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Board of County Commissioners
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4/12/2024

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.: SF247, New Breed Ranch Filing No. 3

Project Description: Creating 7 single-family residential lots on 34.7 acres zoned PUD (Planned Unit Development). For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

NEW BREED RANCH, INC
C/O JAMES 'JIM' SCOTT
12750 OAK CLIFF WAY
COLORADO SPRINGS CO, 80908

Applicant/Representative:

JAROME W. HANNIGAN & ASSOCIATES, INC
C/O JAROME W. HANNIGAN
19360 SPRING VALLEY RD
MONUMENT, CO 80132
HANNIGAN.AND.ASSOC@GMAIL.COM
(719) 481-8292

Tax ID/Parcel No.: 6210000002

Location of Project: 3250 SHOUP RD, COLORADO SPRINGS CO, 80908

Zoning District: PUD (Planned Unit Development) (EDARP File No. PUD99009)

Land Size: 34.7 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/181477>

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
(719) 520-7964
JoeLetke@elpasoco.com

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

NOTICE OF LAND-USE APPLICATION

	<p>EL PASO COUNTY PARCEL INFORMATION</p> <p>FILE NO.: SF247 PARCEL NO.: 621000002 OWNER: NEW BREED RANCH, INC ADDRESS: 3250 SHOUR RD COLORADO SPRINGS, CO 80908</p>
<p>at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon. or data contained hereon may be reproduced, used to prepare 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</p>	<p>Please report any parcel discrepancies to: El Paso County Assessor 1675 W. Garden of the Gods Rd. Colorado Springs, CO 80907 (719) 520-6600</p>