



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

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5 JUN 2024

FIRST CLASS

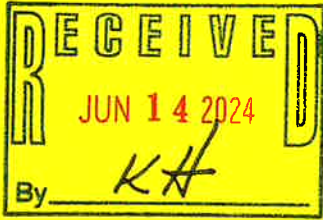


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MONUMENT, CO 80132



NOTICE OF LAND

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EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: SP241
PARCEL NOS.: 710220013, 710220008
710220006, 710220010
OWNER: Monument Ridge East LLC
ADDRESS: Unaddressed, see map.

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EL PASO COUNTY
COLORADO

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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,



Kylie Bagley - Planner
El Paso County Planning & Community Development
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kyliebagley@elpasoco.com