

July 30, 2026

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. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: SP262, The Markets at Bent Grass - Preliminary Plan

Project Description: Request for approval of a Preliminary Plan for The Markets at Bent Grass to consist of 53.91 acres platted into fourteen (14) Lots and five (5) Tracts. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Applicant/Representative:

Galloway & Company, LLC

1155 Kelly Johnson Blvd., Suite 305

Colorado Springs, CO 80920

719.900.7220

JohnRadcliffe@gallowayus.com

Tax ID/Parcel No.: 5301000016, 5301000017, &

5301002007

Location of Project: Woodmen Frontage Road and Bent
Grass

Zoning District: CR (Commercial
Regional)

Land Size: 54.74 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/207692>

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

Respectfully,

A handwritten signature in black ink, appearing to read 'Joe Letke', written over a horizontal line.

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

	EL PASO COUNTY PARCEL INFORMATION FILE NO.: SP262 PARCEL NO.: 5301000016, 5301000017, & 5301002007 OWNER: Multiple Owners ADDRESS: Woodmen Frontage Road and Bent Grass Meadows Drive 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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