

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

FIRST-CLASS



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 6140 COYOTE LN
 PEYTON, CO 80831



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EL PASO COUNTY

PARCEL INFORMATION

FILE NO.: P243 & MS242

PARCEL NO.: 331500001

OWNER: MOUNTAINS REIGN RANCH TRUST
 C/O ROBERT WILLIAMS

ADDRESS: 6425 J D JOHNSON RD
 PEYTON, CO 80831

12 APR 2024 PM 4 L
 DENVER CO 802

SITE

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
O: 719-520-6300
Meggan.Herington@elpasoco.com
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Board of County Commissioners
Holly Williams, District 1
Carrie Geitner, District 2
Stan VanderWerf, District 3
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Cami Bremer, District 5

4/11/2024

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 Nos.: P243 & MS242, Mary Jane Ranch Rezone & Minor Subdivision

Project Description: Rezoning approximately 40 acres from A-35 (Agricultural) to RR-5 (Residential Rural). A Minor Subdivision creating 4 single-family residential lots. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

MOUNTAINS REIGN RANCH TRUST
C/O ROBERT WILLIAMS
16975 FALCON HIGHWAY
PEYTON, CO 80831
STUING@PROTONMAIL.COM
(406) 438-1874

Applicant/Representative:

KIMLEY-HORN & ASSOCIATES, INC.
C/O JIM HOUK
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, CO 80903
JIM.HOUK@KIMLEY-HORN.COM
719-284-7280

Tax ID/Parcel No.: 3315000001

Location of Project: 6425 J D JOHNSON RD, PEYTON, CO 80831

Zoning District: A-35 (Agricultural)

Land Size: 40 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/190075> (Rezone) & <https://epcdevplanreview.com/Public/ProjectDetails/190076> (Minor Subdivision)

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

Respectfully,



Joel Letke - Planner
El Paso County Planning & Community Development
(719) 520 7964
JoelLetke@elpasoco.com