

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

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**

**O:** 719-520-6300  
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2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**

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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

**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.:** VR2324

**PARCEL NO.:** 7109002018, 7109002019

**OWNER:** Clifford Joyner

**ADDRESS:** 18810 & 18820 Cloven Hoof Drive Palmer Lake, CO 80133