

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 8, 2022

RE: 4585 Mesa Top Drive

File: ADR-22-001

Parcel ID Nos.: 71294-04-001

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a rear setback of 19 feet where 20 is the minimum setback requirement for a single-family dwelling within the Forest Lakes PUD (Planned Unit Development), recorded at Reception No. 219159875, was **approved** by the Planning and Community Development Director on February 8, 2022. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the intent of the PUD as well as 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 the applicable PUD (Planned Unit Development) plan. 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 covered deck may require separate application(s) and approval(s) if the development requirements of the PUD 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 initiation of 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 Kylie Bagley, Planner II at (719) 520-6323.

Sincerely,

A handwritten signature in black ink that reads "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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