

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

July 1, 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). The Planning and Community Development Executive Director will not make a formal decision regarding the application until after July 15, 2026. Any comments regarding the application must be submitted prior to that date to be considered. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: AL2617, 1170 Spotted Owl Way – ALQ for Permanent Occupancy Special Use Permit

Project Description: The property owners would like to apply for and obtain approval for a Special Use permit to allow permanent occupancy of an Accessory Living Quarters. For more information, see the applicant’s Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Jennifer Smith
1170 Spotted Owl Way
Calhan, CO 80808

Applicant/Representative:

Giudice Builds – Mark Gutierrez
715 E Kiowa Ave
Colorado Springs, CO 80903
mark@giudicebuilds.com
719-725-0067

Tax ID/Parcel No.: 3410004008

Zoning District: RR-2.5 (Residential Rural)

Location of Project: 1170 Spotted Owl Way

Land Size: 2.54 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/214199>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,


Jen Uhler – Planner


El Paso County Planning & Community Development

(719) 520-7952 jenuhler@elpasoco.com


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

NOTICE OF ADMINISTRATIVE DETERMINATION

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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 NO.: AL2617

PARCEL NO.: 3410004008

OWNER: JENNIFER SMITH

ADDRESS: 1170 SPOTTED OWL WAY