

September 22, 2023

Dear Property Owner,

This letter is being sent to you because View Homes Inc is proposing a land use project in El Paso County located off Hay Creek Road south of the Town of Monument, Colorado. This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department. Please direct any questions on the proposal to the referenced contacts listed below.

The request being submitted to El Paso County is seeking approval of an application for a Final Plat for the subdivision of 214.62 acres into a total of 20 large lot single family residential units ranging in size from 5.5 to 17 acres. There is an existing homestead that will remain as part of this development. As part of this project a new private roadway will be designed and constructed. The site is currently zoned RR-5 which shall remain and is suitable for single family residential development. The site is suitable for the intended use and is compatible with both the existing and allowed land uses found within the area. The site is currently mostly undeveloped, apart from the single-family residence in the western portion which shall remain, with both grassland and pine forest. The northeastern most portion of the site includes Preble's Mouse habitat which will remain undisturbed and undeveloped per the plan proposed.

For questions please contact:

View Homes Inc

555 Middle Creek Parkway, Suite 500
Colorado Springs, CO 80921
(719) 382-9433

Sincerely,

Tim Buschar

Director of Entitlement
View Homes Inc

Hay Creek Valley

File # SF2324

Link: <https://epcdevplanreview.com/Projects/ADetails/186311>

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\$	3855 Tapadero Dr
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\$	3255 Hay Creek Road
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\$	3260 Snow Mountain Heights
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\$	3707 Hay Creek Road
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\$	3555 Hay Creek Road
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\$ Total

\$ Timothy Sims

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\$ Total

\$ Katie Salsbery

Sent To 3060 Snow Mountain Heights

Street Colorado Springs, CO 80921

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KARA A LIVING TRUST

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Street MILWAUKEE WI, 53217-4636

City, St

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\$ Ted Dewing

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Street Colorado Springs, CO 80921

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\$ Total

\$ David Biel

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Street Colorado Springs, CO 80921

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Street

City,

Patrick Curran
 2960 Snow Mountain Heights
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Justin Hotz
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City,

ROGERS LYNDA K
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 COLORADO SPRINGS CO, 80921-
 2307

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Martin Louthan
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Total	\$
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Street	3865 Tapadero Dr
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Postage	\$
Total	\$
Sent	Dellacroce Ranch LLC
Street	PO Box 60477
City	Colorado Springs, CO 80960-0477

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Postage	\$
Total	\$
Sent	Richard Walker
Street	3695 Hay Creek Road
City	Colorado Springs, CO 80921

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Sent	Air Force Academy
Street	8120 Edgerton Dr
City	Suite 40 USAF Academy, CO 80840

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