

PLANNING AND COMMUNITY DEVELOPMENT

September 16, 2026

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. To submit public comments, please go to the project directly using the EDARP link below.

**PCD File No.:** SF2620, Aspen Willow Estates

**Project Description:** Request for approval of a Final Plat creating 1 legal lot. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

Aspen Willow Estates, LLC/Charles Woodall

1480 Higby Rd,

Monument, CO 80132

719-492-4123

wrknrassof@aol.com

**Tax ID/Parcel No.:** 6100000298

**Zoning District:** A-5 (Agricultural)

**Location of Project:** 1480 Higby Rd

**Land Size:** 35 Acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/213615>

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

Respectfully,

A handwritten signature in black ink, appearing to read "Lacey Dean". The signature is fluid and cursive, with the first name "Lacey" written in a larger, more prominent script than the last name "Dean".

Lacey Dean- Planner

El Paso County Planning & Community Development

(719) 520-7943    LaceyDean2@elpasoco.com

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

## NOTICE OF LAND-USE APPLICATION

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| <p>at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.<br/>of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available<br/>or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval<br/>COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document</p> |  | <p>Please report any parcel discrepancies to:<br/>El Paso County Assessor<br/>1675 W. Garden of the Gods Rd.<br/>Colorado Springs, CO 80907<br/>(719) 520-6600</p> |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | <p><b>EL PASO COUNTY</b><br/><b>PARCEL INFORMATION</b></p>                                                                                                         |  |
| <p><b>FILE NO.:</b> SF2620</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | <p><b>PARCEL NO.:</b> 6100000298</p>                                                                                                                               |  |
| <p><b>OWNER:</b> Aspen Willow Estates LLC</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  | <p><b>ADDRESS:</b> 1480 Higby Rd</p>                                                                                                                               |  |