

MEGGAN HERINGTON, AICP, EXECUTIVE DIRECTOR

PLANNING AND COMMUNITY DEVELOPMENT

July 1, 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). The Planning and Community Development Executive Director will not make a formal decision regarding the application until after July 15, 2026. Any comments regarding the application must be submitted prior to that date to be considered. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: VR263, Mitchell Ave – Lot Line Adjustment

Project Description: Vacate/Replat to adjust lot lines between lots 1, 2, and 3 in Blk 3 of Pine Hills Subdivision. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Nancy Milka/James Smith
620 S Cascade Ave Suite 103
Colorado Springs, CO 80903

Applicant/Representative:

Debra Fortenberry – Fortenberry Law Group P.C.
620 S Cascade Ave, Suite 103
Colorado Springs, CO 80903
debra@fortenberrylawgroup.com
719-576-4030

Tax ID/Parcel No.: 7122002093, 7122002095,
7122002096

Zoning District: RR-5 (Residential Rural)

Location of Project: Mitchell Ave

Land Size: 5, 5, 5.54 acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/208951>

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

Respectfully,



Lacey Dean – Planner

El Paso County Planning & Community Development

(719) 520-7943 laceydean2@elpasoco.com

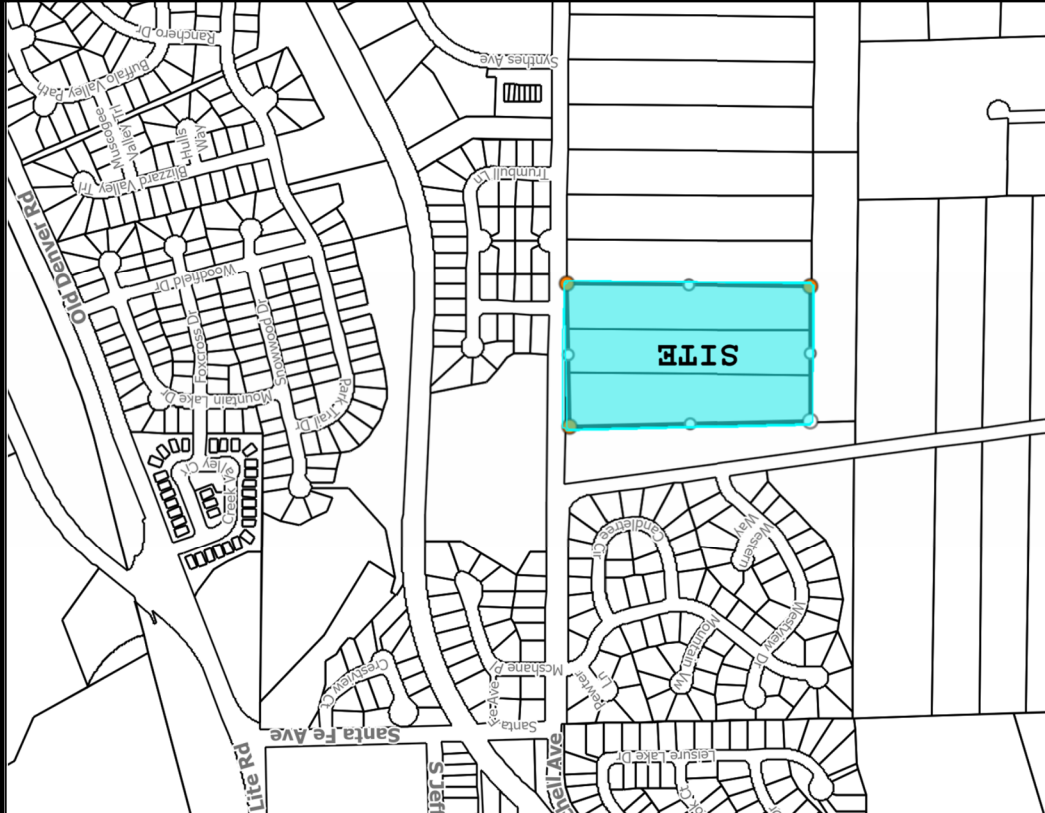
Planning and Community Development
 2880 International Cir. Suite 110
 Colorado Springs, CO 80910

NOTICE OF ADMINISTRATIVE DETERMINATION

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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



EL PASO COUNTY
PARCEL INFORMATION

FILE NO.: VR263

PARCEL NO.: 7122002093
 7122002095
 7122002096

OWNER: Nancy Milka
 James Smith

ADDRESS: Mitchell Ave