

**EL PASO COUNTY**  
**COLORADO**

COMMISSIONERS:  
MARK WALLER (CHAIR)  
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

*mailing completed 8-11-20*

8/12/2020

RE: 20201 Royal Troon – Administrative Relief for Setback

File: ADR-20-010  
Parcel ID No.:6104006004

To Whom It May Concern:

This letter is to inform property owners adjacent to 20201 Royal Troon that the applicants, Robert and Carolyn Wheeler, have requested approval of an application for administrative relief to allow:

1. A front setback of 72 feet where 90 feet is the minimum setback requirement for a residential structure within the Kings Deer PUD (Planned Unit Development) zoning district.

The Planning and Community Development Director may make a formal decision regarding the administrative relief application on DATE. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director. 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](http://www.epcdevplanreview.com). Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,



Lindsay Darden  
El Paso County Planning and Community Development  
719-520-6302  
[lindsaydarden@elpasoco.com](mailto:lindsaydarden@elpasoco.com)

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



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

[www.ELPASOCO.COM](http://www.ELPASOCO.COM)

County - Colorado  
10201 ROYAL TROON DR  
No Photo Available  
6104006004  
WHEELER  
ROBERT  
C,  
WHEELER  
CAROLYN  
L

Market Value \$116,500



**Disclaimer**  
We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

TRI-LAKES UNITED METHODIST  
CHURCH  
20256 HUNTING DOWNS WAY  
MONUMENT CO 80132-5508

KAZARIAN MICHAEL BART  
20304 ROYAL TROON DR  
MONUMENT CO 80132

MORRISON FREDERICK RUSSELL  
20252 ROYAL TROON DR  
MONUMENT CO 80132-5510

ELMER JONATHAN R  
20202 ROYAL TROON  
MONUMENT CO 80132-5510

SCHNEIDER BRIAN S  
20448 HUNTING DOWNS WAY  
MONUMENT CO 80132-2877

PEREZ RICHARD R  
20432 HUNTING DOWNS WAY  
MONUMENT CO 80132-2877

MARTINI ARTHUR  
20416 HUNTING DOWNS WAY  
MONUMENT CO 80132-2877

WHEELER ROBERT C  
6587 MINERAL BELT DR  
COLORADO SPRINGS CO 80927-4148

PAPRZYCKI KEVIN ANDREW &  
20149 ROYAL TROON DR  
MONUMENT CO 80132-2908