

PLANNING AND COMMUNITY DEVELOPMENT

July 30, 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). Please note that PCD will send additional notification prior to any future decision regarding this proposal. To submit public comments, please go to the project directly using the EDARP link below.

PCD File No.: CR261, The Markets at Bent Grass Rezone

Project Description: Request for a Map Amendment (Rezoning) to rezone approximately 17.35 acres from I-2 (Limited Industrial) to CR (Commercial Regional). For more information, see the applicant's Letter of Intent within the EDARP project file (link below).

Property Owner(s):

Cynthia Deyoung
10925 E Us Highway 24
Peyton, CO 80831

Applicant/Representative:

Galloway & Company, LLC
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
JohnRadcliffe@gallowayus.com

Tax ID/Parcel No.: 5301000016

Location of Project: Woodmen Frontage Road
and Bent Grass Meadows Drive

Zoning District: I-2 (Limited Industrial)

Land Size: 17.35 Acres

View project documents online (EDARP): <https://epcdevplanreview.com/Public/ProjectDetails/207688>

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

Respectfully,

A handwritten signature in black ink, appearing to read "Joe Letke", written in a cursive style.

Joe Letke- Planner

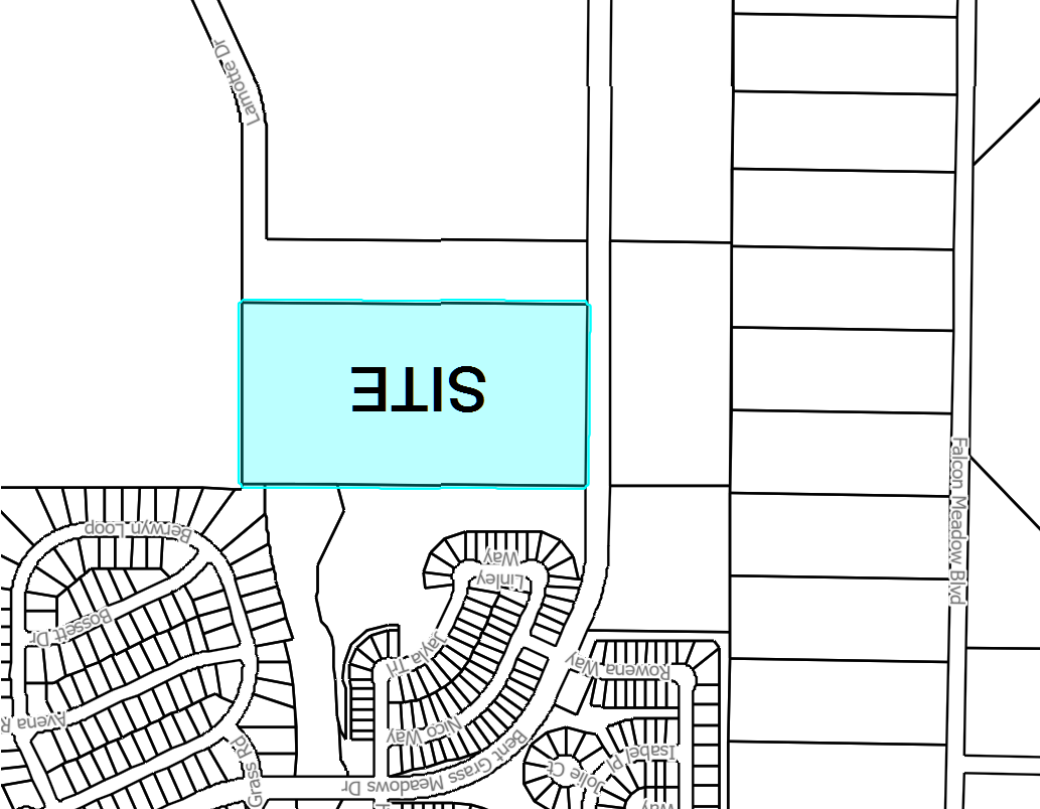
El Paso County Planning & Community Development

(719) 520-7964 JoeLetke@elpasoco.com

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

NOTICE OF LAND-USE APPLICATION

EL PASO COUNTY PARCEL INFORMATION	
FILE NO.: CR261	
PARCEL NO.: 5301000016	
OWNER: Cynthia Deyoung	
ADDRESS: Woodmen Frontage Road and Bent Grass Meadows Drive	



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