

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

July 14, 2025

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 may make a formal decision regarding the application on July 28, 2025. Details for the project are listed below.

PCD File No.: ADR255, 16755 Vincent Ave - Administrative Relief

Project Description: Administrative relief for side setback in the RR-5 zoning district, requesting 20 feet where 25 feet is required. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Bryan Lee
16755 Vincent Avenue
Monument, CO 80132
Bryan@oscium.com
(661) 755-0150

Applicant/Representative:

Russell Fletcher
1914 Hercules Drive
Colorado Springs, CO 80905
Russell@rdkdesign.net
(719) 382-3737

Tax ID/Parcel No.: 7122002090

Location of Project: 16755 Vincent Avenue

Zoning District: RR-5 (Residential Rural)

Land Size: 5.44 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/207764>

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

Respectfully,

A handwritten signature in black ink, appearing to read "Lacey Dean", with a stylized, flowing script.

Lacey Dean – Planner

El Paso County Planning & Community Development

(719) 520-7943 LaceyDean2@elpasoco.com

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

NOTICE OF ADMINISTRATIVE DETERMINATION

	<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: ADR255</p> <p>PARCEL NO.: 7122002090</p> <p>OWNER: Bryan Lee</p> <p>ADDRESS: 16755 Vincent Ave</p> <p>Please report any parcel discrepancies to: El Paso County Assessor 1675 W. Garden of the Gods Rd. Colorado Springs, CO 80907 (719) 520-6600</p> <p><small>COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.</small></p>
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