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Planning and Community Development
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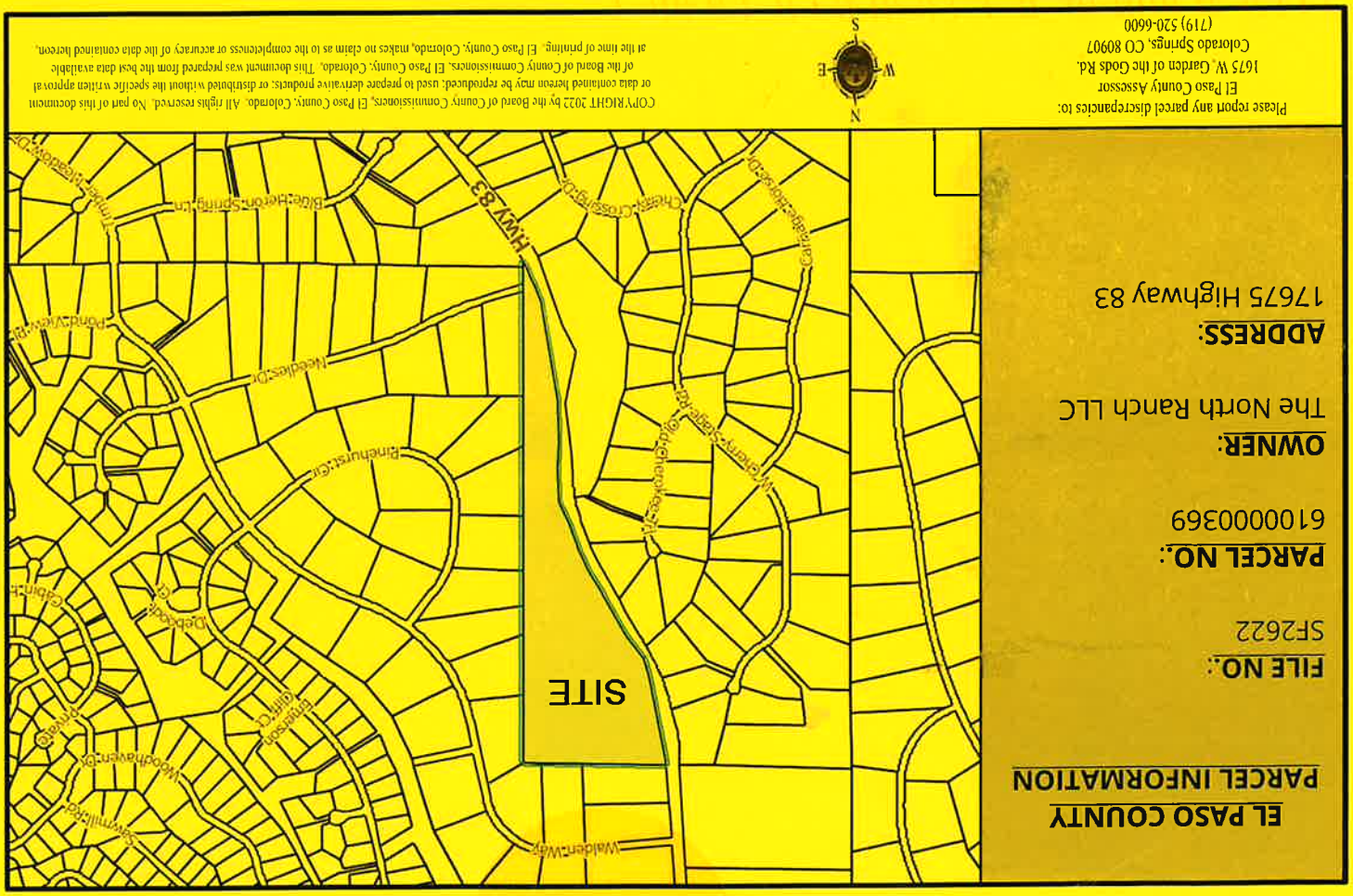
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EL PASO COUNTY
COLORADO

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