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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 10, 2020

ATTN: Charlene Maneafaiga
7593 Talus Ridge Dr.
Colorado Springs, CO 80915

RE: Jessica Heights PUD Development Guidelines Application Interpretation

File: ADM-20-043
Parcel ID: 5405105010

To Whom It May Concern:

This letter has been prepared in response to your request in reference to the Jessica Heights PUD Development Guidelines and determination of whether the application of item C.1. therein is appropriate in order to allow for a reduced rear setback of 20 feet in lieu of the required 25 feet due to the existing residential structure having a 10-foot staggered building placement. The above-referenced subject property is addressed as 7593 Talus Ridge Drive.

The Jessica Heights PUD was originally established as a Planned Unit Development (PUD) zoning on September 9, 2004 (PCD file no. PUD-03-008). Development guidelines for the community were approved as part of the PUD approval pursuant to Resolution No. 04-388 (recorded under Reception No. 204188987 of the El Paso County Public Records).

The established development guidelines for site plans submitted within Jessica Heights PUD include the following stipulation:

C. Residential

1. Setbacks: 25 Feet EXCEPT front or rear setbacks, but not both, may be reduced to twenty feet, by approval of the Development Services Director, when such reduction would insure a staggered building placement along the street.

Discussion and Conclusion:

It is the determination of the Planning and Community Development Director that the intent of the relevant item C.1 of the Jessica Heights PUD Development Guidelines is to facilitate the staggered building placement within the community by allowing for setback relief on one side, thereby allowing for the reasonable use of one's property where either the front or rear yard would otherwise lack sufficient space due to the associated building staggering. This setback relief allows for the buildings' staggering on the community's 0.15 to 0.18-acre lots while maintaining

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usable and buildable lot area. County staff has confirmed that the residential structure at 7593 Talus Ridge Drive, a corner lot, is placed such that it is staggered 10-feet further back from the front property line, and 10-feet closer to the rear property line, than the adjacent property to the east. This staggered building placement of the subject residence reasonably necessitates a reduced rear setback in order to allow for the construction of a covered deck of sufficient width.

Therefore, it is the determination of the Planning and Community Development Director that the application of item C.1 of the Jessica Height Development Guidelines at the above-referenced subject property addressed 7593 Talus Ridge Drive is consistent with the intent of the PUD development guidelines and applicable sections of the El Paso County Land Development Code. As such, the allowance of a reduced rear setback of 20 feet in lieu of the required 25 feet is consistent with the County's Code and Jessica Heights PUD. Any proposed development shall comply with all other applicable County, State, and Federal Regulations.

If you have any questions or concerns regarding this determination, please contact myself or Sophie Kiepe, Planner I, at (719) 520-7943 or sophiekiepe@elpasoco.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" written in a larger, more prominent script than the last name "Dossey".

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