

EL PASO  **COUNTY**
COLORADO

Meggan Herington, AICP, Executive Director
El Paso County Planning & Community Development
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Colorado Springs, CO 80910

Board of County Commissioners
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Carrie Geitner, District 2
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Cami Bremer, District 5

1/14/2025

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). The Planning and Community Development Executive Director may make a formal decision regarding the application on **1/28/2025**. Details for the project are listed below.

PCD File No.: SF251, Preamble at Hannah Ridge Filing No. 3

Project Description: Final Plat for 38 new residential lots, 2 private roads, and 4.14-AC of open space and stormwater detention. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Elite Properties of America Inc.
2138 Flying Horse Club Drive
Colorado Springs, CO 80921
jboulton@classichomes.com

Applicant/Representative:

N.E.S. Inc.
619 N. Cascade Ave. Suite 200
Colorado Springs, CO. 80903
aodom@nescolorado.com
(719) 884-1374

Tax ID/Parcel No.: 5332403009

Location of Project: Northeast of Constitution Ave and Hannah Ridge Dr

Zoning District: PUD (Planned Unit Development)

Land Size: 7.44 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/179570>

Please feel free to contact me with any questions, comments, or concerns you may have.

Respectfully,



Kari Parsons - Planner
El Paso County Planning & Community Development
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(719) 520-6306

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

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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.: SF251

PARCEL NO.: 5332403009

OWNER: Elite Properties of America Inc.

ADDRESS: Constitution Ave
 Hannah Ridge Dr