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COMMISSIONERS:  
STAN VANDERWERF (CHAIR)  
CAMI BREMER (VICE-CHAIR)

LONGINOS GONZALEZ, JR.  
HOLLY WILLIAMS  
CARRIE GEITNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 18, 2022

RE: Cloverleaf Filing No. 2 Administrative Relief

File: ADR-21-010

Parcel ID Nos.: 71231-03-007, 71242-02-236, 71242-02-239, 71242-02-242

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a lot coverage of 50% where 40% for a two-story home or 45% for single-story ranch residences is the maximum lot coverage allowed within the RS-5000 (Residential Suburban) zoning district was **approved** by the Planning and Community Development Director on April 8, 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. The approval applies to Lots 1-8, 41-47, 66-70, 77-113, and 126-131 of the Cloverleaf Filing No. 2 subdivision.
2. Any expansion or additions beyond the initial construction of the detached single-family dwelling (e.g. deck, garage, sunroom) may require separate application(s) and approval(s) if the development requirements of the RS-5000 zoning district cannot be met.
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 the single family dwelling.



**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 the planner of the day at (719) 520-6300.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive, flowing style with a large loop at the end.

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: ADR-21-010

7124202074  
ALLEN WILLIAM R  
1242 TIMBER RUN HTS  
MONUMENT, CO 80132

7124204130  
AMIDEI IVALENE  
17072 BLUE MIST GRV  
MONUMENT, CO 80132

7124202072  
AUNG LU MIN  
1254 TIMBER RUN HTS  
MONUMENT, CO 80132

7124204137  
BATES DENNIS A  
888 TIMBER LAKES GRV  
MONUMENT, CO 80132

7124202020  
BAUTH VICKIE  
1120 MAGIC LAMP WAY UNIT 2  
MONUMENT, CO 80132

7124202181  
BECK RACHEL  
1046 WALTERS PT  
MONUMENT, CO 80132

7123103004  
BEDOYA ANDREI  
17265 LEGGINS WAY  
MONUMENT, CO 80132

7124204135  
BEER ALICIA L  
887 TIMBER LAKES GRV  
MONUMENT, CO 80132

7124202231  
BLOOM JAMES C  
1813 EDWARD WAY  
PITTSBURGH, PA 15203

7124203007  
BOEHM TIMOTHY A  
17330 CLOVERLEAF RD  
MONUMENT, CO 80132

7124204148  
BOPP RICHARD N JR  
1140 GENERALS HWY  
CROWNSVILLE, MD 21032

7124202071  
BOTVINIK REBECCA M  
1350 BOWSTRING RD  
MONUMENT, CO 80132

7124204120  
BOULDER STREET PROPERTIES LLC  
17032 BLUE MIST GRV  
MONUMENT, CO 80132

7124204121  
BOWEN TIA J LIVING TRUST  
17036 BLUE MIST GRV  
MONUMENT, CO 80132

7124202212  
BREESE DEWAYNE D  
405 WOLVERINE WAY  
MONUMENT, CO 80132

7124202214  
BURNING BUSH POINT LLC  
15025 BRONCO DR  
COLORADO SPRINGS, CO 80921

7124202229  
CALLAN JAMES  
905 BURNING BUSH PT  
MONUMENT, CO 80132

7123102051  
CAMPBELL HOMES LLC  
9230 GRAND CORDERA PKWY  
COLORADO SPRINGS, CO 80924

7123103003  
CAMPBELL STACY  
17285 LEGGINS WAY  
MONUMENT, CO 80132

7124202073  
CAPISTRANO RENATO H  
1248 TIMBER RUN HTS  
MONUMENT, CO 80132

7124202193  
CARLSEN JAMES RICHARD  
1047 WALTERS PT  
MONUMENT, CO 80132

7124204115  
CARLSON NANCY  
17012 BLUE MIST GRV  
MONUMENT, CO 80132

7124202210  
CASTLEBERRY LACEY  
940 BURNING BUSH PT  
MONUMENT, CO 80132

7124204114  
CHAU WAIFU  
17008 BLUE MIST GRV  
MONUMENT, CO 80132

7124204140  
CHU WILLIAM W  
6020 SEABLUFF DR UNIT 412  
PLAYA VISTA, CA 90094

7124204040  
CLARK KATHRYN M  
17151 BLUE MIST GRV  
MONUMENT, CO 80132

7123103006  
COLEMAN BRAD A  
17235 LEGGINS WAY  
MONUMENT, CO 80132

7124203015  
COSH DOUGLAS G  
17310 CLOVERLEAF RD  
MONUMENT, CO 80132

7124204118  
COWLISHAW RONNETTE L  
17024 BLUE MIST GRV  
MONUMENT, CO 80132

7124204136  
COX DARREN  
15714 BLUE PEARL CT  
MONUMENT, CO 80132

7124204143  
CRANOR CHERYL MARIE  
17148 BLUE MIST GRV  
MONUMENT, CO 80132

7124204132  
DE BORD TIMOTHY L  
5420 MOUNT DR  
SCHERERVILLE, IN 46375

7124202170  
DITTMER STEVAN W  
1017 BURNING BUSH PT  
MONUMENT, CO 80132

7124202208  
FAMIGLIETTI DAVID G  
17010 CROSS TIMBERS GRV  
MONUMENT, CO 80132

7124202023  
FREETON HOLDING LLC  
834-F S PERRY ST #336  
CASTLE ROCK, CO 80104

7124202063  
GIDEON LANCE  
1310 WALTERS PT  
MONUMENT, CO 80132

7124202173  
GUERRERO ROSALIE M  
1029 BURNING BUSH PT  
MONUMENT, CO 80132

7123103002  
HARVEY ROBERT C  
17325 LEGGINS WAY  
MONUMENT, CO 80132

7124202180  
HESS AMANDA K  
1052 WALTERS PT  
MONUMENT, CO 80132

7124204147  
JENSEN NICHOLAS FRASER  
17164 BLUE MIST GRV  
MONUMENT, CO 80132

7124204003  
CROSS JACQUELYN K  
17285 CLOVERLEAF RD  
MONUMENT, CO 80132

7124204117  
DEMARCO ANTHONY ALLAN  
17020 BLUE MIST GRV  
MONUMENT, CO 80132

7124202068  
DUFFY PAMELA S  
1278 TIMBER RUN HTS  
MONUMENT, CO 80132

7124204041  
FINLEY JOHN D  
17147 BLUE MIST GRV  
MONUMENT, CO 80132

7124202213  
FRIEDERICKS DIANE JOY  
928 BURNING BUSH PT  
MONUMENT, CO 80132

7124204004  
GOODBAR HEIDI L  
879 CARIBOU CIR  
MONUMENT, CO 80132

7124204145  
HANSEN DARCY M  
18015 SADDLEWOOD RD  
MONUMENT, CO 80132

7124202025  
HAU LIHN NGOC  
790 WINDING HILLS RD  
MONUMENT, CO 80132

7123103005  
HOLLINGSWORTH BRIAN K  
17245 LEGGINS WAY  
MONUMENT, CO 80132

7124203017  
JOHNSON MILTON S  
19725 SOARING WING DR  
COLORADO SPRINGS, CO 80908

7124204038  
CROWLEY LESLIE L  
17159 BLUE MIST GRV  
MONUMENT, CO 80132

7124204123  
DENGLER KARL A  
17044 BLUE MIST GRV  
MONUMENT, CO 80132

7124202056  
ELLIS MERRILEE  
1352 WALTERS PT  
MONUMENT, CO 80132

7124202042  
FOLEY JOHN WILLIAM  
2060 SILKWOOD DR  
COLORADO SPRINGS, CO 80920

7124204037  
GIBSON TODD J  
3780 HIGHVIEW DR  
COLORADO SPRINGS, CO 80908

7124204146  
GRANT GARY H  
2527 CALLEJON DR NE  
ALBUQUERQUE, NM 87112

7124202022  
HARNESS WENDY S  
1120 MAGIC LAMP WAY UNIT 6  
MONUMENT, CO 80132

7124202192  
HERNANDO & JEANNETTE HERNANDEZ  
1053 WALTERS PT  
MONUMENT, CO 80132

7124204131  
JAYNAN LLC  
3980 FOXCHASE WAY  
COLORADO SPRINGS, CO 80908

7124204129  
JONES DAVID  
17068 BLUE MIST GRV  
MONUMENT, CO 80132

7124202211  
JONES KATHRYN ANN TRUST  
8653 W MELINDA LN  
PEORIA, AZ 85382

7124203011  
KING CORY DEAN  
17320 CLOVERLEAF RD  
MONUMENT, CO 80132

7124204036  
LAANSMA JAN E  
17167 BLUE MIST GRV  
MONUMENT, CO 80132

7124202206  
LINDSTROM IMA R  
17018 CROSS TIMBERS GRV  
MONUMENT, CO 80132

7124202230  
MAHDER MITCHELL  
909 BURNING BUSH PT  
MONUMENT, CO 80132

7124204138  
MERCHANT DANIEL EDWARD  
878 TIMBER LAKES GRV  
MONUMENT, CO 80132

7124202040  
MORRELL MARY  
1050 MAGIC LAMP WAY UNIT E  
MONUMENT, CO 80132

7124202066  
NAJDZION MATTHEW D  
1290 TIMBER RUN HTS  
MONUMENT, CO 80132

7124202060  
NISENOFF STEVEN B  
6023 GALENA ST  
DENVER, CO 80238

7124202194  
PERKIN VALERIE L  
1041 WALTERS PT  
MONUMENT, CO 80132

7124202171  
JONES TIMOTHY D  
1021 BURNING BUSH PT  
MONUMENT, CO 80132

7124202019  
KIRBY STEVEN C  
1120 MAGIC LAMP WAY APT A  
MONUMENT, CO 80132

7124202061  
LANG ARIANNA L  
1322 WALTERS PT  
MONUMENT, CO 80132

7124204113  
LITRELL GLENN L SR  
17004 BLUE MIST GRV  
MONUMENT, CO 80132

7124204122  
MCDANIEL JAMES E  
17040 BLUE MIST GRV  
MONUMENT, CO 80132

7124202075  
MONTGOMERY MIA  
1236 TIMBER RUN HTS  
MONUMENT, CO 80132

7124204144  
MOZER ELIZABETH J  
182 S LAFAYETTE ST  
DENVER, CO 80209

7124202006  
NASH PETER B  
17380 LEGGINS WAY  
MONUMENT, CO 80132

7124202057  
NOLT ALAINE K  
1346 WALTERS PT  
MONUMENT, CO 80132

7124202174  
PLEASANT PROPERTIES LLC  
3303 SW 77TH ST  
LINCOLN, NE 68532

7124202077  
KENEFICK JOHN J  
1224 TIMBER RUN HTS  
MONUMENT, CO 80132

7124204119  
KLEIST ROBERT C JR  
17028 BLUE MIST GRV  
MONUMENT, CO 80132

7124204126  
LARSEN MARGARET  
17056 BLUE MIST GRV  
MONUMENT, CO 80132

7124202043  
MAESTAS LINDA B  
1050 MAGIC LAMP WAY UNIT D  
MONUMENT, CO 80132

7124204128  
MEIFERT FAMILY TRUST  
13524 E CEDARPINE LN  
MOORPARK, CA 93021

7124202179  
MORENO DOLORES KYLE  
1058 WALTERS PT  
MONUMENT, CO 80132

7124204127  
MUELLER PETER  
17060 BLUE MIST GRV  
MONUMENT, CO 80132

7124202064  
NEDBALSKI ASHLEY E  
1304 WALTERS PT  
MONUMENT, CO 80132

7124204134  
PALMER ONE LLC  
23 COMMERCE ST  
COLORADO SPRINGS, CO 80907

7124202076  
RAYNER JAMES R  
5930 THURBER DR  
COLORADO SPRINGS, CO 80924

7124202024  
REED DAVID B  
1120 MAGIC LAMP WAY UNIT 4  
MONUMENT, CO 80132

7124204039  
SHARON GRADY SURVIVORS TRUST  
19570 BROKEN FENCE WAY  
MONUMENT, CO 80132

7124202007  
SINK KEVIN H JR  
17375 LEGGINS WAY  
MONUMENT, CO 80132

7124202069  
SOWLES REVOCABLE LIVING TRUST  
42335 WASHINGTON ST STE F  
PALM DESERT, CA 92211

7123102040  
SUSTAITA BRENT E  
17370 LEGGINS WAY  
MONUMENT, CO 80132

7123103008  
TAYLOR CAMERON W  
17205 LEGGINS WAY  
MONUMENT, CO 80132

7123102031  
VIDANO STEPHEN R  
1685 BOWSTRING RD  
MONUMENT, CO 80132

7124202207  
WHELAN RICHARD W  
4954 MUSHROOM ROCK CT  
COLORADO SPRINGS, CO 80924

7124202235  
WOODMOOR PARK HOMEOWNERS  
4325 N NEVADA AVE #100  
COLORADO SPRINGS, CO 80907

7124202209  
402 RASPBERRY LLC  
17006 CROSS TIMBERS GRV  
MONUMENT, CO 80132

7124202070  
REYNA MIGUEL JR  
1266 TIMBER RUN HTS  
MONUMENT, CO 80132

7124204125  
SHERRY CHARLES L  
17052 BLUE MIST GRV  
MONUMENT, CO 80132

7124204124  
SITTNER JAMES A  
20344 KENNETH LANIER DR  
MONUMENT, CO 80132

7124202172  
STEFFEL AMY MICHELLE  
1025 BURNING BUSH PT  
MONUMENT, CO 80132

7124202078  
TALBOTT MARTHA A  
1218 TIMBER RUN HTS  
MONUMENT, CO 80132

7124202062  
THEKEN NANCY  
9439 BANDLEY DR  
FOUNTAIN, CO 80817

7124202041  
VON SEGGERN YOMBA A  
834-F S PERRY ST PMB 336  
CASTLE ROCK, CO 80104

7124202058  
WHITSON KATHRYN L  
1340 WALTERS PT  
MONUMENT, CO 80132

7124204029  
WOSC LLC  
902 CARIBOU DR W  
MONUMENT, CO 80132

7124204139  
868 TIMBER LAKES GROVE LLC  
619 FOREST VIEW CT  
MONUMENT, CO 80132

7124202059  
ROUNTREE THOMAS  
1334 WALTERS PT  
MONUMENT, CO 80132

7124202183  
SIDNEY MANAGEMENT LLC  
1286 KENASHA DR  
LARKSPUR, CO 80118

7124202205  
SMITH MARIETTA S  
17022 CROSS TIMBERS GRV  
MONUMENT, CO 80132

7124202182  
STUMPF JEFFREY M  
1040 WALTERS PT  
MONUMENT, CO 80132

7124204116  
TATE GREGORY TRUST  
1497 WISHING WELL VW  
MONUMENT, CO 80132

7124203016  
TMH LIVING TRUST  
17290 CLOVERLEAF RD  
MONUMENT, CO 80132

7124202065  
WAY DANIEL C  
1296 TIMBER RUN HEIGHTS  
MONUMENT, CO 80132

7124204133  
WINCHESTER LYNN M  
867 TIMBER LAKES GRV  
MONUMENT, CO 80132

7124202038  
Z AHL BRENDAN  
17310 COLONIAL PARK  
MONUMENT, CO 80132

7124202067  
1284 TIMBER RUN HEIGHTS  
545 3RD ST # 2302  
MONUMENT, CO 80132

7123103001  
BRG 2013 LLC  
9741 ABINGTON CT  
FAIRFAX, VA 22032

7124202195  
2002 MUNCEY FAMILY TRUST  
1918 DIAMOND CREEK  
COLORADO SPRINGS, CO 80921