

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

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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,



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

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

*Copied, posted  
4/25/2019 JC*

*WT*

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

# El Paso County Parcel Information

File Name: ADR-19-005

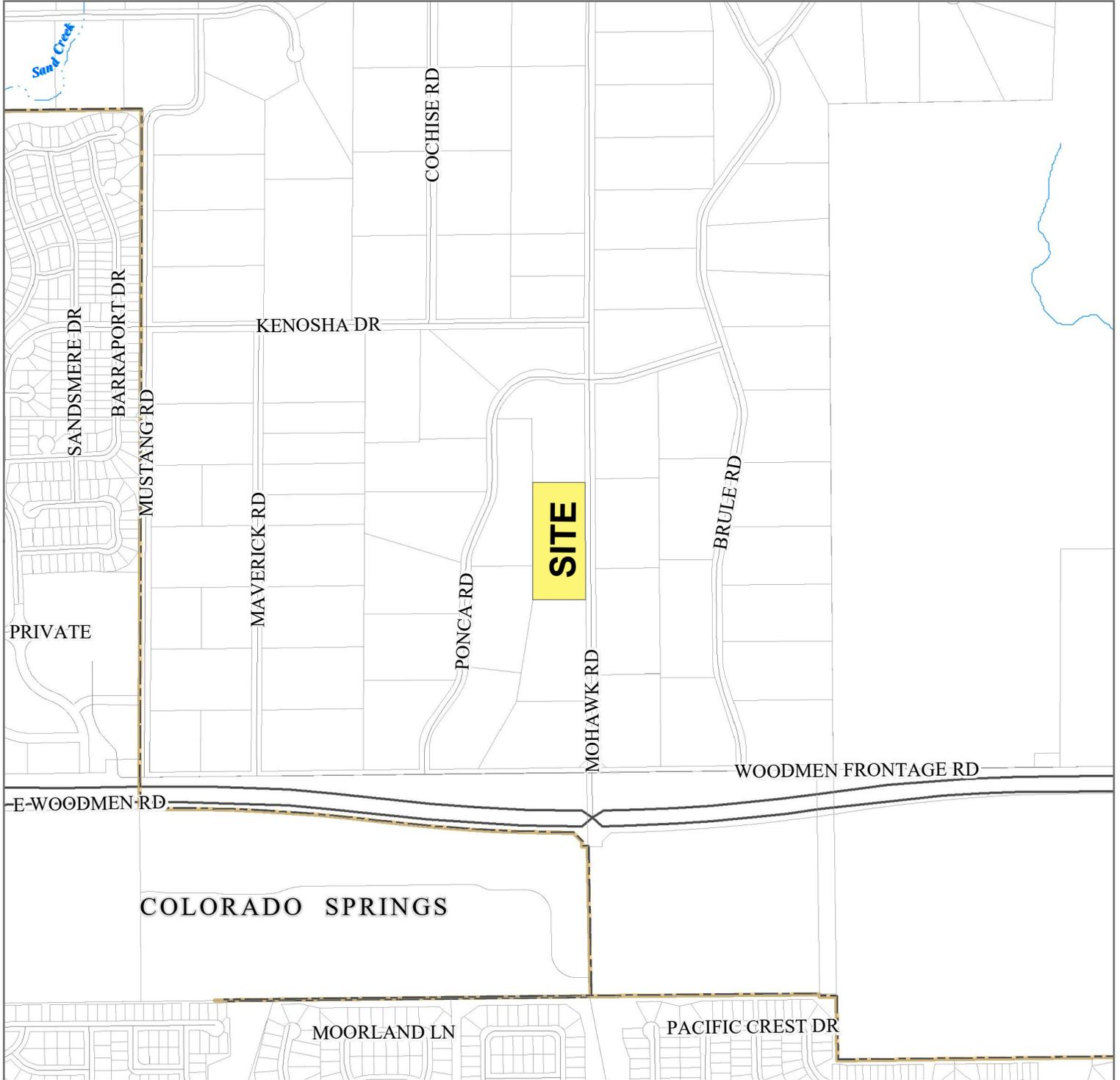
PARCEL	NAME
5304005003	JONES ANTHONY

Zone Map No. --

ADDRESS	CITY	STATE
7750 MOHAWK RD	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80908	5006

Date: APRIL 22, 2019



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



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