



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

DENVER CO 802

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FIRST-CLASS

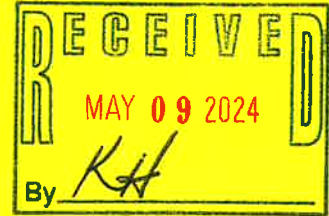


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 4840-4860 PIKES PEAK HWY  
 CASCADE, CO 80809



**NOTICE OF LAND-USE APPLICATION**

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 RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD  
 BC: 80910314835 \*1226-00724-01-01

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

**EL PASO COUNTY**  
**PARCEL INFORMATION**

**FILE NO.:** ADR242

**PARCEL NO.:** 8322401005

**OWNER:** SOUTHWESTERN ASSET MANAGEMENT LLC

**ADDRESS:** 4770 Pikes Peak Hwy  
 Cascade, CO 80809

EL PASO COUNTY  
COLORADO

Meggan Herington, AICP, Executive Director  
El Paso County Planning & Community Development

O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Board of County Commissioners

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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

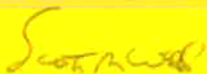
**Zoning District:** R-T (Residential Topographic)

**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