

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

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 80910 \$ 000.78⁰
02 7H
0006234513 JUL 30 2026



5301301039
GODSON MATTHEW H
11071 LINLEY WAY
COLORADO SPRINGS, CO 80908

NIXIE 856 DE 1 0208/13/26

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

NOTICE OF L

BC: 80910314835

*1679-00001-13-26

80910>3148

Please report any parcel discrepancies to:
El Paso County Assessor

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 to prepare derivative products, or distributed without the specific written approval of El Paso County, Colorado. This document was prepared from the best data available.



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

PLANNING AND COMMUNITY DEVELOPMENT

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

Zoning District: CR (Commercial Regional)

Location of Project: Woodmen Frontage Road and Bent Grass

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,



Joe Letke- Planner

El Paso County Planning & Community Development

(719) 520-7964 JoeLetke@elpasoco.com