

Kevin Mastin, Interim Executive Director
El Paso County Planning & Community Development
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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
Longinos Gonzalez, Jr., District 4
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July 26, 2022

RE: Freddy's Frozen Custard Administrative Relief for Reduced Parking Count

File: ADR-22-007

Parcel ID: 53014-03-001

This is to inform you that the above referenced request for approval of administrative relief to allow for thirty (30) parking spaces where thirty-one (31) are required for a fast-food restaurant within the CR (Commercial Regional) zoning district was approved by the Planning and Community Development Director on July 26, 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 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 change of use may require separate application(s) and approval(s) if the development requirements of the of the applicable 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 of the addition.

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, contact Kylie Bagley, Planner II, at (719) 520-6323 or kyliebagley@elpasoco.com.

Sincerely,



Kevin Mastin
Interim Executive Director
El Paso County Planning and Community Development Department

