



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

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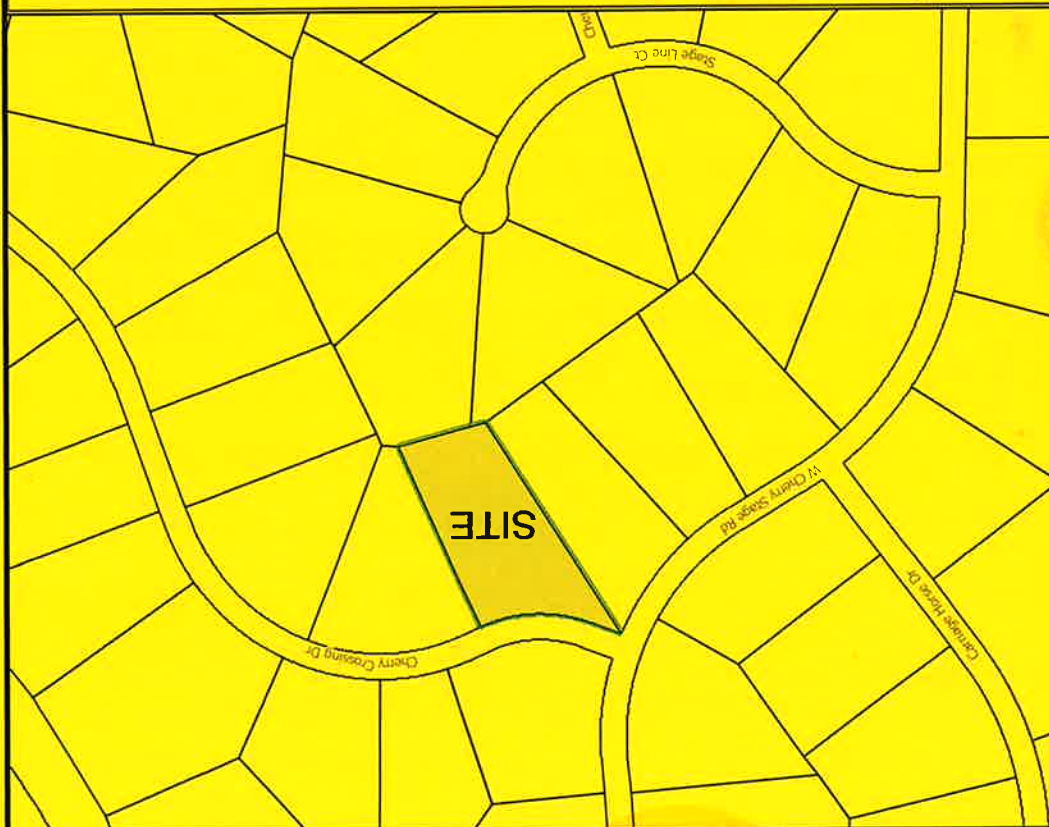
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Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-5600



EL PASO COUNTY
PARCEL INFORMATION
FILE NAME: BOA265
PARCEL: 6122008022
OWNER NAME: James and Jennifer Lucas
ADDRESS: 16990 Cherry Crossing Drive

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

This notice provides options to access the Board of Adjustment public hearing on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Board of Adjustment (BOA) Public Hearing on Thursday, September 10th, 2026, beginning at 9:00 A.M.** The BOA hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs, CO 80903. You may attend the public hearing in-person or watch virtually by following the procedures below.

FILE NUMBER: BOA265

DEAN

DIMENSIONAL VARIANCE

16990 CHERRY CREEK CROSSING DRIVE – SIDE SETBACK RELIEF

A request by James Lucas for approval of a Dimensional Variance to allow a 10-foot side setback where 35 feet is required in the Cherry Creek Crossing PUD (Planned Unit Development) zoning district for the proposed placement of a detached garage. The 2.66-acre property is located at 16990 Cherry Creek Crossing Drive, Colorado Springs, Colorado [RH1.1], which is approximately 3000 feet northwest of the intersection of Hodgen Road and Highway 83. (Parcel No. 6122008022) (Commissioner District No. 1).

Type Of Hearing: Quasi-Judicial

Planner: LaceyDean2@elpasoco.com

Watch the Hearing Virtually

To watch the hearing live, visit: <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time.

Submit Public Comments

Members of the public may provide comments in person at the hearing or may submit written comments in advance through the EDARP project page.

To submit written comments through EDARP and view the Staff Report and all related documents for this item, please visit: <https://epcdevplanreview.com/Public/ProjectDetails/214104>.

Written comments submitted through EDARP must be uploaded no later than one (1) day prior to the hearing in order to be included in the official record and provided to the Board of Adjustment. Written comments will not be accepted on the day of the hearing. In-person public comments are limited to three (3) minutes.

If you are unable to use EDARP, written comments may alternatively be submitted by email to PCDhearings@elpasoco.com no later than one (1) day prior to the hearing. Documents emailed the day of the hearing will not be accepted.

This notice was mailed on: 08/25/2026.