

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

May 22, 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). The Planning and Community Development Executive Director will not make a formal decision regarding the application until after [Click or tap to enter a date.](#) Any comments regarding the application must be submitted prior to that date to be considered. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: ADR266, 445 Jack Boot Road Rear Setback Relief

Project Description: Administrative Relief to allow a 32-foot rear setback where 40 feet is required in the RS-20000 zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Todd & Cheryl Zentner
445 Jack Boot Rd.
Monument, CO 80132

Applicant/Representative:

Premier Custom Decks – Jim Velarde
470 Guyout Ridge Ct.
Colorado Springs, CO 80919
jim@premiercustomdecks.com
719-629-6901

Tax ID/Parcel No.:

7124102018

Location of Project: 445 Jack
Boot Road

Zoning District: RS-20000 (Residential
Suburban)

Land Size: 1.03 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/214110>

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

Respectfully,



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 ADMINISTRATIVE DETERMINATION

COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document 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 at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.

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.: ADR266

PARCEL NO.: 7124102018

OWNER: TODD & CHERYL ZENTNER

ADDRESS: 445 JACK BOOT RD