

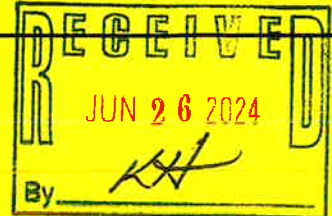
**EL PASO COUNTY**  
COLORADO

**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  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

6/11/2024

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). The Planning and Community Development Executive Director may make a formal decision regarding the application on 6/25/2024. Details for the project are listed below.

**PCD File No.:** V241, Grandwood Ranch Vacation of Easements Lots 25-26

**Project Description:** Formal vacation of a portion of the platted utility and drainage easement of Grandwood Ranch Lots 25-26. For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

**Property Owner(s):**

Thomas & Debra Wright  
345 Cimarron Rd  
Monument, CO 80132  
(719) 338-1293

**Applicant/Representative:**

LWA Land Surveying, Inc.  
953 E Fillmore St  
Colorado Springs, CO 80907  
Kevin@lwalandsurveying.com  
(719) 636-5179

**Tax ID/Parcel No.:** 6119001067

**Location of Project:** 345 Cimarron Rd. Monument, CO 80132

**Zoning District:** RR-2.5 (Residential Rural)

**Land Size:** 5.01 acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/197855>

Please feel free to contact me with any questions, comments, or concerns you may have.

Respectfully,

A handwritten signature in black ink, appearing to read "Joe Letke".

Joe Letke – Planner  
El Paso County Planning & Community Development  
JoeLetke@elpasoco.com  
(719) 520-7964

**EL PASO COUNTY  
PARCEL INFORMATION**

**FILE NO.:**

V241

**PARCEL NO.:**

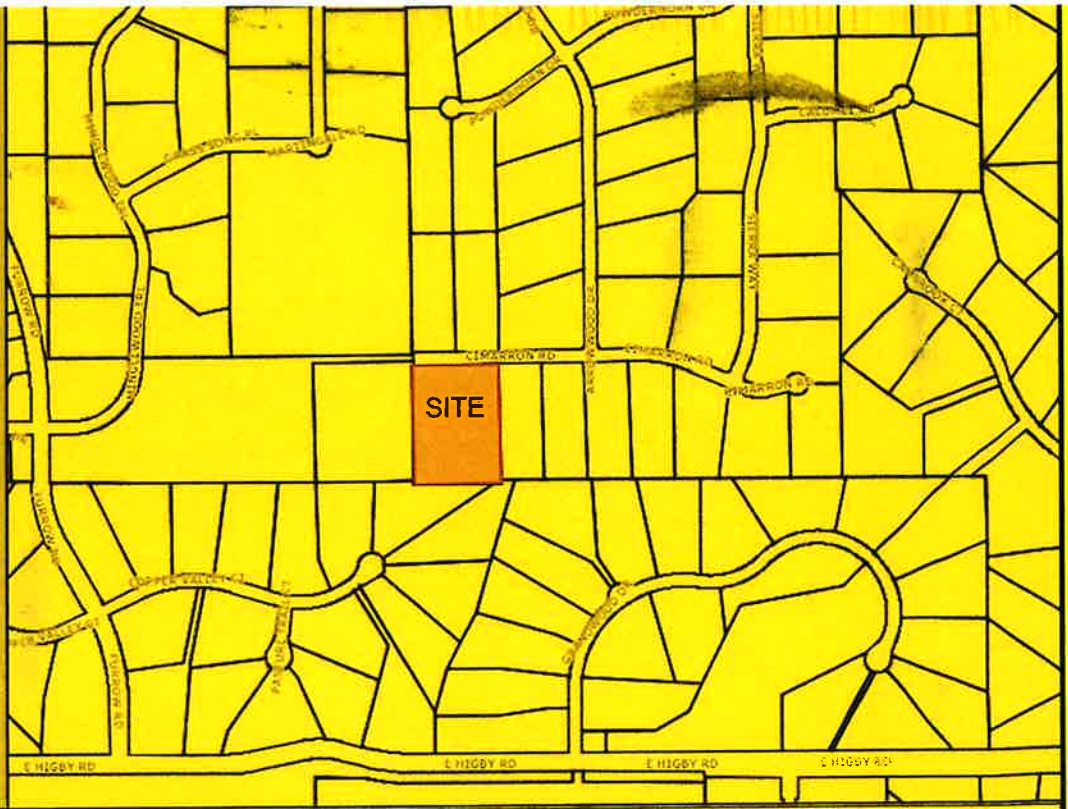
6119001067

**OWNER:**

Thomas & Debra Wright

**ADDRESS:**

345 Cimarron Rd.  
Monument, CO 80132



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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80903-280518

**NOTICE OF APPLICATION & ADMINISTRATIVE DETERMINATION**

6119001068  
LIPPERT ALEXANDER W  
818 E WILLAMETTE AVE  
COLORADO SPRINGS, CO 80903

International Cir, Suite 110  
ado Springs, CO 80910

US POSTAGE  
FIRST CLASS  
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