

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 31, 2020

RE: Administrative Relief for Setback Reductions – 4878 Wolf Moon Drive

File: ADR-20-012

Parcel ID No.: 5507206060

This is to inform you that the above referenced requests were **approved** by the Planning and Community Development Director on November 9, 2020 for administrative relief to allow:

1. A side setback of 4.1 feet where 5 feet is the minimum setback requirement for a single family dwelling within the RS-5000 (Residential Suburban) zoning district, and
2. A corner front setback of 12 feet where 15 feet is the minimum setback requirement for a single family dwelling within the RS-5000 (Residential Suburban) zoning district.

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 (2019). 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. 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.

2. The approval applies only to the plans as submitted. Any expansion or additions to the proposed single family dwelling may require separate application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.

**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 John Green at (719) 520-6442.

Sincerely,

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