

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

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NOTICE OF LAND

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NO: 00010010700 *0470-07017-04-10

EL PASO COUNTY PARCEL INFORMATION

FILE NO.: P246

PARCEL NOS.: 710220006, 710220008, 710220010, 710220013, and 7102201001

OWNER: Monument Ridge East, LLC

ADDRESS: See vicinity map (right).

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

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EL PASO COUNTY
COLORADO

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

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Colorado Springs, CO 80910

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4/2/2024

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.: P246, Monument Ridge East, RS6000

Project Description: Rezoning 18.97 acres to the RS-6000 (Residential Suburban) zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Monument Ridge East, LLC
5055 List Drive
Colorado Springs, CO 80919
nbt.nml@gmail.com
(719) 291-2472

Applicant/Representative:

Vertex Consulting Services, LLC c/o Craig Dossey
455 E Pikes Peak Avenue, Ste 101
Colorado Springs, CO 80903
craig.dossey@vertexcsc.com
(719) 733-8605

Tax ID/Parcel Nos.: 7102200006, 7102200008, 7102200010, 7102200013, and 7102201001.

Location of Project: On the east side of I-25, south of County Line Road.

Zoning District: Currently PUD (Planned Unit Development), CC (Commercial Community), CS (Commercial Service), C-1 (Commercial), and RS-20000 (Residential Suburban).

Land Size: 59.48 acres total.

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/197496>

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