

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

FIRST-CLASS

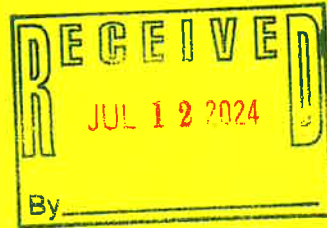


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 VAZQUEZ SANDRA  
 13280 PINE DR  
 COLORADO SPRINGS, CO 80908



**NOTICE OF**

NEXTE 008 DE 1 0007/12/24

RETURN TO SENDER  
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RC: 809184510799 \*1958-88197-11-

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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) 520-6600

**EL PASO COUNTY**  
**PARCEL INFORMATION**

**FILE NAME:** BOA241  
**PARCEL:** 5208224010  
**NAME:** LADAWNNA SMITH  
**ADDRESS:** 6875 JUANITA ST.  
 COLORADO SPRINGS,  
 CO 80908

Meggan Herington, AICP, Executive Director  
El Paso County Planning & Community Development  
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Colorado Springs, CO 80910

Board of County Commissioners  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bretnier, District 5

### 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 Wednesday, July 24th, 2024, beginning at 9:00 A.M.** The BOA hearing will be held in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs. You may attend the public hearings in-person or remotely, following the procedures below.

SC A241

MATHY

### DIMENSIONAL VARIANCE 6875 JUANITA STREET – BOA SETBACK AND LOT SIZE RELIEF

A request by LaDawna Smith for approval of a dimensional variance to allow a front setback variance of 11 feet where 25 feet is required and a lot size variance of 0.74 acres (32,263 square feet) where 5 acres is required in the RR-5 (Residential Rural) zoning district. The 0.74-acre (32,263 square feet) property is located at 6875 Juanita Street, which is located at the intersection of Black Forest Road and Juanita Street. (Parcel No. 5208224010) (Commissioner District No. 1).

**Type Of Hearing: Quasi-Judicial**

**Planner: AshlynMathy2@elpasoco.com**

#### Watch The Live Hearings Remotely

If you are interested in watching the hearing live, please go to <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time of the hearing. Any testimony or comments you wish to provide may be done in-person or by following the "Participate Remotely" procedures listed below.

#### Participate Remotely

If you would like to provide testimony on an item being heard by the Board of Adjustment remotely, please email [PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com) with your name, your phone number, and the project's file number/name. Include any documents you would like provided to the Board as part of the official record. When it's time for public testimony on the item for which you'd like to testify, you will receive a phone call at the number you provided and will be brought into the meeting remotely to address the Board. **NOTE: New exhibits are not permitted via email the day of the hearing. All exhibits must be emailed to [PCDhearings@elpasoco.com](mailto:PCDhearings@elpasoco.com) no later than one day prior to the above listed hearing. Whether you are attending remotely or in-person, kindly note there is a three (3) minute time limit on public comments and/or presentations.**

Please visit <https://epcdevplanreview.com/Public/ProjectDetails/195018> to view the Staff Report and all other documents related to this hearing item. This notice was mailed on: July 3, 2024.