

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR  
PLANNING AND COMMUNITY DEVELOPMENT

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June 11, 2026

RE: 445 Jack Boot Road Rear Setback Relief

Location: 445 Jack Boot Road, Monument, CO, 80132

File: ADR266

Parcel(s): 7124102018

This is to inform you that the above-referenced request for approval of Administrative Relief to allow a rear setback of 32' where 40' is required for property zoned RS-20000 (Residential Suburban), was **approved** by the Planning and Community Development (PCD) Director on June 11, 2026. It is the determination and finding of the 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, 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 notation:

The PCD Director may revoke any Administrative Relief by issuing a zoning violation notice if, in the PCD Director's opinion, the use is not in compliance with the intent and purpose for which the Administrative Relief was granted.

Pursuant to C.R.S. § 30-28-118, this administrative decision may be appealed to the Board of Adjustment within 30 days of approval. Should you have any questions, please contact Miranda Benson at (719) 520-7940 or [MirandaBenson2@elpasoco.com](mailto:MirandaBenson2@elpasoco.com).

Sincerely,



Meggan Herington, AICP, Executive Director

El Paso County Planning and Community Development Department

File: ADR266, 445 Jack Boot Road Rear Setback Relief



*Premier Custom Decks & Outdoor Living  
470 Guyout Ridge Ct. Suite 100  
Colo. Springs Colo. 80919*

*To whom it may concern,*

*Letter of intent to respectfully request an administrative variance for our clients at:  
Todd & Esen Zentner  
445 Jack Boot Rd.  
Monument Co. 80132  
PDC File No. ADR266*

*\*\*The granting of this administrative relief will not result in an adverse impact on surrounding properties and the granting of the administrative relief will not allow an increase in the number of dwelling units on a parcel.*

*\*\*We are looking to have a 20% rear lot setback reduction in lot width from the amount required in the zoning district in which the subject property is located may be approved.*

*\*\*The granting of this administrative relief would not require any site disturbance, grading or removal of vegetation of any kind.*

*\*\*The granting of this his administrative relief would allow the proposed building location and existing vegetation on the site to restrict visibility of the deck additional from a distance, from the road or from downhill properties.*

*\*\*The granting of administrative relief would allow for building designs such as footings below grade with forms to follow existing slope.*

*\*\*This justification for this minor adjustment of 20% administrative relief will keep the deck addition at 32' from the rear setback and encroach into the comparatively large 40' setback by only 8'. We feel this is a very reasonable request that is allowed on this particular property with the approved variance request.*

*\*\*The zoning district for the subject property is RS-20000. This zoning district requires a 40' rear setback.*

*\*\* Stormwater runoff from the proposed deck will not adversely impact downstream or neighborhood properties. There will be no additional stormwater runoff from this project than normal.*

*We appreciate your time and attention to this request.*

*Respectfully,*

*Jim Velarde / Owner  
Premier Custom Decks & Outdoor Living*

- 445 Jack Root Rd Monument to 80132
- Existing Covered Deck 12x16'6"
- Existing 8'x10' open Deck 8'78" Total Existing 8'1/4"
- Red Outline
- 89071 New open Deck @ 8'1/4"
- Blue Outline

Administrative  
Approved Set  
Date: 06/17/2026  
EPC Planning & Community Development Department

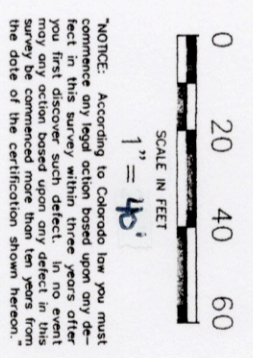
Fence encroaches a distance of 59.3 feet.  
PED File No. ADR 266



Fence encroaches 0.96'

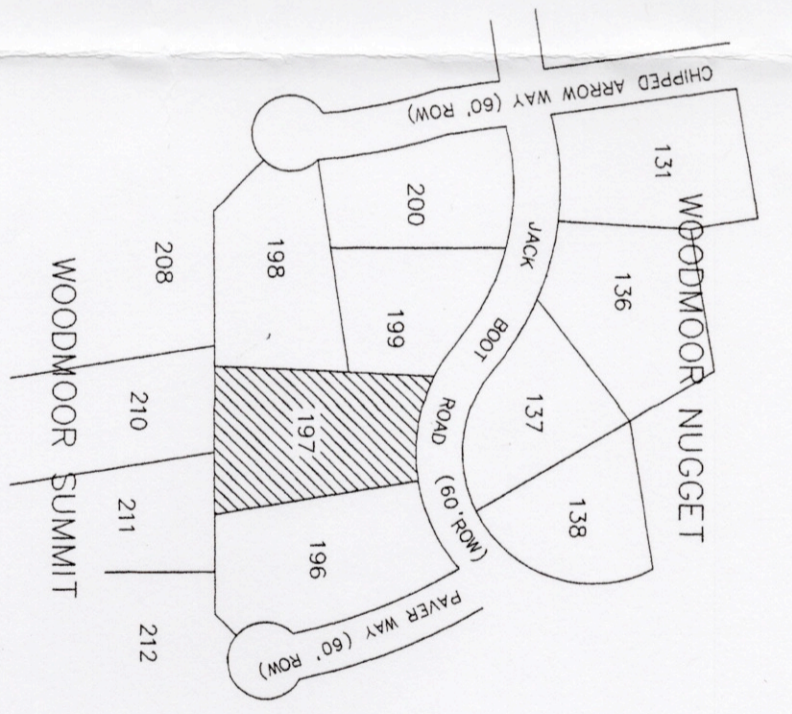
Fence encroaches 0.83'

APPROVED  
EPC Development Services  
The City of El Paso  
By: *[Signature]*  
Date: 3/1/05



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. No other time limitation shall apply to this survey. This survey was commenced more than ten years from the date of the certification shown hereon.

VICINITY MAP NOT-TO-SCALE



LEGEND:  
(P) = Plotted Information  
(M) = Field Measured monument  
(A) = Property corners monumented with a found pin & cap LS 2682 unless otherwise noted.  
2' Contour Interval Field Determined Topography  
\* = Selected Pine Trees with trunk diameter.  
See House Plans for Final House Dimensions  
FF = Finished Floor Elevation  
TS = Top of Slab  
TF = Top of Foundation

CERTIFICATE OF SURVEY:

This is to certify to Woodsmith Custom Homes that on April 23, 2001, a survey was made by me or under my direct supervision of Lot 197, Woodmoor Nugget, situated in El Paso County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors practicing in El Paso County, Colorado, and that this plot accurately represents said survey. The location and dimensions of all easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by Jerome W. Hornigton and Associates, Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encroachments of record affecting this tract of land.

This survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance policy may disclose facts not reflected on this survey. Corner monuments were set, or found and accepted as indicated hereon.

CERTIFICATE OF DEPOSIT:

Deposited this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the County Surveyor's land survey plats/right-of-way surveys at reception number \_\_\_\_\_, in the office of the Elbert County Clerk and Recorder.

Signed: \_\_\_\_\_  
County Clerk and Recorder

*[Signature]*  
Jerome W. Hornigton  
Colorado PLS 25629

REVISIONS  
02/23/04 Siteworks  
02/25/04 Per Client



HANNIGAN and ASSOCIATES, INC.  
SURVEYING • PLANNING • ARCHITECTURE  
LAND DEVELOPMENT CONSULTING  
19360 SPRING VALLEY ROAD  
MONUMENT, COLORADO 80132-9613  
719-481-8292 • 303-680-5282 FAX 719-481-9071

TITLE  
Site Plan for 445 Jack Root R  
Lot 197, Woodmoor Nugget,  
El Paso County, Colorado.  
CLIENT  
Zook Contracting Inc.