

February 14, 2023

Dear Adjacent Property Owner:

This letter is being sent to you because 4-Way Ranch Joint Venture, LLC is proposing a land use project in El Paso County for property known as Waterbury Filing No. 1. 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 with 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:

Quentin Armijo
Terra Nova Engineering
721 S. 23rd Street
Colorado Springs, CO 80904
719-635-6422 – Phone
quentin.armijo@tnesinc.com

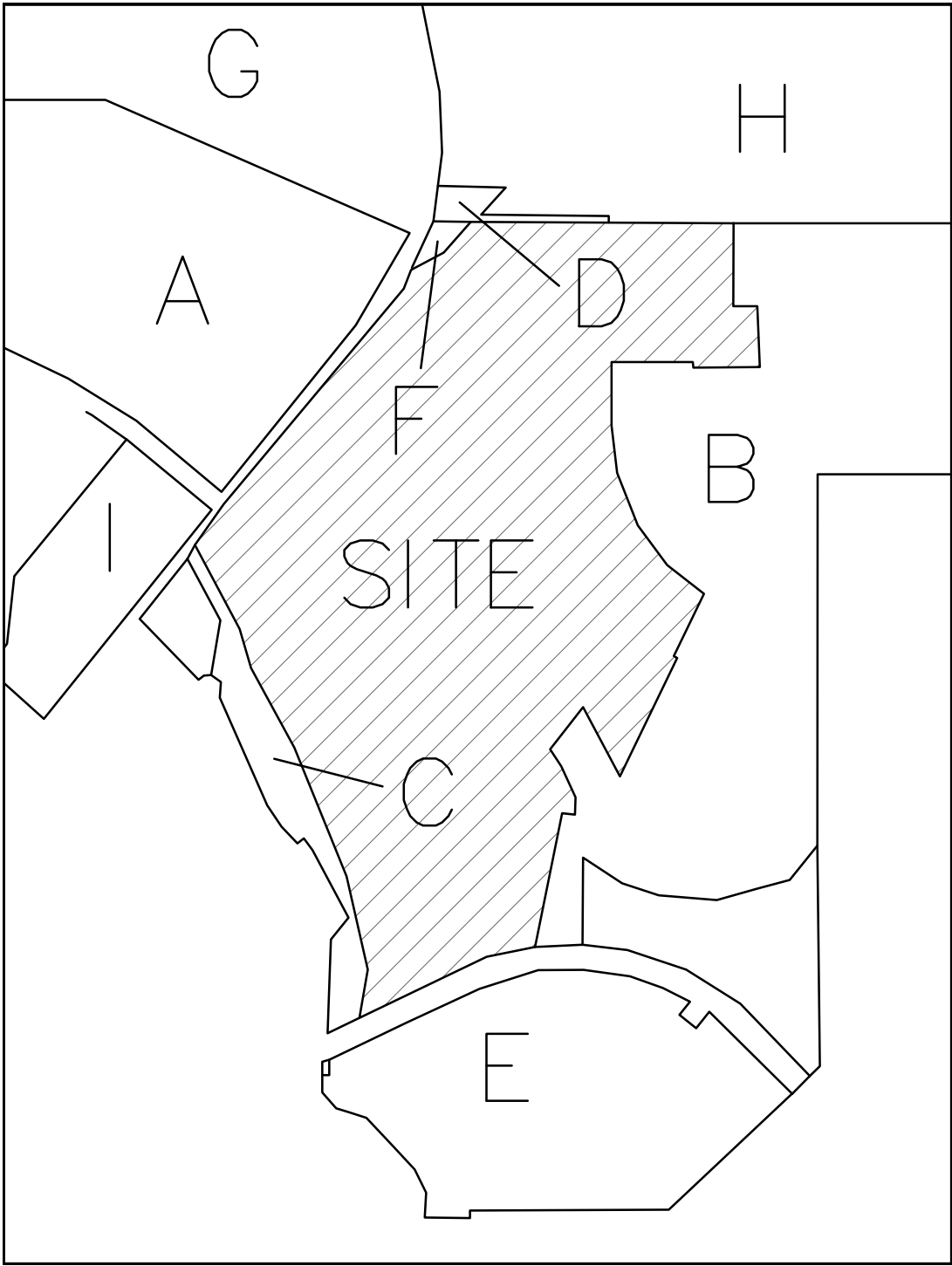
Request/Justification: The request to the County is for the following:

- 1) A Final Plat for 198 lots with a minimum lot size of 5,000 square feet located east of Eastonville Road and north of Stapleton Drive.

Location	North of Stapleton Drive and East of Eastonville Road
Size:	159.94 Acres
Current Zoning	PUD
Proposal	Final Plat for 198 lots with minimum lot size 5,000 square feet. The lots will be accessed from both Stapleton Drive and Gilbert Drive by proposed public roads. The site is currently vacant.

Adjacent Owners:

- A- FALCON SCHOOL DISTRICT NO 49
10850 E WOODMEN ROAD
PEYTON, CO 80831
- B- 4-WAY RANCH JOINT VENTURE LLC
PO BOX 50223
COLORADO SPRINGS, CO 80949
- C- 4-WAY RANCH JOINT VENTURE LLC
PO BOX 50223
COLORADO SPRINGS, CO 80949
- D- PLAINVIEW PROPERTIES LLC
2409 STRICKLER ROAD
COLORADO SPRINGS, CO 80906
- E- KO1515 LLC
PO BOX 1385
COLORADO SPRINGS, CO 80901
- F- LEE W TRACY & ELLIOTT ROBERT H JOHNSON-CONNOR & LINDA D
675 NORTHFIELD ROAD
COLORADO SPRINGS, CO 80919
- G- MERIDIAN RANCH INVESTMENTS INC
PO BOX 80036
SAN DIEGO, CA 92138
- H- 4 SITE INVESTMENTS LLC
1271 KELLY JOHNSON BLVD, STE 100
COLORADO SPRINGS, CO 80902
- I- MERIDIAN SERVICE METRO DISTRICT
11886 STAPLETON DRIVE
PEYTON, CO 80831



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Postage	\$0.63	
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Total Postage and Fees	\$4.78	02/16/2023
\$		

Sent To Meridian Ranch Investments Inc
Street and Apt. No., or PO Box No. PO Box 80036
City, State, ZIP+4® San Diego, CA 92138
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To Plainview Properties LLC
Street and Apt. No., or PO Box No. 2409 Strickler Road
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Sent To 4-Way Ranch Joint Venture LLC
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City, State, ZIP+4® Colorado Springs, CO 80949
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\$		

Sent To KO1515 LLC
Street and Apt. No., or PO Box No. PO Box 1385
City, State, ZIP+4® Colorado Springs, CO 80901
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\$		
Total Postage and Fees	\$4.78	02/16/2023
\$		

Sent To 4 Site Investments LLC
Street and Apt. No., or PO Box No. 1271 Kelly Johnson Blvd STE 100
City, State, ZIP+4® Colorado Springs, CO 80902
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Peyton, CO 80831

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Postage	\$0.63	
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Total Postage and Fees	\$4.78	02/16/2023
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Sent To Meridian Service Metro District
Street and Apt. No., or PO Box No. 11586 Stapleton Drive
City, State, ZIP+4® Peyton, CO 80831
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Postage	\$0.63	
Total Postage and Fees	\$4.78	02/16/2023
Sent To Lee W Tracy & Elliott Robert A Johnson-Conne Street and Apt. No., or PO Box No. 675 Northfield Road City, State, ZIP+4® Colorado Springs, CO 80919		

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<input type="checkbox"/> Adult Signature Required	\$0.00	
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Total Postage and Fees	\$4.78	02/16/2023
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