

**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  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

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  
(719) 520-6323  
KylieBagley@elpasoco.com

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

DENVER CO 802

3 APR 2024 PM 5 L

FIRST-CLASS

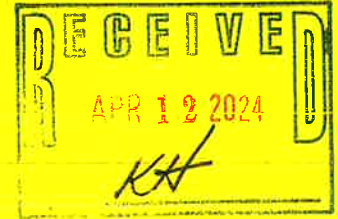


US POSTAGE IMPITNEY BOWES



ZIP 80910 \$ 000.64<sup>0</sup>  
02 7H  
0001332609 APR 02 2024

7102303110  
MISTY ACRES METRO DISTRICT  
30 E PIKES PEAK AVE STE 293  
COLORADO SPRINGS, CO 80903



**NOTICE OF LAND**

80903-1551581  
80910-5107

NIALE 808 DE 1 8004/18/24  
RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD  
BC: 80910010700 \*1220-80010-04-00

**EL PASO COUNTY PARCEL INFORMATION**

**FILE NO.:** P245

**PARCEL NOS.:** 7102200006, 7102200008, 7102200010, 7102200013, and 7102201001

**OWNER:** Monument Ridge East, LLC

**ADDRESS:** See vicinity map (right).

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

COPYRIGHT 2022 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained herein may be reproduced, used in derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.