



Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
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2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
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11/20/2023

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 including date, time, and location, prior to any future public hearing(s) regarding this proposal. Details for the project are listed below.

PCD File No.: MS239

Project description: Request to legalize unplatted, illegally subdivided 10.54-acre lot in the RR-5 zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Applicant name(s): Andrew C Alm

Representative information:

Terra Nova Engineering, Inc.
721 S 23rd Street
Colorado Springs, CO 80904
719-635-6422

Tax ID/Parcel No.: 7133007024

Location of project: 3275 Center Ice View

Zoning District: RR-5 (Residential Rural)

Land size: 10.54 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/193478>

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

Respectfully,

Christian Haas
El Paso County Planning & Community Development
(719) 520-6442
christianhaas@elpasoco.com

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

NOTICE OF LAND-USE APPLICATION

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Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600

EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: MS239

PARCEL: 7133007024

OWNER NAME: ALM ANDREW C

ADDRESS: 3275 CENTER ICE VW

7100000444
FOREST LAKES METROPOLITAN
2 N CASCADE AVE STE 1280
COLORADO SPRINGS, CO 80903

7100000427
DELLACROCE RANCH LLC
PO BOX 60477
COLORADO SPRINGS, CO 80960

7133007023
FOREST LAKES METROPOLITAN
2 N CASCADE AVE STE 1280
COLORADO SPRINGS, CO 80903

7133007029
HORTON JEFFREY F
2565 ROSSMERE ST
COLORADO SPRINGS, CO 80919

7133007008
HAY CREEK LAND LLC
15954 JACKSON CREEK PKWY STE B
MONUMENT, CO 80132

7133007030
ACADEMY VISTA LLC
PO BOX 2503
MONUMENT, CO 80132

6 notices sent on 11/21/2023