

April 23, 2026

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). Please note that PCD will send additional notification prior to any future decision regarding this proposal. To submit public comments, please go to the project directly using the EDARP link below.

**PCD File No.:** VA265, 7620 Mohawk Road Sunflower Landscapes Contractor Equipment Yard Variance of Use

**Project Description:** Variance of Use application request for a contractor equipment yard for business purposes in the RR-5 (Residential Rural) zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

Dennis & Joan Hathcock Revocable Trust  
12420 N Meridian Road  
Elbert, CO 80106

**Applicant/Representative:**

Vertex Consulting Services  
5825 Delmonico Drive, Suite 320  
Colorado Springs, CO 80923  
(719) 433-2018  
Nina.Dossey@vertexc.com

**Tax ID/Parcel No.:** 5304005004

**Zoning District:** RR-5 (Residential Rural)

**Location of Project:** 7620 Mohawk Road

**Land Size:** 5.01 Acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/213107>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

A handwritten signature in black ink, appearing to read 'Joe Letke', written in a cursive style.


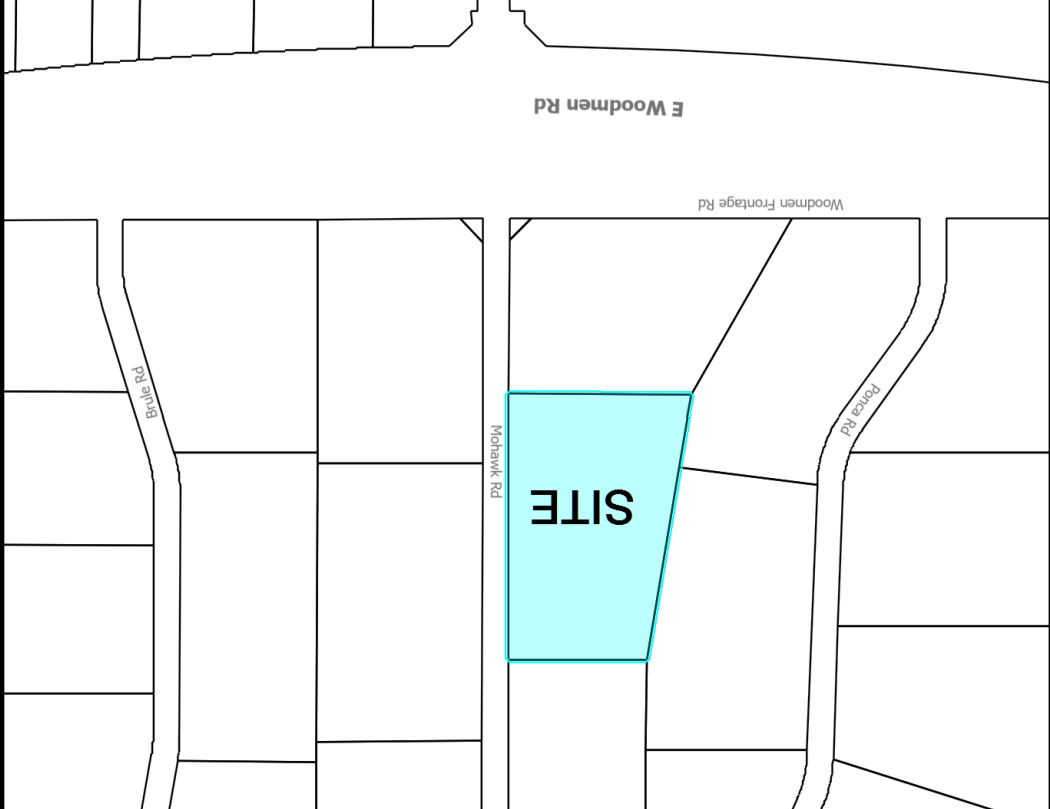
Joe Letke- Planner

El Paso County Planning & Community Development

(719) 520-7964    JoeLetke@elpasoco.com

Planning and Community Development  
 2880 International Cir. Suite 110  
 Colorado Springs, CO 80910

**NOTICE OF LAND-USE APPLICATION**

<p style="writing-mode: vertical-rl; transform: rotate(180deg);">                 COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.             </p>		<p>                 Please report any parcel discrepancies to:                  El Paso County Assessor                  1675 W. Garden of the Gods Rd.                  Colorado Springs, CO 80907                  (719) 520-6600             </p>
	<p><b>EL PASO COUNTY</b>  <b>PARCEL INFORMATION</b></p> <p><b>FILE NO.:</b> VA265</p> <p><b>PARCEL NO.:</b> 5304005004</p> <p><b>OWNER:</b> Dennis &amp; Joan Hathcock                  Revocable Trust</p> <p><b>ADDRESS:</b> 7620 Mohawk Road</p>	