

EL PASO



COUNTY

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 6, 2017

RE: 1728 & 1724 Hampton South – **Setback and Parking Variance**

File Nos.: VR-17-009, ADR-17-012
Parcel Nos.: 6505408034, 6505408035

To Whom It May Concern:

This letter is to inform property owners adjacent to the above mentioned properties that the applicant, M.V.E. Inc., has requested approval of administrative relief to allow:

1. A rear setback of 12 feet where 15 feet is required,
2. A side setback of 14.1 feet where 15 feet is required,
3. A side setback of 12.2 feet where 15 feet is required,
4. 14 parking spaces where 17 parking spaces is required.

The applicant is proposing a multi-family residential development within the RM-30 zoning district. The applicant is also requesting a replat of existing three (3) lots into two (2) lots. The Planning and Community Development Director may make a formal decision regarding the administrative relief request on September 20, 2017 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. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

Nina Ruiz, Project Manager/Planner II
El Paso County Planning and Community Development
719-520-6313
ninaruiz@elpasoco.com

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



www.ELPASOCO.com

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

COPY
Completed
9/7/17

El Paso County Parcel Information

File Name: VR-17-009/ADR-17-012

PARCEL	NAME
6505408034	GNC BUNTING LLC
6505408035	GNC BUNTING LLC

Zone Map No.: --

ADDRESS	CITY	STATE
205 SEDONA DR	COLORADO SPRINGS	CO
205 SEDONA DR	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80921	2807
80921	2807

Date: September 7, 2017



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd
 Colorado Springs, CO 80907
 (719) 520-6600



COPYRIGHT 2017 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.

6505408034
GNC BUNTING LLC
205 SEDONA DR
COLORADO SPRINGS, CO 80921

6505408028
FITZGERALD BRET L
3396 LOGSTONE DR
TRIANGLE, VA 22172

6505408025
ASHLEY JUNG
3207 AUSTIN PL
COLORADO SPRINGS, CO 80909

6505409002
STG ALEGRE PROPERTIES LLC
15 AVENDA FONTANA
SAN CLEMENTE, CA 92673

6505410001
MOELLENBECK DERICK W
2119 PINNACLE TERR WAY #105
SALT LAKE CITY, UT 84121

6504300029
RULEY DAVID
5777 LEETSDALE DR
DENVER, CO 80224