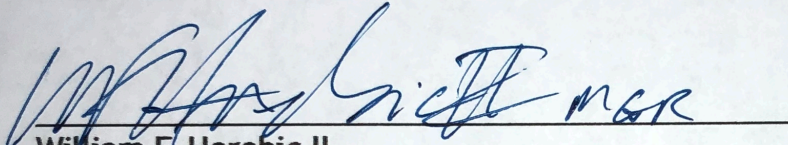


CERTIFICATE OF MAILING

TO: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPT.

RE: Notice to Adjoining Property Owners - Grandwood Ranch Preliminary Plan and Zone Change RR5 to RR2.5 applications

I, William F. Herebic II, certify that on the 13 day of March, 2018 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 following individuals and business:


William F. Herebic II

March 13, 2018

Christopher and/or Susan
Cagle
17587 Colonial Park Drive
Monument, CO 80132

Scott and/or Melanie Cutlan
17592 Colonial Park Drive
Monument, CO 80132

Ervin and/or Pamela Rokke
810 Dolan Drive
Monument, CO 80132

John McGee
850 Dolan Drive
Monument, CO 80132

Jon and/or Suzy Schuepbach
1115 Brenthaven Court
Monument, CO 80132

Robert and/or Mary Weeks
1105 Brenthaven Court
Monument, CO 80132

Wayne and/or Rae Jean
Claybaugh
1110 Brenthaven Court
Monument, CO 80132

Robert and/or Melanie Gaspar
1165 Cambrook Court
Monument, CO 80132

Pedro Canellas and/or Sandra
Burkhard-Canellas
1145 Cambrook Court
Monument, CO 80132

Cindy Strong-Herlik
1135 Cambrook Court
Monument, CO 80132

David and/or Lynn Andersen
645 Cimarron Road
Monument, CO 80132

Brian and/or Karen Sibell
PO BOX 888
Monument, CO 80132

Billy and/or Valaree Frizzell
565 Cimarron Road
Monument, CO 80132

Michael Derbort
505 Cimarron Road
Monument, CO 80132

Mark and/or Deborah Guillan
17435 Colonial Park Drive
Monument, CO 80132

Rex and/or Marie Haney
475 Cimarron Road
Monument, CO 80132

James and/or Katherine
Bewley
425 Cimarron Road
Monument, CO 80132

Randall Jay Miller
17250 Lamplight Drive
Monument, CO 80132

William Laitos
5444 Northern Lights Drive
Fort Collins, CO 80528

William and/or Michele Croom
17270 Lamplight Drive
Monument, CO 80132

Thomas and/or Debra Wright
345 Cimarron Road
Monument, CO 80132

Reynolds Living Trust
James Reynolds
Janet Reynolds

17290 Lamplight Drive
Monument, CO 80132

Glen and/or Christine Revere
PO BOX 1126
Monument, CO 80132

Jack and/or Kathryn Morrow
Mark and/or Kristin Geesey
141 Spring Time Court
Monument, CO 80132

SJ Mills Trust
Jonathan Mills
Stacy Mills
255 Cimarron Road
Monument, CO 80132

Douglas Blyler
Carole Halladay
205 Cobblestone Way
Monument, CO 80132

Mary Mills
285 Cimarron Road
Monument, CO 80132
Thomas and/or Sherry Gregory
17230 Lamplight Drive
Monument, CO 80132

Richard Miller
215 Cobblestone Way
Monument, CO 80132
Moe Knute Family Trust
Bente Esquible
1027 Swope Avenue
Colorado Springs, CO 80909

Woodmoor Improvement Assoc
1691 Woodmoor Drive
Monument, CO 80132
Home Place LLC
Brian Bahr
8605 Explorer Drive
Suite 250
Colorado Springs, CO 80920

Michael Hess
225 Scrub Oak Way
Monument, CO 80132

March 13, 2019

RE: NOTIFICATION TO ADJOINING PROPERTY OWNERS - GRANDWOOD RANCH
SUBDIVISION

Dear Adjoining Property Owner:

The developer of the below described property, Grandwood Enterprises, LLC, William Herebic II, Managing Member, is currently applying to the El Paso County Board of County Commissioners to (1) Rezone a portion of their property from RR5 (5 ac min lots) to RR2.5 (2.5 ac min lots) and (2) approval of a Preliminary Plan for the property.

The Grandwood Ranch subdivision is located within portions of the S1/2 of the N1/2 of Section 19, Township 115, Range 66W of the 6th PM. More specifically, the proposed subdivision is located at the northeast corner of the intersection of Higby Road and Fairplay Drive. The 151 acre parcel is currently zoned RR5 (5 acre minimum lot size).

ZONE CHANGE APPLICATION – RR5 TO RR2.5

The applicant is requesting a zone change from RR5 (5 acre minimum lot size) to RR2.5 (2.5 acre minimum lot size) to allow for the development of 48 single family residential lots at a minimum of 2.5 acres each. This zone change would comprise the entirety of the property.

PRELIMINARY PLAN APPLICATION

The applicant is also requesting approval of a 151 acre Preliminary Plan detailing the lot and roadway geometrics required to facilitate the 48 proposed single family residential lots. Attached is a copy of the proposed Preliminary Plan.

Proposed improvements within the subdivision include County owned and maintained asphalt surfaced roadways, drainage improvements, electric service, natural gas service and telephone service. All new utilities will be below grade. Grading and drainage earth moving activities within the single family residential area will be limited to roadway, drainage and utility installation areas.

Water will be provided via individual on site wells operated through a State approved Water Augmentation Plan. Waste water will be treated via individual on site septic systems, designed and constructed to County and State Health Department standards.

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 applications. Your comments should be sent to El Paso County Development Services Department, 2880 International Circle, Colorado Springs, Colorado 80910 Attn: Nina Ruiz. The date, time and location of the future public hearings regarding these applications may be obtained by contacting the El Paso County Planning and Community Development Department at 719.520.6300.

Should you have any questions regarding these applications, please contact either Nina Ruiz at 719.520.6313 or myself at 719.651.9152.

Regards,

William Herebic
GRANDWOOD ENTERPRISES, LLC
719.651.9152
herebic5@msn.com

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Douglas Blyler, Carole Halladay
Street and Apt. No., or PO Box No.
205 Cobblestone Way
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$4.05	

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Christopher &lor Susan Cagle
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Wayne &lor Raelean Claybaugh
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Postage	\$0.55	
Total Postage and Fees	\$4.05	

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William &lor Michele Croom
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City, State, ZIP+4®
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Dolly &lor Valerie Frizzell
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565 Cimarron Road
City, State, ZIP+4®
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Robert &lor Melanie Casper
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Michael Hess
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Michael Duxbert
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215 Cobblestone Way
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James Reynolds / Janet Reynolds
1210 Lamplight Drive
Monument CO 80132
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Jonlor Suzy Schuepbach
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Postage \$0.55
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William Laites
3444 Northern Lights Dr.
Fort Collins CO 80528
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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.55
Total Postage and Fees \$4.05

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Jik Morrow and M.K. Greasy
141 Spring Time Court
Monument CO 80132
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Postage \$0.55
Total Postage and Fees \$4.05

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Glenlor Christine Revere
P.O. Box 1126
Monument CO 80132
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☐ Adult Signature Restricted Delivery \$0.00
Postage \$0.55
Total Postage and Fees \$4.05

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Randall Jay Miller
1250 Lamplight Drive
Monument CO 80132
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Postage \$0.55
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Sent To
Thomaslor Debra Wright
345 Cimarron Road
Monument CO 80132
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