

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

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
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MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

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5/7/2024

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). The Planning and Community Development Executive Director may make a formal decision regarding the application on 5/21/2024. Details for the project are listed below.

**PCD File No.:** PNW241, 7981 Fort Smith Rd - Plat Note Waiver

**Project Description:** Removing the "no build zone" note from Lot 593 of Woodmen Hills Fil. No. 9. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

Jerome Engel  
7981 Fort Smith Rd  
Peyton, CO, 80831  
(719) 660-1575

**Applicant/Representative:**

Steve Baggs, Baseline Engineering  
1046 Elkton Dr  
Colorado Springs, CO 80907  
steven.baggs@baselinecorp.com  
(719) 531-6200

**Tax ID/Parcel No.:** 4306401048

**Location of Project:** 7981 Fort Smith Rd., Peyton, CO, 80831

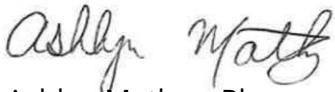
**Zoning District:** RR-0.5 (Residential Rural)

**Land Size:** 22,584 SQ FT

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/196352>

Please feel free to contact me with any questions, comments, or concerns you may have.

Respectfully,



Ashlyn Mathy - Planner  
El Paso County Planning & Community Development  
AshlynMathy2@elpasoco.com  
(719) 520-6447

Planning and Community Development  
 2880 International Cir. Suite 110  
 Colorado Springs, CO 80910

**NOTICE OF ADMINISTRATIVE DETERMINATION**

	<p><b>EL PASO COUNTY</b>  <b>PARCEL INFORMATION</b></p> <p><b>FILE NO.:</b> PNW241  <b>PARCEL NO.:</b> 4306401048  <b>OWNER:</b> Jerome Engel  <b>ADDRESS:</b> 7981 Fort Smith Rd.,          Peyton, CO, 80831</p>
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