

PLANNING AND COMMUNITY DEVELOPMENT

April 27, 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.: BOA262, 2895 Walton Creek Dr Rear Setback Variance

Project Description: Dimensional variance request for a 17' rear setback where 25' is required in the RS-6000 (Residential Suburban) zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Barbara Bechtold
2895 Walton Creek Drive
Colorado Springs, CO 80922

Applicant/Representative:

We Build Decks
1833 Pinion Avenue
Canon City, CO 81212
(719) 649-8745
info@webuilddecks.co

Tax ID/Parcel No.: 5332312001

Location of Project: 2895 Walton Creek Drive

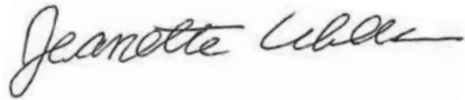
Zoning District: RS-6000 (Residential Suburban)

Land Size: 0.19 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/209391>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

A handwritten signature in black ink that reads "Jen Uhler". The signature is written in a cursive style and is positioned above a light gray rectangular box.



Jen Uhler- Planner

El Paso County Planning & Community Development

(719) 520-7952 JenUhler@elpasoco.com

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

NOTICE OF LAND-USE APPLICATION

<p>COPYRIGHT 2022 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.</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>
		<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: BOA262 PARCEL NO.: 5332312001 OWNER: Barbara Bechtold ADDRESS: 2895 Walton Creek Drive</p>