

September 9, 2020

Dear Property Owner,

This letter is being sent to you because Sylvan Vista, Inc. is proposing a land use project in El Paso County located northeast of the corner of Higby Road and Fairplay Drive. 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 contact(s) as 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.

The request being submitted to El Paso County is seeking approval of an application for a final plat known as Grandwood Ranch. The proposed final plat is for 48 – 2.5-acre single family detached lots, utilities, and open space. The parcel is currently vacant and suitable for development.

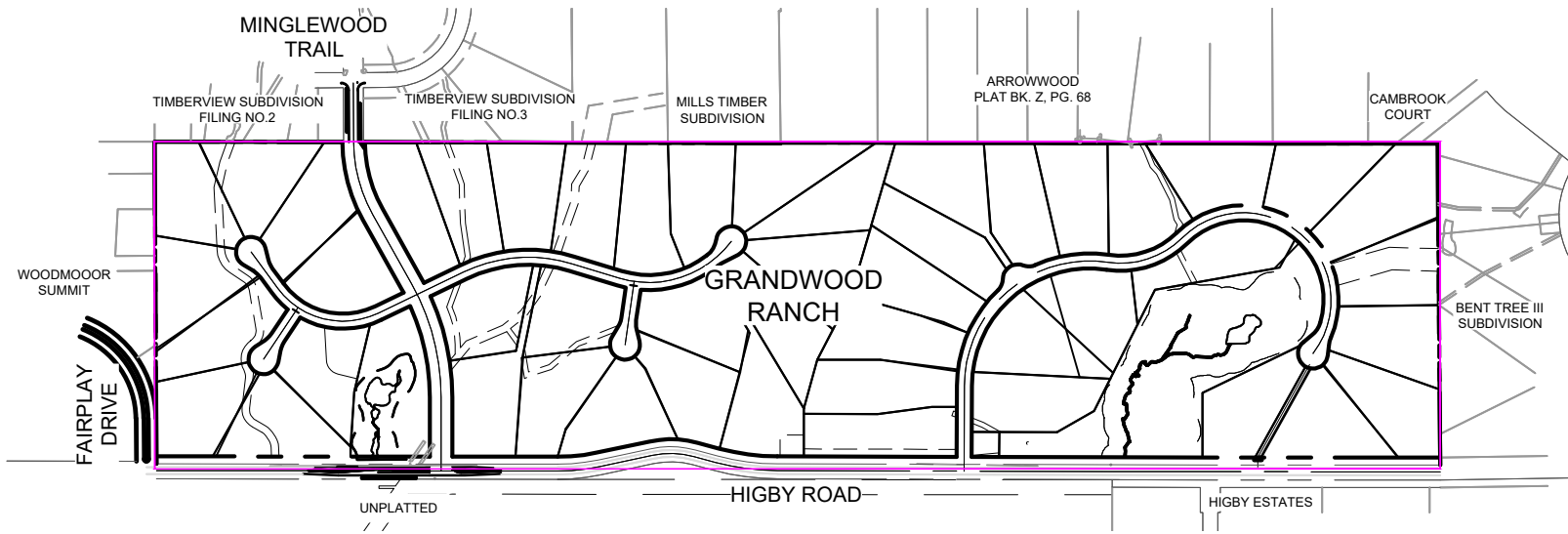
For questions please contact:

**Sylvan Vista, Inc.**  
14160 Gleneagle Drive  
Colorado Springs, CO 80921  
(719) 651-9152

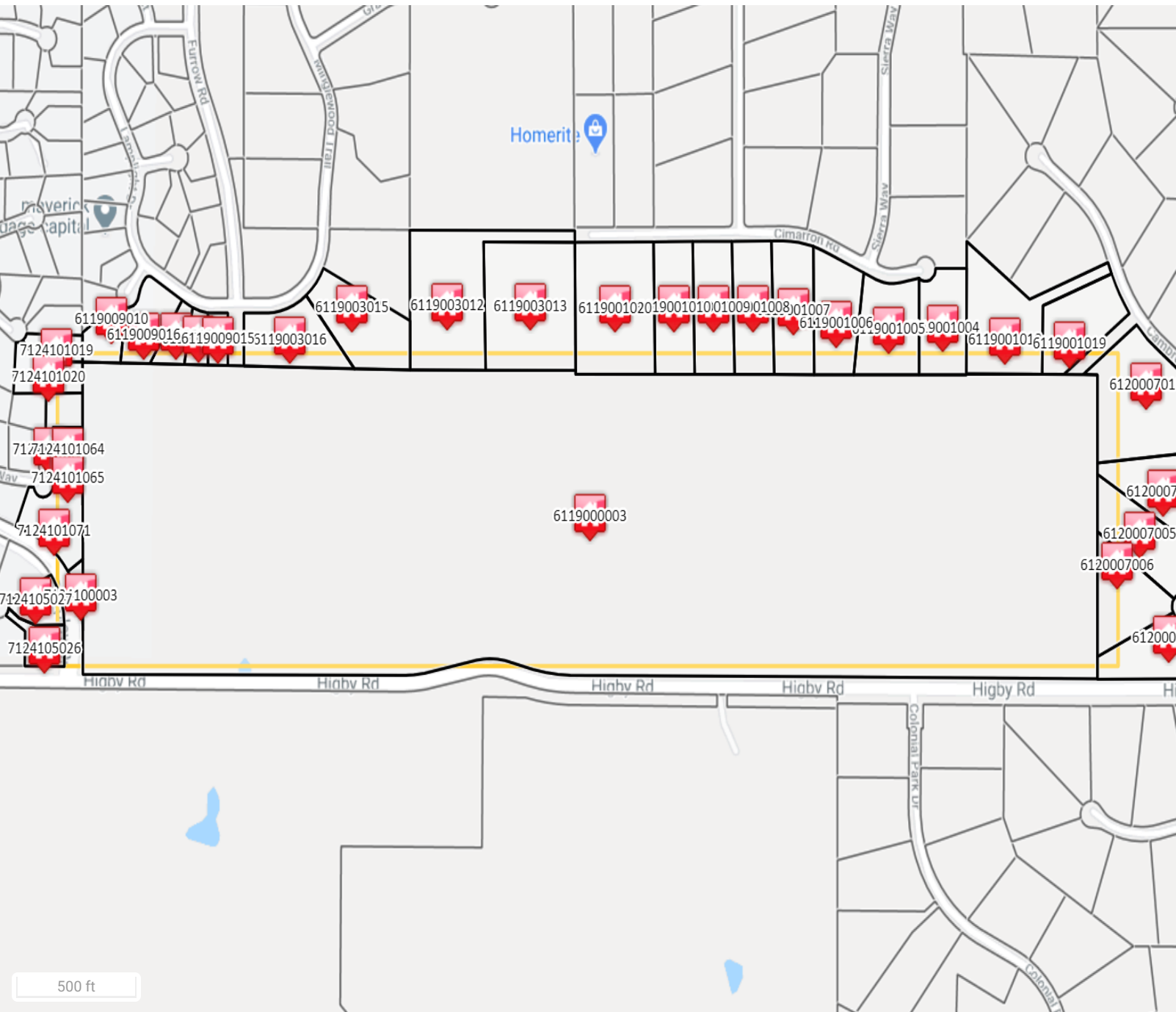
**El Paso County Planning Department**  
2880 International Circle  
Colorado Springs, CO 80910  
(719) 520-6300



1" = 750'



VICINITY MAP



19-11-66

Market Value \$7,743

No Photo Available



611900003  
 SYLVAN VISTA INC, C/O  
 DANIEL RIVERS

645 CIMARRON RD

Market Value \$431,232



6119001004  
 ANDERSEN DAVID S,  
 ANDERSEN LYNN M

615 CIMARRON RD

Market Value \$651,500

No Photo Available



6119001005  
 WALBORN JONATHAN LEE,  
 WALBORN RACHEL LEE

**565 CIMARRON RD**

No Photo Available



6119001006  
FRIZZELL BILLY G, FRIZZELL  
VALAREE M

Market Value **\$477,771**

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**505 CIMARRON RD**



6119001007  
DERBORT MICHAEL E

Market Value **\$435,336**

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**475 CIMARRON RD**

No Photo Available



6119001008  
MCLOUTH SCOTT S,  
WEATHERBIE-MCLOUTH  
RHONDA L

Market Value **\$353,107**

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**425 CIMARRON RD**

No Photo Available



6119001009  
BEWLEY JAMES G, BEWLEY  
KATHERINE M

Market Value **\$533,830**

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**385 CIMARRON RD**

6119001010  
LAITOS WILLIAM R

Market Value **\$145,200**

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**1135 CAMBROOK CT**

6119001018  
STRONG-HERLIK CINDY J,  
HERLIK EDWARD C

Market Value **\$794,287**

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**1145 CAMBROOK CT**

6119001019  
CANELLAS PEDRO F,  
BURKHARD-CANELLAS  
SANDRA J

Market Value **\$954,941**

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**345 CIMARRON RD**

6119001020  
WRIGHT THOMAS C, WRIGHT  
DEBRA J

Market Value **\$581,547**

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**255 CIMARRON RD**

6119003012  
SJ MILLS TRUST, MILLS  
JONATHAN D CO-TRUSTEE,  
MILLS STACY L CO-TRUSTEE

Market Value **\$572,000**

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**285 CIMARRON RD**

6119003013  
MILLS MARY L

Market Value **\$660,570**

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<b>17465 MINGLEWOOD TRL</b>	6119003015 SJ MILLS TRUST, MILLS STACY L CO-TRUSTEE, MILLS JONATHAN D CO-TRUSTEE	Market Value <b>\$115,383</b>
<b>17445 MINGLEWOOD TRL</b>	6119003016 SJ MILLS TRUST, MILLS STACY L CO-TRUSTEE, MILLS JONATHAN D CO-TRUSTEE	Market Value <b>\$115,383</b>
<b>141 SPRING TIME CT</b>	6119009010 MORROW JACK E, MORROW KATHRYN R, GEESEY MARK E, GEESEY KRISTIN A	Market Value <b>\$584,484</b>
<b>17270 LAMPLIGHT DR</b>	6119009013 CROOM WILLIAM III, CROOM MICHELLE	Market Value <b>\$724,155</b>
<b>17250 LAMPLIGHT DR</b>	6119009014 MILLER RANDALL JAY	Market Value <b>\$643,155</b>
<b>17230 LAMPLIGHT DR</b>	6119009015 HAINES JOHN, HAINES LARK	Market Value <b>\$705,687</b>
<b>17290 LAMPLIGHT DR</b>	6119009016 REYNOLDS LIVING TRUST, REYNOLDS JAMES S TRUSTEE, REYNOLDS JANET M TRUSTEE	Market Value <b>\$841,803</b>
<b>17435 COLONIAL PARK DR</b>	6120007003 GUILLAN MARK C, GUILLAN DEBORAH J	Market Value <b>\$537,306</b>
<b>1110 BRENTHAVEN CT</b>	6120007005 CLAYBAUGH K WAYNE, CLAYBAUGH RAE JEAN	Market Value <b>\$678,202</b>
<b>1105 BRENTHAVEN CT</b>	6120007006 KELLY JOSEPH ROBERT, ALVARADO SYLVIA MARIE	Market Value <b>\$993,393</b>

<b>1115 BRENTHAVEN CT</b>	6120007007 SCHUEPBACH JON R, SCHUEPBACH SUZY M	Market Value <b>\$727,083</b>
<b>1165 CAMBROOK CT</b>	6120007015 GASPAR ROBERT, GASPAR MELANIE	Market Value <b>\$680,169</b>
<b>FAIRPLAY DR</b>	7124100003 WOODMOOR IMPROVEMENT ASSOC	Market Value <b>\$0</b>
<b>205 COBBLESTONE WAY</b>	7124101019 BLYLER DOUGLAS H, HALLADAY CAROLE L	Market Value <b>\$718,589</b>
<b>215 COBBLESTONE WAY</b>	7124101020 MILLER RICHARD A	Market Value <b>\$431,508</b>
<b>230 SCRUB OAK WAY</b>	7124101063 BR & C INC	Market Value <b>\$115,200</b>
<b>220 SCRUB OAK WAY</b>	7124101064 REVERE GLEN, REVERE CHRISTINE	Market Value <b>\$413,581</b>
<b>SCRUB OAK WAY</b>	7124101065 WOODMOOR IMPROVEMENT ASSOC	Market Value <b>\$0</b>
<b>225 SCRUB OAK WAY</b>	7124101071 HESS MICHAEL F	Market Value <b>\$495,014</b>
<b>235 OX YOKE WAY</b>	7124105026 WOODMOOR WATER & SANITATION, DISTRICT NO 1	Market Value <b>\$490,877</b>

7124105027  
JOHNSON LAWRENCE A,  
JOHNSON CAROL K

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Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

SYLVAN VISTA INC  
13144 THUMBPRINT CT  
COLORADO SPRINGS CO 80921

WOODED VISTA LLC  
8605 EXPLORER DR STE 250  
COLORADO SPRINGS CO 80920-1013

HOME PLACE LLC  
8605 EXPLORER DR STE 250  
COLORADO SPRINGS CO 80920-1013

ANDERSEN DAVID S  
645 CIMARRON RD  
MONUMENT CO 80132-8428

WALBORN JONATHAN LEE  
615 CIMARRON RD  
MONUMENT CO 80132-8428

FRIZZELL BILLY G  
565 CIMARRON RD  
MONUMENT CO 80132-8429

DERBORT MICHAEL E  
505 CIMARRON RD  
MONUMENT CO 80132-8429

MCLOUTH SCOTT S  
475 CIMARRON RD  
MONUMENT CO 80132-8431

BEWLEY JAMES G  
425 CIMARRON RD  
MONUMENT CO 80132-8431

LAITOS WILLIAM R  
5444 NORHTERN LIGHTS DR  
FORT COLLINS CO 80528-4433

STRONG-HERLIK CINDY J  
6439 RANGE OVERLOOK HTS  
COLORADO SPRINGS CO 80922-3344

CANELLAS PEDRO F  
1145 CAMBROOK CT  
MONUMENT CO 80132-8488

WRIGHT THOMAS C  
345 CIMARRON RD  
MONUMENT CO 80132-8431

SJ MILLS TRUST  
255 CIMARRON RD  
MONUMENT CO 80132-8618

MILLS MARY L  
285 CIMARRON RD  
MONUMENT CO 80132-8618

SJ MILLS TRUST  
255 CIMARRON RD  
MONUMENT CO 80132-8618

SJ MILLS TRUST  
255 CIMARRON RD  
MONUMENT CO 80132-8618

CAGLE CHRISTOPHER  
17587 COLONIAL PARK DR  
MONUMENT CO 80132-2207

ROKKE ERVIN J  
810 DOLAN DR  
MONUMENT CO 80132-2219

TERRIEN BRIAN D  
17592 COLONIAL PARK DR  
MONUMENT CO 80132-2209

MORROW JACK E  
141 SPRING TIME CT  
MONUMENT CO 80132-8425

CROOM WILLIAM III  
17270 LAMPLIGHT DR  
MONUMENT CO 80132-7405

MILLER RANDALL JAY  
17250 LAMPLIGHT DR  
MONUMENT CO 80132-7405

HAINES JOHN  
17230 LAMPLIGHT DR  
MONUMENT CO 80132-7405

REYNOLDS LIVING TRUST  
17290 LAMPLIGHT DR  
MONUMENT CO 80132-7405

GUILLAN MARK C  
17435 COLONIAL PARK DR  
MONUMENT CO 80132-8489

CLAYBAUGH K WAYNE  
1110 BRENTHAVEN CT  
MONUMENT CO 80132-8485

KELLY JOSEPH ROBERT  
1105 BRENTHAVEN CT  
MONUMENT CO 80132-8485

SCHUEPBACH JON R  
1115 BRENTHAVEN CT  
MONUMENT CO 80132-8485

GASPAR ROBERT  
1165 CAMBROOK CT  
MONUMENT CO 80132-8488



MCGEE JOHN J  
850 DOLAN DR  
MONUMENT CO 80132-2219

WOODMOOR IMPROVEMENT ASSOC  
1691 WOODMOOR DR  
MONUMENT CO 80132-9071

SOUNDRON AGNEL S  
210 COBBLESTONE WAY  
MONUMENT CO 80132-8540

BLYLER DOUGLAS H  
205 COBBLESTONE WAY  
MONUMENT CO 80132-8540

MILLER RICHARD A  
215 COBBLESTONE WAY  
MONUMENT CO 80132-8540

BR & C INC  
280 CAPP RD  
MALVERN PA 19355

REVERE GLEN  
PO BOX 1126  
MONUMENT CO 80132-1126

WOODMOOR IMPROVEMENT ASSOC  
1691 WOODMOOR DR  
MONUMENT CO 80132-9071

HESS MICHAEL F  
225 SCRUB OAK WAY  
MONUMENT CO 80132-8555

WOODMOOR WATER & SANITATION  
1845 WOODMOOR DR  
MONUMENT CO 80132-9066

JOHNSON LAWRENCE A  
230 OX YOKE WAY  
MONUMENT CO 80132-8553