

July 13, 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.: BOA265, 16990 Cherry Crossing Dr - Side setback relief

Project Description: Dimensional Variance request to allow for a 10-foot side setback where 35 feet is required in the PUD (Planned Unit Development) zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner/Applicant(s):

James and Jennifer Lucas

16990 Cherry Crossing Drive

Colorado Springs, CO 80921

Tax ID/Parcel No.: 6122008022

Location of Project: 16990 Cherry Crossing
Drive

Zoning District: PUD (Planned Unit
Development)

Land Size: 2.66 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/214104>

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 "Lacey Dean", with a stylized flourish at the end.

Lacey Dean- Planner

El Paso County Planning & Community Development

(719) 520-7943 LaceyDean2@elpasoco.com

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

NOTICE OF LAND-USE APPLICATION

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		EL PASO COUNTY PARCEL INFORMATION	
		FILE NO.: BOA265	
		PARCEL NO.: 6122008022	
		OWNER: James and Jennifer Lucas	
		ADDRESS: 16990 Cherry Crossing Drive	