

June 16, 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.: P268, Needles Highway 83 Rezoning RR-5 to RR-2.5

Project Description: Request to rezone 47.55 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

The North Ranch LLC
944 Cheyenne Boulevard
Colorado Springs, CO 80905

Applicant/Representative:

Vertex Consulting Services
5825 Delmonico Drive, Suite 320
Colorado Springs, CO 80919
Nina.Dossey@vertexc.com
(719) 433-2018

Tax ID/Parcel No.: 6100000369

Location of Project: 17675 Highway 83

Zoning District: RR-5 (Residential Rural)

Land Size: 47.55 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/212141>

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 in a cursive style.


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.: P268

PARCEL NO.: 6100000369

OWNER: The North Ranch LLC

ADDRESS: 17675 Highway 83

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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