

**EL PASO COUNTY**  
  
**COLORADO**

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
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Colorado Springs, CO 80910

**Board of County Commissioners**  
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12/20/2023

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.:** VR2323, Mayberry Filing No. 2A (Vacation and Replat)

**PCD File No.:** CS234, Mayberry Filing No. 2A CS Rezone (Commercial Service)

**Project Descriptions:** The Vacation and Replat application intends to incorporate Tract C of Mayberry Filing No. 3 (SF2219) into Lots 1 and 2 of Mayberry Filing No. 2 (SF1910), resulting in the proposed Mayberry Filing No. 2A. The Commercial Service application requests a rezoning from PUD (Planned Unit Development) to CS (Commercial Service) for portions of the western lots, 1A and 3A, of the proposed Mayberry Filing No. 2A (VR2323). For more information, see each project's Letter of Intent within the EDARP project files (links below).

**Property Owner(s):**

MAYBERRY COMMUNITIES, LLC  
scottsouders@mayberrycoloradosprings.com  
719-922-2181

**Applicant/Representative:**

KIMLEY-HORN AND ASSOCIATES, INC  
Larry.Salazar@kimley-horn.com  
719-284-7829

**Tax ID/Parcel Nos.:** 3414101001, 3414101002, 3414201028, & 3414201031

**Location of Project:** Directly adjacent to CO Hwy 94

**Zoning District:** Currently PUD (Planned Unit Development)

**Land Size:** VR2323 – 3.57 acres. CS234 – 1 acre.

**View project documents online (EDARP):**

**VR2323** - <https://epcdevplanreview.com/Public/ProjectDetails/181539>

**CS234** - <https://epcdevplanreview.com/Public/ProjectDetails/191810>

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**

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	<p><b>EL PASO COUNTY</b>  <b>PARCEL INFORMATION</b></p> <p><b>FILE NOS.:</b>          VR2323 &amp; CS234</p> <p><b>PARCEL NOS.:</b>          3414101001,          3414101002,          3414201028, &amp;          3414201031</p> <p><b>OWNER:</b>          MAYBERRY          COMMUNITIES, LLC</p> <p><b>ADDRESS:</b>          22312 CATTLEMAN RUN,          22313 CATTLEMAN RUN,          22301 CATTLEMAN RUN,          &amp; VILLAGE MAIN ST</p>	