

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 18, 2022

RE: 520 Empress Street

File: ADR-21-007

Parcel ID No.: 55194-03-015

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a front setback of 20.5 feet where 25 feet is the minimum setback requirement for a single-family dwelling within the RS-5000 (Residential Suburban) zoning district was **approved** by the Planning and Community Development Director on January 18, 2022. 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 (2021). Current and future use of the property shall continue to be governed by the applicable zoning district. Approval of the requested administrative relief application is subject to the following:

**CONDITIONS AND NOTATION**

**Conditions**

1. Any expansion or additions beyond the approved administrative relief may require separate application(s) and approval(s) if the development requirements of the RS-5000 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 initiation of 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 John Green, Planner II at (719) 520-6442.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" and the last name "Dossey" clearly distinguishable.

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