

**PLANNING & COMMUNITY DEVELOPMENT**

May 21, 2024

RE: ADR-24-005

File: 4980 Sapphire Dr. - Admin Relief  
Parcel ID No.: 6323108012

This is to inform you that the above referenced request for approval of an application for administrative relief to allow:

A front setback of 20 feet where 25 feet is the minimum setback requirement for a structure within the RR-0.5 (Residential Rural) zoning district was **approved** by the Planning and Community Development Director on May 21, 2024. 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. 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 attached garage (e.g. deck, sunroom) may require separate application(s) and approval(s) if the development requirements of the RR-0.5 (Residential Rural) 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.

**Notation**

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 Lacey Dean at (719) 520-7943.

Sincerely,



Meggan Herington, AICP, Executive Director  
El Paso County Planning and Community Development Department  
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