bedrooms Per 1990 Permit
3. New House Requires Variance in Setbacks to Fit on Site

Site Plan Details:

1. Tax Schedule: 5208232028
2. Current Zoning: RR-5
3. Legal Description: Lot 3, Block 31, Brentwood Country Club and Cabin Sites Tract No. 1 According to the Plat Thereof Recorded in Plat Book P at Page 46, and as Amended by Resolution No. 88-237 Recorded September 12, 1988 in Book 5553 at Page 103, El Paso County, Colorado
4. Proposed Land Use: Single Family Residence, RR-5
5. Parcel Size 0.41 Acres

Project Name and Address
Diane Gilstrap

Site Plan

13285 Ravine Drive West
El Paso County, Colorado

(719)675-7308
lizadiane64@gmail.com

Project: 24-0185

Date: 19 Feb 2025

Drawn by: oem

Checked by: cem