



Y|O|W ARCHITECTS

115 S Weber St., Ste 200 | COS | CO
(719) 475-8133 | 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

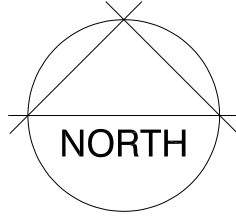
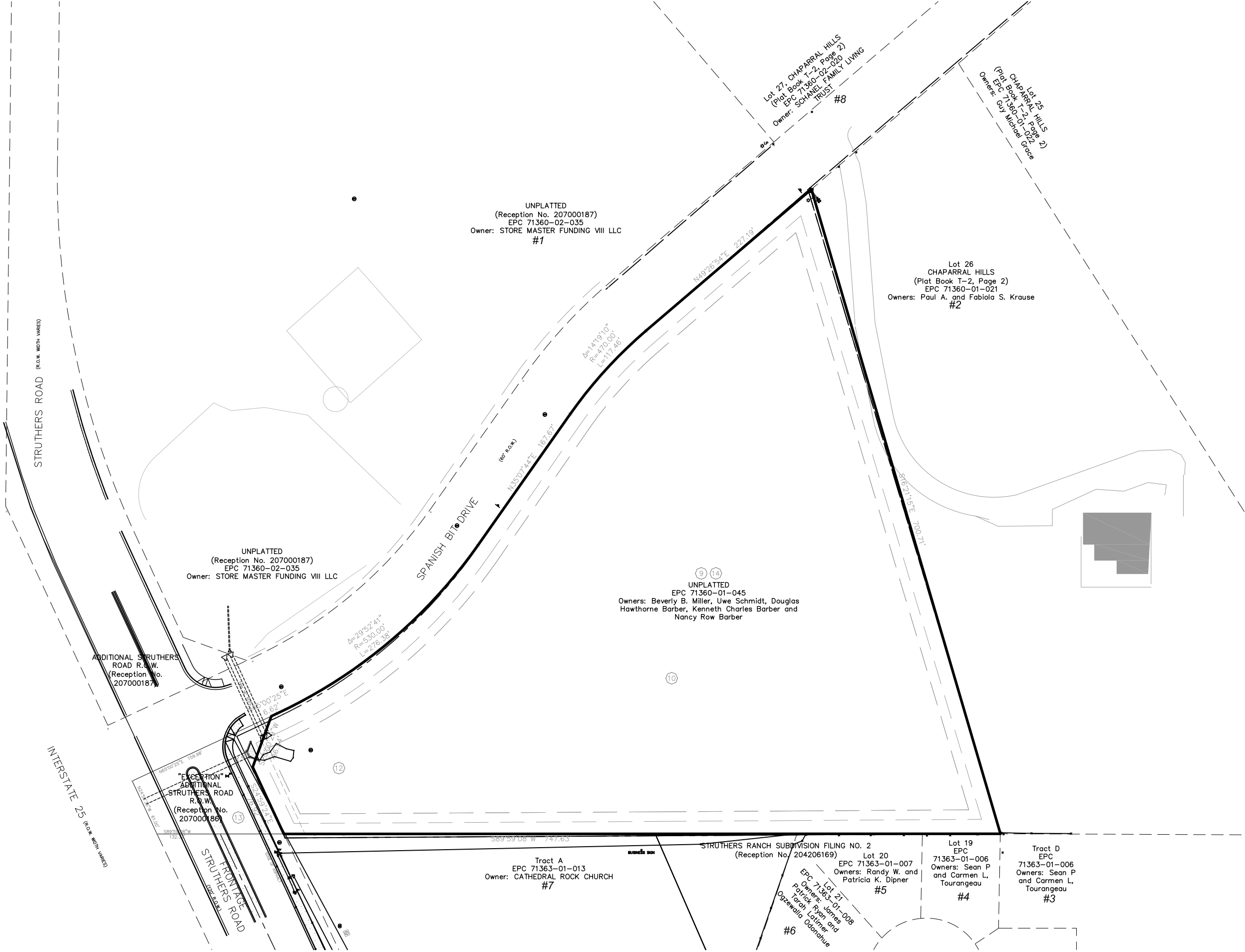
Consultant:

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

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

1

ADJACENT LOT INFORMATION



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

7020 1290 0001 0064 1746

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Colorado Springs, CO 80921	
Certified Mail Fee \$3.60	0603 14
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$2.85	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.75	
Total Postage and Fees \$7.20	
Sent To Carmen Tarangeau Street and Apt. No., or PO Box No. 14737 Allegiance Dr. City, State, ZIP+4® COS CO 80921	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1290 0001 0064 1706

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Colorado Springs, CO 80921	
Certified Mail Fee \$3.60	0603 14
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$2.85	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.75	
Total Postage and Fees \$7.20	
Sent To Shanel Family Living Trust Street and Apt. No., or PO Box No. 795 Struthers Loop City, State, ZIP+4® COS CO 80921	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1290 0001 0064 1722

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Colorado Springs, CO 80921	
Certified Mail Fee \$3.60	0603 14
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$2.85	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.75	
Total Postage and Fees \$7.20	
Sent To Randy Dones Street and Apt. No., or PO Box No. 14747 Allegiance Dr. City, State, ZIP+4® COS CO 80921	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1290 0001 0064 1753

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Colorado Springs, CO 80921	
Certified Mail Fee \$3.60	0603 14
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$2.85	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery \$0.00	
<input type="checkbox"/> Adult Signature Required \$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery \$0.00	
Postage \$0.75	
Total Postage and Fees \$7.20	
Sent To Paul Krause Street and Apt. No., or PO Box No. 795 Spanish Bot Dr. City, State, ZIP+4® COS CO 80921	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7020 1290 0001 0064 1760

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

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

OFFICIAL USE
Pueblo, CO 81001

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.75
Total Postage and Fees	\$7.20

Sent To
State Master Funding VIII LLC
Street and Apt. No., or PO Box No.
100 Big R Street
City, State, ZIP+4®
Pueblo, CO 81001

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1290 0001 0064 1739

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

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

OFFICIAL USE
Colorado Springs, CO 80917

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.75
Total Postage and Fees	\$7.20

Sent To
Stanthus Ranch Homebusiness Assoc
Street and Apt. No., or PO Box No.
2760 Academy #302
City, State, ZIP+4®
COS CO 80901

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1290 0001 0064 1692

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

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

OFFICIAL USE
Monument, CO 80132

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.75
Total Postage and Fees	\$7.20

Sent To
Cathedral Rock Church
Street and Apt. No., or PO Box No.
590 Highway 150 #190
City, State, ZIP+4®
Monument CO 80132

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 1290 0001 0064 1715

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

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

OFFICIAL USE
Colorado Springs, CO 80921

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.75
Total Postage and Fees	\$7.20

Sent To
James O'Donohue
Street and Apt. No., or PO Box No.
1449 Allegiance Dr.
City, State, ZIP+4®
COS CO 80921

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

