

**MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR**

**PLANNING AND COMMUNITY DEVELOPMENT**

---

July 24, 2025

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. Details for the project are listed below.

**PCD File No.:** CS252, Trinity Ranch Commercial Rezone

**Project Description:** Request for approval of a Map Amendment (Rezoning) to rezone approximately 35 acres from RR-5 (Residential Rural) to Commercial Services (CS) to allow four (4) commercial lots. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

20165 Howle Street LLC  
8576 Via Gwynn Way  
Fair Oaks, CA 95268  
jraptis77@gmail.com  
(719) 930-5087

**Applicant/Representative:**

Urban Landscapes LLC  
2752 West Colorado Avenue  
Colorado Springs, CO 80905  
John@urbanlandscapes.design  
(719) 619-9921

**Tax ID/Parcel No.:** 3400000455

**Location of Project:** Highway 94 and Goldeneagle Drive

**Zoning District:** RR-5 (Residential Rural)

**Land Size:** 137.92 Acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/205685>

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

Respectfully,

A handwritten signature in black ink, appearing to read 'Joe Letke', with a stylized flourish at the end.

Joe Letke – Planner

El Paso County Planning & Community Development

(719) 520-7964      JoeLetke@elpasoco.com

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

## NOTICE OF LAND-USE APPLICATION

<p><b>EL PASO COUNTY</b> <b>PARCEL INFORMATION</b></p> <p><b>FILE NO.:</b> CS252 <b>PARCEL NO.:</b> 3400000455 <b>OWNER:</b> 20165 Howle Street LLC <b>ADDRESS:</b> Highway 94 and Goldenneagle Drive</p>		<p>Please report any parcel discrepancies to: El Paso County Assessor 1675 W. Garden of the Gods Rd. Colorado Springs, CO 80907 (719) 520-6600</p>
<p><b>at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.</b></p> <p><b>COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein 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.</b></p>		<p><b>at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.</b></p> <p><b>COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein 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.</b></p>

The map displays a street grid with a blue rectangular area labeled 'SITE' in the center. To the north of the site is Highway 94, and to the east is N-Peyton Hwy. Other streets shown include Golden- Eagle-Dr, Rainbow-Dr, Buffington-Rd, and Pas-Bu. A compass rose indicates North is up.