

PLANNING AND COMMUNITY DEVELOPMENT

July 1, 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.: SP265, Ben Lomand Mountain Village Preliminary Plan

Project Description: This application is for a Preliminary Plan to allow for the creation of 72 single-family lots and 2 lots for religious institutions. The applicants wish to obtain a water finding with this application. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

United Congregational Church
3195 County Line Rd.
Monument, CO 80132

Applicant/Representative:

Todd Messenger, Esq.
1801 California St., Suite 2600
Denver, CO 80202
tmessenger@fwlaw.com
303-894-4469

Tax ID/Parcel No.: 7103000028, 7104000001,
7104000002, 7104001010

Zoning District: RR-2.5 RR-5 (Residential Rural)

Location of Project: W Palmer Divide Rd

Land Size: 175.03 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/214574>

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

Respectfully,


Joe Letke - Planner

El Paso County Planning & Community Development

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