Planning and Community Development

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Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Bill Wysong, District 3
Cory Applegate, District 4
Cami Bremer, District 5

2/5/2025

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). 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.: SKP242, Flying Horse East Phase 1 Sketch Plan
Project Description: A Sketch Plan consisting of 1,822-acres, with a density range of 2,789 – 4,838 dwelling units to be approved for Flying Horse East. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):
Flying Horse Land Company LLC
2138 Flying Horse Club Dr
Colorado Springs, CO 80921
DrewB@classichomes.com
(719) 785-3237

Applicant/Representative:
HR Green Development, LLC attn. Blaine Perkins
1975 Research Parkway, Suite 160
Colorado Springs, CO 80920
blaine.perkins@hrgreen.com
(719) 394-2430

Tax ID/Parcel No.: 4400000438
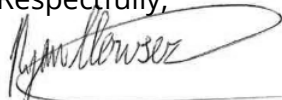**Location of Project:** 16661 HIGHWAY 94
Zoning District: I-2 (Limited Industrial), RR-5 (Residential Rural), RS-5000 (Residential Suburban)
Land Size: 1,822.4 Acres

View project documents online (EDARP): https://epcdevplanreview.com/Public/ProjectDetails/197161

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

Respectfully,

Ryan Howser – Planner
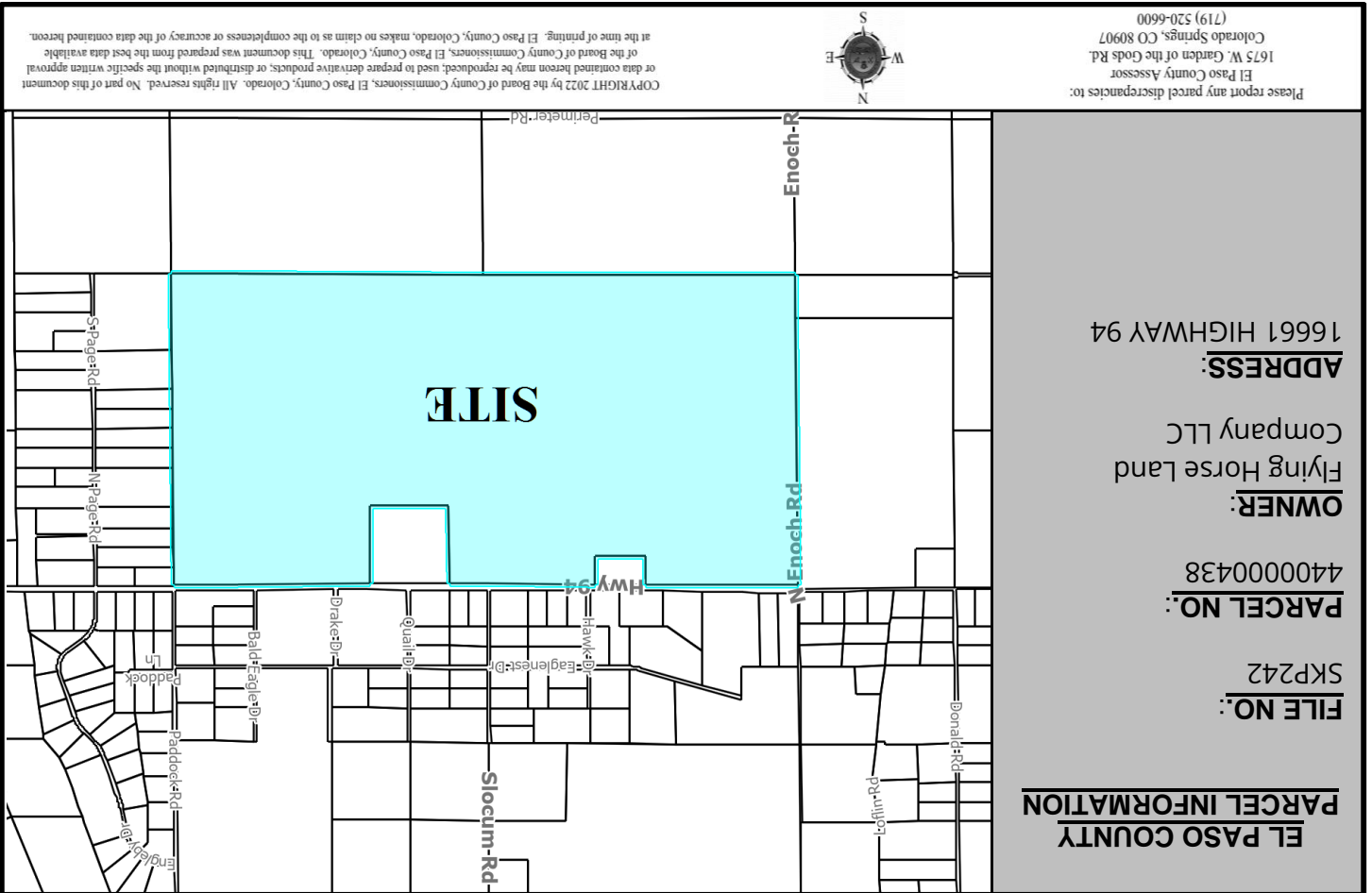El Paso County Planning & Community Development
(719) 520-6049
RyanHowser@elpasoco.com

![El Paso County Colorado logo]

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Colorado Springs, CO 80910

NOTICE OF LAND-USE APPLICATION

EL PASO COUNTY
PARCEL INFORMATION

FILE NO.:
SKP242

PARCEL NO.:
4400000438

OWNER:
Flying Horse Land
Company LLC

ADDRESS:
16661 HIGHWAY 94

SITE