

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

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
O: 719-520-6300  
MegganHerington@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  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

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4/12/2024

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.:** AL241, 9210 Morgan Rd - Lillywood Show Stables Special Use

**Project Description:** Special Use approval to legalize the existing commercial stable and riding academy. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

LUCKY LILLY LAND COMPANY LLC  
MATT BARNETT & KAREN PATTON  
9210 MORGAN RD  
COLORADO SPRINGS, CO 80908  
MATT.BARNETT@GMX.COM  
(719) 330-0862

**Applicant/Representative:**

N.E.S. INC, C/O ANDREA BARLOW  
619 N. CASCADE AVE, SUITE 200  
COLORADO SPRINGS, CO 80903  
ABARLOW@NESCOLORADO.COM  
(719) 471-0073

**Tax ID/Parcel No.:** 5115000007

**Location of Project:** 9210 MORGAN ROAD, COLORADO SPRINGS, CO 80908

**Zoning District:** RR-5 (Residential Rural)

**Land Size:** 51.62 Acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/196758>

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  
(719) 520-6447  
AshlynMathy2@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><br/> <b>PARCEL INFORMATION</b></p> <p><b>FILE NO.:</b> AL241</p> <p><b>PARCEL NO.:</b> 511500007</p> <p><b>OWNER:</b> LUCKY LILLY LAND COMPANY LLC</p> <p><b>ADDRESS:</b> 9210 MORGAN RD<br/>         COLORADO SPRINGS, CO 80908</p> |
| <p>at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.</p> | <p>Please report any parcel discrepancies to:<br/>         El Paso County Assessor<br/>         1675 W. Garden of the Gods Rd.<br/>         Colorado Springs, CO 80907<br/>         (719) 520-6600</p>  |