

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

FIRST-CLASS



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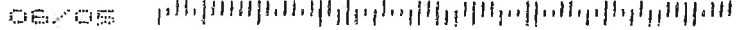


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NOTICE

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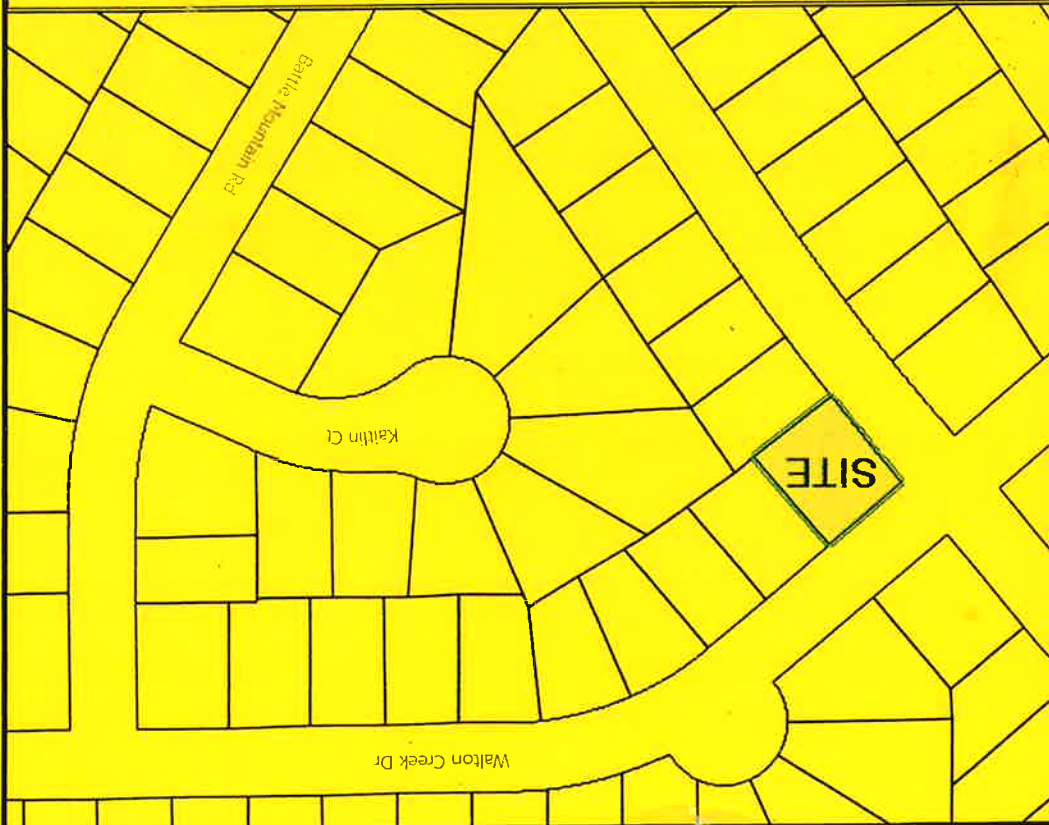
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Please report any parcel discrepancies to:
El Paso County Assessor
1675 W. Garden of the Gods Rd.
Colorado Springs, CO 80907
(719) 520-6600



EL PASO COUNTY
PARCEL INFORMATION
FILE NAME: BOA262
PARCEL: 5332312001
OWNER: Barbara Bechtold
ADDRESS: 2895 Walton Creek Drive

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING

This notice provides options to access the Board of Adjustment public hearing on the following Quasi-Judicial land-use matter. **The following item is scheduled for the Board of Adjustment (BOA) Public Hearing on Thursday, May 28th, 2026, beginning at 9:00 A.M.** The BOA hearing will be held in the Centennial Hall Hearing Room located at 200 S. Cascade Avenue, Colorado Springs, CO 80903. You may attend the public hearing in-person or watch virtually by following the procedures below.

BOA262

UHLER

DIMENSIONAL VARIANCE

2895 WALTON CREEK DRIVE PRINCIPAL STRUCTURE REAR SETBACK

A request by Barbara Bechtold for approval of a Dimensional Variance to allow the principal structure to be constructed 18 feet from the rear property line, where a principal structure would normally be 25 feet from the rear property line. The El Paso County Land Development Code Table 5-4 Density and Dimensional Standards requires a minimum rear setback of 25 feet for principal structures in the RS-6000 Zoning District. The 8,276 SQFT property is located at 2895 Walton Creek Drive, approximately 0.45 miles northeast of the intersection of Peterson Road and Constitution Ave in Colorado Springs, Colorado. (Parcel No. 5332312001) (Commissioner District No. 2)

Type Of Hearing: Quasi-Judicial

Planner: JenUhler@elpasoco.com

Watch the Hearing Virtually

To watch the hearing live, visit: <https://cloud.castus.tv/vod/elpasoco/video> at the scheduled time.

Submit Public Comments

Members of the public may provide comments in person at the hearing or may submit written comments in advance through the EDARP project page.

To submit written comments through EDARP and view the Staff Report and all related documents for this item, please visit: <https://epcdevplanreview.com/Public/ProjectDetails/20939>.

Written comments submitted through EDARP must be uploaded no later than one (1) day prior to the hearing in order to be included in the official record and provided to the Board of Adjustment. Written comments will not be accepted the day of the hearing. In-person public comments are limited to three (3) minutes.

If you are unable to use EDARP, written comments may alternatively be submitted by email to PCDhearings@elpasoco.com no later than one (1) day prior to the hearing. Documents emailed the day of the hearing will not be accepted.

This notice was mailed on: 05/11/2026.