

**EL PASO COUNTY**  
**COLORADO**

COMMISSIONERS:  
MARK WALLER (CHAIR)  
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

*Copied, mailed  
5/1/20 JE*

April 30, 2020

RE: The Estates at Rolling Hills Ranch

File: PUDSP-19-007, SF1919  
Parcel ID No.:4200000407

To Whom It May Concern:

This letter is to inform property owners adjacent to the proposed Estates at Rolling Hills Ranch subdivision that the applicant, Meridian Ranch Investments, Inc., has requested approval of an administrative final plat application to develop 16 single-family residential lots, rights-of-way, and open space and utility tracts within a 29 acre development area within the PUD (Planned Unit Development) zoning district. The Planning and Community Development Director may make a formal decision regarding the request on 6/10/2020. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the application may be elevated to the Board of County Commissioners for consideration. All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision.

You may view the application documents online at [www.epcdevplanreview.com](http://www.epcdevplanreview.com). Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

*Nina Ruiz*

Nina Ruiz  
El Paso County Planning and Community Development  
719-520-6313  
ninaruiz@elpasoco.com

2880 INTERNATIONAL CIRCLE, SUITE 110  
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127  
FAX: (719) 520-6695

[WWW.ELPASOCO.COM](http://WWW.ELPASOCO.COM)

# El Paso County Parcel Information

File Name: PUDSP-19-007,  
SF-19-19

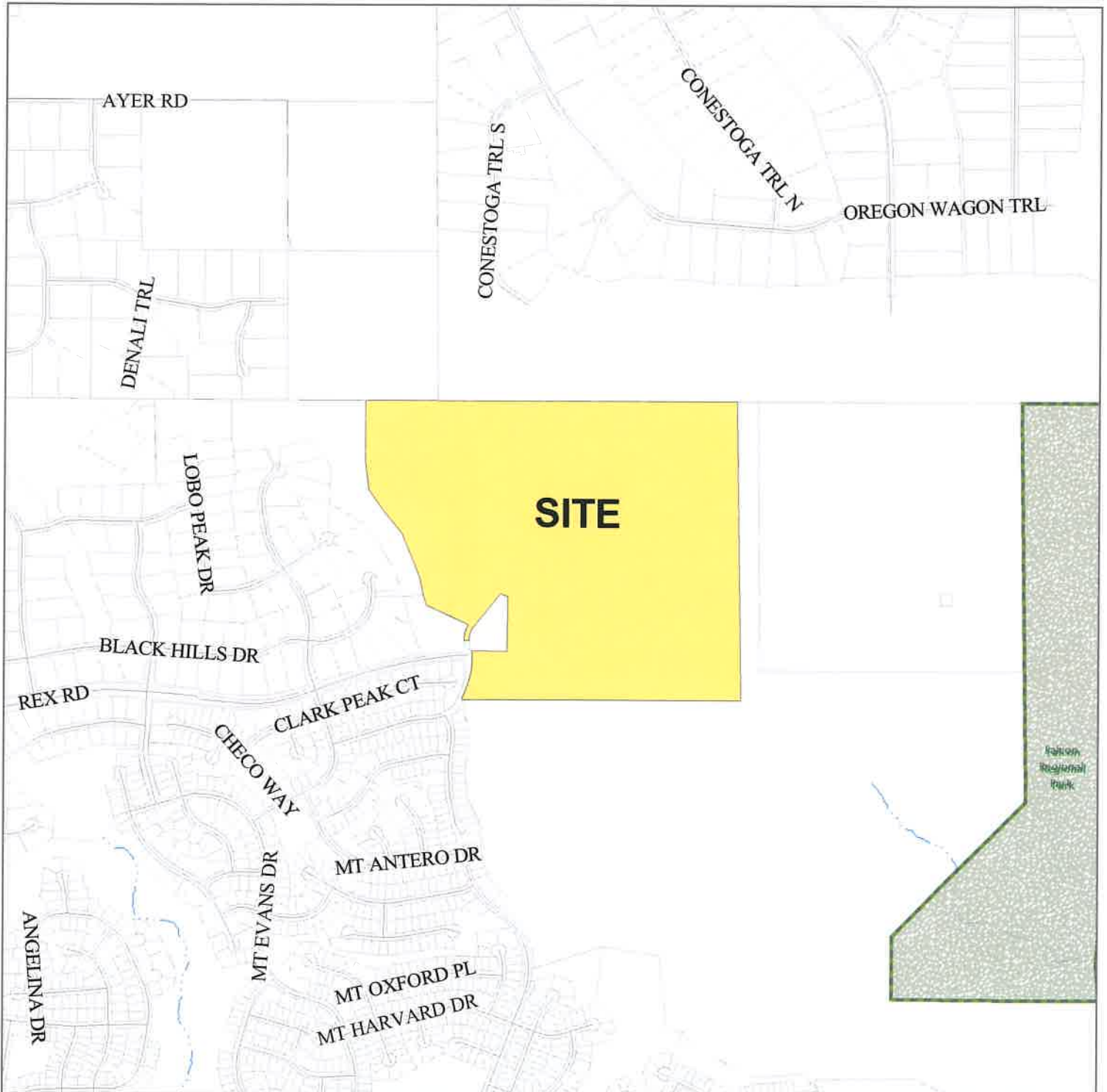
PARCEL	NAME
4200000407	MERIDIAN RANCH INVESTMENTS INC

Zone Map No. --

ADDRESS	CITY	STATE
PO BOX 80036	SAN DIEGO	CA

ZIP	ZIPLUS
92138	0036

Date: May 1, 2020



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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4219103023  
ACHIVIDA JAMES S  
11435 PYRAMID PEAK DR  
PEYTON, CO 80831

4218000011  
BOLAND FAMILY REVOC LIVING TRUST  
12065 N MERIDIAN RD  
PEYTON, CO 80831

4219103039  
BRYAN JEFFREY D  
12635 BLACK HILLS DR  
PEYTON, CO 80831

4219103021  
DENTON LARRY M  
11487 PYRAMID PEAK DR  
PEYTON, CO 80831

4200000345  
FALCON LATIGO LLC  
5350 S ROSLYN ST STE 400  
ENGLEWOOD, CO 80111

4219103038  
MANNERS RONALD DANIEL  
12665 BLACK HILLS DR  
PEYTON, CO 80831

4220303010  
MARIANO MARK R  
10895 SHAVANO PEAK CT  
PEYTON, CO 80831

4219106012  
MARTIN DAVID WAYNE  
12860 CLARK PEAK CT  
PEYTON, CO 80831

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SAN DIEGO, CA 92138

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4219100002  
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PO BOX 80036  
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4200000408  
MERIDIAN SERVICE METRO DISTRICT  
11886 STAPLETON DR  
PEYTON, CO 80831

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MERIDIAN SERVICE METRO DISTRICT  
11886 STAPLETON DR  
PEYTON, CO 80831

4219106017  
MERIDIAN SERVICE METROPOLITAN DIS  
11886 STAPLETON DR  
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MERIDIAN SERVICE METROPOLITAN DIS  
11886 STAPLETON DR  
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4220303026  
MERIDIAN SERVICE METROPOLITAN DIS  
11886 STAPLETON DR  
PEYTON, CO 80831

4219103036  
NELSON PATRICIA ANN  
5616 SEMOLINO ST  
NOKOMIS, FL 34275

4219103022  
OURS KRISTA L  
11461 PYRAMID PEAK DR  
PEYTON, CO 80831

4219103029  
REU PAUL R  
11107 LOBO PEAK DR  
PEYTON, CO 80831

4219103037  
VILLAFANA LIVING TRUST  
12695 BLACK HILLS DR  
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These labels are same as previous page with exception of additional note below.

THE HIGHLIGHTED ADDRESS LABEL  
PARCEL OWNER DID NOT RECEIVE  
THE GENERAL NOTICE FOR PC+BOCC  
HEARINGS FOR EDARF FILE PUDSP-19-007.  
I INCLUDED A COPY OF THE NOTICE  
WITH THIS ADJACENT NEIGHBOR NOTICE.  
FOR PUDSP-19-007, SF-19-19.

4219103023  
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DE QUIROZ EDWIN  
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PITTS MARLENE DELEON  
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SENT TO HIGHLIGHTED ADDRESS  
LABELS IN ADDITION TO PREVIOUS  
LABEL PAGE - THESE PARCEL  
OWNERS WERE SENT THE GENERAL  
NOTICE FOR PC & BOCC HEARINGS.  
FOR EDARP FILE PUDSP-19-007