

**EL PASO**  **COUNTY**  
COLORADO

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Bill Wysong, District 3  
Cory Applegate, District 4  
Cami Bremer, District 5

---

1/27/2025

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.:** SF253, Hay Creek Subdivision

**Project Description:** Preliminary plan and final plat for the creation of six single-family residential lots. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

3405 Hay Creek, LLC c/o James Hull  
3405 Hay Creek Road  
Colorado Springs, CO 80921  
james@goldwest.net  
(719) 331-6121

**Applicant/Representative:**

Vertex Consulting Services, LLC c/o Nina Ruiz  
455 E Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903  
nina.ruiz@vertexc.com  
(719) 433-2018

**Tax ID/Parcel No.:** 7133007025

**Location of Project:** South of Hay Creek Road and West of Snow Mountain Heights

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

**Land Size:** 30.05 Acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/196220>

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

Respectfully,

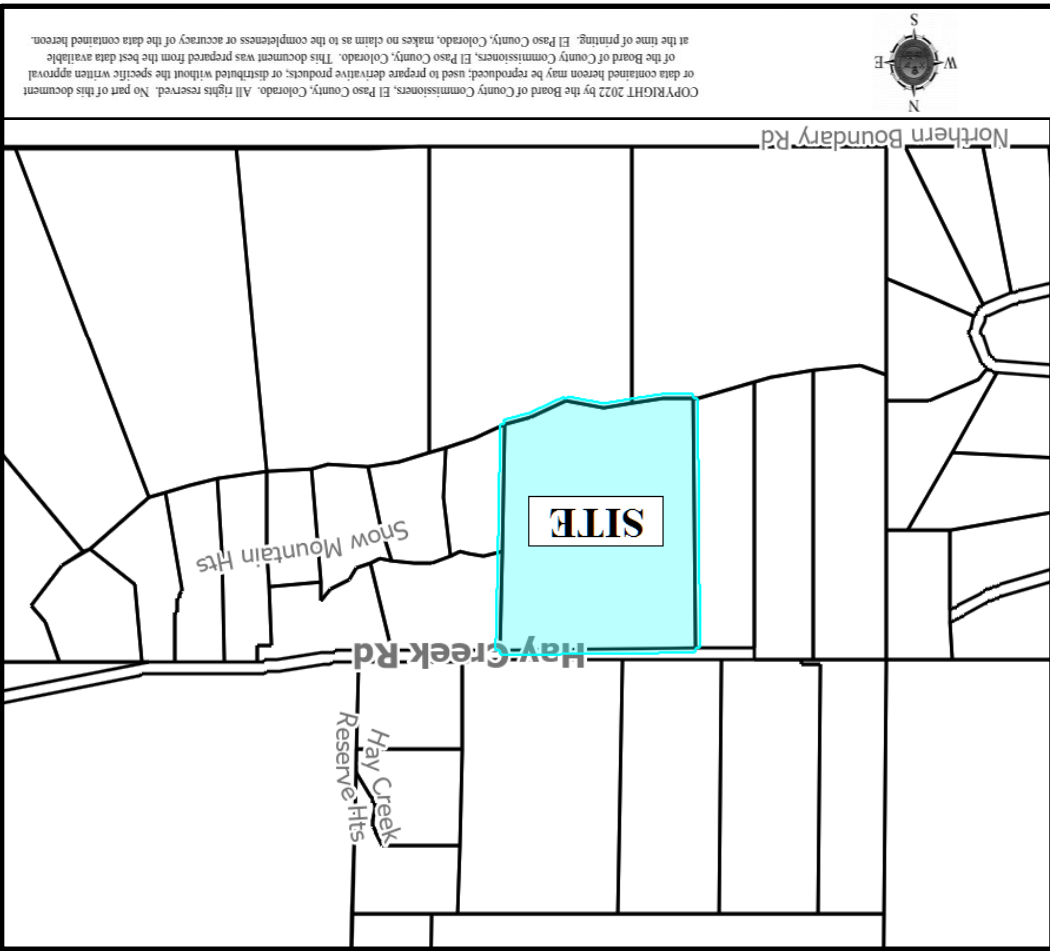


Joe Letke - Planner

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> SF253</p> <p><b>PARCEL NO.:</b> 7133007025</p> <p><b>OWNER:</b> 3405 Hay Creek, LLC</p> <p><b>ADDRESS:</b> South of Hay Creek Road &amp; West of Snow Mountain Heights</p>
<p>at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.</p> <p>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.</p> <p>COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document</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>