

September 8, 2020

Dear Property Owner,

This letter is being sent to you because Aeroplaza Fountain LLC is proposing a land use project in El Paso County located within the western portion of the Paint Brush Hills development. This information is being provided to you 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 and Community Development 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 proposal being submitted to El Paso County is seeking approval of a Rezone for the Paint Brush Hills Filing 14 project. The proposed submittal seeks to rezone 55.898 acres of the total 88.632 acres from RS-20,000 to RS-6,000 to permit a minimum size lot of 6,000 square feet. The remaining 32.734 acres around the perimeter of the project will remain zoned RS-20,000 with a minimum lot size of 20,000 square feet of which most are one acre in size. This proposed zoning request is part of the overall Paintbrush Hills Sketch Plan completed in 1984 and will be a continuation of the existing Paint Brush Hills community. The approved densities for this area of Paint Brush Hills offers a mix from 1 DU/ Acre up to 6 DU/ Acre for the Paint Brush Hills Phase 2 area of which this proposed rezoning is located.

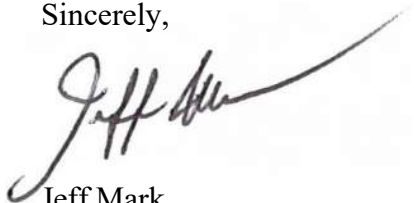
The site is suitable for the intended use of single family residential and is compatible with both the existing and allowed land uses found within the area. The site is undeveloped, vacant land with native grasslands and rolling topography. There are no deviations being requested at this time.

For questions please contact:

Aeroplaza Fountain LLC
212 N. Wahsatch Ave. #301
Colorado Springs, CO 80903
(719) 635-3200

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeff Mark", with a long, sweeping horizontal line extending to the right.

Jeff Mark
Aeroplaza Fountain LLC



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

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4850 Austin Bluffs Pkwy
Colorado Springs CO 80918



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10063 Keating Dr
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Donald Blasius
10585 Arrowgrass Loop
Peyton CO 80831



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Cory & Jacey
10271 Keating Dr.
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Fredric & Erika Maxwell
7390 Clovis Way
Colorado Springs CO 80908



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Paint Brush Hills Land Holdings LP
11427 Rojas Dr.
El Paso Tx, 79936



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Larry Ferrell & Kathleen Murphy
10560 Snowbrush Dr
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Falcon Trust
10385 Arrowgrass Loop
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Debra & Steven Gray
10455 Arrowgrass Loop
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10525 Arrowgrass Loop
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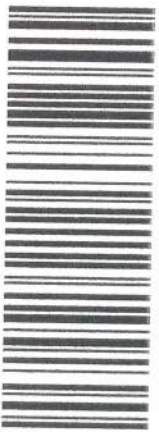
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Darron Ohrman
10485 Arrowgrass Loop
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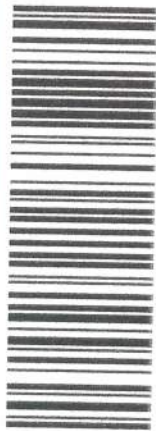
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Kevin & Robin Robbins
10555 Arrowgrass Loop
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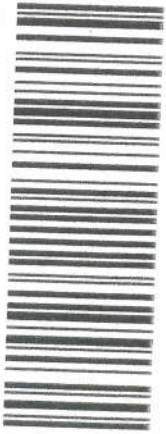
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Dal & Ssang Lee
10425 Arrowgrass Loop
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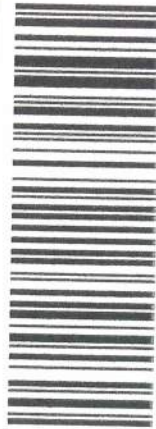
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Jerry Landress
12585 Bridle Bit Rd
Colorado Springs CO 80908



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Donald Vinson & Margaret Lee
9932 Rockingham Dr
Peyton CO 80831



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Heidi & Kevin Mellon
9918 Rockingham Dr
Peyton CO 80831



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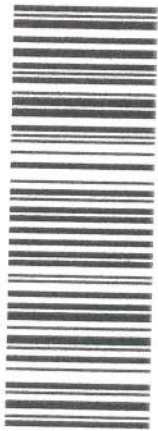


Pamela & Matthew Backeberg
9946 Rockingham Dr
Peyton CO 80831



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Jeremy & Jami Mares
9960 Rockingham Dr
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Paint Brush Hills Metro District
9985 Tower Ave.
Peyton CO 80831



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Tucker Family Trust
9974 Rockingham Dr
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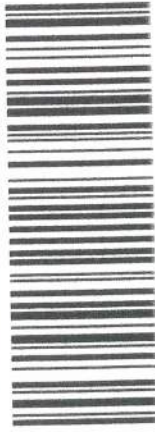
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Monika & David Wells
10015 Keating Dr
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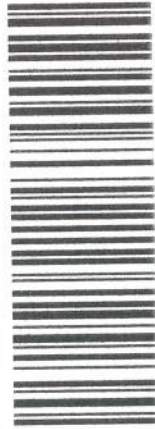
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Amanda & Jason Matzke
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Michael & Virginia Carl
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