

**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

July 10, 2019

RE: 7750 Mohawk Road

Dawn & Anthony Jones  
7750 Mohawk Road  
Colorado Springs, CO 80908

File: ADR-19-005  
Parcel ID: 5304005003

*Copied, mailed  
7/17/19  
Craig Dossey*

This letter is to inform you that the request for administrative relief to allow a 20 foot front setback to the east where 25 feet is required for a barn being converted into a guesthouse within the RR-5 (Residential Rural) zoning district has been administratively approved on July 10, 2019.

It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for Administrative Relief included in Section 5.5.1 of the El Paso County Land Development Code (2019). Current and future use of the property shall continue to be governed by Table 5-1, Principal Uses, of the Land Development Code. Approval of the requested administrative relief is subject to the following:

**CONDITIONS AND NOTATION**

**Conditions**

1. The approval applies only to the plans as submitted. Any expansion or additions to the proposed guesthouse may require separate application(s) and approval(s) if the development requirements of the applicable zoning district cannot be met.
2. Approval of a site plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to conversion of the barn into a guesthouse.

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



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

[www.ELPASOCO.COM](http://www.ELPASOCO.COM)

# EL PASO COUNTY



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

COLORADO

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 22, 2019

RE: 7750 Mohawk Road – **Setback Variance**

File: ADR-19-005  
Parcel No.: 53040-05-003

To Whom It May Concern:

This letter is to inform property owners adjacent to the above mentioned properties that the applicant, Dawn Valleroy, has requested approval of administrative relief to allow a front setback of 20 feet where 25 feet are required for a conversion of a barn into a guest house within the RR-5 (Residential Rural) zoning district. The Planning and Community Development Director may make a formal decision regarding the administrative relief request on May 9, 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 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](http://www.epcdevplanreview.com). Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

A handwritten signature in blue ink, appearing to be "Nina Ruiz".

Nina Ruiz, Planner II  
El Paso County Planning and Community Development  
719-520-6313  
[ninaruiz@elapsoco.com](mailto:ninaruiz@elapsoco.com)

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



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

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

*Copied, posted  
4/25/2019 JCC*

*WT*

# El Paso County Parcel Information

File Name:

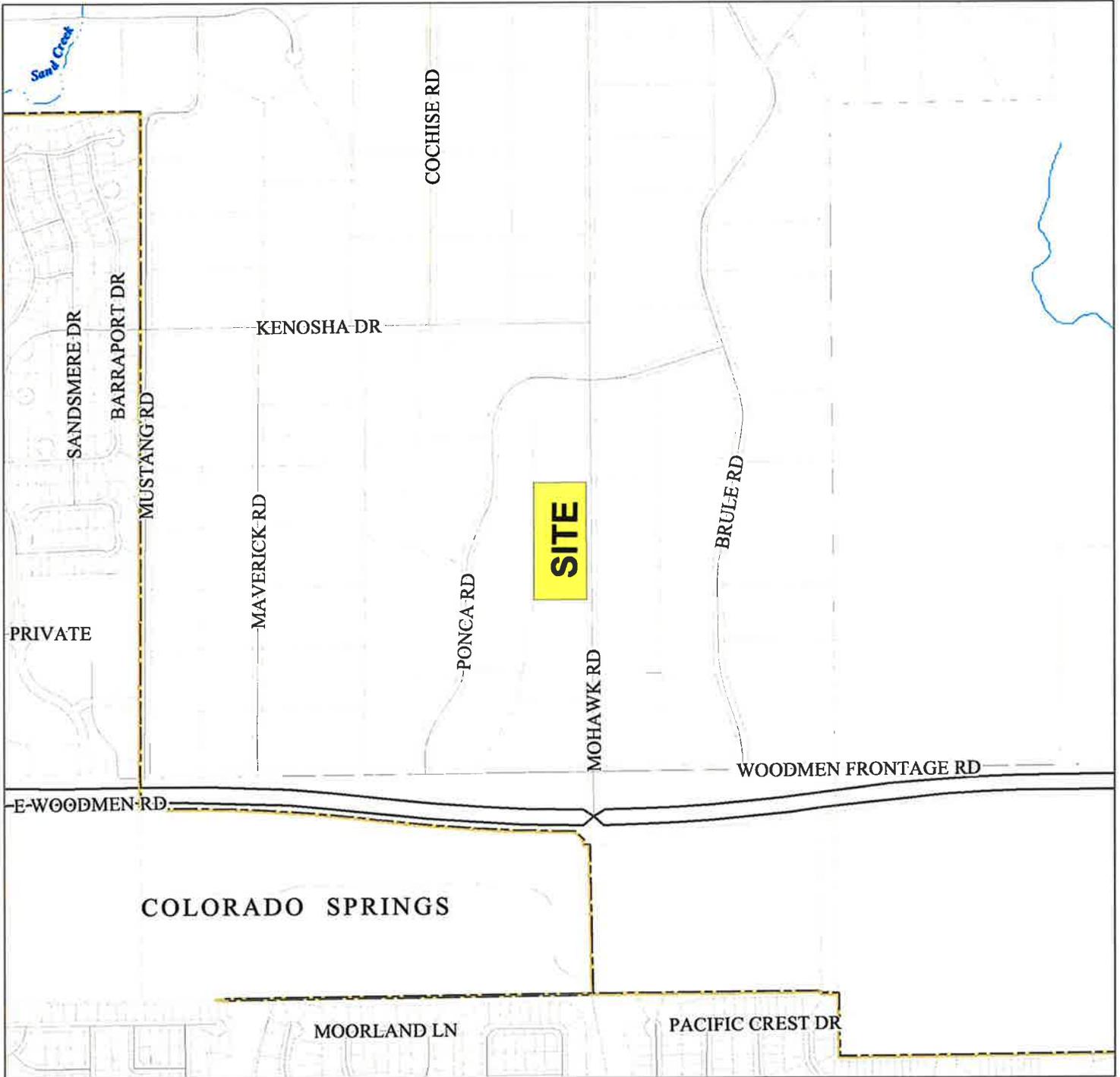
Zone Map No.

PARCEL	NAME
5304005003	JONES ANTHONY

ADDRESS	CITY	STATE
7750 MOHAWK RD	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80908	5006

Date:



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 2018 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.

5303003002  
CASTRO JESUS A  
7935 MOHAWK RD  
COLORADO SPRINGS, CO 80908

5303003015  
CHACON-GIL GILBERTO  
7685 MOHAWK RD  
COLORADO SPRINGS, CO 80908

5304005003  
JONES ANTHONY  
7750 MOHAWK RD  
COLORADO SPRINGS, CO 80908

5304005011  
MEADOWS RICHARD F  
7955 PONCA RD  
COLORADO SPRINGS, CO 80908

5304005004  
MOYERS JAMES P II  
7585 PONCA RD  
COLORADO SPRINGS, CO 80908

5304005005  
STAPEL LIVING TRUST  
7695 PONCA RD  
COLORADO SPRINGS, CO 80908

5303003011  
SUMMERS LINDA I  
7795 MOHAWK RD  
COLORADO SPRINGS, CO 80908