

PLANNING AND COMMUNITY DEVELOPMENT

July 2, 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.: SKP262, Marksheffel Crossing Sketch Plan

Project Description: Sketch plan for Marksheffel Crossing formerly Rowley Property Sketch Plan. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Greg Rowley c/o RK Family Investments LLC
7765 Venture Street
Colorado Springs, CO 80951

Applicant/Representative:

N.E.S. Inc
619 N Cascade Ave Suite 200
Colorado Springs, CO 80903
jalwine@nescolorado.com
719-471-0073

Tax ID/Parcel No.: 5405000033 5405000049
5405000050 5405000055 5405001004

Location of Project: N Marksheffel Rd

Zoning District: I-3 (Heavy Industrial)

Land Size: 60.08 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/210431>

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

Respectfully,



Kari Parsons- Planner

El Paso County Planning & Community Development

(719) 520-6306 kariparsons@elpasoco.com

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

NOTICE OF LAND-USE APPLICATION

VICINITY MAP LEGEND US-24 CO-94 MARKSHEFFEL RD MEADOWBROOK PKWY HANNAH RIDGE DR PALMER PARK BLVD ROCK ISLAND TRAIL PETERSON RD CONSTITUTION AVE SITES East Fork Sand Creek	EL PASO COUNTY PARCEL INFORMATION FILE NO.: SKP262 PARCEL NO.: 5405000033 5405000049 5405000050 5405000055 5405001004 OWNER: GREG ROWLEY ADDRESS: N MARKSHEFFEL RD Please report any parcel discrepancies to: El Paso County Assessor 1675 W. Garden of the Gods Rd. Colorado Springs, CO 80907 (719) 520-6600 COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.
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