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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 17, 2019

This letter is to inform you of the following petition which has been submitted to El Paso County:

BOA-18-010

KENDALL

**DIMENSIONAL VARIANCE  
2036 MAHAFFIE COURT**

A request by Dave Hammer for approval of a dimensional variance to allow a front yard width at the front setback line of 130 feet where 200 feet are required in the RR-2.5 (Residential Rural) zoning district. The 2.51-acre parcel is located approximately one-quarter (1/4) of a mile north of the intersection of Higby Road and Jackson Ranch Court. (Parcel No. 61210-06-024)

	For	Against	No Opinion
Comments:			

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

**This item is scheduled to be heard by the El Paso County Board of Adjustment on Wednesday, February 13, 2019.** The meeting begins at 9:00 A.M. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado. You are welcome to appear in person at the hearing to further express your opinion on this matter.

The online submittal portal can be found at: [www.epcdevplanreview.com](http://www.epcdevplanreview.com)

If we can be of any assistance, please contact me at the Planning and Community Development Department at (719) 520-6300.

Thank you,

Len Kendall, Planner I

COPY  
mailed  
1/17/19

Your Name: \_\_\_\_\_  
(printed) (signature)

Address: \_\_\_\_\_

Property Location: \_\_\_\_\_ Phone: \_\_\_\_\_

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)

## El Paso County Parcel Information

File Name: BOA-18-010

PARCEL	NAME
6121006024	HAMMER DAVID R

Zone Map No. --

ADDRESS	CITY	STATE
248 COYOTE WILLOW DR	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80921	

Date: January 17, 2019



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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6121006026  
DIAMOND RIM DEVELOPMENT  
220 COYOTE WILLOW  
COLORADO SPRINGS, CO 80921

6121006024  
HAMMER DAVID R  
248 COYOTE WILLOW DR  
COLORADO SPRINGS, CO 80921

6121006022  
HELLWIG DUSTAN C  
1420 BURGUNDY CT  
MONUMENT, CO 80132

6121006020  
REED CHARLES R  
3486 SWEIGERT RD  
SAN JOSE, CA 95132

6121006023  
MUNYAN RONALD D JR  
6257 HARTMAN DR  
COLORADO SPRINGS, CO 80923

6121000024  
FOUR GATES LAND DEVELOPMENT LLC  
17435 ROLLER COASTER RD  
MONUMENT, CO 80132

6121006021  
STAFFORD JOEL  
17435 ROLLER COASTER RD  
MONUMENT, CO 80132

6121000021  
BROWN MORGAN R  
17475 ROLLER COASTER RD  
MONUMENT, CO 80132