

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". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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

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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.: ADR255

PARCEL NO.: 7122002090

OWNER: Bryan Lee

ADDRESS: 16755 Vincent Ave