EL PASO COUNTY
COLORADO

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

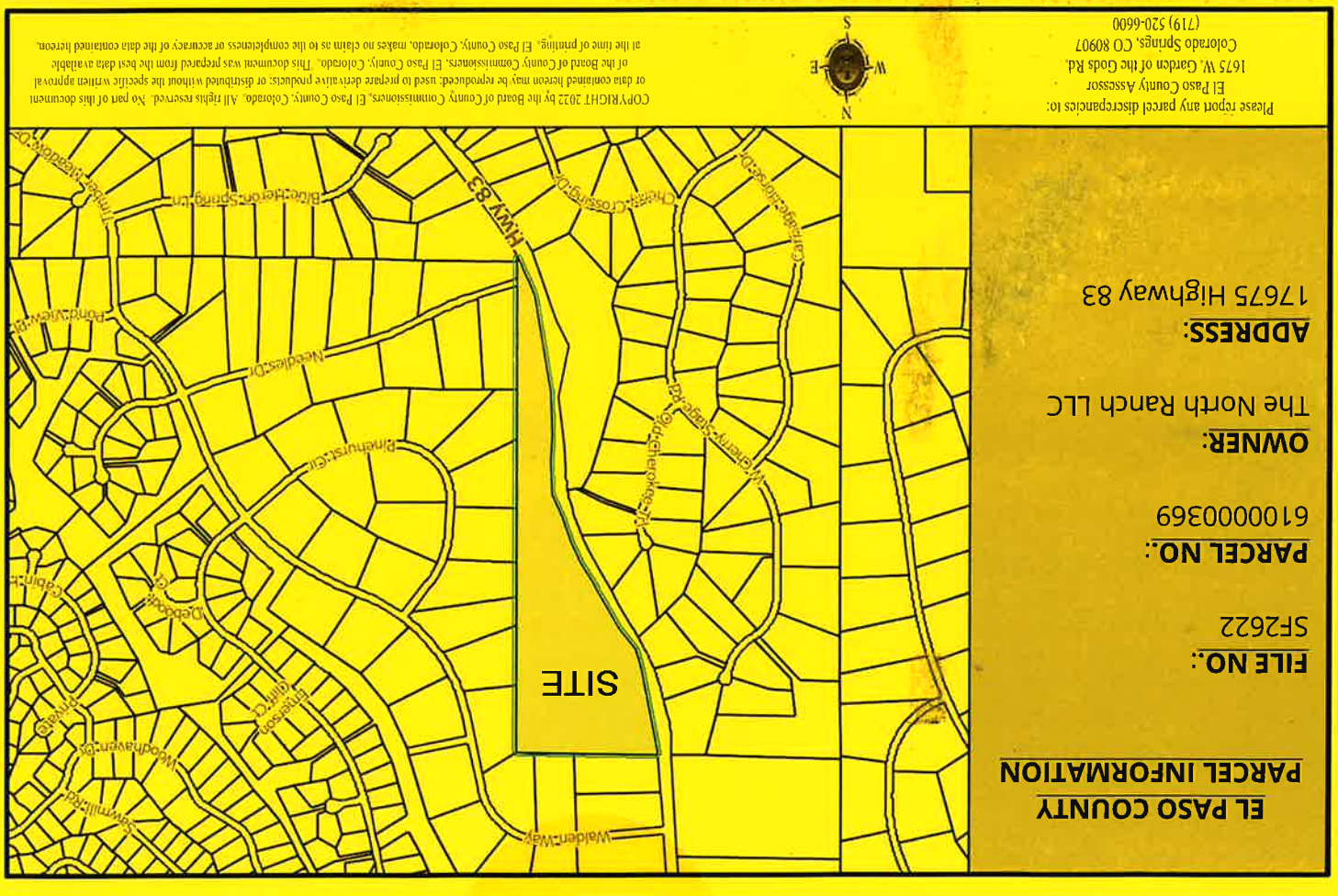
FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 80910
02 7H
0006234513
$ 000.78⁰
OCT 07 2026

6115008019
CHOULOUTE JEAN DOMINIQUE
PO BOX 62145
COLORADO SPRINGS, CO 80962-2145

NIXIE 850 DE 1 0030/23/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 80910610793 *1679-02128-15-31

NOTICE OF LAN
UTFK1 93B0B0B0Z0215 ANKFWD
80910661071



EL PASO COUNTY
COLORADO

PLANNING AND COMMUNITY DEVELOPMENT

October 7, 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.: SF2622, Needles Highway 83 Subdivision Final Plat

Project Description: Final Plat application to subdivide a 47-acre parcel into 16 lots in the RR-2.5 (Residential Rural) zoning district. 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 Blvd

Colorado Springs, CO 80905

Applicant/Representative:

Vertex Consulting Services

5825 Delmonico Drive, Suite 320

Colorado Springs, CO 80919

Nina.Dossey@vertexcos.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/212142

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