



MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT | PLANNING DIVISION

RECORD OF ADMINISTRATIVE ACTION

APPROVAL OF A PLAT NOTE WAIVER (AMENDED PLAT) FOR LOT 39 WALDEN PRESERVE 2, FIL NO
5 (PNW261)

WHEREAS, Nina Dossey did file an application with the El Paso County Planning and Community Development Department for approval of a Plat Note Waiver (amended plat) to allow a reduced 10-foot rear setback from the 25-foot rear setback stated in Plat Note 16 of Plat 15042 for property located within the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, which is attached hereto and incorporated herein by reference; and

WHEREAS, an administrative review by the Director was conducted on June 5, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, comments and recommendations of the El Paso County Planning and Community Development Department, comments of public officials and agencies, comments from all interested persons, and comments by the general public, the Director finds as follows:

1. The plat amendment complies with the El Paso County Land Development Code, and the original conditions of approval associated with the recorded plat.
2. The changes to the recorded plat are insubstantial, or the plat amendment is necessary to reflect the current circumstances or restrictions.
3. The plat amendment is in keeping with the purpose and intent of the Land Development Code.

4. The approval will not adversely affect the public health, safety, and welfare.
5. Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the plat amendment has been resolved.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Community Development Department Director of El Paso County, Colorado, hereby approves the petition of Nina Dossey for a Plat Note Waiver (amended plat) to allow a reduced 10-foot rear setback from the 25-foot rear setback stated in Plat Note 16 of Plat 15042 for property located within the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B;

DONE THIS 5th day of June 2026, at Colorado Springs, Colorado.

PLANNING AND COMMUNITY

DEVELOPMENT DEPARTMENT DIRECTOR

EL PASO COUNTY, COLORADO

By: _____



Director



EXHIBIT A

(Legal Description)

LOT 39 WALDEN PRESERVE 2, FIL NO

(Walden Preserve 2 Filing 5 Plat 15042 with subject Plat Note 16 and Lot 39)

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(Walden Preserve 2 Filing 5 Plat 15042 with subject Plat Note 16 and Lot 39)

