

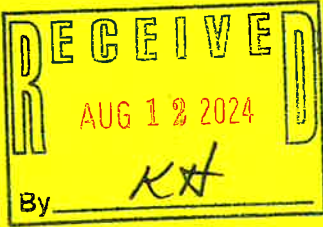
Planning and Community Development  
 2880 International Cir. Suite 110  
 Colorado Springs, CO 80910

FIRST-CLASS



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 MISTY ACRES METRO DISTRICT  
 30 E PIKES PEAK AVE STE 293  
 COLORADO SPRINGS, CO 80903

**NOTICE OF LAND**

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 NO SUCH NUMBER  
 UNABLE TO FORWARD

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**EL PASO COUNTY**  
**PARCEL INFORMATION**

**FILE NO.:** ID245

**PARCEL NOS.:** 710220006, 710220008, 710220010, 710220013, 7102201001, & 7102201014

**OWNER:** Monument Ridge East LLC

**ADDRESS:** Multiple, see map.

Please report any parcel discrepancies to:  
 El Paso County Assessor  
 1675 W. Garden of the Gods Rd.  
 Colorado Springs, CO 80907  
 (719) 529-6600

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EL PASO COUNTY  
COLORADO

Meggan Herington, AICP, Executive Director  
El Paso County Planning & Community Development  
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Colorado Springs, CO 80910

Board of County Commissioners  
Holly Williams, District 1  
Carrie Geitner, District 2  
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Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

8/5/2024

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.:** ID245, Monument Ridge Metropolitan District Nos. 1-4

**Project Description:** The purposes of the Districts include the following: water and wastewater service (both via IGA with Woodmoor Water and Sanitation District); street Improvements, transportation and safety protection; drainage; parks and recreation; mosquito control; fire protection; television relay and translation; covenant enforcement and design review; security services; and solid waste disposal. The initial inclusion area includes approximately 65 acres located at the southwest corner of the County Line Road and Interstate 25 interchange. The proposed Districts will help fund the design, construction, and ongoing operation of infrastructure and services to support residential development of the subject property which is concurrently proposed to be zoned to RM-12 and RS-6000 pursuant to the El Paso County Land Development Code and subdivided as depicted on the concurrently proposed Monument Ridge East preliminary plan. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

Monument Ridge East LLC, c/o Ray O'Sullivan  
5055 List Drive  
Colorado Springs, CO 80919  
rayosulli@gmail.com  
(719) 491-1590

**Applicant/Representative:**

White Bear Ankele Tanaka & Waldron, c/o Erin Stutz  
2154 E. Commons Ave., Suite 2000  
Centennial, CO 80122  
estutz@wbapc.com  
(303) 858-1800

**Parcel Nos.:** 7102200006, 7102200008, 7102200010, 7102200013, 7102201001, & 7102201014

**Location of Project:** South of County Line Road (E Palmer Divide Road) and east of I-25.


**Zoning Districts:** CC (Commercial Community), CS (Commercial Service), RS-20000 (Residential Suburban), and PUD (Planned Unit Development)

**Land Size:** 66.28 acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/199021>

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

Respectfully,

  
Kari Parsons - Planner

El Paso County Planning & Community Development  
(719) 520-6306  
KariParsons@elpasoco.com