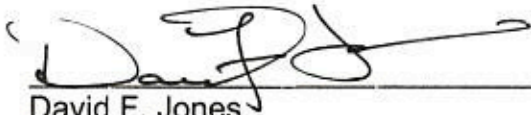


**CERTIFICATE OF MAILING**

TO: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPT.

RE: Notice to Adjoining Property Owners – Walden Preserve 2, Filing No. 5, Final Plat Application

I, David F. Jones, certify that on the 24th day of January, 2022 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 (see attached list):

A handwritten signature in black ink, appearing to read 'David F. Jones', is written over a horizontal line.

David F. Jones

January 24, 2022

LARA ANA MONDRAGON 17785 WALDEN WAY COLORADO SPRINGS, CO 80908	HIDDEN	CRAIG A AND SUSAN A LEVI 17875 WALDEN WAY COLORADO SPRINGS, CO 80908
RANDY AND LINDA AMANN PO BOX 281 PLEASANT GROVE UT 84062	WALDEN CORPORATION 1230 SCARBROOK CT MONUMENT, CO 80132	WALDEN CORPORATION 1230 SCARBROOK CT MONUMENT, CO 80132
JOHNSTON FAMILY REVOC TRUST 18230 WOODHAVEN DR COLORADO SPRINGS, CO 80908	DASRRICK M KIZLYK 18190 WOODHAVEN DR COLORADO SPRINGS, CO 80908	RICHARD J AND CAROLYNN A FOSTER 18170 WOODHAVEN DR COLORADO SPRINGS, CO 80908
JEFFREY B AND HEATHER N RATH 18160 WOODHAVEN DR COLORADO SPRINGS, CO 80908	SCOTT T AND CAROL L POPE 18140 WOODHAVEN DR COLORADO SPRINGS, CO 80908	THOMAS A AND DEBBIE J FOBAIR 18120 WOODHAVEN DR COLORADO SPRINGS, CO 80908
CHRISTOPHER D AND JESSICA R OJENNES 18110 WOODHAVEN DR COLORADO SPRINGS, CO 80908	DIANE E AND BRIAN R WERNER 18080 WOODHAVEN DR COLORADO SPRINGS, CO 80908	RHONDA F DAILEY 18060 WOODHAVEN DR COLORADO SPRINGS, CO 80908
CABRERA REVOC LIVING TRUST 18040 WOODHAVEN DR COLORADO SPRINGS, CO 80908	DERICK J AND KARI A SANDERS 18020 WOODHAVEN DR COLORADO SPRINGS, CO 80908	AMANDA VERRIE 17980 WOODHAVEN DR COLORADO SPRINGS, CO 80908
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DANIEL P AND CARA L WEED 17890 WOODHAVEN DR COLORADO SPRINGS, CO 80908	DENISE POLENSKE 17870 WOODHAVEN DR COLORADO SPRINGS, CO 80908	ERIKA L ROSLIE 17850 WOODHAVEN DR COLORADO SPRINGS, CO 80908
MARLENE R RYGG 17830 WOODHAVEN DR COLORADO SPRINGS, CO 80908	BRIAN G AND BRENDA K HARBAUGH 17810 WOODHAVEN DR COLORADO SPRINGS, CO 80908	KIMBERLY L HOLLY 17790 WOODHAVEN DR COLORADO SPRINGS, CO 80908
ERNEST AND JULIE LOCKE TRUST 17780 WOODHAVEN DR COLORADO SPRINGS, CO 80908	STEVEN W GUTMAN AND KARON TEASDALE JOINT REVOCABLE TRUST 17770 WOODHAVEN DR COLORADO SPRINGS, CO 80908	WALDEN HOLDINGS I LLC C/O MATTHEW W DUNSTON 1230 SCARBROOK CT MONUMENT, CO 80132

RYAN T AND AUBREI S TYNG  
17966 LAPIS CT  
MONUMENT, CO 80132

HARVEY L AND SUKI ROBINSON  
11707 E 25 AVE UNIT 8204  
AURORA, CO 80010

WALDEN HOLDINGS I LLC  
C/O MATTHEW W DUNSTON  
1230 SCARBROOK CT  
MONUMENT, CO 80132

DAVID L AND SANDRA K WORTLEY  
17525 WALDEN WAY  
COLORADO SPRINGS, CO 80908

WILLIAM C AND DEBRA A LAMB  
17565 WALDEN WAY  
COLORADO SPRINGS, CO 80908

HUMPHRIES LIVING TRUST  
MARK HUMPHRIES TTUSTEE  
ELAINE HUMPHRIES TRUSTEE  
1253 MADISON ST  
COLORADO SPRINGS, CO 80907

DANIEL J AND MICHELE M MIHELICH  
17645 WALDEN WAY  
COLORADO SPRINGS, CO 80908

January 10, 2022

RE: NOTIFICATION TO ADJOINING LAND OWNER – WALDEN PRESERVE 2, FILING NO. 5, FINAL PLAT APPLICATION APPROVAL

Dear Adjoining Land Owner:

Custom Castles, Inc., the developer of the below described property, is currently making application to the El Paso County Planning and Community Development Department for approval of a Final Plat for the Walden Preserve 2, Filing No. 5 subdivision.

Approval of this request by the El Paso County Board of County Commissioners would allow for the development of 50 single family residential lots at a minimum lot size of 1.0 acres and approximately 32.10 acres of open space. Filing No. 5 is the last Filing of the subdivision known as Walden Preserve 2.

The proposed 91.85 acre portion of the Walden Preserve 2 subdivision is located in portions of the E1/2 of Sec 15, T11S, R66W of the 6<sup>th</sup> PM. The El Paso County Assessor's number for the parcel is 61150 00 008. More specifically, the property is located north of the Walden Preserve 2, Filing 4, east of Walden Way and south of Walker Road. Vehicular access to the subdivision will be provided from the north and south ends of the subdivision by Pinehurst Drive. All proposed roadways will be asphalt surfaced, County owned and maintained, rural residential roadways. I have enclosed a copy of a portion of the proposed plat illustrating the general layout of the subdivision.

The subdivision is currently zoned PUD Planned Unit Development with County approved PUD Development Plans and Preliminary Plans.

Existing improvements within the parcel are related to the Filing 1, 2, 3 and 4's public improvements and recreational uses including trails and ponds. Proposed improvements within the parcel include County owned and maintained asphalt surfaced roadways, open space recreational improvements including trails, drainage improvements, electric service, natural gas service and telephone service.

Water will be provided via a central water system owned by the Walden Corporation. Waste water will be collected and treated via a central sewage collection and treatment system owned by the Walden Corporation.

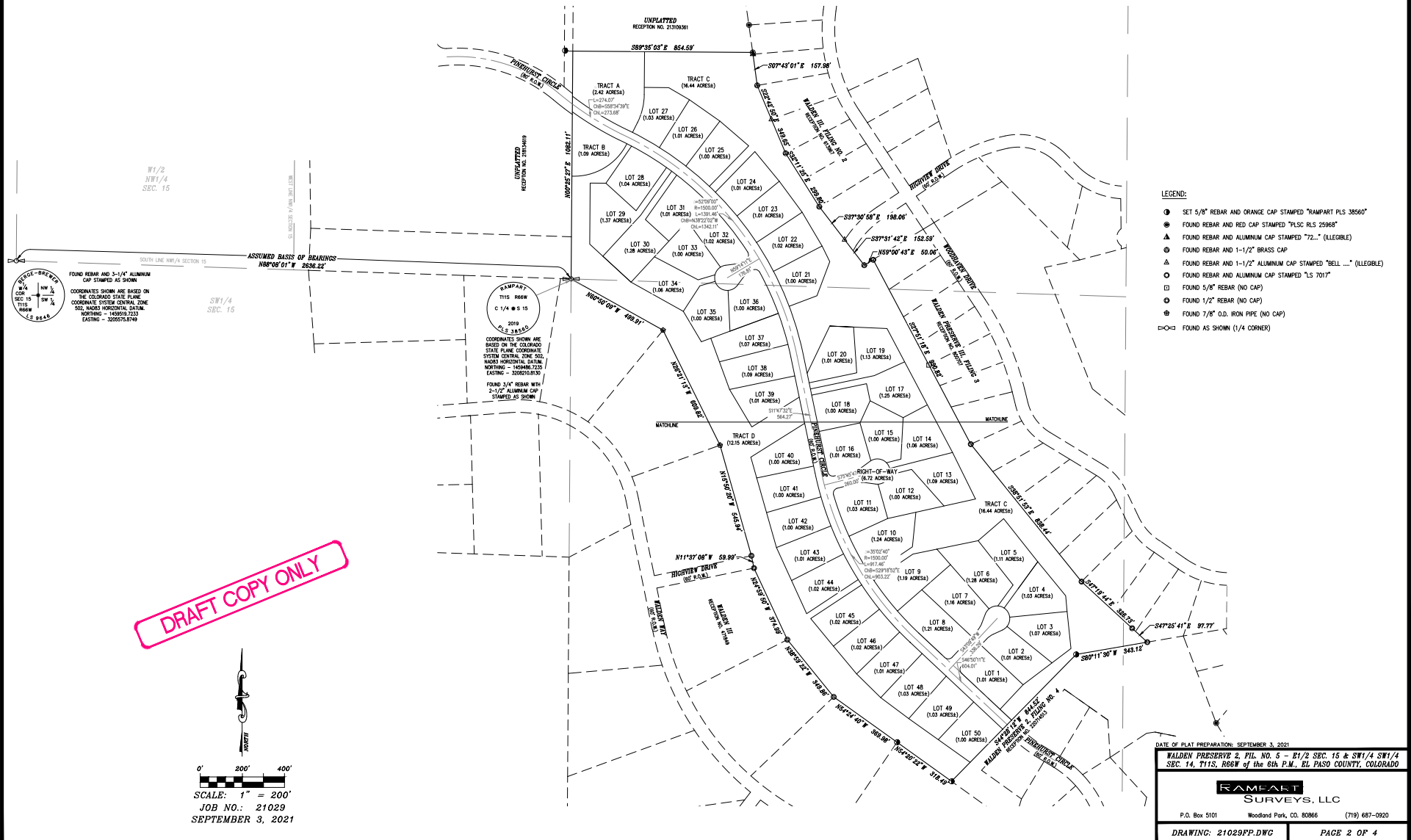
You may appear in person at the Planning Commission's and / or Board of County Commissioner's public hearings regarding this request or, if unable to attend, submit a statement expressing your opinions and comments on the application. Your comments should be sent to El Paso County Planning and Community Development Dept., 2880 International Cir., Colorado Springs, CO 80910, Attn. Ryan Howser. When available, the date, time and location of future public hearings regarding this application may be obtained by contacting the El Paso County Planning and Community Development Dept. at 719.520.6300.

Should you have any questions regarding this application, you are welcome to contact either my office or Ryan Howser at 719.520.6049.

Sincerely,

David F. Jones  
LAND RESOURCE ASSOCIATES  
719.660.1184  
[chipita1@comcast.net](mailto:chipita1@comcast.net)

WALDEN PRESERVE 2, FILING NO. 5  
LOCATED IN THE E1/2 SEC. 15 & SW1/4 SW1/4 SEC. 14  
ALL IN T. 11 S., R. 66 W. OF THE 6th P.M., EL PASO COUNTY, COLORADO





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

Sent To: KIMBERLY L HOLLY  
17790 WOODHAVEN DR  
COLORADO SPRINGS, CO 80908



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Certified Mail Fee	\$
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	\$
Total	\$

**ERNEST AND JULIE LOCKE TRUST**  
17780 WOODHAVEN DR  
COLORADO SPRINGS, CO 80908

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**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	\$

**RYAN T AND AUBREI S TYNG**  
17966 LAPIS CT  
MONUMENT, CO 80132

City, State, ZIP+4®

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**OFFICIAL USE**

Certified Mail Fee	\$
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	\$
Total	\$

**STEVEN W GUTMAN AND KAREN**  
**TEASDALE JOINT REVOCABLE TRUST**  
17770 WOODHAVEN DR  
COLORADO SPRINGS, CO 80908

City, State, ZIP+4®

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7015 0640 0007 9219 1590