

Please include the mineral rights owner in this mailing.

NOTICE TO ADJACENT PROPERTY OWNERS

MINOR SUBDIVISION PROPOSAL

This letter is being sent to you because CD Meridian & Bent Grass LLC, (Owner) and M&S Civil Consultants, Inc. (Consultant) are proposing a land use project in El Paso County at the attached subject property (see attached map). This information is being provided to you prior to a submittal to the County. Please direct any questions on the proposal to the referenced contact(s). 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, file number and the opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

OWNER: CD Meridian & Bent Grass LLC
106 S. Kyrene Rd.,
Chandler, AZ 85226
brian@doubletreeventures.com

CONSULTANT: M&S Civil Consultants, Inc.
212 N. Wahsatch Ave., Suite 305
Colorado Springs, CO 80903
georgiannew@mscivil.com

SITE: Property Address: 8035 Meridian Park Drive, Peyton, CO
CS Zone - Located in a portion of the south line of the NE ¼ of Sec 1, T13S, R65W,
of the 6th P.M.

REQUEST: Currently the property is a 1.457 AC parcel of one existing commercial platted lots/tracts. This Minor Subdivision proposal to replat into two (reconfigured) platted lots with the associated site and utility improvements for a Dunkin' Donuts store. The site improvements include the development of a proposed parking lot to connect to Meridian Park Drive on the southwest side of the subject lot within the Bent Grass East Commercial Filing No. 2A.

5301104001
MDC Coast 6 LLC
8090 N Meridian Road
Peyton, CO 80831

5301104003
8011 Properties LLC
8011 Meridian Park Drive
Peyton, CO 80831

5301101061
Amy Clark
8036 Meridian Park Drive
Peyton, CO 80831

5301101062
Bent Grass Metro District
8012 Meridian Park Drive
Peyton, CO 80831

5301101067
Senoras Prime INC
11715 Bent Grass Market VW
Peyton, CO 80831

5301101069
Bent Grass Commercial
Bent Grass Market VW
Peyton, CO 80831

5301101063
Land First INC
11716 Bent Grass Market VW
Peyton, CO 80831

4306201035
Larry Bransford
7792 Bullet Road
Peyton, CO 80831

4306201036
Douglas E McCann
7780 Bullet Road
Peyton, CO 80831

4306201037
Christopher M Kopca
7768 Bullet Road
Peyton, CO 80831