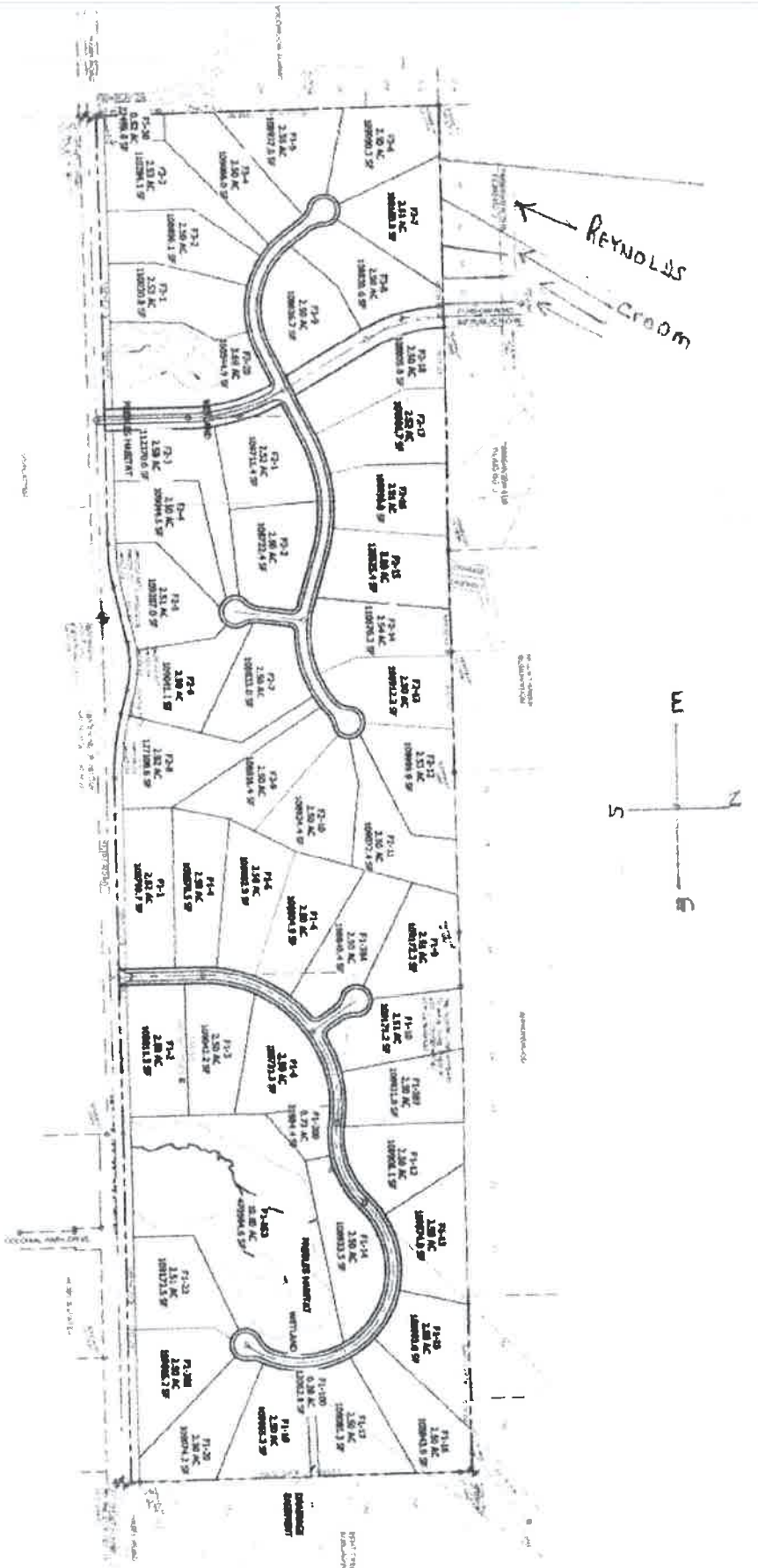


Grandwood Ranch Submittal Plat 02.28.2019

Plot A / Kerubic
 61190-00-003
 EA-18-168



March 29, 2019

To: El Paso County Board of County Commissioners
El Paso Planning Commission

Re: Letter from Grandwood Enterprises, LLC
William Herebic, Managing Member
(719) 651-9152
Grandwood Ranch Submittal Plat 02.28.2019

Dated: February 25, 2019

Regarding the attached Notification to Adjoining Property Owners – Grandwood Ranch Subdivision, it is noted that Properties F3-6 and F3-7, as designated in the above-mentioned attached submittal plat, have been used for drainage release and drainage easement from a retention pond located directly adjacent and uphill from said properties. The retention pond is a receiver of rainwater located in Timberview 1 and 2, from five different upstream culverts, catching and directing water to the subject retention pond, as well as excess waters reaching the Spring Time Court cul-de-sac private creek bed, that directs water to the retention pond that ultimately empties out on Properties F3-6 and F3-7. Videos of past rain storms illustrating the release of water from the retention pond to the involved properties are available. It is respectfully requested that this potential personal liability and/or drainage issue and possible marsh land situation be considered before making any decision regarding any builds on these suspect properties.

Thanking you in advance, we remain.



Mark Heiberger
President, Timberview2 Board of Directors

February 25, 2019

Reynolds Living Trust
James Reynolds/ Janet Reynolds
17290 Lamplight Drive
Monument, CO 80132

RE: NOTIFICATION TO ADJOINING PROPERTY OWNERS - GRANDWOOD RANCH SUBDIVISION

Dear Adjoining Property Owner:

The developer of the below described property, Grandwood Enterprises, LLC, William Herebic II, Managing Member, is currently applying to the El Paso County Board of County Commissioners to (1) Rezone a portion of their property from RR5 (5 ac min lots) to RR2.5 (2.5 ac min lots) and (2) approval of a Preliminary Plan for the property.

The Grandwood Ranch subdivision is located within portions of the S1/2 of the N1/2 of Section 19, Township 115, Range 66W of the 6th PM. More specifically, the proposed subdivision is located at the northeast corner of the intersection of Higby Road and Fairplay Drive.

ZONE CHANGE APPLICATION – RR5 TO RR2.5

The applicant is requesting a zone change from RR5 (5 acre minimum lot size) to RR2.5 (2.5 acre minimum lot size) to allow for the development of 48 single-family residential lots at a minimum of 2.5 acres each. This zone change would comprise the entirety of the property.

PRELIMINARY PLAN APPLICATION

The applicant is also requesting approval of a 151 acre Preliminary Plan detailing the lot and roadway geometrics required to facilitate the 48 proposed single-family residential lots. Attached is a copy of the proposed Preliminary Plan.

Proposed improvements within the subdivision include County owned and maintained asphalt surfaced roadways, drainage improvements, electric service, natural gas service and telephone service. All new utilities will be below grade. Grading and drainage earth moving activities within the single-family residential area will be limited to roadway, drainage and utility installation areas.

Water will be provided via individual on site wells operated through a State approved Water Augmentation Plan. Wastewater will be treated via individual on site septic systems, designed and constructed to County and State Health Department standards.

You may appear in person at the Planning Commission or Board of County Commissioner's public hearings regarding these requests or, if unable to attend, submit a statement expressing your opinions and comments on the applications. Your comments should be sent to El Paso County Development Services Department, 2880 International Circle, Colorado Springs, Colorado 80910 Attn: Nina Ruiz. The date, time and location of the future public hearings regarding these applications may be obtained by contacting the El Paso County Planning and Community Development Department at 719-520-6300.

Should you have any questions regarding these applications, please contact either Nina Ruiz at 719-520-6313 or me at 719-651-9152.

Regards,



William Herebic
GRANDWOOD ENTERPRISES, LLC
719.651.9152
herebic5@msn.com

April 7, 2019



El Paso County Development Services Department
2880 International Circle
Colorado Springs, CO 80910
Attn: Nina Ruiz

Dear Ms. Ruiz,

I am writing this letter in regards to the proposed extension of Furrow Rd. in Monument. I live at 17435 Furrow Road, south of Hwy 105. My concern is that this has been a very quiet neighborhood with limited traffic and an extension of Furrow to Higby would change the whole character of this neighborhood. In light of the fact that there are no sidewalks in this area, neighbors walk along this road on a daily basis with their children and pets. Wildlife is also quite abundant in this area and I fear for the safety of both neighbors and animals with the inevitable increase in traffic if this extension is developed.

If I understand correctly, the extension of Furrow is in direct relationship to the development of Grandwood Ranch which is just north of Higby. It seems that the residents of this new development would be tending to travel south toward the retail area of Monument instead of traveling north on Furrow which would negate the need to extend Furrow Rd.

My intention is to make my concerns known and I thank you for your consideration.

Sincerely,

Betty Stout

stout@teleport.com

719-445-1650