

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

July 24, 2025

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 August 7, 2025. Details for the project are listed below.

PCD File No.: AL2516, 305 Pine Oaks Rd

Project Description: Request for a Special Use Permit to allow a permanently occupied Accessory Living Quarters (ALQ). For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Brett Powell

305 Pine Oaks Road

Colorado Springs, CO 80926

Sam-bow@q.com

(719) 654-5245

Applicant/Representative:

Marcos Cazares

1310 Ford Street

Colorado Springs, CO 80915

Marcos.Cazares@tboneconstruction.com

(719) 570-1369

Tax ID/Parcel No.: 7525000014

Location of Project: 305 Pine Oaks Road

Zoning District: F-5 (Forestry and Recreation)

Land Size: 17 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/206408>

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

Respectfully,

A handwritten signature in black ink, appearing to read "Lacey Dean". The signature is fluid and cursive, with the first name "Lacey" written in a larger, more prominent script than the last name "Dean".

Lacey Dean – Planner

El Paso County Planning & Community Development

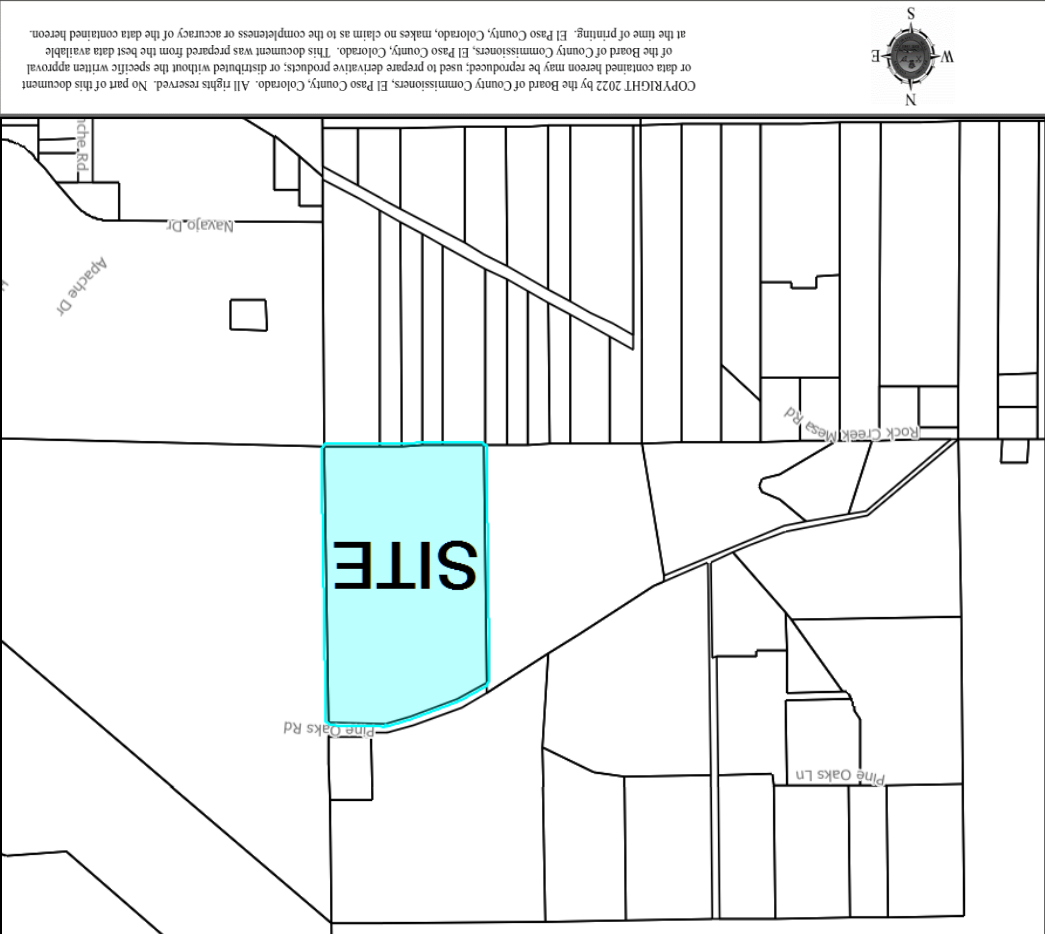
(719) 520-7943 LaceyDean2@elpasoco.com

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

NOTICE OF ADMINISTRATIVE DETERMINATION

EL PASO COUNTY PARCEL INFORMATION	
FILE NO.:	AL2516
PARCEL NO.:	7525000014
OWNER:	Brett Powell
ADDRESS:	305 Pine Oaks Road

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El Paso County Assessor
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Colorado Springs, CO 80907
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