

# EL PASO



# COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 13, 2017

RE: 11450 Guthrie Rd – **Lot Size Variance**

File: ADR-17-017

Parcel No.: 22000-00-585

To Whom It May Concern:

This letter is to inform property owners adjacent to the above mentioned properties that the applicant, Jim Graham, has requested approval of administrative relief to allow a lot size of 34.88 acres where 35 is required within the A-35 (Agricultural) zoning district. The Planning and Community Development Director may make a formal decision regarding the administrative relief request on December 27 at 4:30 P.M. 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 Adjustment 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,

Len Kendall, Planner I  
El Paso County Planning and Community Development  
719-520-6447  
[lenkendall@elpasoco.com](mailto:lenkendall@elpasoco.com)

*Copied, mailed  
12/14/17  
JE*

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:

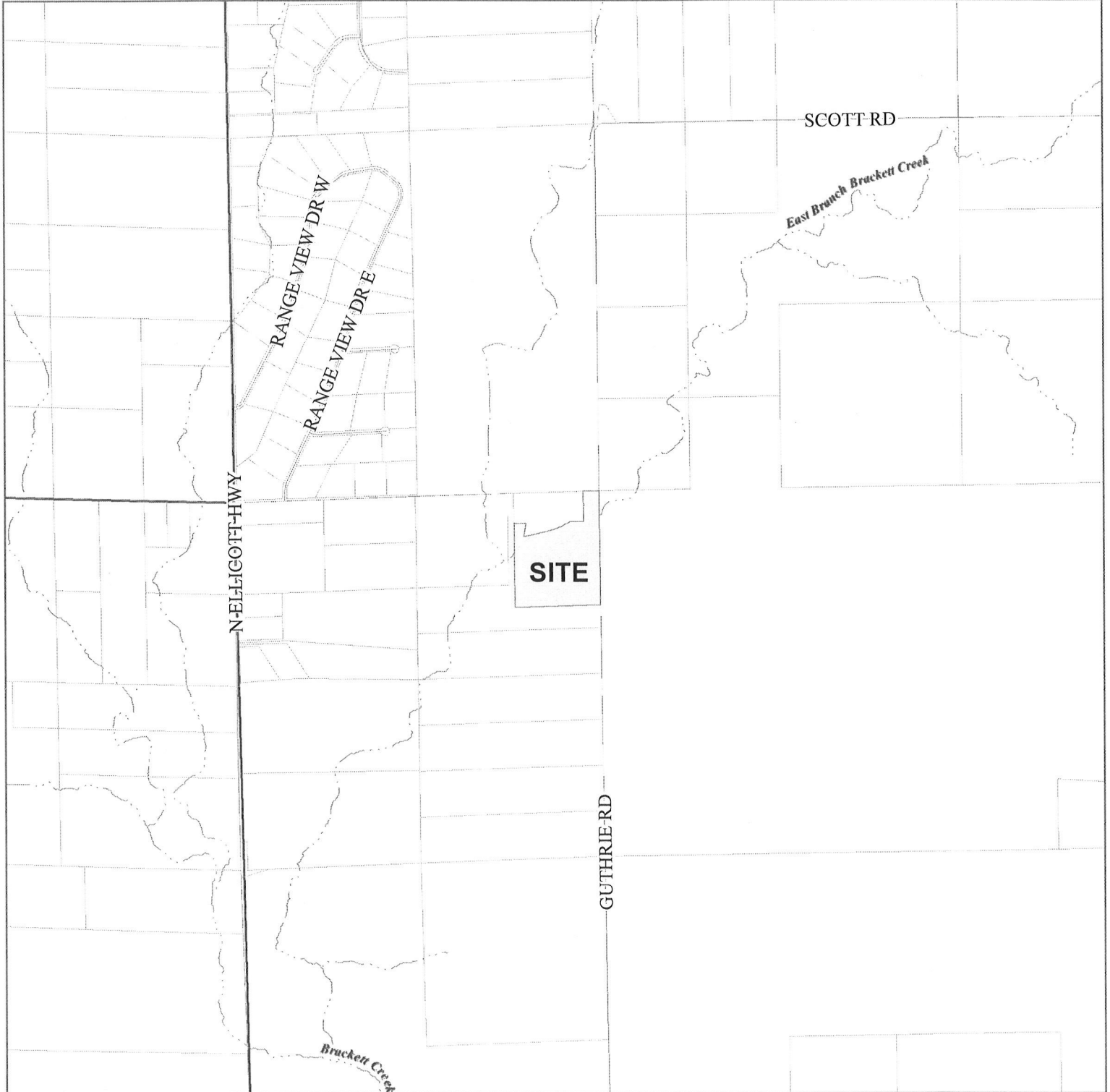
| PARCEL     | NAME           |
|------------|----------------|
| 2200000585 | GRAHAM JAMES M |

Zone Map No.:

| ADDRESS          | CITY   | STATE |
|------------------|--------|-------|
| 11450 GUTHRIE RD | CALHAN | CO    |

| ZIP   | ZIPLUS |
|-------|--------|
| 80808 | 9175   |

Date:



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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2200000324  
HART JAY J & EVELYN  
24738 SCOTT RD  
CALHAN, CO 80808

2200000029  
ROBINSON BRICK CO  
1845 W DARTMOUTH AVE  
ENGLEWOOD, CO 80110

2200000502  
YOUNG TIMOTHY  
11575 GUTHRIE RD  
CALHAN, CO 80808

2200000585  
GRAHAM JAMES M  
11450 GUTHRIE RD  
CALHAN, CO 80808

2200000584  
TURPENTINE CREEK FOUNDATION INC  
239 TURPENTINE CREEK LN  
EUREKA SPRINGS, AR 72632

2200000464  
BRITTON JASON C  
11290 GUTHRIE RD  
CALHAN, CO 80808

2200000552  
JOHNSON MICHAEL C  
9642 COUNTY ROAD 74-82  
CALHAN, CO 80808