

EL PASO  **COUNTY**
COLORADO

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

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

Completed
12-5-19 DD
mail 12-6-19

December 5, 2019

RE: Administrative Special Use Request for 1285 Ford Street Equipment Yard

File: AL-19-009
Parcel ID: 54072-01-009

To Whom It May Concern:

This letter is to inform property owners adjacent to 1285 Ford Street that they have requested a special use to allow for a contractor's equipment yard within the I-2 (Light Industry) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on December 19, 2019 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 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. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,



Gabe Sevigny, Planner 2
El Paso County Planning and Community Development
719-520-7943
gabesevigny@elpasoco.com

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



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

WWW.ELPASOCO.COM

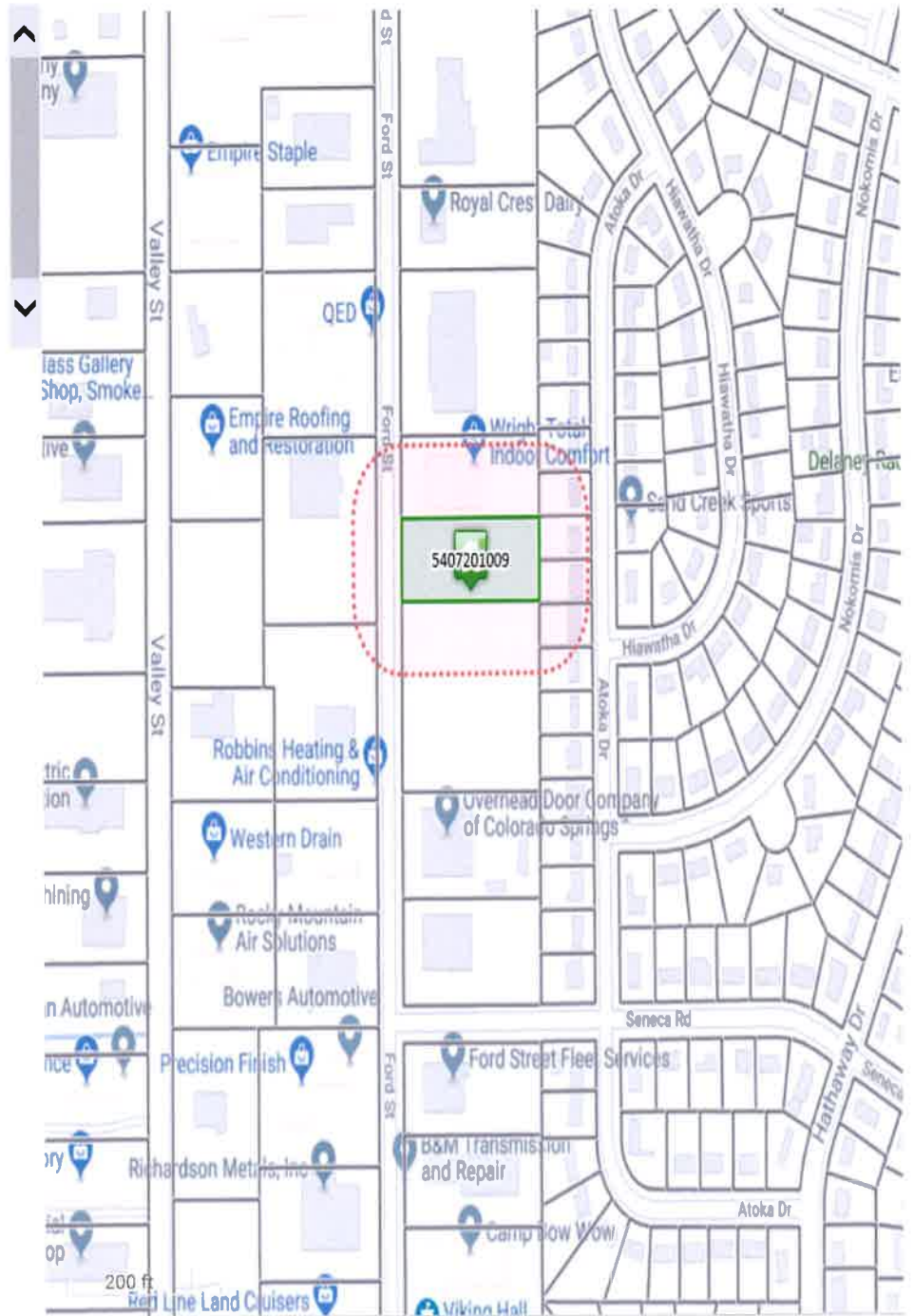
1285 FORD ST

Market Value \$102,911

No Photo Available



5407201009
MAGUIRE
JAMES
A
LIVING
TRUST,
MAGUIRE
DONNA
J
LIVING
TRUST



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.

PATTERSON CURTIS L
1336 ATOKA DR
COLORADO SPRINGS CO 80915-2905

CHAPPELL JOSEPH A & CYNTHIA M
1324 ATOKA DR
COLORADO SPRINGS CO 80915-2905

JUDY KENNETH EDWARD
1312 ATOKA DR
COLORADO SPRINGS CO 80915-2905

SEABOLT CHARLES F
1302 ATOKA DR
COLORADO SPRINGS CO 80915-2905

AHRENS JEREMIAH P
1290 ATOKA DR
COLORADO SPRINGS CO 80915-2903

CRAIN JAMES W & ARELEEN V
1278 ATOKA DR
COLORADO SPRINGS CO 80915-2903

PRIEST INVESTMENTS INC
2801 COUNTRY CLUB DR
COLORADO SPRINGS CO 80909

MAGUIRE JAMES A LIVING TRUST
18110 KNOLLWOOD BLVD
MONUMENT CO 80132-8912

KCM PROPERTIES LLC
1205 FORD ST
COLORADO SPRINGS CO 80915-2912

SULLIVAN & SULLIVAN
5312 CHLOE LN
COLORADO SPRINGS CO 80915-1417

1310 FORD LLC
PO BOX 1455
COLORADO SPRINGS CO 80901

Schedule Number	Owner Name	Location	Market Value
5407105013	PATTERSON CURTIS L	1336 ATOKA DR	\$198,315
5407105014	CHAPPELL JOSEPH A & CYNTHIA M	1324 ATOKA DR	\$198,404
5407105015	JUDY KENNETH EDWARD, JUDY MILDRED LASCUNA	1312 ATOKA DR	\$237,671
5407105016	SEABOLT CHARLES F	1302 ATOKA DR	\$195,264
5407105017	AHRENS JEREMIAH P	1290 ATOKA DR	\$197,489
5407105018	CRAIN JAMES W & ARELEEN V	1278 ATOKA DR	\$212,979
5407201008	PRIEST INVESTMENTS INC	1315 FORD ST	\$706,642
5407201009	MAGUIRE JAMES A LIVING TRUST, MAGUIRE DONNA J LIVING TRUST	1285 FORD ST	\$102,911
5407201014	KCM PROPERTIES LLC	1235 FORD ST	\$229,343
5407202033	SULLIVAN & SULLIVAN, PROPERTIES LLC	1230 FORD ST	\$556,204
5407202037	1310 FORD LLC	1310 FORD ST	\$1,542,448

Website

- <https://property.spatiallest.com/co/elpaso/#/property/5407105013>
- <https://property.spatiallest.com/co/elpaso/#/property/5407105014>
- <https://property.spatiallest.com/co/elpaso/#/property/5407105015>
- <https://property.spatiallest.com/co/elpaso/#/property/5407105016>
- <https://property.spatiallest.com/co/elpaso/#/property/5407105017>
- <https://property.spatiallest.com/co/elpaso/#/property/5407105018>
- <https://property.spatiallest.com/co/elpaso/#/property/5407201008>
- <https://property.spatiallest.com/co/elpaso/#/property/5407201009>
- <https://property.spatiallest.com/co/elpaso/#/property/5407201014>
- <https://property.spatiallest.com/co/elpaso/#/property/5407202033>
- <https://property.spatiallest.com/co/elpaso/#/property/5407202037>