

June 11, 2020

Dear Adjacent Property Owner:

RE: Cloverleaf Subdivision

This letter is being sent to you because PT Cloverleaf LLC is proposing a land use project Cloverleaf Subdivision, in El Paso County located northeast of the intersection of Jackson Creek Parkway and Higby Road, northwest of Cloverleaf Road. This information is being provided to you in conjunction with a submittal to El Paso County.

The request to the County is for the following:

1. A rezone of 37.22 acres from RS-20000 (Residential Suburban District; 20,000 square feet) to RS-5000 (Residential Suburban District; 5,000 square feet);
2. A Preliminary Plan for Cloverleaf, consisting of 3 lots under the existing RS-20000 zoning, and 147 lots under the proposed RS-5000 zoning, on approximately 38.73 acres. To include:
 - a. Administrative relief for lots 50-52, 84-85, 91-96, 99-117, 119-127, and 145-147 to allow a maximum 50% lot coverage for ranch plans.
 - b. The following Waivers of the Land Development Code requirements:
 - i. 8.4.4.E.2 – private roads require a waiver
 - ii. 8.4.4.E.3 – private roads to meet County standards
3. Pre-development grading for entire Preliminary Plan area.

Please note that the County land use submittal process now includes an electronic submittal. All files associated with this application can be viewed on-line at <https://www.epcdevplanreview.com>

Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning and Community Development Department. At that time, you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

Please direct any questions on the proposal to me at 719-471-0073 or abarlow@nescolorado.com. Alternatively, you can contact the El Paso County project planner, Nina Ruiz, at 719- 520-6313 or NinaRuiz@elpasoco.com.

Sincerely,
Andrea Barlow, AICP
Principal

Attached: Preliminary Site Plan

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