



December 2, 2022

Dear Adjacent Property Owner:

**RE: Jaynes Property Sketch Plan**

This letter is being sent to you because Classic Communities is proposing a land use project in El Paso County at the referenced location below and shown on the attached map. This information is being provided to you in conjunction with a submittal to El Paso County for approval of a sketch plan for 450 unit residential development with supporting commercial and neighborhood park.

Please note that the County land use submittal process now includes an electronic submittal. All files associated with this application can be viewed on-line at <https://www.epcdevplanreview.com>

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 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.

Please direct any questions on the proposal to Jennifer Shagin at 719-471-0073 or [jshagin@nescolorado.com](mailto:jshagin@nescolorado.com). Alternatively, you can contact the El Paso County project planner, Kari Parsons, at 719- 520-6306 or [kariparsons@elpasoco.com](mailto:kariparsons@elpasoco.com).

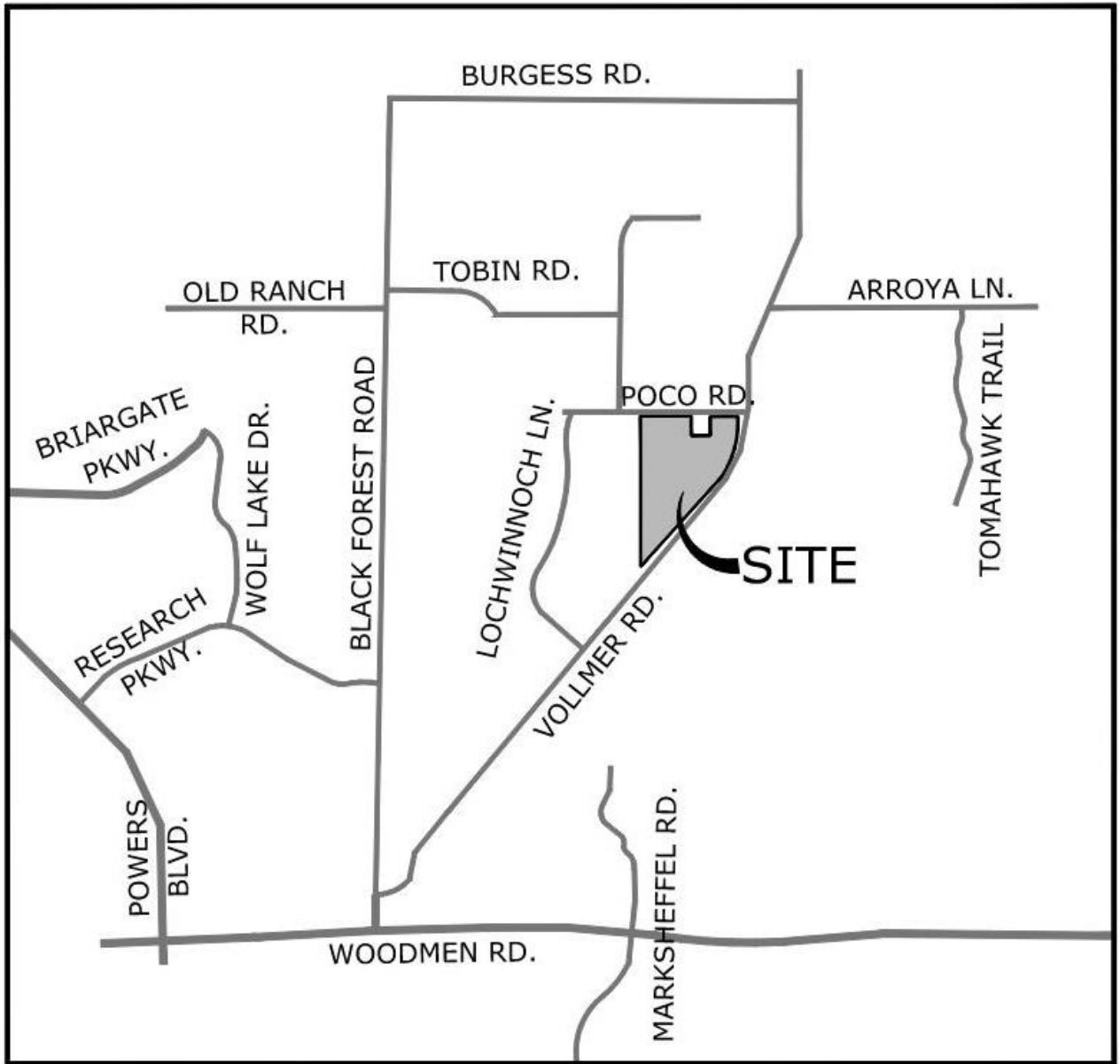
Sincerely,

Jennifer Shagin

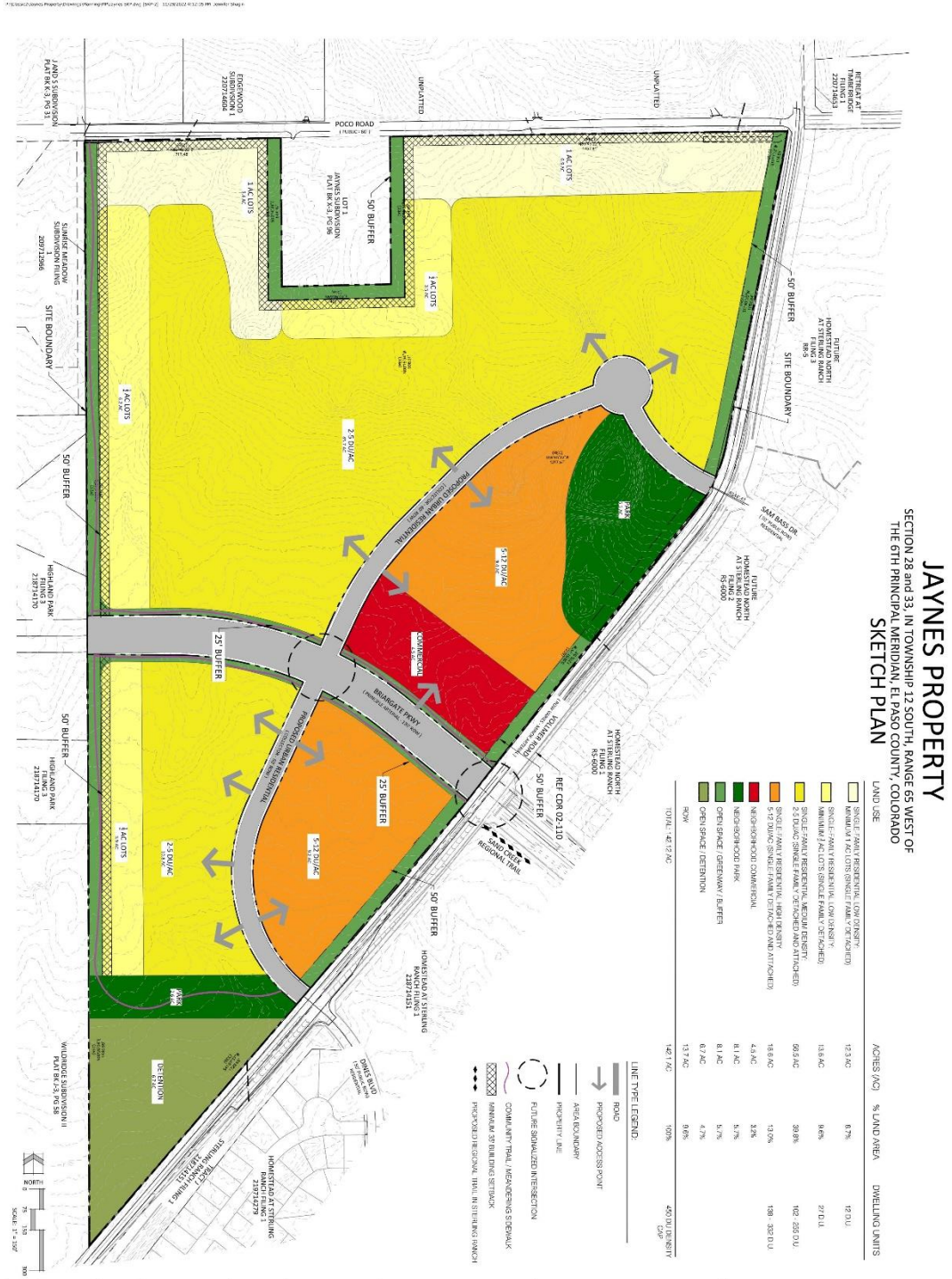
Jennifer Shagin, ASLA  
Landscape Designer III

<b>Location</b>	East of Vollmer Road & South of Poco Road
<b>Existing Use</b>	Vacant
<b>Proposed Use</b>	450 unit residential development with supporting commercial & neighborhood park. Includes extending Briargate Parkway through the property.
<b>Vicinity Map</b>	Attached

**VICINITY MAP**



# SKETCH PLAN



**JAYNES PROPERTY**

1500 N. N. Ave., Suite 300  
610 N. S. Ave., Suite 300  
1000 N. S. Ave., Suite 300  
Cultural Center, CO 80001  
Tel: 314.411.1001  
Fax: 314.411.1002  
www.jaynesdevelopment.com  
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**NES**

1500 N. N. Ave., Suite 300  
610 N. S. Ave., Suite 300  
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Cultural Center, CO 80001  
Tel: 314.411.1001  
Fax: 314.411.1002  
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**ENTITLEMENT**

1. PRELIMINARY SUBDIVISION PLAN  
2. SUBDIVISION PLAN  
3. SUBDIVISION PLAN  
4. SUBDIVISION PLAN

**SKETCH PLAN**

2 OF 4

5/27/23

12.2.22

Jaynes Property

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 GAIL L KOZHEVNIKOV PAVEL G,  
 KOZHEVNIKOV GAIL L  
 8282 WHEATLAND DR  
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 JACKSON JUSTIN M, JACKSON JENNIFER M  
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 TAYLOR, SCOTT AMANDA  
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THOMPSON GARY L II, THOMPSON PAMELA  
 C THOMPSON GARY L II, THOMPSON  
 PAMELA C  
 8252 WHEATLAND DR  
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MARTINEZ RICHARD JR, MARTINEZ GIZELLE  
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HIMES CHRISTOPHER A, HIMES RACHAEL E  
 HIMES CHRISTOPHER A, HIMES RACHAEL E  
 8232 WHEATLAND DR  
 COLORADO SPRINGS CO, 80906

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 CAROL CROWDER ALAN BYRD, CROWDER  
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 CASTELLO TREVOR M, CASTELLO CASIDY L  
 8192 WHEATLAND DR  
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 ASHLEIGH SALAZAR-MONTOYA DANIEL,  
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 BAKER DELSEY, BAKER COREY BAKER  
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ALBANO JONI ALBANO JONI  
 8162 WHEATLAND DR  
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 JOSEPH C IV, PELL TIFFANY L  
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 INTERNATIONAL LLC  
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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .57
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GEORGE THOMAS A II GEORGE THOMAS A  
 II  
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 JOHN F  
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Postage	\$ .57
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .57
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A TRUSTEE, PENNINGTON GAIL A TRUSTEE  
THREE OAKS LIVING TRUST, PENNINGTON PHILIP  
A TRUSTEE, PENNINGTON GAIL A TRUSTEE  
4503 CLARK FORK PL  
COLORADO SPRINGS CO, 80923

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<input type="checkbox"/> Adult Signature Required	\$
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Postage	\$ .57
<b>Total Postage</b>	<b>\$ 4.57</b>

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PLATINUM AURORA TRUST PLATINUM,  
AURORA TRUST  
PO BOX 64110  
COLORADO SPRINGS CO, 80962

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .57
<b>Total Postage</b>	<b>\$ 4.57</b>

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ROKES LIVING TRUST ROKES LIVING TRUST  
8155 POCO RD  
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .57
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8150 POCO RD  
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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here  
DEC - 2 2022

Postage \$ .57  
Total Postage \$ 4.57

VALONE MARCUS O, VALONE ASHLEY V  
9204 LIZARD ROCK TRL  
COLORADO SPRINGS CO, 80924

Sent To  
Street and Apt.  
City, State, ZIP

7020 2450 0000 6731 3370

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here  
DEC - 2 2022

Postage \$ .57  
Total Postage \$ 4.57

MCCALL TERRILL J, MCCALL MISTY K  
8250 POCO RD  
COLORADO SPRINGS CO, 80908

Sent To  
Street and Apt.  
City, State, ZIP

7020 2450 0000 6731 3363

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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here  
DEC - 2 2022

Postage \$ .57  
Total Postage \$ 4.57

YODER KENNETH L, YODER LORI S YODER  
8190 POCO RD  
COLORADO SPRINGS CO, 80908

Sent To  
Street and Apt.  
City, State, ZIP

7020 2450 0000 6731 3394

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Certified Mail Fee	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here  
DEC - 2 2022

Postage \$ .57  
Total Postage \$ 4.57

SNYDER AMELIA SNYDER AMELIA  
8450 POCO RD  
COLORADO SPRINGS CO, 80908

Sent To  
Street and Apt.  
City, State, ZIP

7020 2450 0000 6731 3387

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Certified Mail Fee	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here  
DEC - 2 2022

Postage \$ .57  
Total Postage \$ 4.57

HUGHES JASON R, HUGHES JENNIFER A  
10004 ASPEN VALLEY RD  
COLORADO SPRINGS CO, 80908

Sent To  
Street and Apt.  
City, State, ZIP

7020 2450 0000 6731 3400

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Certified Mail Fee	\$ 4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark Here  
DEC - 2 2022

Postage \$ .57  
Total Postage and F \$ 4.57

SR LAND LLC SR LAND LLC  
20 BOULDER CRESCENT ST STE 102  
COLORADO SPRINGS CO, 80903

Sent To  
Street and Apt. No.,  
City, State, ZIP+4®



Jaynes

7020 2450 0000 6731 2731

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ .57
<b>Total Postage and Fees</b>	<b>\$ 4.57</b>
Sent To	Smith Daniel W, Smith Krista R
Street and Apt. No., or PO Box No.	8225 Poco Rd
City, State, ZIP+4®	Colorado Springs, CO 80908

PS Form 3800, April 2015 PSN 7530-02-500-90-1 See Reverse for Instructions

