

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 1, 2021

RE: 6974 Bigtooth Maple Drive

File: ADR-21-004

Parcel ID Nos.:5522308009

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a rear setback of 20 feet where 25 feet is the minimum setback requirement for an attached deck within the RS-6000 (Residential Suburban) zoning district was approved by the Planning and Community Development Director on July 1, 2021. 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 additions beyond the initial construction of the attached deck may require separate application(s) and approval(s) if the development requirements 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.

**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 Mercedes Rivas at (719) 520-6447.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig Dossey for".

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