EL PASO COUNTY
COLORADO

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

November 17, 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). The Planning and Community Development Executive Director will not make a formal decision regarding the application until after December 1, 2026. Any comments regarding the application must be submitted prior to that date to be considered. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: AL2626, Rural home occupation Special Use 2850 Mt Herman Rd

Project Description: Special Use approval for a Rural Home Occupation to operate a small-scale, full-care horse boarding business in the RR-5 (Residential Rural) zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner/Applicant(s):

TJRanch LLC

2850 Mt Herman Road

Monument CO, 80132

Tax ID/Parcel No.: 7122001003

Location of Project: 2850 Mt Herman Road

Zoning District: RR-5 (Residential Rural)

Land Size: 5.94

View project documents online (EDARP): https://epcdevplanreview.com/Projects/FullDetails/217536

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

Respectfully,



Tim Chambers– Planner

El Paso County Planning & Community Development

(719) 520-6937 TimChambers@elpasoco.com

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

NOTICE OF ADMINISTRATIVE DETERMINATION

EL PASO COUNTY
PARCEL INFORMATION

FILE NO.:
AL2626

PARCEL NO.:
7122001003

OWNER:
TJRanch LLC

ADDRESS:
2850 Mt Herman Road



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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