

CERTIFICATE OF MAILING

TO: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPT

RE: Notice to Adjoining Property Owners – The Reserve @ Corral Bluffs Filing 3, 4 and 5 Final Plat Application

I, David F. Jones, certify that on the 29th day of February, 2020, a copy of the foregoing Letter to Adjoining Property Owners was deposited in the United States mails, certified, first class postage, pre-paid and addressed to the attached list of individuals and business:

David F. Jones

Feb 29, 2020

ADJOINING OWNERS LIST

THE RESERVE @ CORRAL BLUFFS, FILINGS 3, 4 & 5

FEB 24, 2020

SCHEDULE NO.	OWNER(S) NAME	OWNER(S) MAILING ADDRESS
4332000020	Waste Management of Colo Inc	PO Box 1450, Chicago, IL, 60690-1450
4400000015	City of Colorado Springs	PO Box 1575, Mail Code 455, Colo Spgs, CO 80901-1575
5400000260	BLH No. 1, LLC	111 S Tejon St, Ste 222, Colo Spgs, CO 80903-2246
4331000018	David Lumb & Jacqueline Hilaire	12697 Corral Bluffs Vw, Peyton, CO 80831-5714
4331000022	Alan & Dianne Brass	2720 Meridian, Peyton, CO. 80831-7843
4331004015		
4331004014	James & Yolanda Drake	794 Progress Dr, Fountain, CO 80817-4176
4331004013	Abdulla & Nazanin Malazada	1704 Vandiest Rd, Colo Spgs, CO. 80915-1407
4331003015	Maria & Juan Carlos Armendariz	1095 Western Dr, Lot 152C, Colo Spgs, CO. 80915-3955
4331003016	Mark & Denise Waskosky	3145 Navigation Dr, Colo Spgs, CO 80920-4448
4331003001	Thomas & Joann Baker	3230 Corral Ranch Rd, Peyton, CO 80831-7755
4331001005	Scott & Michelle Lang	3235 Corral Ranch Rd, Peyton, CO 80831-7755
4332002006	Denise Livingston	3220 Tackhouse Rd, Peyton, CO 80831-7515
4332002007	Robert & Margaret Holland	3170 Tackhouse Rd, Peyton, CO 80831-7545
4332002008	Martin & Kristina Adamson	7415 Pfof Dr, Peyton, CO 80831-6062
4332002009	Kevin & Misuk Schmit	3070 Tackhouse Rd, Peyton, CO 80831-7544
4332001015	David & Kimberly Parsons	3075 Tackhouse Rd, Peyton, CO 80831-7547

February 28, 2020

RE: NOTIFICATION TO ADJOINING LAND OWNER – THE RESERVE @ CORRAL BLUFFS
FILINGS 3, 4 AND 5 FINAL PLAT APPLICATIONS

Dear Adjoining Land Owner:

Corral Ranches Development Company, the developer of the Reserve at Corral Bluffs subdivision, is currently making application to the El Paso County Planning & Community Development Department for the Reserve at Corral Bluffs Filings 3, 4 and 5 Final Plat approvals. Approval of this request by the El Paso County Board of County Commissioners would allow for the development of 6 single family residential lots in Filing 3 on 59.95 acres, 5 single family residential lots in Filing 4 on 26.00 acres and 8 single family residential lots in Filing 5 on 60.99 acres. Filing 5 also contains a 19.50 acre open space tract. Filing 5 is the last proposed Filing within the Reserve at Corral Bluffs subdivision. All lots are a minimum lot size of 5.0 acres.

The proposed subdivisions are located in portions of the NW ¼ of the SE1/4 of Sec 31, T13S, R64W of the 6th PM. More specifically, the property is located south and west of the existing Corral Ranches subdivision, north of the City of Colorado Spring's Corral Bluffs open space and west of the Waste Management land fill site. Vehicular access to the site will be provided from the north and west by Hoofprint Road, a 60' ROW gravel surfaced County owned and maintained Rural Residential roadway. I have enclosed copies of the Final Plat for each Filing illustrating the general layout of the subdivision and the location of the property to be platted.

Existing improvements within the parcel are related to past agricultural activities; vehicular access trails and fencing. Proposed improvements within the parcel include County owned and maintained gravel surfaced roadways, drainage improvements, electric service and telephone service. Grading and earth moving activities will be limited to roadway, drainage and utility installation areas.

Water will be provided via individual on site wells. Waste water will be treated via individual on site septic systems.

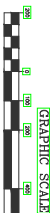
You may appear in person at the Planning Commission's and / or Board of County Commissioner's public hearings regarding these requests or, if unable to attend, submit a statement expressing your opinions and comments on the application. Your comments should be sent to El Paso County Planning & Community Development Dept., 2880 International Cir., Colorado Springs, CO 80910 attn: Gabe Sevigny. The date, time and location of the future public hearings regarding this application may be obtained by contacting the El Paso County Development Services Department at 719.520.6300.

Should you have any questions regarding the proposed subdivisions, you are more than welcome to contact my office as well.

Sincerely,

David F. Jones
LAND RESOURCE ASSOCIATES
719.660.1184
chipita1@comcast.net

EL PASO COUNTY, COLORADO

[illegible]

C2	$\lambda = 50700.00^\circ$	60.00°	31.42°	31°
C3	$\lambda = 50700.00^\circ$	60.00°	31.42°	N64.20.52.7W
C4	$\lambda = 19500.25^\circ$	60.00°	20.78°	N85.39.08.7E
C5	$\lambda = 22500.00^\circ$	60.00°	39.49°	31°
C6	$\lambda = 5104.35^\circ$	50.00°	120.00°	N66.46.25.7E

KEVIN M. O'LEARY
COLORADO REGISTERED P.L.S.#28638

DRainage Fees: _____
BRIDGE FEES: _____

PREPARED BY: **LWA LAND SURVEYING, INC.**

953 E. FULLMORE STREET
COLORADO SPRINGS COLORADO 80907
Phone (719) 636-5179

RESERVE A1 C9 P/L 1.0MG
DECEMBER 26, 2019
PROJECT 1103
SHEET 11 OF 11

7003 2260 0004 7519 9209

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 111 S TEJON ST STE 222
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 JACQUELINE HILAIRE
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 PEYTON, CO 80831-5714

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 FOUNTAIN, CO 80831-4176

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 MARIA ARMENDARIZ
 JUAN CARLOS ARMENDARIZ
 1095 WESTERN DR. LOT 152C
 COLORADO SPRINGS, CO 80915-3955

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 ABDULLA & NAZANIN MALAZADA
 1704 VANDIEST RD
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 MARK & DENISE WASKOSKY
 3145 NAVIGATION DR.
 COLORADO SPRINGS, CO 80920-4448

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 SCOTT & MICHELLE LANG
 3235 CORRAL RANCH RD
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