

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 27, 2017

RE: 2310 Wakonda Way – Lot Size Variance

File Nos.: MS-17-006, ADR-17-019
Parcel No.: 7103001034

To Whom It May Concern:

This letter is to inform property owners adjacent to the above mentioned properties that the applicant, M.V.E. Inc., has requested approval of administrative relief to allow:

1. A lot size of 2.33 acres where 2.5 acres is required; and
2. A lot size of 2.14 acres where 2.5 acres is required within the RR-2.5 (Residential Rural) zoning district.

The applicant has requested a concurrent review of a rezone application from the RR-5 (Residential Rural) to the RR-2.5 (Residential Rural) in order to allow the existing parcel to be split into two lots with a minor subdivision. The Planning and Community Development Director may make a formal decision regarding the administrative relief request on December 12, 2017 at 4:30 P.M. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the approval process may be elevated to the Board of Adjustment for consideration. Administrative approval by the Planning and Community Development Director is subject to the appeal provisions of the Land Development Code.

You may view the application documents online at www.epcdevplanreview.com. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

Nina Ruiz, Project Manager/Planner II
El Paso County Planning and Community Development
719-520-6313
ninaruiz@elpasoco.com

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.com

*COPY
mailed
11/28/17*

El Paso County Parcel Information

File Name: MS-17-006, ADR-17-019

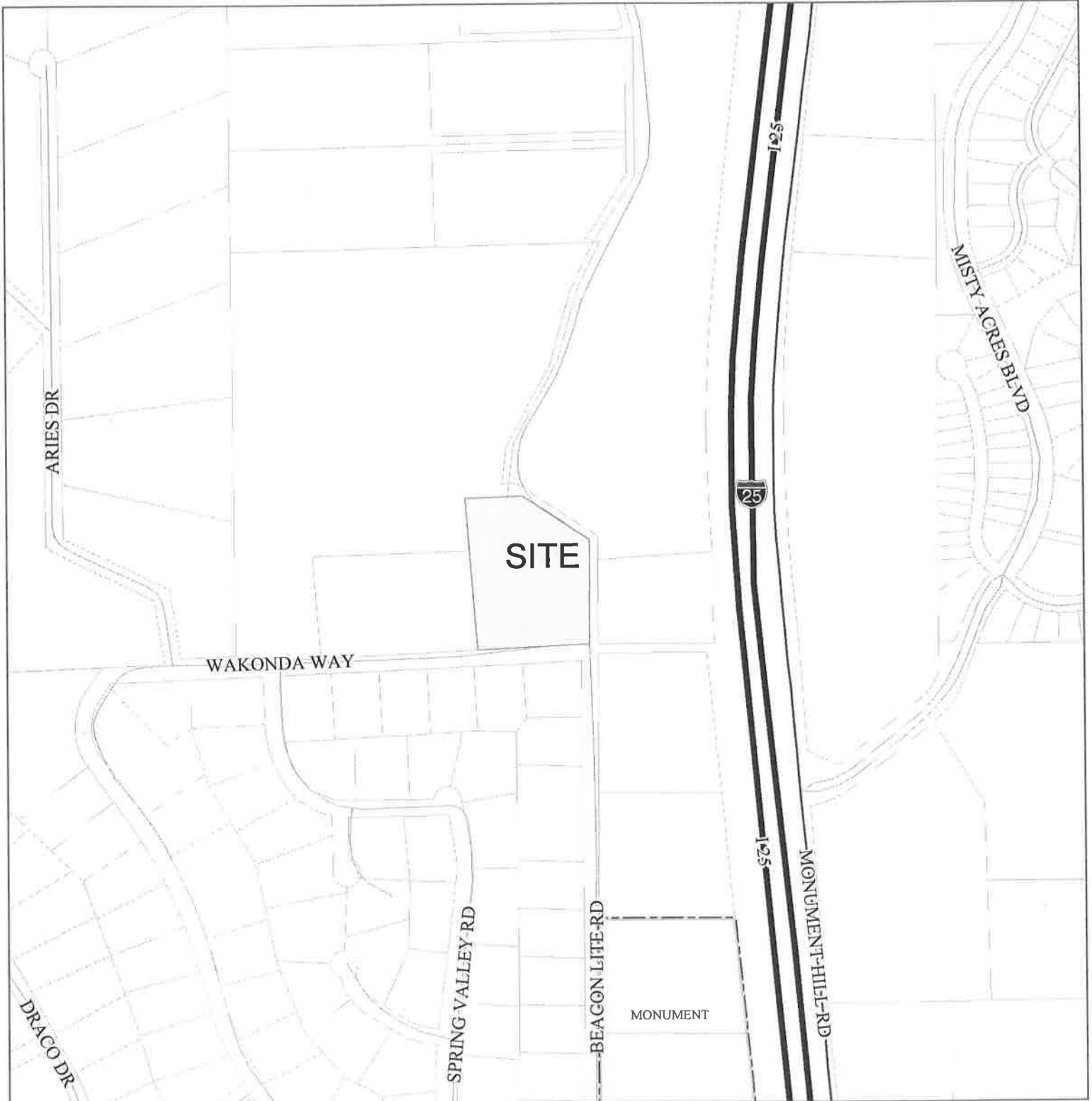
PARCEL	NAME
7103001034	ARVIDSON MATTHEW P

Zone Map No.: --

ADDRESS	CITY	STATE
2310 WAKONDA WAY	MONUMENT	CO

ZIP	ZIPLUS
80132	9627

Date: November 27, 2017



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd
 Colorado Springs, CO 80907
 (719) 520-6600



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7103001033
HAMULA MARCIA L
26024 MESA DR
CARMEL, CA 93923

7103001034
ARVIDSON MATTHEW P
2310 WAKONDA WAY
MONUMENT, CO 80132

7110001016
GRIFFIN FREDRICK SCOTT
2285 WAKONDA WAY
MONUMENT, CO 80132

7110001015
FREDERICK L JUDGE & JANET H
PO BOX 2248
RANCHO SANTA FE, CA 92067

7110001001
BOYD KATHRYN O
2215 WAKONDA WAY
MONUMENT, CO 80132

7103001054
MOORE EDDIE E
PO BOX 1110
MONUMENT, CO 80132

7102300002
MANCHESTER ALDER LLC
970 CORRAL VALLEY RD
COLORADO SPRINGS, CO 80929

7111001001
19475 BEACON LITE LLC
19475 BEACON LITE RD
MONUMENT, CO 80132