

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

October 15, 2020

RE: Daniel Cuvala  
797 Forest View Way, Monument, Colorado

File: ADR-20-009  
Parcel ID No.: 7116202030

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a lot width of 185 feet where 200 feet is the minimum lot width within the RR-2.5 (Residential Rural) zoning district was **approved** by the Planning and Community Development Director on October 15, 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 El Paso County Land Development Code (2019). Approval of the requested administrative relief application is subject to the following:

**CONDITIONS AND NOTATION**

**Conditions**

1. The approval applies only to the plans as submitted. Any expansion or additions may require separate application(s) and approval(s) if the development requirements of the Land Development Code 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 proposed 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, please contact Rad Dickson at (719) 520-6447.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Gill for".

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