

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.

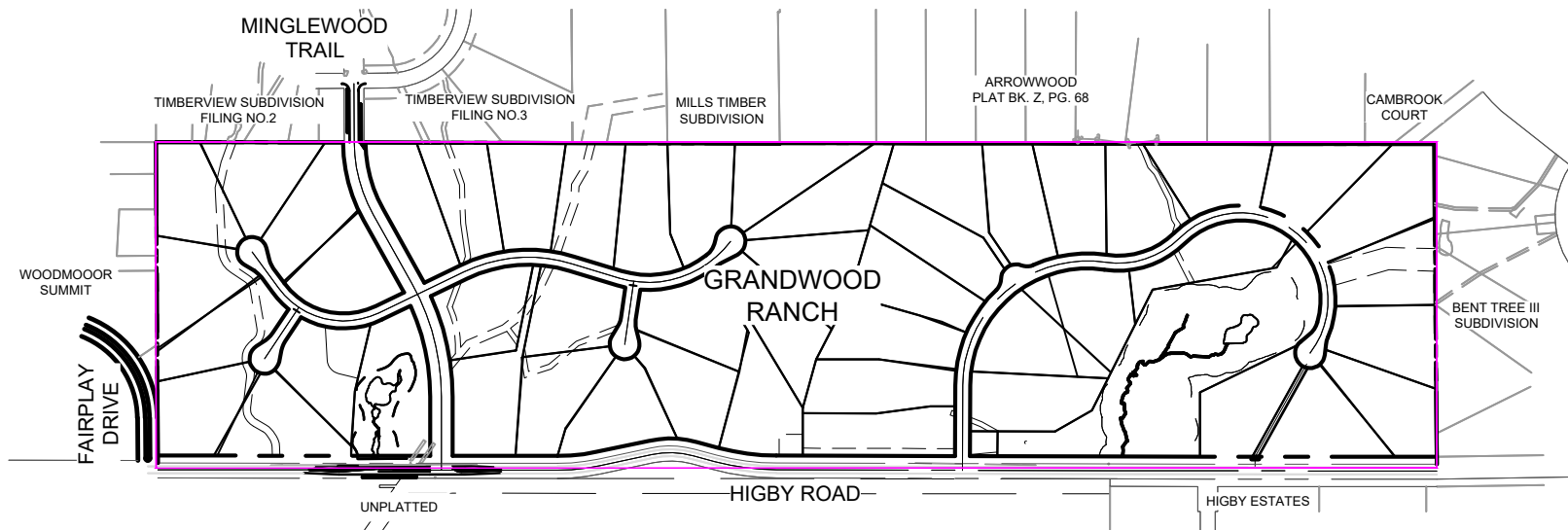
For questions please contact:

**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



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230 OX YOKE WAY  
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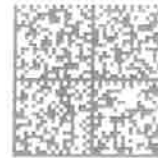
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REVERE GLEN  
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850 DOLAN DR  
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MONUMENT CO 80132-2209

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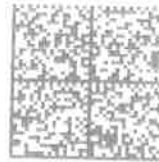
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GUILLAN MARK C  
17435 COLONIAL PARK DR  
MONUMENT CO 80132-8489



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17250 LAMPLIGHT DR  
MONUMENT CO 80132-7405



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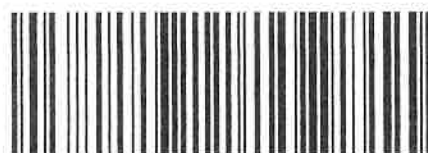
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SCHUEPBACH JON R  
1115 BRENTHAVEN CT  
MONUMENT CO 80132-8485

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



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BEWLEY JAMES G  
425 CIMARRON RD  
MONUMENT CO 80132-8431



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565 CIMARRON RD  
MONUMENT CO 80132-8429



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BR & C INC  
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HESS MICHAEL F  
225 SCRUB OAK WAY  
MONUMENT CO 80132-8555

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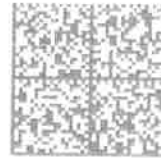
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810 DOLAN DR  
MONUMENT CO 80132-2219

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17270 LAMPLIGHT DR  
MONUMENT CO 80132-7405

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MONUMENT CO 80132-8485



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8605 EXPLORER DR STE 250  
COLORADO SPRINGS CO 80920-1013



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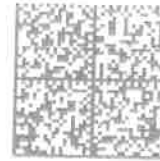
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WALBORN JONATHAN LEE  
615 CIMARRON RD  
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475 CIMARRON RD  
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STRONG-HERLIK CINDY J  
6439 RANGE OVERLOOK HTS  
COLORADO SPRINGS CO 80922-3344



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255 CIMARRON RD  
MONUMENT CO 80132-8618



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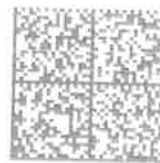
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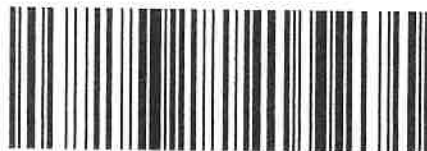
ANDERSEN DAVID S  
645 CIMARRON RD  
MONUMENT CO 80132-8428

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7005 1160 0004 1359 9445

DERBORT MICHAEL E  
505 CIMARRON RD  
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WRIGHT THOMAS C  
345 CIMARRON RD  
MONUMENT CO 80132-8431



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



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CLAYBAUGH K WAYNE  
1110 BRENTHAVEN CT  
MONUMENT CO 80132-8485

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HAINES JOHN  
17230 LAMPLIGHT DR  
MONUMENT CO 80132-7405

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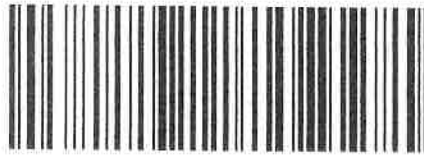


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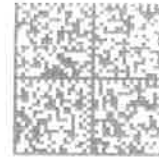
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CAGLE CHRISTOPHER  
17587 COLONIAL PARK DR  
MONUMENT CO 80132-2207



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



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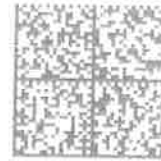
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CANELLAS PEDRO F  
1145 CAMBROOK CT  
MONUMENT CO 80132-8488

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