

PLANNING AND COMMUNITY DEVELOPMENT

September 22, 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 4 lots from 1 parcel. 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/205713>

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".

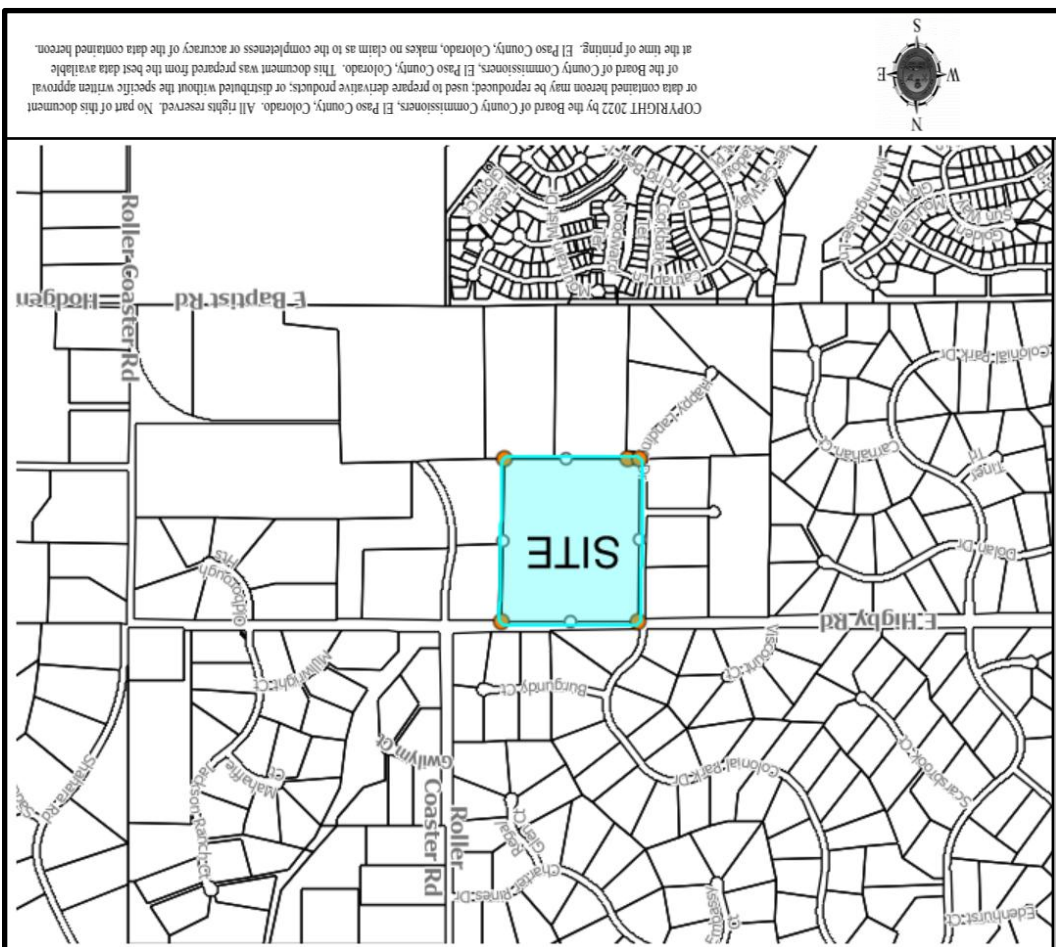
Lacey Dean- Planner

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

	EL PASO COUNTY PARCEL INFORMATION FILE NO.: SF2620 PARCEL NO.: 6100000298 OWNER: Aspen Willow Estates LLC ADDRESS: 1480 Higby Rd
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