

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 23, 2020

RE: McCormick Administrative Relief – 2685 Crestwood Drive

File: ADR-20-016

Parcel ID No.: 7110004024

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 residential structure within the RR-0.5 (Residential Rural) zoning district was **approved** by the Planning and Community Development Director on December 23, 2020. 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 (2019). 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 details and dimensions depicted in the site plan on file for the administrative relief request (e.g. deck, garage, 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 license agreement to allow construction of the driveway within the unimproved County right-of-way, known as Crestwood Way and depicted on the final plat, shall be required prior to approval of a residential site plan by the Planning and Community Development Department.
3. 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 of a residential structure.

**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 Nina Ruiz at (719) 520-6313.

Sincerely,

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

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: ADR-20-016



1685 CRESTWOOD DR

No Photo Available



7110004024  
MCCORMICK WILLIAM E,  
MCCORMICK MAXANNE H

Market Value \$108,000

#### Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

ERICKSON BARBARA M TRUST  
2670 CRESTWOOD DR  
MONUMENT CO 80132-9732

KELLER GREGORY A  
2690 CRESTWOOD DR  
MONUMENT CO 80132-9732

MILLER CHARLENE J  
2710 CRESTWOOD DR  
MONUMENT CO 80132-9703

MCCORMICK WILLIAM E  
PO BOX 1811  
MONUMENT CO 80132

LEDGERWOOD ROSS  
2675 CRESTWOOD DR  
MONUMENT CO 80132-9732

HPA BORROWER 2016-1 LLC  
180 N STETSON AVE  
CHICAGO IL 60601-6710

ROBINOVE CHARLES J  
2635 CRESTWOOD DR  
MONUMENT CO 80132-9732

STEWART LAURA CHRISTINE  
19260 DRACO DR  
MONUMENT CO 80132

GRUBER CHARLES J  
19210 DRACO DR  
MONUMENT CO 80132-9714

LINDGREN LESA  
19230 DRACO DR  
MONUMENT CO 80132-9714

ROBINSON LIVING TRUST  
2715 CRESTWOOD DR  
MONUMENT CO 80132-9703

EMBERY ROBERT L JR  
18785 SPRING VALLEY RD  
MONUMENT CO 80132-9709