

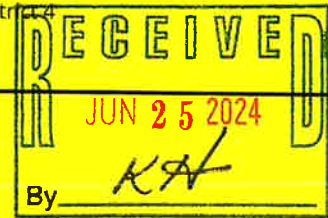
**EL PASO COUNTY**  
COLORADO

**Meggan Herington, AICP, Executive Director**  
El Paso County Planning & Community Development  
O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
Holly Williams, District 1  
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Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

6/4/2024

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.:** SP241, Monument Ridge East Preliminary Plan

**Project Description:** A Preliminary Plan for Monument Ridge East for 59 residential lots containing 62.48 acres. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

Monument Ridge East LLC  
5055 List Drive  
Colorado Springs, CO 80919  
nbt.nml@gmail.com  
719-291-2472

**Applicant/Representative:**

Vertex Consulting Services  
455 E. Pikes Peak Avenue-Suite 101  
Colorado Springs, CO 80903  
nina.ruiz@vertexc.com  
719-733-8606 x6606

**Tax ID/Parcel No.:** 7102200010, 7102200006, 7102200008, 7102200013.

**Location of Project:** The property is located southeast of the intersection at I-25 and County Line Road.

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

**Land Size:** 62.48 Acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/194274>

If you have questions/concerns regarding the proposal, please contact me using the information below.

Respectfully,

A handwritten signature in black ink that reads "Kylie Bagley".

Kylie Bagley - Planner  
El Paso County Planning & Community Development  
(719) 520-6323  
kyliebagley@elpasoco.com



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

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 FAIRFIELD, CA 94533

*FWD*

**NOTICE OF LA**

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RETURN TO SENDER  
 - VACANT  
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Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 520-6600

**FILE NO.:** SP241

**PARCEL NOS.:** 7102200013, 7102200008, 7102200006, 7102200010

**OWNER:** Monument Ridge East LLC

**ADDRESS:** Unaddressed, see map.

EL PASO COUNTY  
 PARCEL INFORMATION