

**EL PASO COUNTY**  
  
**COLORADO**

COMMISSIONERS:  
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CAMI BREMER (VICE-CHAIR)

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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.

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

**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.

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

# EL PASO COUNTY



Planning and Community Development Department  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

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

FIRST-CLASS



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