

August 8, 2018

Dear Adjacent Property Owner:

This letter is being sent to you because Dan Ferguson is proposing a land use project in El Paso County for property known as Meadowlake Ranch. This information is being provided to you prior to submittal with the County. Please direct any questions on the proposal to the referenced contact(s). 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.

For questions specific to the project, please contact:

John Maynard
N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, CO 80903
719-471-0073 phone / 719-471-0267 fax
jmaynard@nescolorado.com

Request: The request to El Paso County is for the following:

1. A sketch Plan for a mix of uses on 307 acres

The copy of the proposed Sketch Plan is enclosed. You can view the entire submittal documents at <https://epcdevplanreview.com/> once the submittal is made.

Location:	The property is located west of State Highway 24 and north of Judge Orr Road
Size:	307 Acres
Proposed Uses	Urban Residential, Rural Residential, Commercial and Light Industrial



N.B.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80905
Tel: 719.471.0073
Fax: 719.471.0257
www.nbsinc.com

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MEADOWLAKE RANCH

SKETCH PLAN

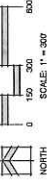
DATE: 08/16/12
PREPARED BY: R. BARBER

ENTITLEMENT

SHEET NO. 1 OF 1

SKETCH PLAN

1 OF 1



PROPERTY DESCRIPTION:

PARCEL A: THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE EAST HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, QUARTER OF THE NORTHWEST QUARTER, THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY OF EASTONVILLE ROAD, THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, THE NORTHWEST CORNER OF SAID NORTH (SOUTH) HALF OF THE NORTHWEST QUARTER, THENCE EAST ALONG THE NORTHWEST CORNER OF SAID SECTION 32, THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE WEST LINE OF THAT TRACT OF LAND DESCRIBED THEREIN, THENCE SOUTH ALONG SAID WEST LINE TO ITS INTERSECTION WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THENCE WEST ALONG SAID WEST LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32.

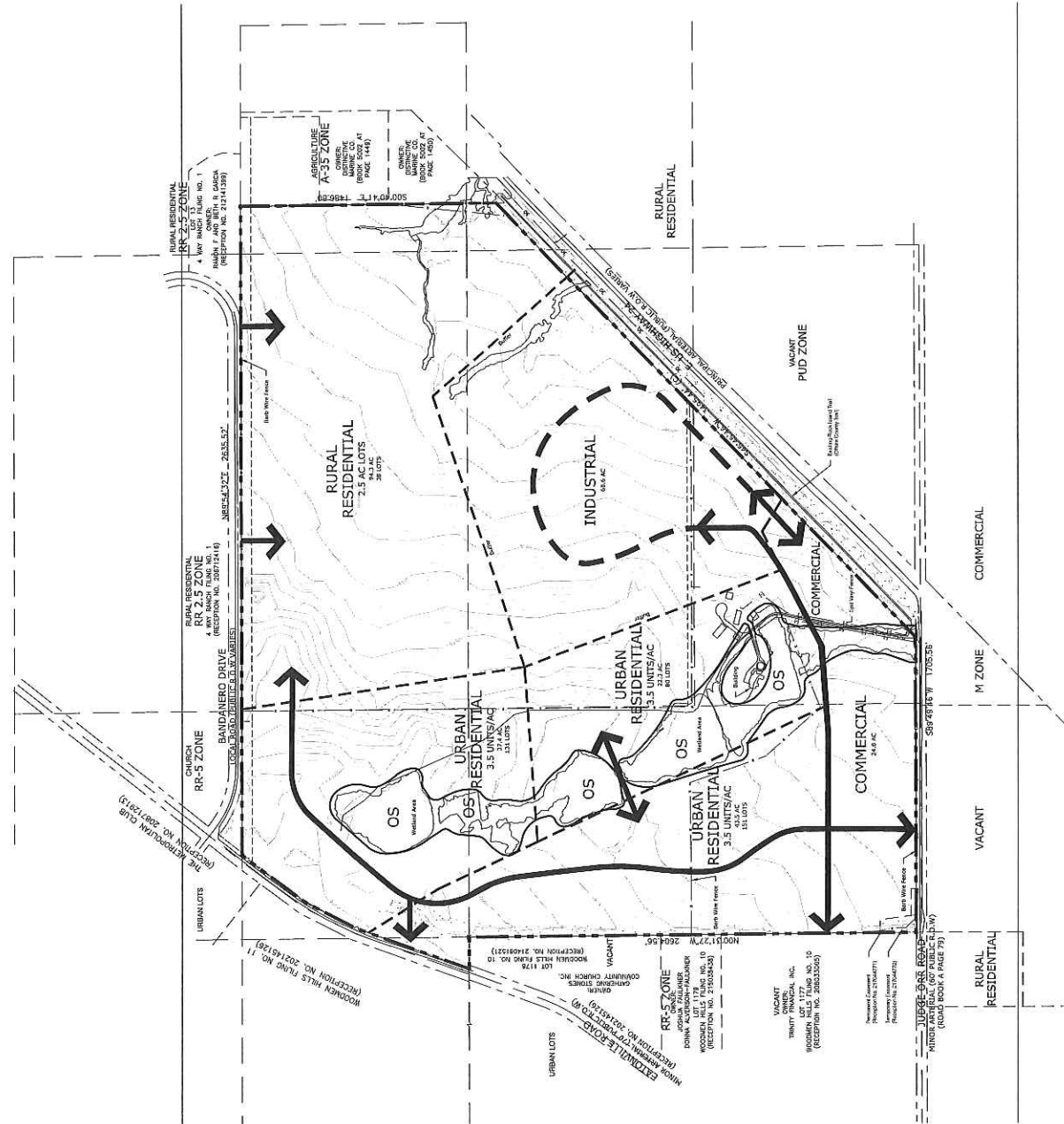
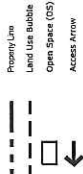
PARCEL B: THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, LIVING ESTATE OF BARBARA ANN WOODEN, DECEASED, RECEIVED SEPTEMBER 23, 1997 UNDER RECEPTION NO. 9711407 AND APRIL 8, 1998 UNDER RECEPTION NO. 9804518.

GENERAL NOTES:

- A. Notwithstanding to whom title to the land described herein shall be provided, the undersigned hereby certifies that the information contained herein is true and correct.
- Contact El Paso County Land Use Review Team if you would like to review a copy of said report.
- Setbacks and buffers between Residential Land Use and Residential Land Use will be established with zoning and Preliminary Plan.
- Setbacks and buffers between Industrial Land Use and Residential Land Use will be established with zoning and Preliminary Plan.
- Map No. 08041C79F.

Land Use	Density	Area	Units/Units
Rural Residential	2.5 UTS/AC	64.2 AC	161 Units
Urban Residential	3.5 UTS/AC	102.2 AC	363 Units
Commercial	6.0 UTS/AC	NA	NA
Open Space	24.0 UTS/AC	NA	NA
Total	397.2 UTS/AC	166.4 AC	524 Units/Units

Legend:



Meadowlake Ranch Adjacent Property Owners List

4232302003

Owner Name: TRINITY FINANCIAL INC

Mailing Address: 20220 DEER SHADOW WAY MONUMENT CO 80132-8041

4232302002

Owner Name:

FAULKNER JOSHUA
ALVERSON-FAULKNER DONNA

Location:

Mailing Address:

8555 EASTONVILLE RD PEYTON CO 80831-4087

Schedule No: 4232302001

Owner Name: GATHERING STONES
COMM CHURCH INC

Location: 8579 EASTONVILLE RD

Mailing Address: PO BOX 63541
COLORADO SPRINGS CO
80962-3541

Schedule No: 4232202003

Owner Name: WOODMEN HILLS
METRO DISTRICT &
MERIDIAN SERVICE
METRO DISTRICT
C/O COMMUNITY
RESOURCE SVCS

Mailing Address: 7995 E PRENTICE AVE
STE 103E ENGLEWOOD
CO 80111-2710

Schedule No: 4232202071

Owner Name: REIMONDO COREY M

REIMONDO SARAH M

Location: 13153 RIVER FALLS TER

Mailing Address: 13153 RIVER FALLS TER PEYTON CO 80831-4131

Schedule No: 4232202072

Owner Name: DUBALDI PHILIP DEAN
PIKES PEAK PROBATE SERVICES
CONSERVATOR BY & TRHOUGH
MARCHASE CHRISTOPHER AGENT

Location:

Mailing Address: 13161 RIVER FALLS TER PEYTON CO 80831-4132

Schedule No: 4232202073

Owner Name: BARLOW MICHAEL J
BARLOW VICTORIA A

Location: 13169 RIVER FALLS TER

Mailing Address: PSC 2 BOX 14754 APO AE 09012-0148

Schedule No: 4232202074

Owner Name: MILLS ROBERT E
MILLS MELISSA J

Location: 13177 RIVER FALLS TER

Mailing Address: 2603 YUKON CLIFF DR RUSKIN FL 33570-6348

Schedule No: 4232202075

Owner Name: GIBBS DARIN A
GIBBS TINA R

Location: 13185 RIVER FALLS TER

Mailing Address: 13185 RIVER FALLS TER
PEYTON CO 80831-4132

Schedule No: 4232207001

Owner Name: MARTZ PETER R

Location: 13211 BANDANERO DR

Mailing Address: PO BOX 50223 COLORADO SPRINGS CO 80949-0223

Schedule No: 4232206004

Owner Name: PRESIDING BISHOP OF THE CHURCH OF
JESUS CHRIST OF LATTER-DAY SAINTS
ATTN FILE #592-1028

Location: 13210 BANDANERO DR

Mailing Address: 50 E NORTH TEMPLE FL 22 SALT LAKE CITY UT 84150-0022

Schedule No: 4232103001

Owner Name: PUGH DANELL RAE
PUGH MICHAEL ALLEN

Location: 13310 BANDANERO DR

Mailing Address: 13310 BANDANERO DR PEYTON CO 80831-3810

Schedule No: 4232103002

Owner Name: DRAKE MICHAEL J II
DRAKE SUSAN P

Location: 13360 BANDANERO DR

Mailing Address: 13360 BANDANERO DR PEYTON CO 80831-3810

Schedule No: 4232103003

Owner Name: POST DAVID M
POST JENNIFER A

Location: 13410 BANDANERO DR

Mailing Address: 13410 BANDANERO DR PEYTON CO 80831-3806

Schedule No: 4232103004

Owner Name: C-M-H DEVELOPERS INC

Location: 13460 BANDANERO DR

Mailing Address: 4850 AUSTIN BLUFFS PKWY COLORADO
SPRINGS CO 80918-5069

Schedule No: 4232103005

Owner Name: MILLER ROBERT W
MILLER SHERI L

Location: 13510 BANDANERO DR

Mailing Address: 7475 N PEYTON HWY PEYTON CO 80831

Schedule No: 4232103006
Owner Name: TEMPKIN-BROWN
AMBER
Location: 13560 BANDANERO DR
Mailing Address: 13560 BANDANERO DR
PEYTON CO 80831-3807

Schedule No: 4232103007
Owner Name: BELLES MARK W
BELLES GAYE L
Location: 13610 BANDANERO DR
Mailing Address: 13610 BANDANERO DR PEYTON CO 80831-3808

Schedule No: 4232103008
Owner Name: BROWN GARY MARSHALL
BROWN BRENDA K
Location: 13660 BANDANERO DR
Mailing Address: 13660 BANDANERO DR PEYTON CO 80831-3808

Schedule No: 4232103009
Owner Name: CROSBY JOHN K
CROSBY ANDREA R
Location: 13710 BANDANERO DR
Mailing Address: 13710 BANDANERO DR PEYTON CO 80831-3809

Schedule No: 4232103010
Owner Name: HARTMANN PAUL T JR
HARTMANN CATHY A
Location: 13760 BANDANERO DR
Mailing Address: 13760 BANDANERO DR PEYTON CO 80831-3809

Schedule No: 4233201002
Owner Name: GARCIA RAMON F
GARCIA BETH R

Location: 13761 BANDANERO DR
Mailing Address: 13811 BANDANERO DR PEYTON CO 80831-3804

Schedule No: 4233000004
Owner Name: DISTINCTIVE MARINE CO
Location: ZAN LN
Mailing Address: PO BOX 9732 COLORADO SPRINGS CO 80932-0732

Schedule No: 4233001001
Owner Name: SMITH AARON L
SMITH TANISHA R
Location: 13925 E HIGHWAY 24
Mailing Address: 13925 E US HIGHWAY 24 PEYTON CO 80831-8407

Schedule No: 4200000249
Owner Name: MEADOW STONE LLC
Location: 13630 JUDGE ORR RD
Mailing Address: 11605 MERIDIAN MKT VW #124/270 PEYTON CO
80831

Schedule No: 4305001007
Owner Name: TRIPLE HAWK LAND HOLDINGS LLC
Location: 8345 BLUE GILL DR
Mailing Address: 4183 CHERRYVALE DR COLORADO SPRINGS CO
80918-6139

Schedule No: 4305006001
Owner Name: TRIPLE D
Location: 12925 JUDGE ORR RD
Mailing Address: 4207 FALKNER DR NAPERVILLE IL 60564-7104

Schedule No: 4305006003
Owner Name: RITZ DONALD J & NYLA R
Location: 12825 JUDGE ORR RD

Mailing Address: 4105 RADIUM SPRINGS RD ALBANY GA 31705

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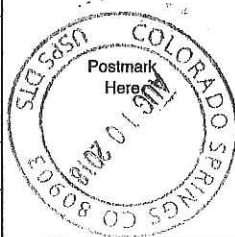
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Street 13360 BANDANERO DR
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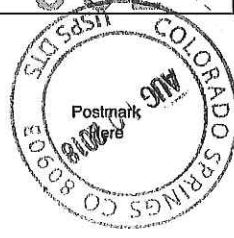
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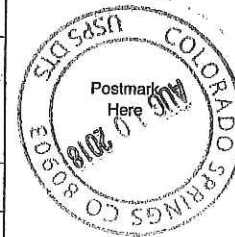
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Street 13169 RIVER FALLS TER
City, PEYTON CO 80831-4131
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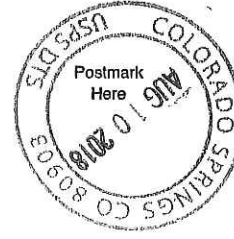
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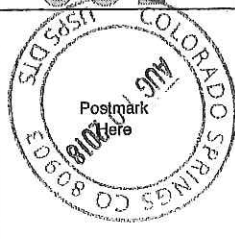
Sent To WOODMEN HILLS METRO DISTRICT & MERIDIAN SERVICE
Street METRO DISTRICT C/O COMMUNITY RESOURCE SVCS
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City, ENGLEWOOD CO 80111-2710
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Street 13660 BANDANERO DR
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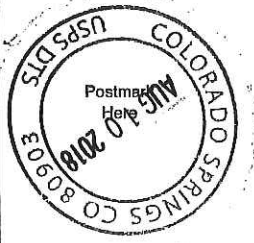
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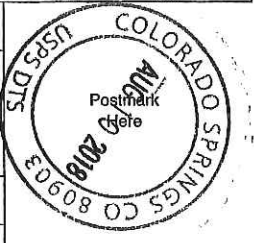
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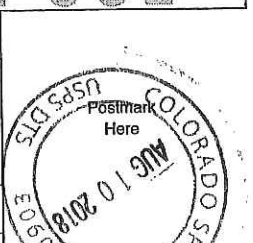
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City, State, ZIP+4® 50 E NORTH TEMPLE FL 22
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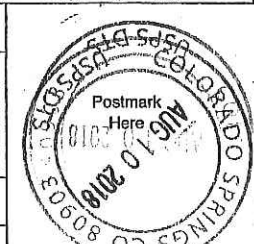
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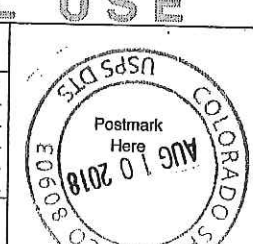
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Sent To
Street HARTMANN PAUL T JR HARTMANN CATHY A
City 13760 BANDANERO DR
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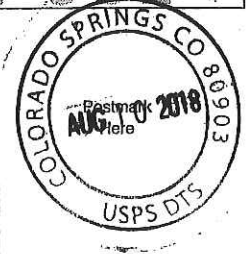
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Sent To
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City 11605 MERIDIAN MKT VW #124/270
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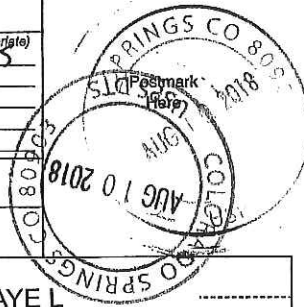
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City 13610 BANDANERO DR
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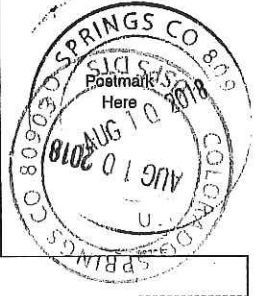
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Sent To
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City 4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS CO 80918-5069
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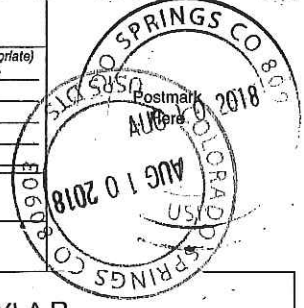
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City 4105 RADIUM SPRINGS RD
ALBANY GA 31705
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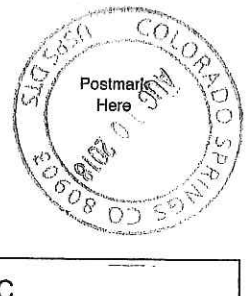
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Sent To
Street TRINITY FINANCIAL INC
City 20220 DEER SHADOW WAY
MONUMENT CO 80132-8041
PS Instructions



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Certified Mail Fee	\$ 3.45
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.75
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.47
Total Postage and Fees	\$ 6.67



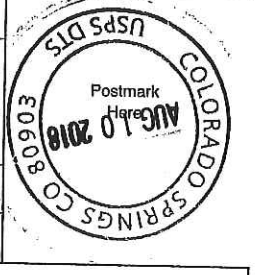
Sent To
Street: PUGH DANELL RAE PUGH MICHAEL ALLEN
13310 BANDANERO DR
City, St: PEYTON CO 80831-3810
PS F Instructions

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.47
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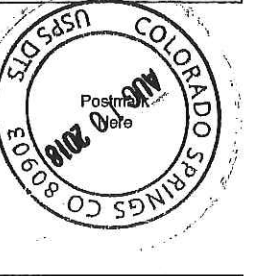
Sent To
Street: GIBBS DARIN, TINA R
13185 RIVER FALLS TER
City, St: PEYTON CO 80831-4132
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.47
Total Postage and Fees	\$ 6.67



Sent To
Street: DUBALDI PHILIP DEAN PIKES PEAK PROBATE SERVICES
CONSERVATOR BY & THROUGH MARCHASE
CHRISTOPHER AGENT
13161 RIVER FALLS TER
City, St: PEYTON CO 80831-4132
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.47
Total Postage and Fees	\$ 6.67



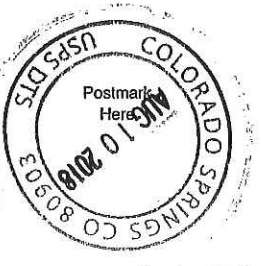
Sent To
Street: GATHERING STONES COMM CHURCH INC
8579 EASTONVILLE RD
City, St: Peyton, CO 80831
PS F Instructions

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.47
Total Postage and Fees	\$ 6.67



Sent To
Street: TRIPLE D
4207 FALKNER DR
City, St: NAPERVILLE IL 60564-7104
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.47
Total Postage and Fees	\$ 6.67



Sent To
Street: SMITH AARON L TANISHA R
13925 E US HIGHWAY 24
City, St: PEYTON CO 80831-8407
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7016 1970 0000 8622 8975

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.47
Total Postage and Fees	\$ 6.67



Sent To
Street: GARCIA RAMON F BETH R
City, St: 13811 BANDANERO DR PEYTON CO 80831-3804

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7016 1970 0000 8622 8968

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.47
Total Postage and Fees	\$ 6.67



Sent To
Street: TRIPLE HAWK LAND HOLDINGS LLC
City, St: 4183 CHERRYVALE DR COLO SPRINGS CO 80918-6139

PS Form Instructions

7016 1970 0000 8622 8951

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.47
Total Postage and Fees	\$ 6.67



Sent To
Street: FAULKNER JOSHUA ALVERSON-FAULKNER DONN
City, St: 8555 EASTONVILLE RD PEYTON CO 80831-4087

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