

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

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

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CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

7/27/2020

RE: Filings Nos. 5, 6, 7 Hannah Ridge – Setbacks to Allow Staggered Lots  
File: ADR-20-007

To Whom It May Concern:

This letter is to inform property owners adjacent to the Hannah Ridge Subdivision Filing Nos. 5, 6, and 7 that the applicant, Classic Homes, has requested approval of an application for administrative relief to allow:

1. A front setback of 15 feet where 20 is the minimum setback requirement for a single-family detached dwelling within the PUD (Planned Unit Development) zoning district.
2. A rear setback of 15 feet where 20 is the minimum setback requirement for a single-family detached dwelling within the PUD (Planned Unit Development) zoning district.

The request only applies to those lots under the ownership of the developer, Classic Homes. The request for administrative relief is being made to allow the developer to implement staggered setbacks to prevent all homes from being placed at the same setback and will allow for interest in the streetscape. The Planning and Community Development Director may make a formal decision regarding the administrative relief application on 8/10/2020. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director. 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,



Nina Ruiz  
El Paso County Planning and Community Development  
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COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

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

WALKERS DR

Market Value **\$226,022**



5332403002  
FEATHERGRASS  
INVESTMENTS  
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.

**EL PASO COUNTY**

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910

DENVER  
CO 8002  
29 JUL 20  
PM 2 L



*Not this Address*



TUGGLE GARY A  
2683 HANNAH RIDGE DR  
COLORADO SPRINGS

800 NFE I 519F00008/16/Z0  
FORWARD TIME EXP RTN TO SEND  
TUGGLE, GARY ANTONIO  
12764 RIPPLE CREEK CT APT 2514  
WOODBRIDGE VA 22192-6567

80922-0551-9148 ANK

RETURN TO SENDER

