

April 30, 2021

Dear Adjacent Property Owner:

This letter is being sent to you because Richmond Homes is proposing a land use project in El Paso County at the referenced location below. This information is being provided to you prior to submittal with El Paso 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, 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.

For questions specific to the project, please contact:

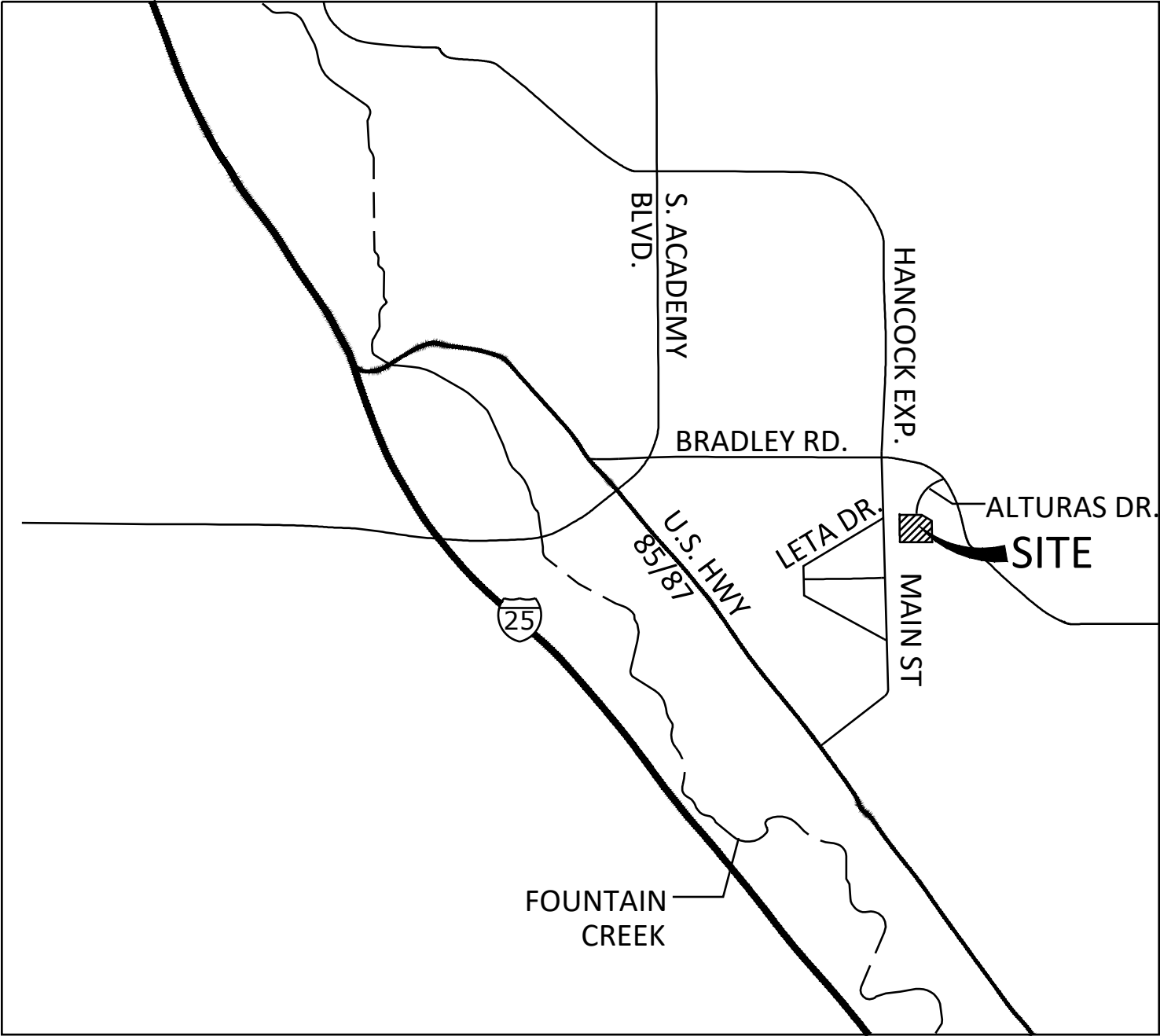
Andrea Barlow  
N.E.S. Inc.  
619 North Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
719-471-0073

**Request/Justification:** The request to the County is for the following:

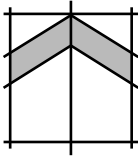
1. A PUD Preliminary Plan for 98 detached residential lots on 11.76 acres.

<b>Location</b>	Located south of the intersection of Cable Lane and Alturas Drive.
<b>Existing Zoning</b>	PUD CAD-O
<b>Vicinity Map</b>	Attached

# VICINITY MAP



N.T.S.



NORTH

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4855 HUNTERS RUN  
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PO BOX 5562  
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4815 HUNTERS RUN  
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FOUNTAIN MUTUAL METROPOLITAN DIST  
IN C/O GARY BARBER  
PO BOX 1976

Street and Apt. No. COLORADO SPRINGS, CO 80901-1976

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HYRUM LEBARON  
4825 HUNTERS RUN  
COLORADO SPRINGS, CO 80911-3117

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FOUNTAIN MUTUAL IRRIGATION CO  
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GOOD SHEPARD UNITED METHODIST CHURCH  
1201 LETA DR

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JOHN & DIANNA NUSS

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KENNETH & LETA DUNCAN

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KURTIS & CHELSEA MANCUSO

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KYLE FAIRTHORNE

412 PECOS DR

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LOUIS & ELAINE TREBOTICH

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MICHAEL WOOD

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MICHELLE HOFFMAN

4955 HUNTERS RUN

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NATHANIEL KINT

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NATHAN & CAROLYN DARGA

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PEGGY NELSON

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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	\$ _____
Postage	\$ <u>.51</u>
Total Postage and Fees	\$ <u>6.96</u>
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Street and Apt. No.	4955 BRADLEY RD
City, State, ZIP+4	COLORADO SPRINGS, CO 80911-3265
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