

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

Tax ID/Parcel No.: 6100000369

Location of Project: 17675 Highway 83

Applicant/Representative:

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

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,

A handwritten signature in black ink, appearing to read 'Joe Letke', with a stylized flourish at the end.

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.: SF2622 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 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 the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained herein.
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