



Vertex Consulting Services, LLC
455 Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903-3672
719-733-8605

September 1, 2022

RE: 4-Way Ranch CS (Commercial Services) Map Amendment (Rezoning)

Dear Adjacent Neighbor:

This letter is being sent to you because The O'Neil Group Company is proposing a land use project in El Paso County at the referenced location (see below). 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 Planning and Community Development 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 at the public hearing for this proposal.

For questions specific to this project, please contact:

Vertex Consulting Services
455 E Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903
Nina.ruiz@vertexcoss.com
719-733-8606 ext. 6606

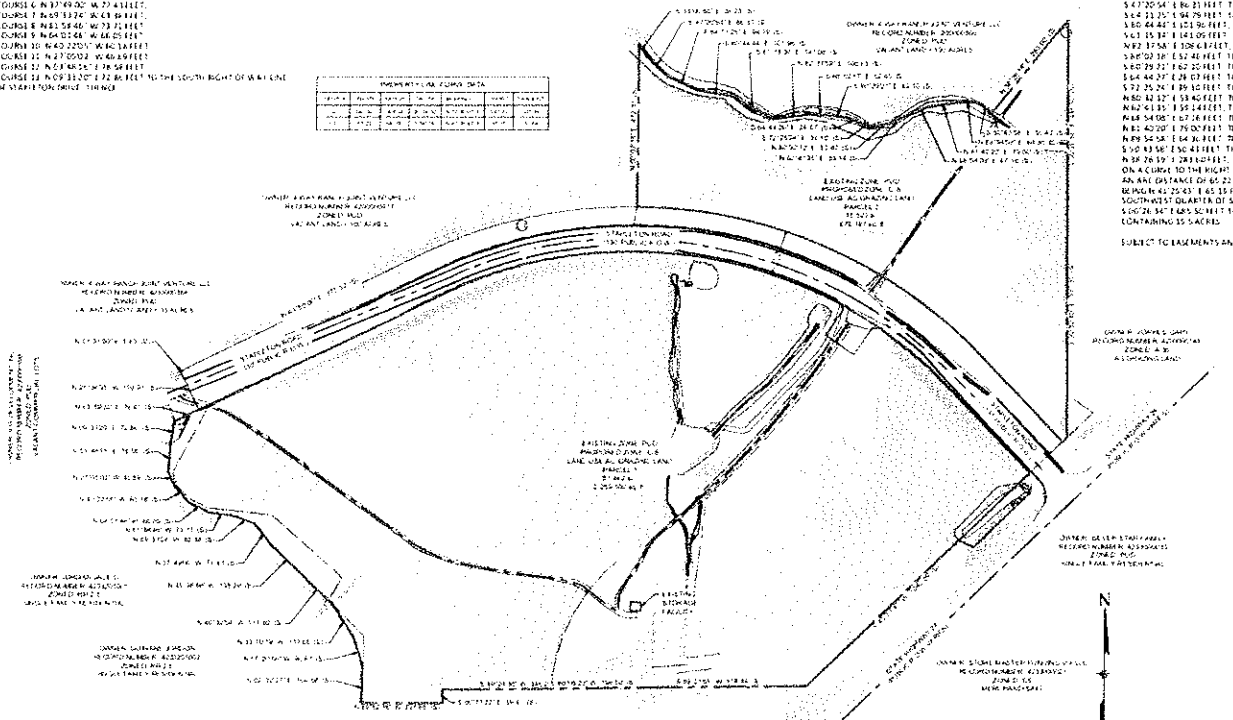
Request and justification: The purpose of this application is to request approval of a map amendment (rezone) of 68.2 acres from PUD to the Commercial Services (CS) zoning district. Future subdivision and site development plan requests will determine the final layout and design of the individual commercial developments.

Site location:

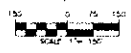
COURSE 4 N 48°32'54" W 1113.87 FEET
 COURSE 5 N 45°18'50" W 215.29 FEET
 COURSE 6 N 37°49'00" W 27.43 FEET
 COURSE 7 S 49°14'24" W 48.84 FEET
 COURSE 8 N 81°58'46" W 78.71 FEET
 COURSE 9 N 64°02'48" W 66.25 FEET
 COURSE 10 N 64°22'01" W 62.18 FEET
 COURSE 11 N 27°05'02" W 148.89 FEET
 COURSE 12 N 09°34'01" E 72.80 FEET TO THE SOUTH RIGHT OF W&A ONE OF STATE HIGHWAY 101 RIGHT-OF-WAY

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

SECTION	AREA	AREA	AREA	AREA
1	2.10	2.10	2.10	2.10
2	2.10	2.10	2.10	2.10
3	2.10	2.10	2.10	2.10
4	2.10	2.10	2.10	2.10
5	2.10	2.10	2.10	2.10



COURSE 13 N 09°34'01" E 72.80 FEET TO THE SOUTH RIGHT OF W&A ONE OF STATE HIGHWAY 101 RIGHT-OF-WAY
 COURSE 14 S 72°05'02" E 148.89 FEET
 COURSE 15 S 49°14'24" W 48.84 FEET
 COURSE 16 N 81°58'46" W 78.71 FEET
 COURSE 17 N 64°02'48" W 66.25 FEET
 COURSE 18 N 64°22'01" W 62.18 FEET
 COURSE 19 N 27°05'02" W 148.89 FEET
 COURSE 20 N 09°34'01" E 72.80 FEET TO THE SOUTH RIGHT OF W&A ONE OF STATE HIGHWAY 101 RIGHT-OF-WAY
 COURSE 21 S 45°18'50" W 215.29 FEET
 COURSE 22 S 37°49'00" W 27.43 FEET
 COURSE 23 N 48°32'54" W 1113.87 FEET



SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

Adjacent Property Owner List:

1. Jordan Jace: 13811 BANDANERO DR PEYTON CO, 80831-3804
2. 935 DEVELOPMENT INC: PO BOX 50223 COLORADO SPRINGS CO, 80949-0223
3. Jordon Guinane: 13761 BANDANERO DR PEYTON CO, 80831-3804
4. DISTINCTIVE MARINE CO: PO BOX 9732 COLORADO SPRINGS CO, 80932-0732
5. 14094 EAST US HIGHWAY 24 LLC: 14094 E US HWY 24 PEYTON CO, 80831-8403
6. STORE MASTER FUNDING VIII LLC: 100 BIG R STREET PUEBLO CO, 81001-4806
7. Silver Star Family: 311 BERGAMO WAY COLORADO SPRINGS CO, 80906-5841
8. VORHES GARY: 14550 E US HWY 24 PEYTON CO, 80831-8434
9. 4 Way Ranch Joint Venture LLC: PO BOX 50223 COLORADO SPRINGS CO, 80949-0223
10. John Groenhof: 4420 N WHISPERING CIR COLORADO SPRINGS CO, 80917-3629

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Street and Apt. No., or PO Box No. 311 Bergame Way
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