

**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  
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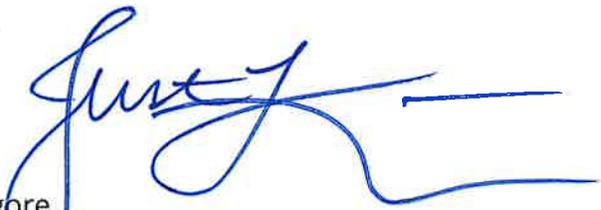
Date: August 18, 2023  
To: The Equity Group  
From: Ryan Howser, AICP, Planner III  
Subject: Request to Grant a Two-Year Extension of Time to Record the Meadowbrook Park Final Plat (PCD File No. SF-21-025)

The Meadowbrook Park Preliminary Plan (PCD File No. PUDSP-20-008) was approved by the Board of County Commissioners (BoCC) on August 24, 2021 (Resolution No. 21-331). Final plats are required by condition of approval to be recorded within two (2) years from the date of BoCC approval of the preliminary plan.

Pursuant to Resolution No. 21-331, the final plat is required to be recorded by August 24, 2023. The applicants are requesting additional time to record the plat. All other conditions of approval associated with Resolution No. 21-331 shall remain in effect. Approval of the extension requires all fees associated with a final plat to be updated to those fees in place at the time of recordation. The extension to record the final plat is hereby updated to August 24, 2025. Subsequent extensions to record the final plat may require authorization by the Board of County Commissioners.

If you have any questions or concerns, please contact myself or Ryan Howser, Planner III, at [ryanhowser@elpasoco.com](mailto:ryanhowser@elpasoco.com) or 719-520-6049.

Sincerely,



Justin Kilgore  
Planning Manager  
El Paso County Planning and Community Development



August 17, 2023

Executive Director,  
**Meggan Herington**  
El Paso County  
Planning and Community Development Department  
2880 International Circle, Suite 110,  
Colorado Springs, CO 80910

Re: Meadowbrook Park, PUDSP-20-008

Dear Ms. Herington:

Despite the housing market and financing challenges caused by the increase in interest rates starting in June of 2022, Meadowbrook Development LLC has continued to push forward with the horizontal development of Meadowbrook Park. Initial grading and the retaining wall along US Highway 24 have been accomplished as well as the installation of the water and sewer infrastructure. Recent heavy rains delayed some infrastructure install but the most substantial delays, and thus the need for the extension, have been caused by both the rising cost of storm sewer pipe and accessories and the actual availability. The wait times for storm sewer pipe supply delivery has had the contractor on hold for months.

With this information, we respectfully request an extension of the PUDSP-20-008 approval for Meadowbrook Park.

Thank you for your consideration.

Sincerely,

Kelly Nelson  
Development Manager

**The Equity Group**

90 South Cascade Avenue, Suite 1500

Colorado Springs, Colorado 80903

Phone (719) 475-7621