



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

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EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: ID245

PARCEL NOS.: 710220006, 710220008, 710220010, 710220013, 710220101, & 710220104

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) 520-6600

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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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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