# 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

Why Pronouns?

#### Links:

City Planning Department Home **Pre-Application Meeting Request** 



A Please consider the environment before printing this e-mail.

**From:** Todd Sturtevant < <a href="mailto:tsturtevant@csu.org">tsturtevant@csu.org</a>> Sent: Wednesday, September 10, 2025 8:49 AM

To: Shafer, Ethan P < <a href="mailto:Ethan.Shafer@coloradosprings.gov">Ethan.Shafer@coloradosprings.gov</a>>; Powers, Erin < <a href="mailto:erin.powers@coloradosprings.gov">erin.powers@coloradosprings.gov</a>>

Subject: Re: Side Yard Setback Reduction for 2202 W Kiowa St

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### 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

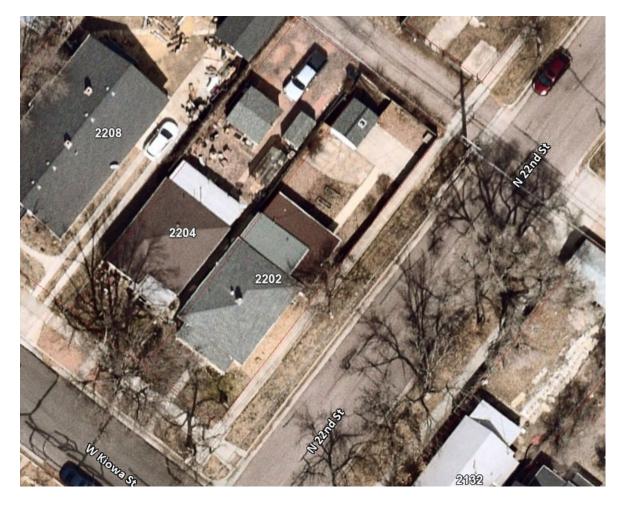
To: erin powers (City) <erin.powers@coloradosprings.gov>; Todd Sturtevant <tsturtevant@csu.org>

Subject: Side Yard Setback Reduction for 2202 W Kiowa St

# [External Email - Be careful! DO NOT open attachments or click links from unknown senders or unexpected email.]

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: <a href="mailto:ethan.shafer@coloradosprings.gov">ethan.shafer@coloradosprings.gov</a>

Why Pronouns?

# Links:

Planning + Neighborhood Services Home **Pre-Application Meeting Request** 

I will be out of the office 9/15/25-9/22/25



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