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EL PASO COUNTY

COLORADO

COMMISSIONERS:
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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.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

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
File: ADR-21-011

AVERY

5160

1418001011
GRANNES JOSEPH AARON
29887 LONESOME DOVE LN
CALHAN, CO 80808

1418002019
SANDERSFELD JANICE F
30007 LONESOME DOVE LN
CALHAN, CO 80808

1418001007
WOOD ROY
6895 ALPINE CURRANT VW #2-312
COLORADO SPRINGS, CO 80918

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1418002004
ORLANDO PAUL F JR
30008 LONESOME DOVE LN
CALHAN, CO 80808

1418001013
TANNER RANCH LLC
9 RIDGE RD
COLORADO SPRINGS, CO 80904

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1418001012
ROJEWSKI CHRISTOPHER
29927 LONESOME DOVE LN
CALHAN, CO 80808

1418001006
WILLIAMS ALEK
302 N DINNER BELL DR
CALHAN, CO 80808

Pat. avery.com/patents

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