

April 21, 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.:** CS251, Judge Orr Road Commercial Park Rezone (CS)

**Project Description:** Application to rezone from PUD (Planned Unit Development) to CS (Commercial Service) for property north of Meadow Lake Airport, adjacent to RV park. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

Phil's Boys Falcon, LLC  
Teddy McDonald  
3607 N. El Paso Street  
Colorado Springs, CO 80907

**Applicant/Representative:**

William Guman & Associates, Ltd.  
731 North Weber Street, Suite 10  
Colorado Springs, CO 80903  
(719) 633-9700  
Bill@guman.net

**Tax ID/Parcel No.:** 4200000249

**Location of Project:** 13630 Judge Orr Road

**Zoning District:** PUD (Planned Unit  
Development)

**Land Size:** 42.79 Acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/191554>

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

Respectfully,

A handwritten signature in black ink that reads "Maria Lancto". The signature is written in a cursive, flowing style.


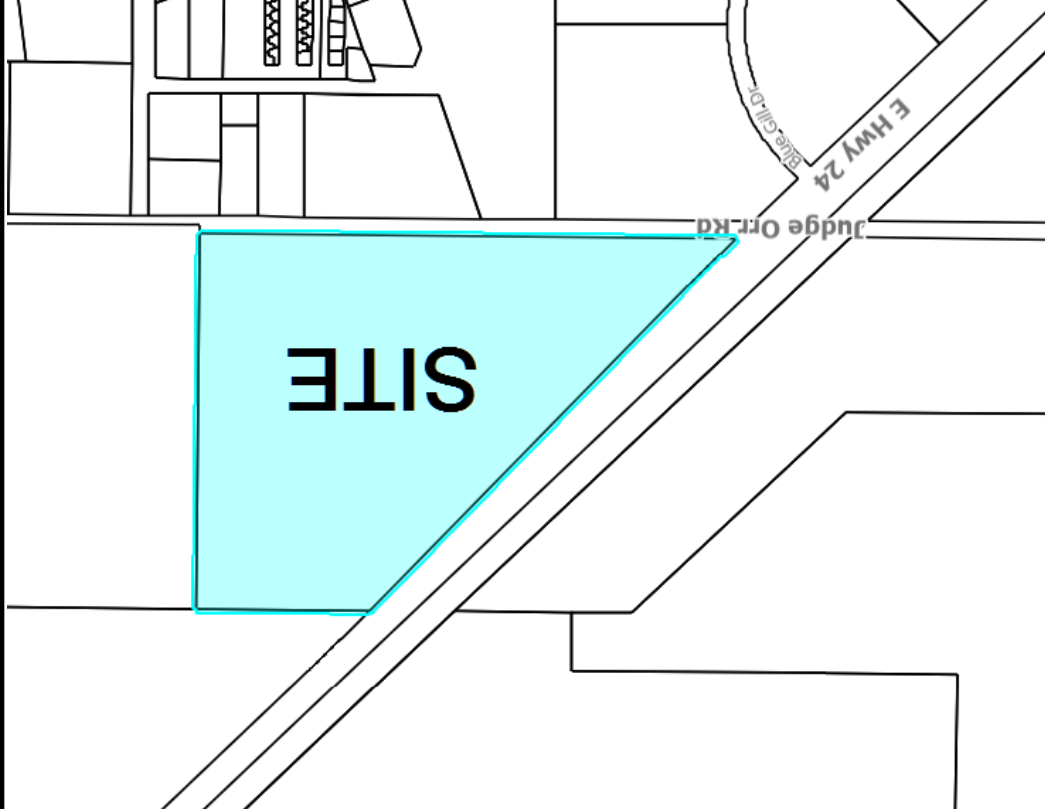
Maria Lancto- Planner

El Paso County Planning & Community Development

(719) 520-6447    MariaLancto@elpasoco.com

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

**NOTICE OF LAND-USE APPLICATION**

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		<p><b>EL PASO COUNTY</b>  <b>PARCEL INFORMATION</b></p> <p><b>FILE NO.:</b> CS251  <b>PARCEL NO.:</b> 4200000249  <b>OWNER:</b> Phil's Boys Falcon, LLC  <b>ADDRESS:</b> 13630 Judge Orr Road</p>