

Planning and Community Development
2880 International Cir. Suite 110
Colorado Springs, CO 80910

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15 MAY 2024

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MICHAEL MOSUNIC
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MONUMENT, CO 80132

NOTICE OF LAND

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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

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SITE MAP
NOT TO SCALE

SETTLERS RANCH
WALDEN PRESERVE
STEPPLER ROAD
HODGEN ROAD

EL PASO COUNTY
PARCEL INFORMATION

FILE NOS.: P2223 & SF249

PARCEL NOS.: 6123007024, 6124004003, & 6124005001

OWNER: Hodgen Settlers Ranch, LLC

ADDRESS: Not addressed - see map

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EL PASO COUNTY
COLORADO

Meggan Herington, AICP, Executive Director
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Colorado Springs, CO 80910

Board of County Commissioners
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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