

February 12, 2021

Dear Adjacent Property Owner:

RE: Cloverleaf Filing No. 1

This letter is being sent to you because PT Cloverleaf LLC is proposing a land use project in El Paso County located off Bowstring Road and Leggins Way. This information is being provided to you in conjunction with a submittal to El Paso County. The application request to the County is for Cloverleaf Filing No. 1 Final Plat for three residential lots that encompass 1.51 acres in the R2-20000 zone. Please note that the County land use submittal process now includes an electronic submittal. All files associated with this application can be viewed on-line at <https://www.epcdevplanreview.com>

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.

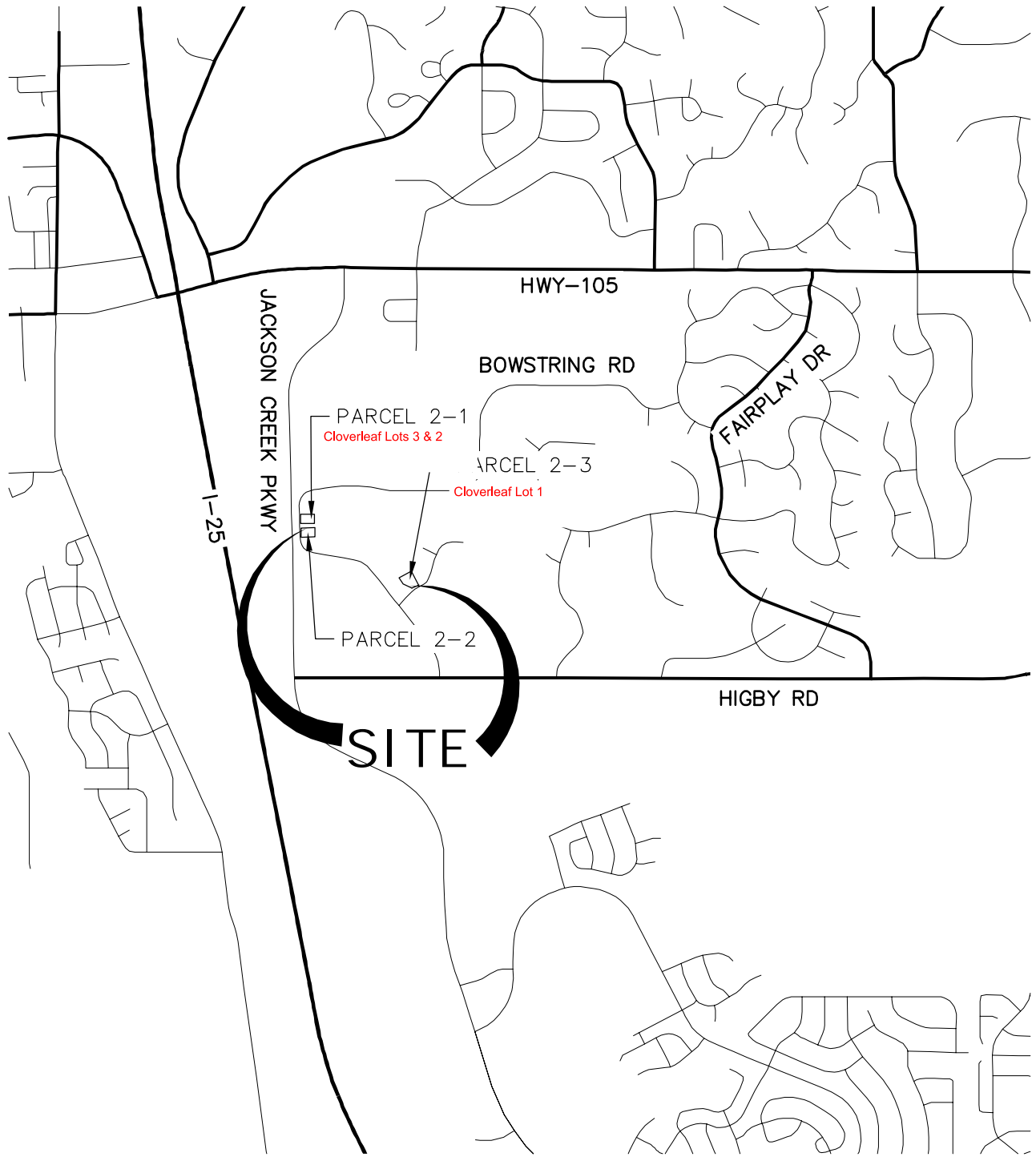
Please direct any questions on the proposal to me at 719-471-0073 or abarlow@nescolorado.com. Alternatively, you can contact the El Paso County project planner, Nina Ruiz, at 719- 520-6313 or NinaRuiz@elpasoco.com.

Sincerely,

A handwritten signature in black ink that reads 'Andrea Barlow'. The signature is fluid and cursive, written in a professional style.

Andrea Barlow, AICP
Principal

Attached: Vicinity Map



2000 1000 0 2000



ORIGINAL SCALE: 1" = 2000'

VICINITY MAP
 CLOVERLEAF FILING 1
 JOB NO. 25158.01
 11/24/2020
 SHEET 1 OF 1



J-R ENGINEERING

A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

Adjacent Property Owners – Cloverleaf Filing 1 Subdivision

#	TSN	Property Owner and Address
1	7123102049	WOSC LLC 902 CARIBOU DR W MONUMENT CO, 80132
2	7123103006	Coleman, Brad 17235 Leggins Way Monument, CO 80132-8526
3	7123103008	Sandy, Christopher Key 17205 Leggins Way Monument, CO 80132-8586
4	7123102031	Vidano Family Trust 1685 Bowstring Rd Monument, CO 80132-8627
5	7123102030	Wade, Corey G 1675 Bowstring Rd Monument, CO 80132-8627
6	7123102045	CMH DEVELOPERS INC 4850 AUSTIN BLUFFS PKWY COLORADO SPRINGS CO, 80918
7	7123102043	CMH DEVELOPERS INC 4850 AUSTIN BLUFFS PKWY COLORADO SPRINGS CO, 80918
8	7123102042	Schnelker, Anthony A 1465 Bowstring Rd Monument, CO 80132-8617
9	7123106020	JACKSON CREEK LAND CO LLC 540 ELKTON DR STE 202 COLORADO SPRINGS CO, 80907-8503

7019 0700 0001 8879 6894

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ 3.60

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

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.85</u>
<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
 \$.51

Total Postage
 \$ 6.96

Sent To
 WOSC LLC
 902 CARIBOU DR W
 MONUMENT CO, 80132

Postmark Here

PS Form 3800

7019 0700 0001 8879 6900

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ 3.60

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

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.85</u>
<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
 \$.51

Total Postage
 \$ 6.96

Sent To
 BRAD COLEMAN
 17235 LEGGINS WAY
 MONUMENT, CO 80132-8526

Postmark Here

PS Form 3800

7019 0700 0001 8879 6917

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ 3.60

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

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.85</u>
<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
 \$.51

Total Postage
 \$ 6.96

Sent To
 CHRISTOPHER KEY SANDY
 17205 LEGGINS WAY
 MONUMENT, CO 80132-8586

Postmark Here

PS Form 3800

7019 0700 0001 8879 6924

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ 3.60

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

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.85</u>
<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
 \$.51

Total Postage
 \$ 6.96

Sent To
 VIDANO FAMILY TRUST
 1685 BOWSTRING RD
 MONUMENT, CO 80132-8627

Postmark Here

PS Form 3800

7019 0700 0001 8879 6931

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ 3.60

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

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.85</u>
<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
 \$.51

Total Postage
 \$ 6.96

Sent To
 COREY G WADE
 1675 BOWSTRING RD
 MONUMENT, CO 80132-8627

Postmark Here

PS Form 3800

7019 0700 0001 8879 6948

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ 3.60

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

<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.85</u>
<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
 \$.51

Total Postage
 \$ 6.96

Sent To
 CMH DEVELOPERS INC
 4850 AUSTIN BLUFFS PKWY
 COLORADO SPRINGS CO, 80918

Postmark Here

PS Form 3800

1/2

7019 0700 0001 8879 6955

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 3.60
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<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	\$.51
Total Postage and	
Sent To	\$ 6.96

Postmark Here

Street and Apt. No
 City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See reverse for instructions

ANTHONY A SCHNELKER
1465 BOWSTRING RD
MONUMENT, CO 80132-8617

7019 0700 0001 8879 6962

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 3.60
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<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	\$.51
Total Postage and	
Sent To	\$ 6.96

Postmark Here

Street and Apt. No
 City, State, ZIP+4®

PS Form 3800, April 2013 PSN 7530-02-000-9047 See reverse for instructions

JACKSON CREEK LAND CO LLC
540 ELKTON DR STE 202
COLORADO SPRINGS CO, 80907-8503