

June 22, 2026

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). Please note that PCD will send additional notification prior to any future decision regarding this proposal. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: VA267, 11676 Highway 94 Variance of Use for Semi-Truck Storage and Repair Facility

Project Description: Variance of use request to permit the storage and repair of semi-trucks as the principal use in the RR-5 (Residential Rural) zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner/Applicant(s):

Cecar & Cynthia Corral

16080 Falcon Hwy

Peyton, CO 80831

Tax ID/Parcel No.: 5412003009

Zoning District: RR-5 (Residential Rural)

Location of Project: 11676 Highway 94

Land Size: 9.27 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/212671>

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 large initial "L" and "D".

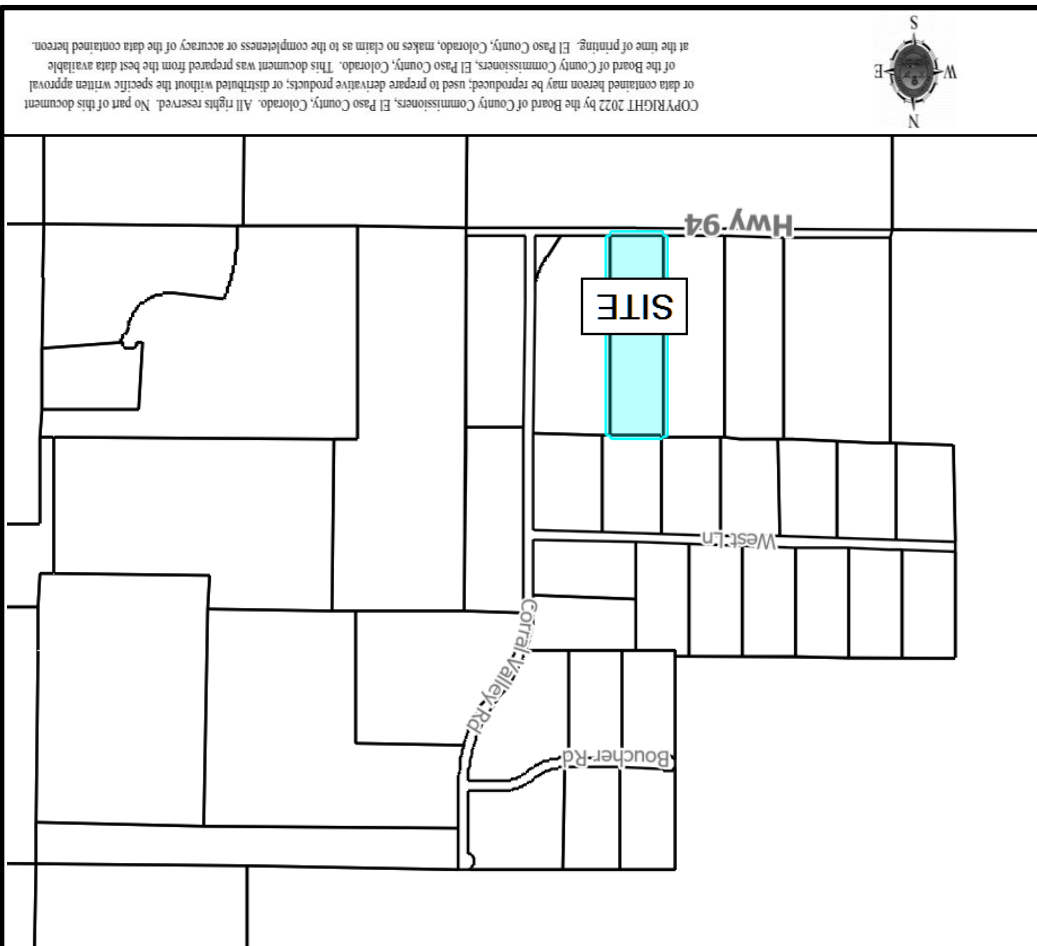
Lacey Dean- Planner

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 LAND-USE APPLICATION

	<p style="text-align: center;">EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: VA267</p> <p>PARCEL NO.: S412003009</p> <p>OWNER: Cecar L Corral</p> <p>ADDRESS: 11676 Highway 94</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>
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