

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 13, 2022

RE: 29927 Lonesome Dove Lane

File: ADR-21-011

Parcel ID Nos.: 14180-01-012

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 is the minimum setback requirement for an accessory structure within the Tanner Ranch PUD (Planned Unit Development) zoning district was **approved** by the Planning and Community Development Director on January 13, 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 Tanner Ranch PUD. 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 accessory structure may require separate application(s) and approval(s) if the development requirements of the Tanner Ranch PUD 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 Kylie Bagley, Planner II at (719) 520-6323.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Dossey', with a long horizontal flourish extending to the right.

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