

March 9, 2021

Dear Adjacent Property Owner:

This letter is being sent to you because Jackson Dearborn has submitted a Final Plat, in conjunction with a Site Development Plan for Lot 1 (Phase 1) of the Solace of Colorado Springs project to El Paso County for consideration. As part of the Final Plat submittal, notification to adjacent neighbors is required. The Board of County Commissioners approved a Preliminary Plan for the entire site on November 5, 2020.

<b>Location:</b>	Northeast corner of N Powers Boulevard and Galley Road intersection
<b>Size:</b>	Approximately 29 acres
<b>Zoning</b>	RM-12 (CAD-O) (Residential Multi-Dwelling, Commercial Airport Overlay District)
<b>Existing/Proposed Facilities, Structures, Roads, etc.</b>	Access: Primary access from Galley Road and Paonia Street extension Multi-family development (342 units) <ul style="list-style-type: none"><li>• Lot 1 – 234 units</li><li>• Lot 2 – 108 units</li></ul>
<b>Vicinity Map</b>	Attached

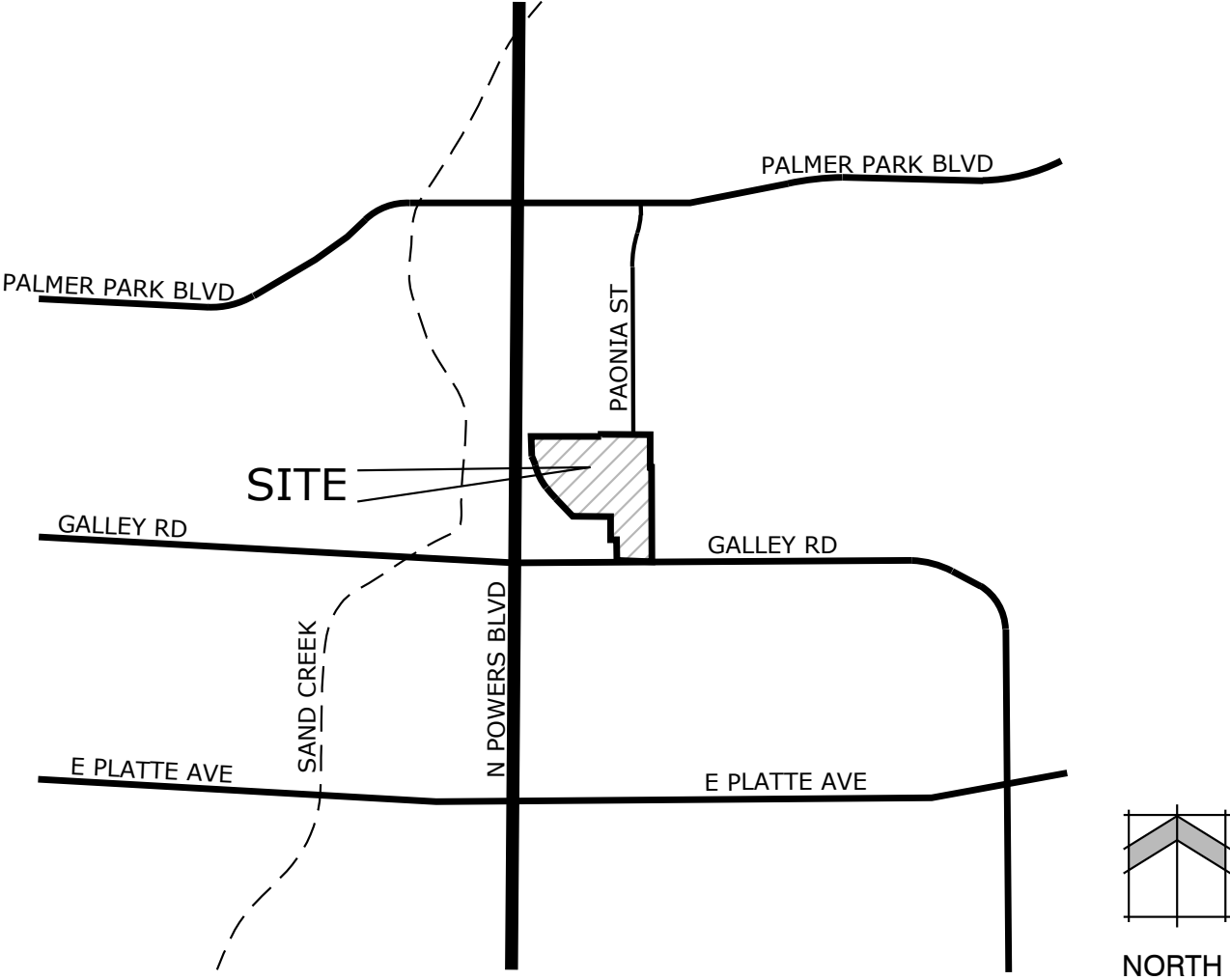
Please direct any questions on the proposal to the referenced contact(s).

For questions specific to the project, please contact:

Tamara Baxter or Andrea Barlow  
N.E.S. Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
719-471-0073  
tbaxter@nescolorado.com or abarlow@nescolorado.com

The file number for this project is SF2032 and submittal can be viewed on the County's Electronic Development Application Review Program (EDARP) - <https://epcdevplanreview.com/>. The El Paso County project manager contact is John Green. He can be reached at 719-520-6302 or [JohnGreen@elpasoco.com](mailto:JohnGreen@elpasoco.com).

# VICINITY MAP



count: 3

TB Sol FP

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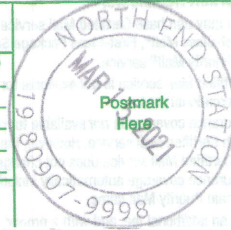
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 MONUMENT CO, 80132-7709

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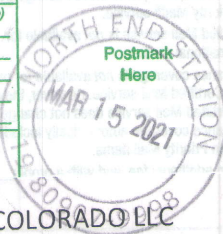
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 NEWPORT BEACH CA, 92660-2958

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December 14, 2020

Dear Adjacent Property Owner:

This letter is being sent to you because Jackson Dearborn has submitted a Final Plat, in conjunction with a Site Development Plan for Lot 1 (Phase 1) of the Solace of Colorado Springs project to El Paso County for consideration. As part of the Final Plat submittal, notification to adjacent neighbors is required. The Board of County Commissioners approved a Preliminary Plan for the entire site on November 5, 2020.

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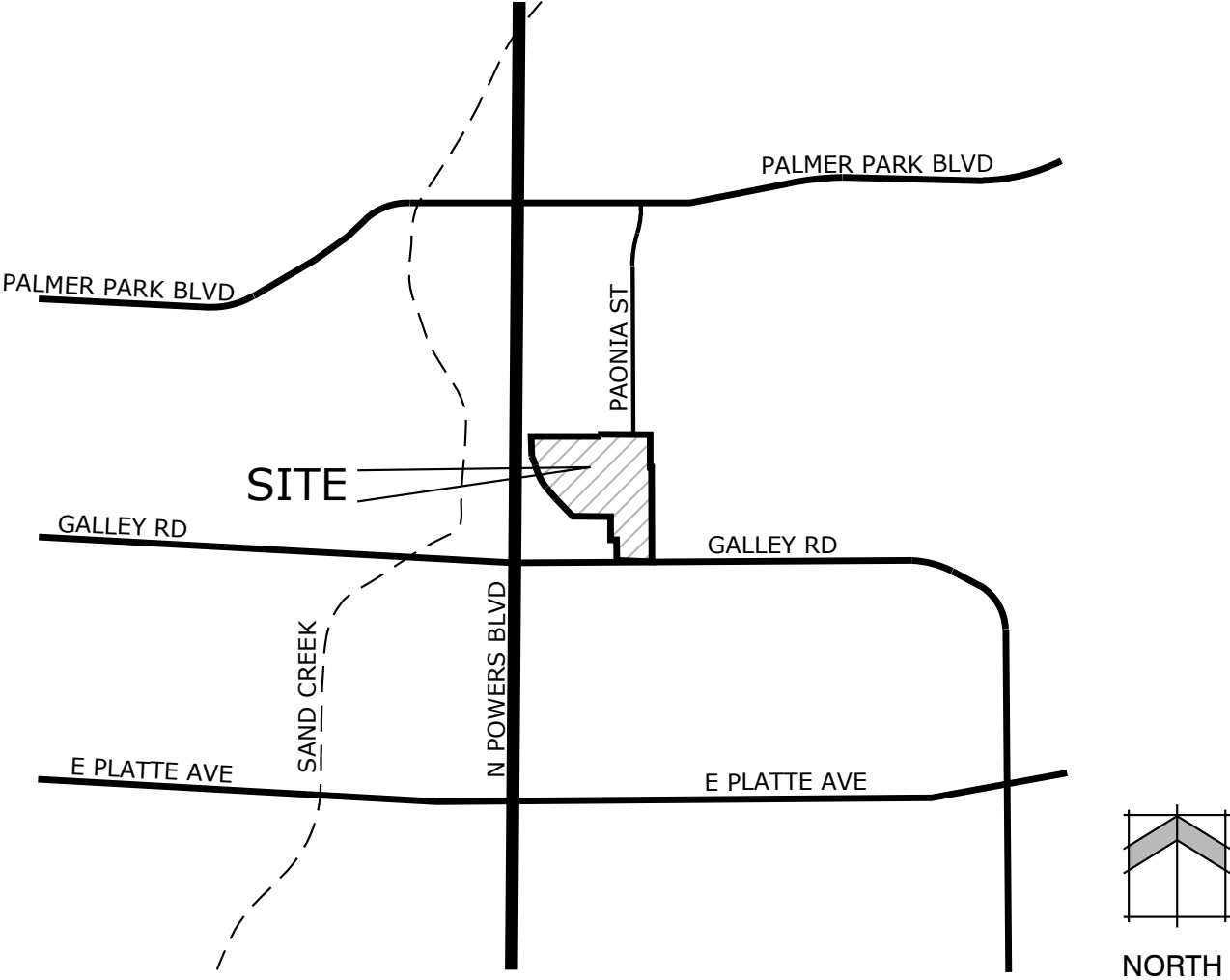
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Colorado Springs, CO 80903  
719-471-0073  
tbaxter@nescolorado.com or abarlow@nescolorado.com

At that time a file number has not be assisted to the project. The El Paso County project manager contact is Lindsay Darden. She can be reached at 719-520-6302 or lindsaydarden@elpasoco.com.

VICINITY MAP





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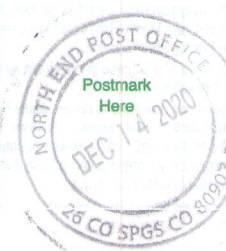
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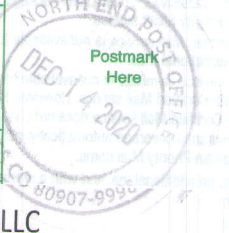
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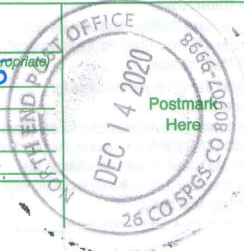
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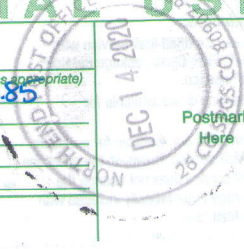
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TLB REAL ESTATE LLC  
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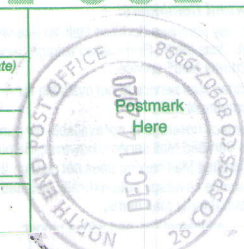
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J B R ENTERPRISES INC  
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**OFFICIAL USE**

Certified Mail Fee

\$ **3.55**

Extra Services & Fees (check box, add fee as appropriate)

- ☒ Return Receipt (hardcopy) \$ **2.85**  
☐ Return Receipt (electronic) \$ \_\_\_\_\_  
☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

\$ **.50**

Total Postage and Fees

\$ **6.90**

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Street and Apt. No.

City, State, ZIP+4

PS Form 3800, A

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