

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

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

*Mailed 6/22/2020  
TL*  
HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 23, 2020

RE: 4660/4680 Emerald Drive Vacation

File: V202

Parcel IDs: 6323101031; 6323101032

To Whom It May Concern:

This letter is to inform property owners adjacent to 4660 Emerald Dr and 4680 Emerald Dr, Colorado Springs, CO, 80918 that the property owner has requested a vacation to remove the interior lot line between Lot 5 and Lot 6 of Block 1 of the Park Vista Estates Addition subdivision. These platted parcels are located within the RR-0.5 (Residential Rural) zoning district. The current proposal is to combine the parcels for building and development purposes. The Planning and Community Development Director may make a formal decision regarding the request on July 7, 2020. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the approval process may be elevated to the Board of County Commissioners for consideration. 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,



Ryan Howser, AICP, Planner I  
El Paso County Planning and Community Development  
719-520-6049  
[ryanhowser@elpasoco.com](mailto:ryanhowser@elpasoco.com)

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



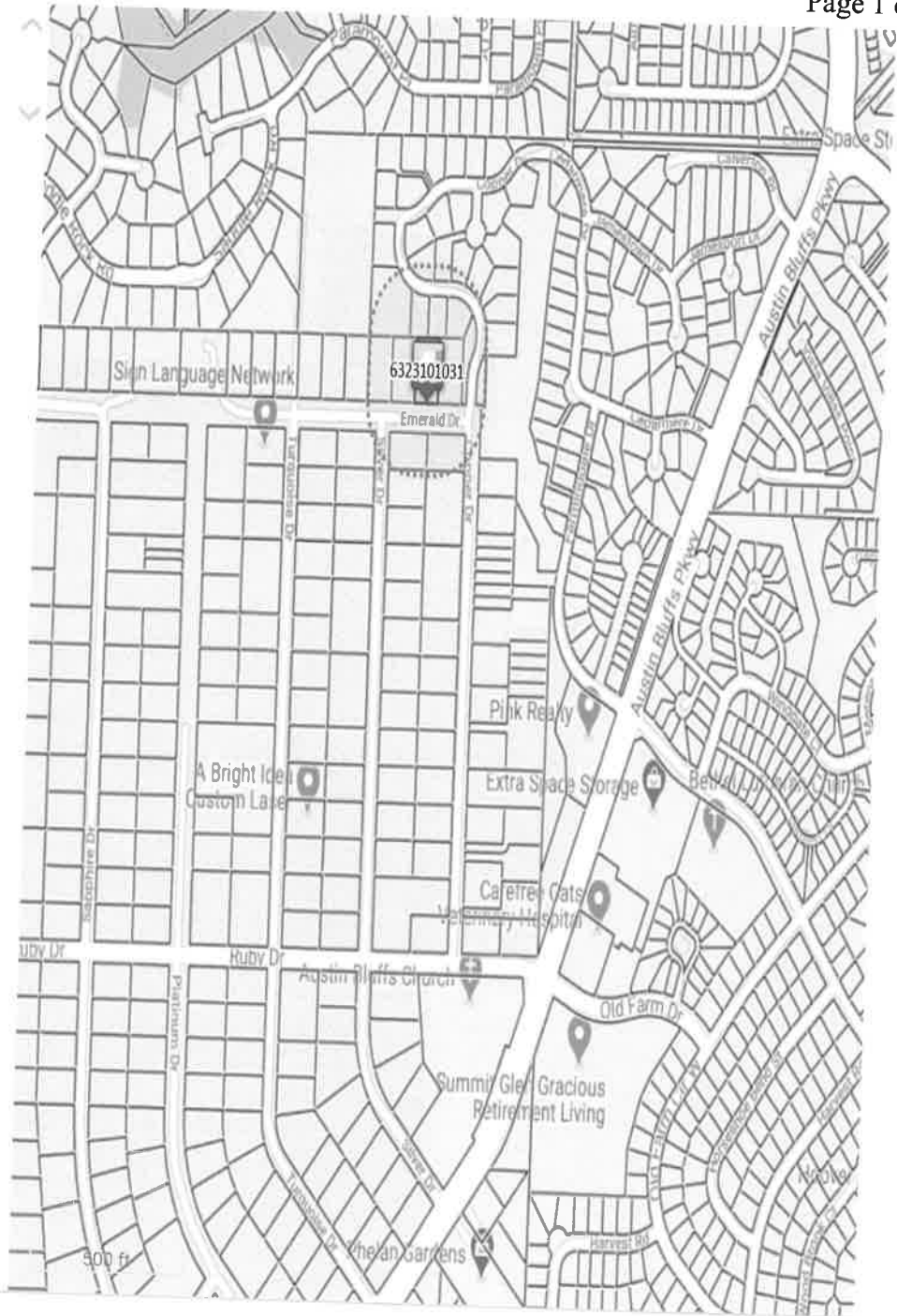
COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

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

No Photo Available



6323101031  
EMERALD  
RESIDENTIAL  
LLC



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.

DOMINGO GERARD P  
5571 COPPER DR  
COLORADO SPRINGS CO 80918

OWEN RICHARD G  
4623 CEDARMERE DR  
COLORADO SPRINGS CO 80918-2758

KIEMEL PHILIP  
4631 CEDARMERE DR  
COLORADO SPRINGS CO 80918-2758

YURICK MICHAEL B  
4639 CEDARMERE DR  
COLORADO SPRINGS CO 80918-2758

BRAD HORSLEY CONSTRUCTION INC  
PO BOX 2550  
MONUMENT CO 80132-2550

WATLINGTON JUSTIN  
5531 COPPER DR  
COLORADO SPRINGS CO 80918

WELLS STEVEN A  
5521 COPPER DR  
COLORADO SPRINGS CO 80918-5047

ZABALA PHILLIP GEORGE  
6818 GRAND PRAIRIE  
COLORADO SPRINGS CO 80923-8766

FEYERHERM ANN E SEPARATE  
PROPERTY  
5560 COPPER DR  
COLORADO SPRINGS CO 80918-5047

KURRLE JESSIE L  
5570 COPPER DR  
COLORADO SPRINGS CO 80918-5047

AUSTIN HEIGHTS HOMEOWNERS  
4325 N NEVADA AVE STE 100  
COLORADO SPRINGS CO 80907-4318

BYRNE PEPPER  
4848 KERRY LYNN VW #101  
COLORADO SPRINGS CO 80922-5642

HACKWORTH JANICE D  
2118 ALLYN WAY  
COLORADO SPRINGS CO 80915-4225

EMERALD RESIDENTIAL LLC  
4783 FARMINGDALE DR  
COLORADO SPRINGS CO 80918

~~EMERALD RESIDENTIAL LLC~~  
4783 FARMINGDALE DR  
COLORADO SPRINGS CO 80918

AUSTIN HEIGHTS HOMEOWNERS  
4325 N NEVADA AVE STE 100  
COLORADO SPRINGS CO 80907-4318

AUSTIN HEIGHTS HOMEOWNERS  
ASSOC  
4325 N NEVADA BLVD #100  
COLORADO SPRINGS CO 80907-4318

AUSTIN HEIGHTS HOMEOWNERS  
4325 N NEVADA AVE STE 100  
COLORADO SPRINGS CO 80907-4318

WALGREN STEVEN W  
4685 EMERALD DR  
COLORADO SPRINGS CO 80918-5054

HOGLIN REVOCABLE TRUST  
5435 SILVER DR  
COLORADO SPRINGS CO 80918-4905

LAMZ STEVEN M  
5415 SILVER DR  
COLORADO SPRINGS CO 80918-4905

BECKER CHRISTOPHER P  
5420 COPPER DR  
COLORADO SPRINGS CO 80918-5091

EWALD CHARLENE J  
5440 SILVER DR  
COLORADO SPRINGS CO 80918-4902