



EL PASO COUNTY

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PLANNING & COMMUNITY DEVELOPMENT

October 28, 2024

RE: 935 Pinenut Ct – Administrative Relief

File: ADR2413

Parcel ID Nos.: 6129305050

This is to inform you that the above referenced request for approval of an application for administrative relief to allow a front setback of 28 feet where 30 feet is the minimum setback requirement for a proposed structure and to allow an accessory structure to be located closer to the road than the main building within the Fox Pines PUD (Planned Unit Development) zoning district was **approved** by the Planning and Community Development Director on October 28, 2024. 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.C.4. of the El Paso County Land Development Code (as amended). 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. Any expansion or additions beyond the initial construction of the proposed garage require separate application(s) and approval(s) if the development requirements of the Fox Pines Planned Unit Development 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 construction of the proposed garage.

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 Lacey Dean at (719) 520-7943.

Sincerely,



Meggan Herington, AICP, Executive Director
El Paso County Planning and Community Development Department
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2880 INTERNATIONAL CIRCLE
OFFICE: (719) 520 – 6300



COLORADO SPRINGS, CO 80910
PLNWEB@ELPASOCO.COM