



321 W. Henrietta Ave
SUITE A
Woodland Park, CO
80818

July 26, 2018

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because Catamount Engineering, on behalf of Avatar Equities, LLC, is proposing a land use project in El Paso County on 53.08+/- acres, currently zoned PUD, west of Southmoor Drive and southwest of HWY 85-87 as shown on the attached Vicinity Map. 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 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 Development Services 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 is for approval of a Zone Change to RS-5000 Residential Suburban, a Preliminary Plan and a Final Plat of the Riverbend Subdivision. The proposed development intends to establish 225 single family residential lots and public street rights-of-way. The proposed rezoning will support the goals and policies of the El Paso County Policy Plan in regard to land use and transportation corridor development. The subdivision is planned with adequate provisions for site access, drainage, and utilities and is consistent with development proposed in the El Paso County Policy Plan.

For questions specific to this project, please contact:

David Mijares
Catamount Engineering
PO Box 221
Woodland Park, CO 80816
(719) 426-2124
david@catamounteng.com

Respectfully Submitted,

David L. Mijares, PE
President, Catamount Engineering

Attachments: Vicinity Map, Preliminary Plan

Riverbend Subdivision

Adjacent Property Owners list

	<u>Parcel No.</u>	<u>Owner</u>
1.	6511300008	Pikes Peak Community Foundation 730 N. Nevada Ave., Colorado Springs, CO 80903-1008
2.	65114170001	Diocese of Colorado Springs 228 N. Cascade Ave., Colorado Springs, CO 80903-1313
3.	6514100004	Avatar Fountain LP 6800 Jericho Turnpike, Ste. 120W #204, Syosset, NY 11791-4445
4.	6514100010	Podhola, Lorella K Trust P. O. Box 16215, Colorado Springs, CO 80935-6215
5.	6514100021	Blu Sky Communities LLC 2770 Black Canyon Rd., Colorado Springs, CO 80904-4603
6.	6514100024	Avatar Fountain LP 6800 Jericho Turnpike, Ste. 120W #204, Syosset, NY 11791-4445
7.	6514100025	Fountain Cascade Property LLC P. O. Box 9272515, San Diego, CA 92192
8.	6514100026	Avatar Fountain LP 6800 Jericho Turnpike, Ste. 120W #204, Syosset, NY 11791-4445
9.	6514100033	Venetucci Village LLC 730 N. Nevada Ave., Colorado Springs, CO 80903
10.	6514104006	El Paso Fountain Valley Senior Citizens Org. 5725 Southmoor Dr, Fountain, CO 80817-2520
11.	6514100013	Southmoor GYA LLC 536 Rose Dr, Colorado Springs, CO 80911-1133
12.	6514100016	Static Line LLC P. O. Box 185, Calhan, CO 80808-0185

7017

Sent To **PIKES PEAK COMMUNITY FOUNDATION**
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7013

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2017	\$	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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Postage \$0.50
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Sent To

SOUTHWEST TECHNOLOGICAL CENTER OWNERS ASSOCIATION
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