

**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

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5/7/2024

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 Nos.:** P2223 (Settlers Ranch Fil 3 Rezone), SF249 (Settlers Ranch Filing 3 Final Plat)

**Project Description:** Applicant would like to rezone from a site specific 5-acre lot size minimum PUD04010 to RR-2.5 (Residential Rural) for single-family dwellings. The concurrent Final Plat request would create 24 single-family residential lots ranging in size from 2.5 - 4.24 acres each. For more information, see the applicant's Letter of Intent within the EDARP project files (links below).

**Property Owner(s):**

Hodgen Settlers Ranch, LLC  
Mark Davis, Managing Member  
P.O. Box 1488  
Monument, CO 80132  
MarkDavis.Oaksbury@gmail.com  
(719) 338-3116

**Applicant/Representative:**

Jerome W. Hannigan & Associates, Inc.  
19360 Spring Valley Road  
Monument, CO 80132  
Hannigan.and.Assoc@gmail.com  
(719) 481-8292

**Tax ID/Parcel Nos.:** 6123007024, 6124004003, & 6124005001

**Location of Project:** The area of land north of Hodgen Road and west of Stepler Road within the Settlers Ranch Subdivision.

**Zoning District:** PUD (Planned Unit Development) – PUD04010

**Land Size:** 50.39 acres

**View project documents (EDARP):** (P2223) <https://epcdevplanreview.com/Public/ProjectDetails/184877>  
(SF249) <https://epcdevplanreview.com/Public/ProjectDetails/184879>

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

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4538 SETTLERS RANCH RD  
COLORADO SPRINGS, CO 80908



**NOTICE OF LAND**

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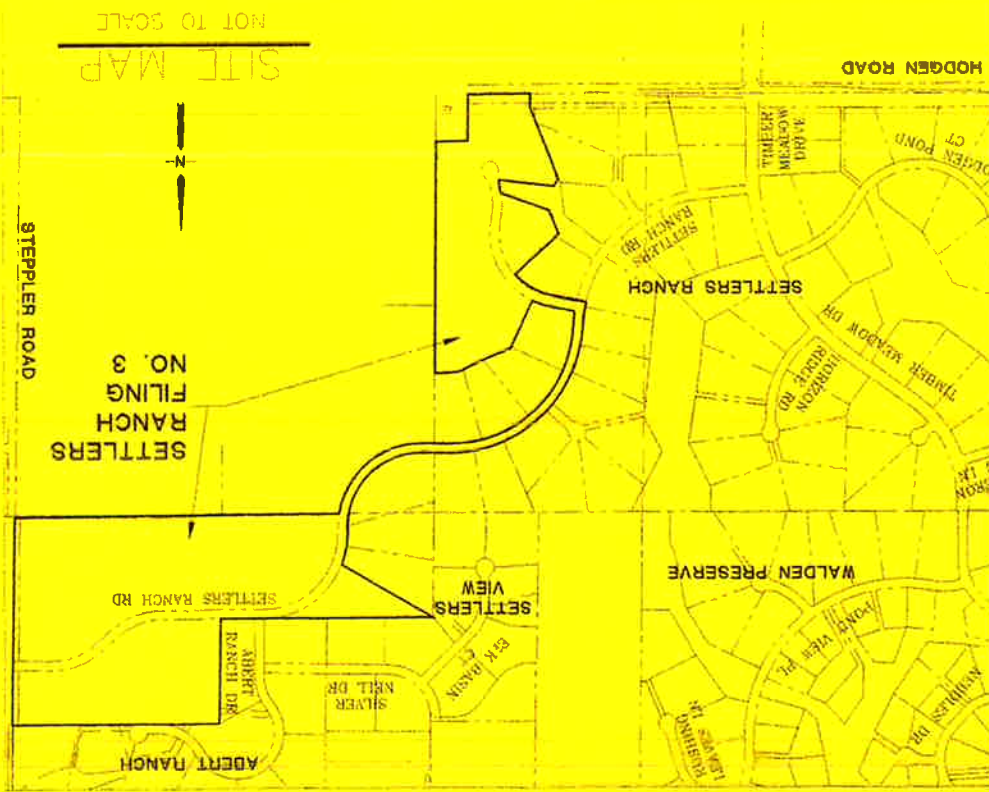
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Please report any parcel discrepancies to:  
El Paso County Assessor  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
(719) 520 6600



**EL PASO COUNTY**  
**PARCEL INFORMATION**

**FILE NOS.:** P2223 & SF249  
**PARCEL NOS.:** 6123007024, 6124004003, & 6124005001  
**OWNER:** Hodgden Settlers Ranch, LLC  
**ADDRESS:** Not addressed - see map