

May 12, 2026

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). Please note that PCD will send additional notification prior to any future decision regarding this proposal. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: BOA263, 3511 W Colorado Avenue Setback Reduction

Project Description: Dimensional variance request to reduce the building setbacks (25' front, rear, and sides) as well as landscaping depth requirements (20' roadway, 15' zoning buffer). For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Action Excavating & Landscaping, Inc.
3533 West Colorado Avenue
Colorado Springs, CO 80904

Applicant/Representative:

Rocky Mountain Land Services
4465 Northpark Drive, Suite 303
Colorado Springs, CO 80907
clt@rmls-survey.com
(719) 502-9738

Tax ID/Parcel No.: 7403324007

Zoning District: CS (Commercial Service)

Location of Project: 3511 W Colorado Avenue

Land Size: 0.50 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/208238>

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

Respectfully,

A handwritten signature in black ink that reads "Miranda Benson". The signature is written in a cursive, flowing style.


Miranda Benson- Planner

El Paso County Planning & Community Development

(719) 520-7940 MirandaBenson2@elpasoco.com

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

NOTICE OF LAND-USE APPLICATION

	<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: BOA263 PARCEL NO.: 7403324007 OWNER: Action Excavating & Landscaping, Inc. ADDRESS: 3511 W Colorado Avenue</p>
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