

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
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Cami Bremer, District 5

1/11/2024

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.: VR2324, Ponderosa Pines Estates Subdivision

Project Description: Request to create 4 lots out of 2 lots totaling 3.061 acres in the RR-0.5 zoning district; Water finding required, CGS required, PC and BoCC required. To be known as lots 1,2,3&4 Ponderosa Pines. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Clifford Joyner
1270 Fawnwood Road
Monument, CO 80132
joynercon@msn.com
719-481-6196

Applicant/Representative:

Watts Engineering
614 Elkton Dr.
Colorado Springs, CO 80907
olliewatts@aol.com
719-593-0173

Tax ID/Parcel No.: 7109002018, 7109002019

Location of Project: 18810 & 18820 Cloven Hoof Drive

Zoning District: RR 0.5 (Residential Rural)

Land Size: 3.061 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/192438>

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

Respectfully,

Christian Haas – Planner
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

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES

 ZIP 80910 \$ 000.63⁰⁰
 02 7H
 0001332609 JAN 11 2024

RECEIVED
 FEB 12 2024
 By *KH*

7109014003
 GTG RED ROCK LLC
 105 RED ROCK RANCH RD
 COLORADO SPRINGS, CO 80904

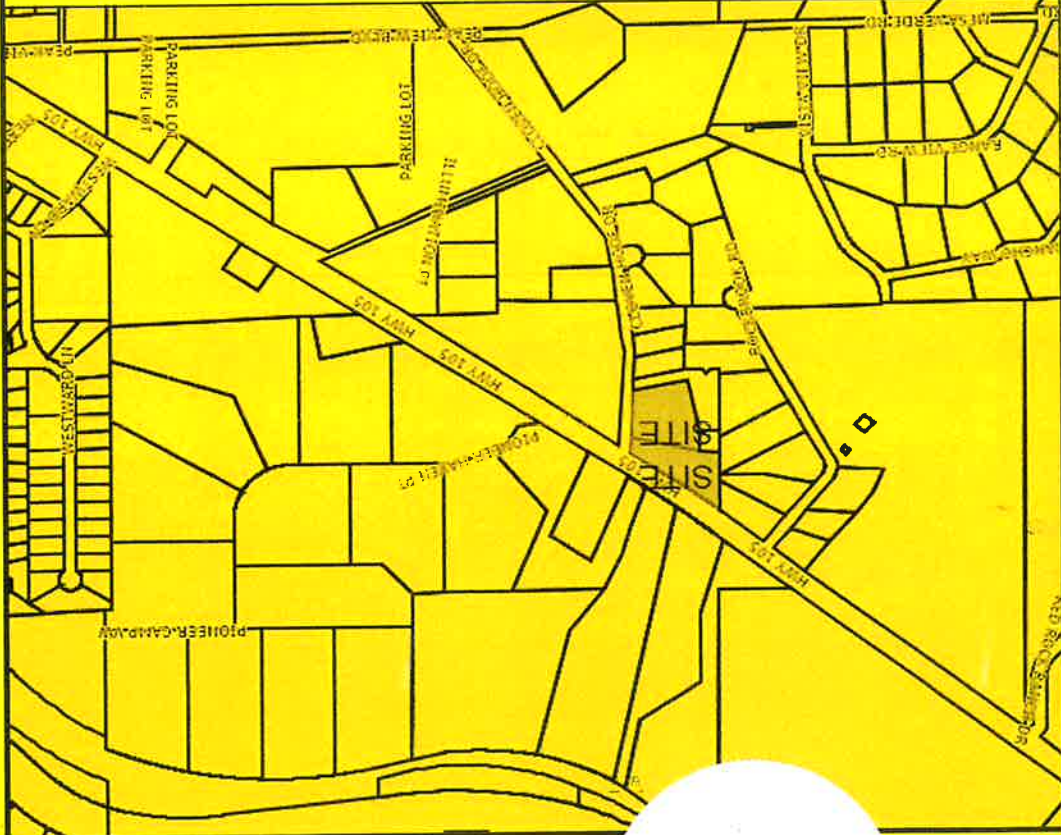
NOTICE

WEXIE 205 DE 1 8882/18/24

RETURN TO SENDER
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 UNABLE TO FORWARD

OC: 80910314835 *1268-03563-03-15

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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.: VR2324
 PARCEL NO.: 7109002018, 7109002019
 OWNER: Clifford Joyner
 ADDRESS: 18810 & 18820
 Cloven Hoof Drive
 Palmer Lake, CO 80133