

Provide proof of notification  
for property across I25  
(parcel no 7136004003).

Y|O|W ARCHITECTS

115 S Weber St., Ste 200 | COS | CO  
(719) 475-8133 | [www.yowarch.com](http://www.yowarch.com)

**Date: March 9, 2021**

This letter is being sent to you because YOW Architects is proposing a land use project in El Paso County at the referenced location (see item #3) This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. Prior to any public hearing on the 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.

For questions specific to this project, please contact:

**Applicant:**

Marvin Boyd  
719-499-4411

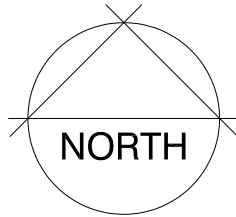
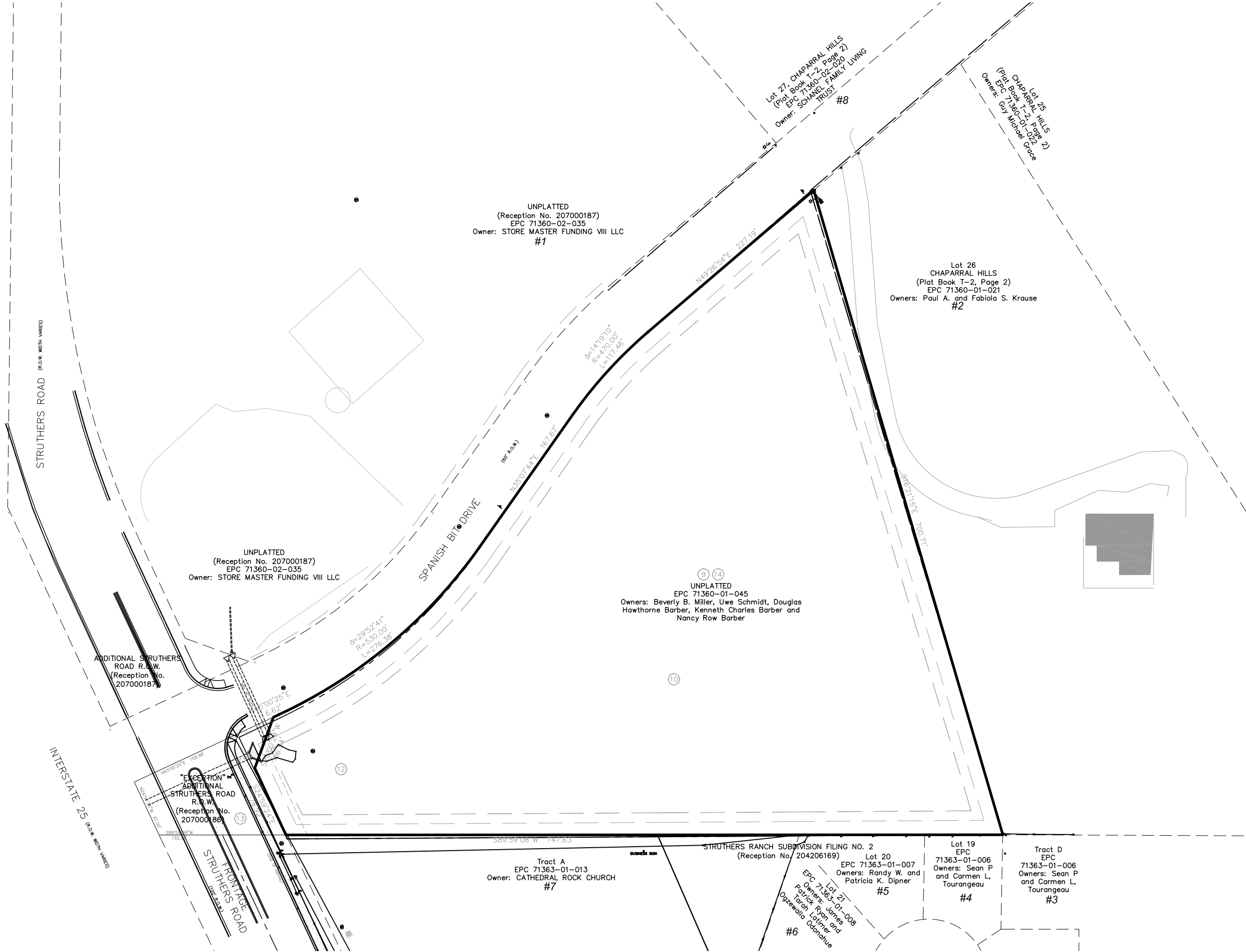
**Consultant:**

YOW Architects  
115 S. Weber St. Suite 200  
Colorado Springs CO 80903  
Brad Nichols  
719-475-8133

**Project Scope:**

We requesting a zone change for the property located at the southeast corner of Struthers Road and Spanish Bit Dr. The 6.57 acre site has a tax number of 7136001045 and is currently zoned R-4 and obsolete zoning designation. We are requesting a rezone to RM-30 to allow for multi-family housing on the site.





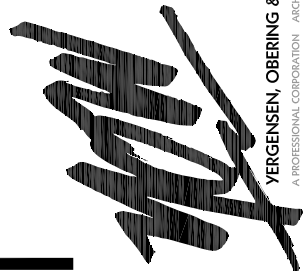
SCALE: 1" = 50'

# Cathedral Rock Commons

Spanish Bit Drive  
Monument, Colorado

1  
ADJACENT LOT  
INFORMATION

Job No.	20.085
Directory File	SITE DEVELOPMENT PLAN
Drawn By	dbn
Date	3-9-2021
Revised	



YERGENSEN, OBERING & WHITTAKER  
A PROFESSIONAL CORPORATION - ARCHITECTURE & PLANNING  
1115 S. Weber Colorado Springs, Colorado 80904-4756

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