



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

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 4760 FOUNTAIN AVE
 CASCADE, CO 80809



NOTICE OF LAND-USE APPLICATION

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 0000/07/24
 RETURN TO SENDER
 ATTEMPTED - NOT KNOWN
 UNABLE TO FORWARD
 00010014035

EL PASO COUNTY
PARCEL INFORMATION

FILE NO: ADR242
 PARCEL NO: 8322401005
 OWNER: SOUTHWESTERN ASSET MANAGEMENT LLC
 ADDRESS: 4770 Pikes Peak Hwy
 Cascade, CO 80809

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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EL PASO COUNTY
COLORADO

Meggan Herington, AICP, Executive Director
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Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
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Cami Bremer, District 5

4/29/2024

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). The Planning and Community Development Executive Director may make a formal decision regarding the application on 5/13/2024. Details for the project are listed below.

PCD File No.: ADR242, 4770 Pikes Peak Hwy-Adjust setbacks Admin Relief

Project Description: The owners request adjustment of the Front and Rear setbacks from 25' to 20'. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Southwestern Asset Management LLC
3900 S. Harvest Ln
Stillwater, OK 74074-1239

Applicant/Representative:

Glen Brooke - DDD Services
P.O. Box 77162
Colorado Springs, CO 80970
dddservice@aol.com
719-637-0522

Tax ID/Parcel No.: 8322401005

Location of Project: 4770 Pikes Peak Hwy., Cascade CO 80809

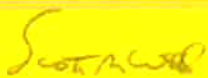
Zoning District: R-T (Residential Topographic)

Land Size: 9850 SQ FT

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/196427>

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

Respectfully,



Scott Weeks - Planner
El Paso County Planning & Community Development
(719) 520-7952
ScottWeeks@elpasoco.com