

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

October 23, 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.: PUDSP251, Mayberry Phase 2 PUDSP

Project Description: Approval of Phase 2 of Mayberry development, consisting of original Tract K and nearby park land. 98 single-family lots, 3 park spaces, 1 community center/clubhouse, amenity space, and roadways. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner/Applicant(s):

Mayberry Communities, LLC

22108 Cattlemen Run

Calhan, CO 80808

Scottsouders@Mayberrycoloradosprings.com

(719) 922-2181

Tax ID/Parcel No.: 3400000472, 3400000473, 3414201024, 3414205001, & 3414206001

Location of Project: Mayberry Drive & Village Main Street

Zoning District: PUD (Planned Unit Development)

Land Size: 15.63 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/203741>

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

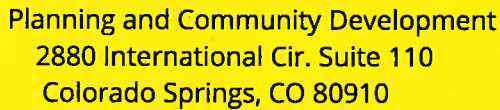
Respectfully,



Ryan Howser – Planner

El Paso County Planning & Community Development

(719) 520-6049 RyanHowser@elpasoco.com



25 OCT 2025 PM 7 L

FIRST-CLASS



ZIP 80910 \$ 000.74⁰
02 7H
0006234513 OCT 23 2025

WTF

3414203012
GILBERT CHRISTIAN
411 INDIAN GRASS ST
CALHAN, CO 80808



17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

5C: 80910610799 * 1820-02519-25-46

NOTICE OF LAND

.. 9327000084187383

၀၆၅၇၄၈၉၁၂၃၄

COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document 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 at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.



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

ADDRESS: Mayberry Drive & Village
Main Street

OWNER:
Mavherry Communities LLC

PARCEL NO.: 34000000472, 34000000473, 3414201024, 3414205001, & 3414206001

FILE NO.: PUDSP251

EL PASO COUNTY
PARCEL INFORMATION

SITE

HWY-94-