

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

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
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2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
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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

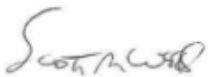
**Zoning District:** R-T (Residential Topographic)

**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

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

**NOTICE OF LAND-USE APPLICATION & ADMINISTRATIVE DETERMINATION**

	<p><b>EL PASO COUNTY</b>  <b>PARCEL INFORMATION</b></p> <p><b>FILE NO.:</b> ADR242  <b>PARCEL NO.:</b> 8322401005</p> <p><b>OWNER:</b> SOUTHWESTERN ASSET MANAGEMENT LLC</p> <p><b>ADDRESS:</b> 4770 Pikes Peak Hwy          Cascade, CO 80809</p>
<p>at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.          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</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>