

Shafer, Ethan P

From: Powers, Erin
Sent: Thursday, September 25, 2025 11:57 AM
To: Shafer, Ethan P; Todd Sturtevant
Subject: RE: Side Yard Setback Reduction for 2202 W Kiowa St

Yes, fine on the SWENT end.

Thanks,
Erin

Direct: (719) 385-5852 | Mobile: (719) 418-1336
erin.powers@coloradosprings.gov

From: Shafer, Ethan P <Ethan.Shafer@coloradosprings.gov>
Sent: Thursday, September 25, 2025 10:53 AM
To: Todd Sturtevant <tsturtevant@csu.org>; Powers, Erin <erin.powers@coloradosprings.gov>
Subject: RE: Side Yard Setback Reduction for 2202 W Kiowa St

Thank you, Todd! @Erin, would SWENT be ok with the proposed setback?

Best,



Ethan Shafer (they/he)
Urban Planner II
Urban Planning Division
City Planning Department
City of Colorado Springs
30 S Nevada Ave, STE 701
Office: (719) 385-5397
Email: ethan.shafer@coloradosprings.gov
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From: Todd Sturtevant <tsturtevant@csu.org>
Sent: Wednesday, September 10, 2025 8:49 AM
To: Shafer, Ethan P <Ethan.Shafer@coloradosprings.gov>; Powers, Erin <erin.powers@coloradosprings.gov>
Subject: Re: Side Yard Setback Reduction for 2202 W Kiowa St

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Ethan,

Please let this email serve as approval from Colorado Springs Utilities to reduce the side setback requirement from 5' to 3' at 2202 W. Kiowa St, there are no conflicts with utilities.

Thanks

Todd Sturtevant | Manager

Colorado Springs Utilities | Customer Utilities Connections

1521 South Hancock Expressway | Colorado Springs, CO 80903

O: 719-668-8128 | C: 719-434-0808

tsturtevant@csu.org | www.csu.org

From: Shafer, Ethan P <Ethan.Shafer@coloradosprings.gov>

Sent: Friday, September 5, 2025 11:30 AM

To: erin powers (City) <erin.powers@coloradosprings.gov>; Todd Sturtevant <tsturtevant@csu.org>

Subject: Side Yard Setback Reduction for 2202 W Kiowa St

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Good morning Erin and Todd,

I am reaching out to you in regard to a request to reduce the side setback requirement at this property from 5' to 3' along the northwestern property line for the enclosure of an existing porch. If approved by you, the applicant will depict the 3' setback on the site plan and ensure that the project meets that setback. In code section [7.4.201](#), we have a qualifier that states that "In districts with 5 ft. side setbacks, the side setback may be reduced to 3 ft. if Colorado Springs Utilities and the Stormwater Enterprise Manager determine that adequate utilities and drainage can be provided". Here is an aerial image of the site (property lines are not the most accurate placement with aerial view):



Can you please take a look at this request and let me know if you would approve or deny the reduced setback?
Thank you!

Best,



Ethan Shafer (they/he)
Urban Planner II
Urban Planning Division
City Planning Department
City of Colorado Springs
30 S Nevada Ave, STE 701
Office: (719) 385-5397
Email: ethan.shafer@coloradosprings.gov
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I will be out of the office 9/15/25-9/22/25

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