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4/2/2024

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.: P245, Monument Ridge East, RM12

Project Description: Rezoning 40.51 acres to the RM-12 (Residential Multi-Dwelling) zoning district. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Monument Ridge East, LLC
5055 List Drive
Colorado Springs, CO 80919
nbt.nml@gmail.com
(719) 291-2472

Applicant/Representative:

Vertex Consulting Services, LLC c/o Craig Dossey
455 E Pikes Peak Avenue, Ste 101
Colorado Springs, CO 80903
craig.dossey@vertexc.com
(719) 733-8605

Tax ID/Parcel Nos.: 7102200006, 7102200008, 7102200010, 7102200013, and 7102201001.

Location of Project: On the east side of I-25, south of County Line Road.

Zoning District: Currently PUD (Planned Unit Development), CC (Commercial Community), CS (Commercial Service), C-1 (Commercial), and RS-20000 (Residential Suburban).

Land Size: 59.48 acres total.

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/194597>

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

Respectfully,

Kylie Bagley – Planner
El Paso County Planning & Community Development
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 2880 International Cir. Suite 110
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NOTICE OF LAND-USE APPLICATION

	<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: P245</p> <p>PARCEL NOS.: 710220006, 710220008, 710220010, 710220013, and 7102201001</p> <p>OWNER: Monument Ridge East, LLC</p> <p>ADDRESS: See vicinity map (right).</p>
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