

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
KEVIN MASTIN, INTERIM EXECUTIVE DIRECTOR

8/29/2022

RE: Kettle Creek Estates Lot Line Adjustment

File: VR2211
Parcel ID Nos.: 6228005030 and 6228008033

To Whom It May Concern:

This letter is to inform property owners adjacent to 2295 Old Ranch Road that the applicant, Jay D. Stoner, has requested approval of a Vacation and Replat application to move the property line between the two properties creating one 5.2 acre property along Otero Avenue and one 9.68 acre property along the east side of Kettle Creek in the RR-2.5 (Residential Rural) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on 9/16/2022. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the application may be elevated to the Board of County Commissioners for consideration. All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision.

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,

Ryan Howser
El Paso County Planning and Community Development
719-520-6049
ryanhowser@elpasoco.com

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



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

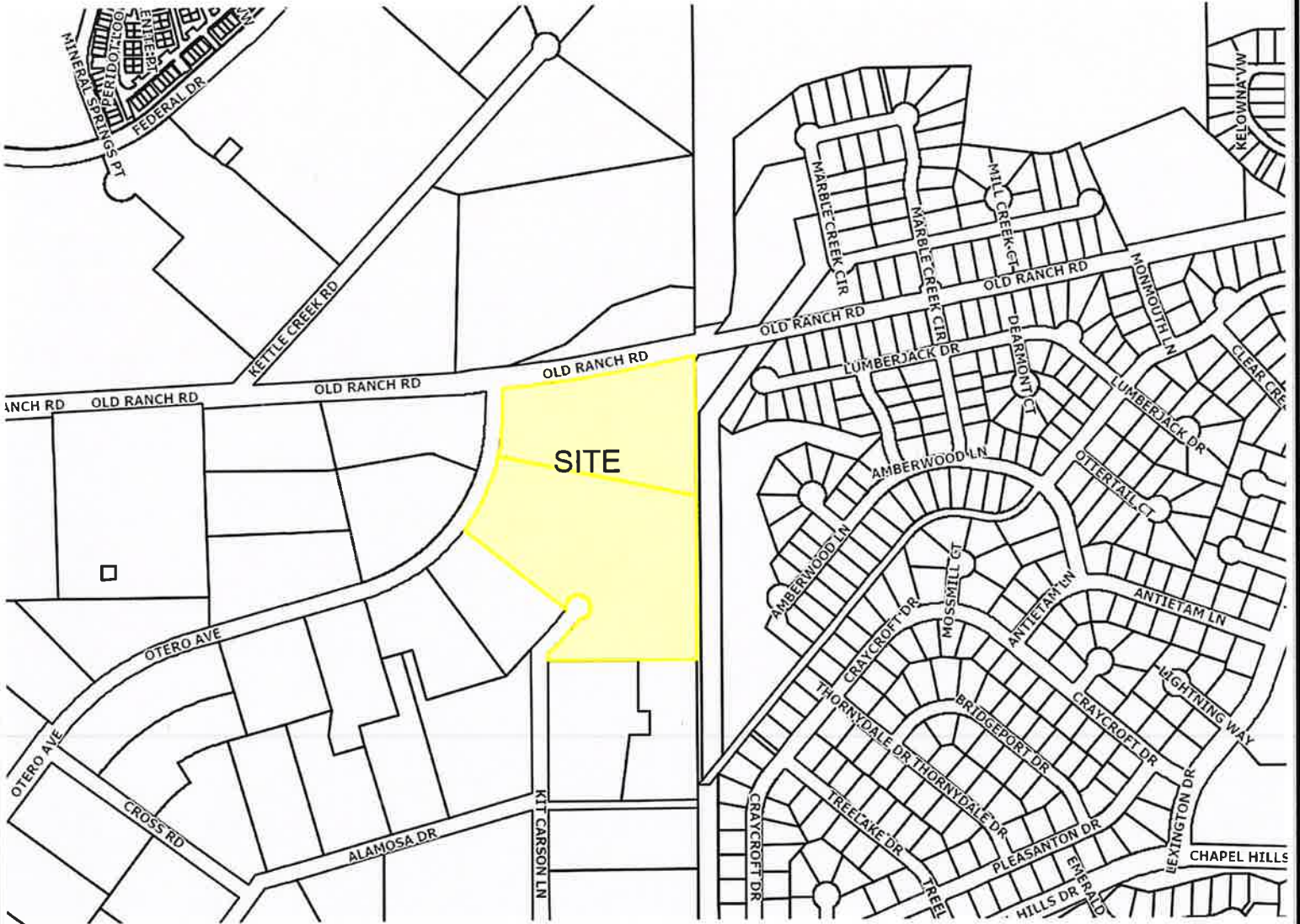
www.ELPASOCO.COM

El Paso County Parcel Information

File Name: VR2211

Date: AUGUST 29, 2022

PARCEL	NAME	ADDRESS
6228005030	POWROY FAMILY LIVING TRUST	2295 Old Ranch Road Colorado Springs, CO 80908
6228005033	J+M INVESTMENTS, LLC	10245 Otero Avenue Colorado Springs, CO 80908



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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6200000726
HIGH VALLEY LAND CO INC
9540 FEDERAL DR STE 200
COLORADO SPRINGS, CO, 80921

6228001007
HOPE CHAPEL OF
5740 N ACADEMY BLVD
COLORADO SPRINGS, CO, 80918

6228001006
PENDLETON WALDO F
2060 OLD RANCH RD
COLORADO SPRINGS, CO, 80908

6228005038
HOTCHKISS JOHN PHILIP
9161 ESTEBURY CIR
COLORADO SPRINGS, CO, 80920

6228005033
J + M INVESTMENTS LLC
5655 BRIDLESPUR RIDGE PL
COLORADO SPRINGS, CO, 80918

6228004021
HUNSINGER DEVELOPMENT CORPORATION
4406 COLLEGE PARK CT
COLORADO SPRINGS, CO, 80918

6228004022
GALLEGOS RICHARD F JR
6459 GALETA DR
COLORADO SPRINGS, CO, 80923

6228005030
POWROY FAMILY LIVING TRUST
2295 OLD RANCH RD
COLORADO SPRINGS, CO, 80908

6228005029
BEUTLER AUBREY
3585 MEADOW RUN CIR
COLORADO SPRINGS, CO, 80908

6228005028
LEWIS SHIRLEY G
10125 OTERO AVE
COLORADO SPRINGS, CO, 80920

6228005012
MURRAY ROBERT L
2170 ALAMOSA DR
COLORADO SPRINGS, CO, 80920

6228005047
BOLLAR EMILY A
10025 KIT CARSON LN
COLORADO SPRINGS, CO, 80920

6228005046
NIESS OLIVER K JR
10055 KIT CARSON LN
COLORADO SPRINGS, CO, 80920

6228105048
COLORADO SPRINGS CITY OF
PO BOX 1575 MC 240
COLORADO SPRINGS, CO, 80901

6228103064
OLD RANCH ROAD HOMEOWNERS ASSN
PO BOX 1147
COLORADO SPRINGS, CO, 80901

6228103087
MALLOY DANIEL L
2405 LUMBERJACK DR
COLORADO SPRINGS, CO, 80920

6228103089
MILLER WARREN J
2425 LUMBERJACK DR
COLORADO SPRINGS, CO, 80920

6228103088
GRANDPRE ALMA E
2415 LUMBERJACK DR
COLORADO SPRINGS, CO, 80920

6228103065
COLORADO SPRINGS CITY OF
PO BOX 1575 MC 240
COLORADO SPRINGS, CO, 80901

6228103103
LUO YUGUO
10140 ADOBE CREEK CT
COLORADO SPRINGS, CO, 80920

6228103104
OLIVAS CESAR H
6285 BURGESS RD
COLORADO SPRINGS, CO, 80908

6228103105
HISER JAMES
10120 ADOBE CREEK CT
COLORADO SPRINGS, CO, 80920

6228103108
CART THOMAS J
2350 AMBERWOOD LN
COLORADO SPRINGS, CO, 80920

6228103109
STAFF DAVID A
2340 AMBERWOOD LN
COLORADO SPRINGS, CO, 80920