

**PLANNING & NEIGHBORHOOD SERVICES – Land Use Review / Non-Use Variance Request –
NVAR-24-0007**

Colorado Springs Planning Commission,

The letter serves as a response to notification received on 12 Aug 24 from Drew Foxx about formal comments received by 1210 Eagle Rock Rd (Kathy Rountree) on the Non-Use Variance application. Ms. Melissa Combs, Appraiser, from the El Paso County Assessor office provided disposition on Kathy Rountree’s concerns. Previous, existing, and modification conditions to the identified area as proposed by this Non-Use Variance request “will not change” the property value.

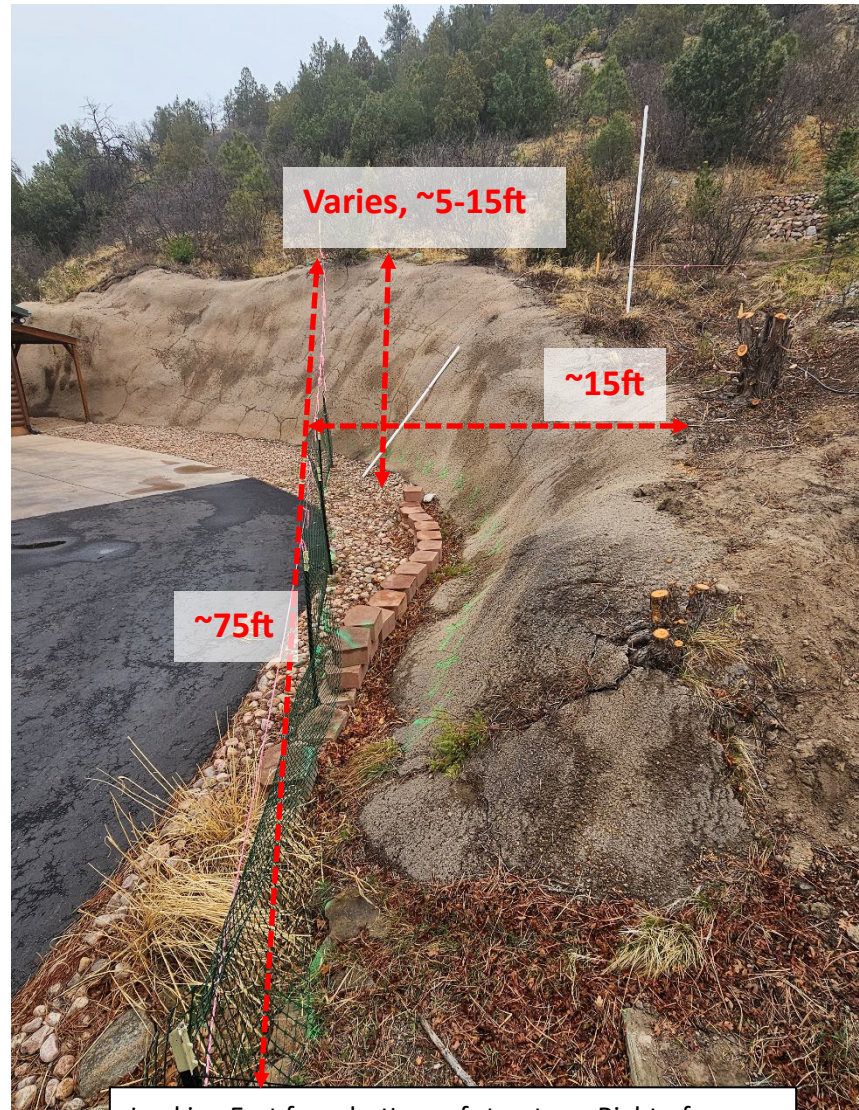
POC: Melissa Combs
Vacant Land Manager
El Paso County Assessor’s Office
Melissacombs@elpasoco.com

Thank you,

1220 Eagle Rock Rd



Looking West from on top of structure. Left of rope/fence property line is 1220 Eagle Rock (Fernandez) property



Looking East from bottom of structure. Right of rope/fence property line is 1220 Eagle Rock (Fernandez) property



John Fernandez <john.fernandez2@gmail.com>

1220 Eagle Rock Rd / Property Boundary/Value Information

Melissa Combs <MelissaCombs@elpasoco.com>
To: "john.fernandez2@gmail.com" <john.fernandez2@gmail.com>
Cc: "jami.fernandez@gmail.com" <jami.fernandez@gmail.com>

Thu, Aug 15, 2024 at 10:10 AM

Mr. Fernandez:

It is correct that your land value, as well as that of your neighbor will not change even if property boundaries change to encompass the entire retaining wall. The properties in this area are all valued the same and minor changes in topography and/or lot size do not affect that value.

Please let me know if I can be of further assistance.

Sincerely,

Melissa Combs

Vacant Land Manager

El Paso County Assessor's Office

melissacombs@elpasoco.com

719-520-6645

From: John Fernandez <john.fernandez2@gmail.com>
Sent: Tuesday, August 13, 2024 10:09 PM
To: Rick VanDyke <RickVanDyke@elpasoco.com>; melissa.combs@elpasoco.com
Cc: Jami Fernandez <jami.fernandez@gmail.com>
Subject: 1220 Eagle Rock Rd / Property Boundary/Value Information

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