



September 30, 2019

Dear Adjacent Property Owner,

This letter is being sent to you because Glen Investment Group VIII, LLC. is proposing a land use project in El Paso County on the land that is generally located west of the intersection of Peaceful Valley Road and Marksheffel Road as is depicted on the attached map documents. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the Applicant or Consultant at the addresses listed below. 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 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 your questions at this time to:

Applicant and Owner:

Ryan Watson
Glen Investment Group No. VIII, LLC
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 392-0194
Email: ryan@widefieldinvestmentgroup.com

Planning/Processing Consultant:

James Nass
Nass Design Associates
111 S. Tejon Street, Suite 312
Colorado Springs, CO 80903
(719) 475-2406
Email: jim@nassdesign.net

SITE LOCATION AND SIZE: The site is located west of the intersection of Peaceful Valley Road and Marksheffel Road. The area included within the final plat is 10.471 acres in size.

PRESENT ZONING: RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.)

REQUEST: Approval of a Final Plat that proposes to subdivide the site into 40 single family residential lots and one tract.

WAIVER REQUESTS AND JUSTIFICATION:

No waivers are being requested with this final plat.

JUSTIFICATION:

This final plat for the proposed Glen at Widefield Filing No. 10 is the fourth phase of what will most likely be a six phase project of developing The Glen at Widefield East area. There will be an additional two filings in this area to finish out the single family residential development in The Glen development. This final plat process is for the purpose of making a legal subdivision of land that is necessary to complete the actual entitlement of the property and the physical development and construction of the

project. This final plat plan is in compliance with the Glen at Widefield East Preliminary Plan, the Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The final plat matches the preliminary plan for The Glen at Widefield East and is the fourth phase of final platting on that plan. The final plat includes 40 lots, 1 tract, and Rights of way. The applicant believes that the development will produce an overall community benefit by providing a variety of home types and lot sizes for the new homeowners to the area. The plat also includes the platting of Tract "A" which is a 2.12acre open space tract which will include a portion of the trail that circulates all around the Glen at Widefield development. The tract and trail and will be dedicated to The Glen Metropolitan District for ownership and maintenance, for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

The Glen at Widefield Filing No. 10 is in conformance with the Glen at Widefield East Preliminary Plan and the approved Glen at Widefield Sketch Plan, and the policies of the County Policy Plan. The final plat will subdivide the land into residential lots which are permitted uses within the RS-6000 zone. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

ROAD IMPACT FEES:

This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.10 will join the PID.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:

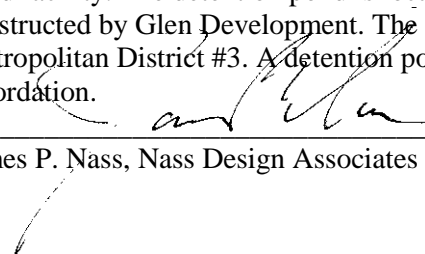
The site is presently vacant; utilities will be available from street extensions within existing corridors along the south boundary of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District. Anticipated facilities include residential lots of varying sizes. Roads will access Filing No. 10 from two locations. Residential street access will be from Peaceful Valley Road and from the northerly extension of Penny Cress Drive at the southeast corner of the subdivision.

HAZARDS, NATURAL AND OTHER FEATURES:

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for the Glen at Widefield East Preliminary Plan for information regarding soils and geologic features. No constraints are depicted for this plat drawing.

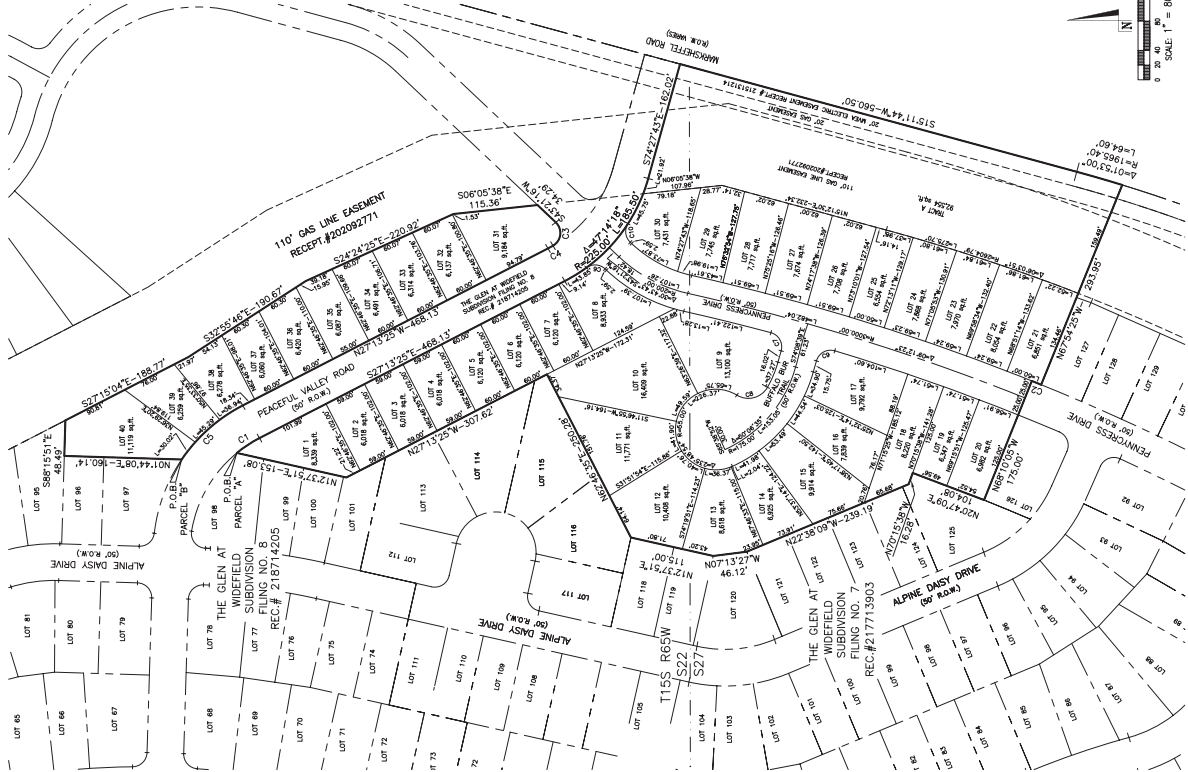
A Wildlife report along with a Natural Features report was included with the previous Glen at Widefield East Preliminary Plan. No significant natural features exist on this platted area. The property has recently been over lot graded for development and reseeded for erosion control.

Drainage is being directed to the south and north and will be collected into a full spectrum detention pond facility. The detention pond is located in a tract to be constructed in The Glen Filing 11 and will be constructed by Glen Development. The detention pond will be owned and maintained by Glen Metropolitan District #3. A detention pond maintenance agreement will be complete with plat recordation.


James P. Nass, Nass Design Associates

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 10

A portion of the Southwest One-quarter (SW1/4) of Section 22 and the Northwest One-quarter (NW1/4) of Section 27
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado



GLEN 10-BOUNDARY CURVE TABLE				CHOND BEARING			
CURVE	DELTA	RADIUS	LENGTH	CHOND	BEARING	DELTA	BEARING
C1	77°52'21"	20.00'	31.72'	S83°17'00"	115.36'	115°05'38"	115.36'
C2	77°52'21"	20.00'	31.72'	S83°17'00"	115.36'	115°05'38"	115.36'
C3	108°52'48"	20.00'	32.31'	N83°12'24"	115.36'	115°05'38"	115.36'
C4	77°52'41"	175.00'	177.77'	N08°02'48"	115.36'	115°05'38"	115.36'
C5	28°55'36"	225.00'	112.25'	N41°30'59"	115.36'	115°05'38"	115.36'

LOT CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	79°24'25"	20.00'	27.72'
C7	79°24'25"	20.00'	31.72'
C8	91°41'50"	30.00'	48.01'
C9	91°41'50"	30.00'	31.72'
C10	79°24'25"	20.00'	31.72'
C11	79°24'25"	20.00'	27.72'

Adjacent Owners for The Glen at Widefield Filing No. 10:

GLEN INVESTMENT GROUP NO VIII LL
3 WIDEFIELD BLVD
COLORADO SPRINGS CO 80911-2126

BENOIT DESTIN D
9360 BLUE GRASS PL
COLORADO SPRINGS CO 80925-9592

ANDERSEN NATHAN L
7409 ALPINE DAISY DR
COLORADO SPRINGS CO 80925

SHOCK DEBORAH K
7425 ALPINE DAISY DR
COLORADO SPRINGS CO 80925

TALBOTT CHRISTOPHER W
7441 ALPINE DAISY DR
COLORADO SPRINGS CO 80925

ZALEWSKI CHRISTOPHER J
7457 ALPINE DAISY DR
COLORADO SPRINGS CO 80925

DABERKOW JESSEE R
7489 ALPINE DAISY DR
COLORADO SPRINGS CO 80925-9494

CARDONA CARLOS R CRESPO
7505 ALPINE DAISY DR
COLORADO SPRINGS CO 80925-9495

CRISTIANI MARK A
7313 ALPINE DAISY DR
COLORADO SPRINGS CO 80925

WINDSOR RIDGE HOMES LLC
4164 AUSTIN BLUFFS PKWY #143
COLORADO SPRINGS CO 80918

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WINDSOR RIDGE HOMES LLC
4164 AUSTIN BLUFFS PKWY #143
COLORADO SPRINGS CO 80918

WIGNER CODY J
7297 ALPINE DAISY DR
COLORADO SPRINGS CO 80925

SIGNATURE RANCH LLC
3707 PARKMOOR VILLAGE DR STE 103
COLORADO SPRINGS CO 80917-5203

RESTORATION CHURCH
9355 PEACEFUL VALLEY RD
COLORADO SPRINGS CO 80925-9593

GALLAGHER JONATHAN P
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COLORADO SPRINGS CO 80925-9495

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7569 ALPINE DAISY DR
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WILLIAMS JEFFREY L
7536 ALPINE DAISY DR
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MILLER JAMES A
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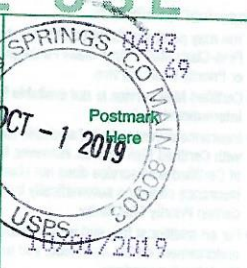
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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To

Street and Apt. WALL JOHN C IV
 7633 ALPINE DAISY DR
 City, State, Zip COLORADO SPRINGS CO 80925-9493

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



10/01/2019

7015 0640 0007 6701 9744

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Certified Mail Fee \$3.50
 \$0.00
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

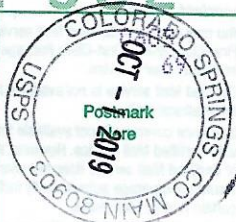
Total Postage and Fees \$4.05

Sent To

Street and Apt. MILLER JAMES A
 9197 PENNYCRESS DR
 City, State, Zip COLORADO SPRINGS CO 80925

PS Form 3800, April 2015 PSN 7530-02-000-9047

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10/01/2019

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☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To

Street and Apt. DANJOINT DERRICK J
 7601 ALPINE DAISY DR
 City, State, Zip COLORADO SPRINGS CO 80925-9493

PS Form 3800, April 2015 PSN 7530-02-000-9047

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10/01/2019



N A S S D E S I G N A S S O C I A T E S

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(719) 475-2406 Fax (719) 444-0650 Email jim@nassdesign.net

March 11, 2020

Gabe Sevigny
Planner II- Reviewer
El Paso Planning & Community Development
2880 International Circle Suite 110
Colorado Springs, Colorado 80910

Dear Mr. Sevigny,

This letter is in response to your review comments relating to the adjacent property owner notification. On your redline comments on the submitted document you mentioned first that a mailing address had changed on one of the properties, (Signature Ranch LLC) however that address is what was current at the time that the letter and certified mailing was produced.

You listed 5 tax numbers that you said were missing. The tax number 5522005016 was actually for Benoit, Destin D. as is shown at the top of the page in the center column. The rest of the numbers 5522307028, 5522307029, 5522304010, and 5522304012, were all in the ownership of Windsor Ridge Homes at the time of the letter and mailing. Windsor Ridge was listed on my list 5 different times due to these property numbers and one additional.

Basically all of the adjacent property owners listed were correct and current as of the time of the Letter preparation for submittal and no property owners were missed.

Thank you,

James P. Nass, Owner
Nass Design Associates