



**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
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**Board of County Commissioners**  
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12/23/2024

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 No.:** PUDSP246, Meadowbrook Park PUDSP Amendment

**Project Description:** Amendment to PUDSP208 to allow setback encroachment for deck in rear and garage setback in front. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

Meadowbrook Development LLC  
90 S Cascade Ave, Ste 1500  
Colorado Springs, CO 80903  
kelly@theequitygroup.net  
719-400-7320

**Applicant/Representative:**

Kimley Horn (Jim Houk)  
2 N Nevada Ave, Ste 900  
Colorado Springs, CO 80903  
Jim.Houk@Kimley-Horn.com  
719-284-7280

**Tax ID/Parcel No.:** 5408000053, 5408008002, 5408403001

**Location of Project:** E. Highway 24

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

**Land Size:** 8.2 acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/203035>

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

Respectfully,

Ashlyn Mathy – Planner

El Paso County Planning & Community Development

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**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> PUDSP246  <b>PARCEL NO.:</b> 540800053                  540800802                  5408403001</p> <p><b>OWNER:</b> Meadowbrook Development LLC</p> <p><b>ADDRESS:</b> E. Highway 24</p>	