

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

2/24/2020

ATTN: Steven R. King II

RE: 14950 Bear Gulch Street, Colorado Springs, Colorado 80908- A request to legalize a front setback encroachment of two (2) feet for an accessory structure.

File: ADR-20-001

Parcel ID No.: 5132001045

This is to inform you that the above referenced request for approval of an application for administrative relief to legalize a front setback of 23 feet where 25 feet is the minimum setback requirement for an existing accessory structure within the RR-5 (Residential Rural) zoning district was **approved** by the Planning and Community Development Director on 2/24/2020.

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. The approval applies only to the plans as submitted. Any expansion or additions to the accessory structure 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 shall be required.

### Notation

1. Issuance of a building permit by Pikes Peak Regional Building Department is required for an accessory structure exceeding 200 square feet.

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 black ink, appearing to read "Craig Dossey". The signature is written in a cursive, flowing style.

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