

EL PASO  **COUNTY**
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
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Board of County Commissioners
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12/16/2024

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.: VA248, 7695 Ponca Road – Turf Master LLC Variance of Use

Project Description: The property owner is requesting a variance of use to utilize the entire RR-5 zoned residential property for a contractor's equipment yard (Turf Master, LLC). For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Sand Prairie LLC
7695 Ponca Road
Colorado Springs, CO 80908
medelbach@outlook.com
719-290-7709

Applicant/Representative:

Vertex Consulting Services, LLC
5825 Delmonico Drive, Suite 320
Colorado Springs, CO 80919
Nina.ruiz@vertexc.com
719-433-2018

Tax ID/Parcel No.: 5304005005

Location of Project: 7695 Ponco Road

Zoning District: RR-5 (Residential Rural)

Land Size: 5 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/201527>

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

Respectfully,



Kylie Bagley – Planner

El Paso County Planning & Community Development

(719) 520-6323

kyliebagley@elpasoco.com

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.: VA248

PARCEL NO.: 5304005005

OWNER: Sand Prairie LLC

ADDRESS: 7695 Ponca Road