

Jackson Ranch Filing No. 3 - Adjacent Property Owners

Schedule No: 6121006016
Jackson Ranch Homeowners Association
17435 Roller Coaster Rd
Monument, CO 80132

Schedule No: 6121006017
Jackson Ranch LLC
17435 Roller Coaster Rd
Monument, CO 80132

Schedule No: 6121006012
Dustan C Hellwig and Jeri L Hellwig
1420 Burgundy Ct
Monument, CO 80132

Schedule No: 6121006013
Jeffrey D Morey and Joan T Morey
4330 Settlers Ranch Rd
Colorado Springs, CO 80908

Schedule No: 6121006008
Susan Ann Romney and Brent Conrad Romney
17611 NE 130th Ct
Redmond, WA 98052

Schedule No: 6121006014
Frank V Trythall
1795 Jet Stream #102
Colorado Springs, CO 80921

Schedule No: 6121003005
Tri-State Generation & Transmission Assn Inc
1100 W 116th Ave
Denver, CO 80234

Schedule No: 6121000020
Four Gates Land Development LLC
17435 Roller Coaster Rd
Monument, CO 80132

Schedule No: 6121000021
Morgan R Brown
17475 Roller Coaster Rd
Monument, CO 80132

Schedule No: 6121006003
Frank V Trythall
1795 Jet Stream #102
Colorado Springs, CO 80921

7014 1200 0000 5219 5140

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COLORADO SPRINGS, CO 80908

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Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59



Sent To Jeffrey D Morey and Joan T Morey
 Street, A 4330 Settlers Ranch Rd
 or PO Box Colorado Springs, CO 80908
 City, State

PS Form 3800, August 2006 See Reverse for Instructions

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REDMOND, WA 98052

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59



Sent Susan Ann Romney and Brent Conrad Romney
 Street, A 17611 NE 130th Ct
 or PO Box Redmond, WA 98052
 City, State

PS Form 3800, August 2006 See Reverse for Instructions

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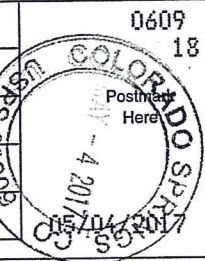
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MONUMENT, CO 80132

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Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59



Sent To Jackson Ranch LLC
 Street, A 17435 Roller Coaster Rd
 or PO Box Monument, CO 80132
 City, State

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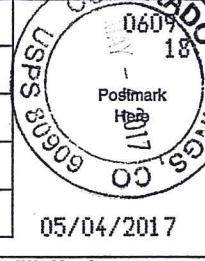
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Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59



Sent Dustan C Hellwig and Jeri L Hellwig
 Street, A 1420 Burgundy Ct
 or PO Box Monument, CO 80132
 City, State

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7014 1200 0000 5219 5201

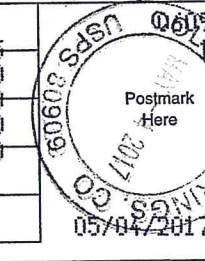
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MONUMENT, CO 80132

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59



Sent To Morgan R Brown
 Street, A 17475 Roller Coaster Rd
 or PO Box Monument, CO 80132
 City, State

PS Form 3800, August 2006 See Reverse for Instructions

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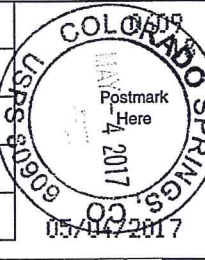
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MONUMENT, CO 80132

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59



Sent Jackson Ranch Homeowners Association
 Street, A 17435 Roller Coaster Rd
 or PO Box Monument, CO 80132
 City, State

PS Form 3800, August 2006 See Reverse for Instructions

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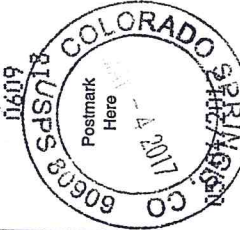
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DENVER, CO 80234 SPECIAL USE

Postage	\$7.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.44
	\$6.59

Sent to **Tri-State Generation & Transmission Assn Inc**
 Street, Apt. or PO Box **1100 W 116th Ave**
 City, State **Denver, CO 80234**

PS Form 3800, August 2006 See Reverse for Instructions



7215 5129 5219 0000 0000 1200 0201 5102

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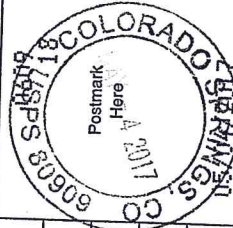
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COLORADO SPRINGS, CO 80921 SPECIAL USE

Postage	\$7.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.44
	\$6.59

Sent to **Frank V Irythall**
 Street, Apt. or PO Box **1795 Jet Stream #102**
 City, State **Colorado Springs, CO 80921**

PS Form 3800, August 2006 See Reverse for Instructions



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MONUMENT, CO 80132 SPECIAL USE

Postage	\$7.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.44
	\$6.59

Sent to **Four Gates Land Development LLC**
 Street, Apt. or PO Box **17435 Roller Coaster Rd**
 City, State **Monument, CO 80132**

PS Form 3800, August 2006 See Reverse for Instructions



5225 6125 0000 0000 0021 5102



May 3, 2017

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Four Gates Land Development, LLC, is proposing a land use project in El Paso County on 26.21± acres north of Higby Road and east of Roller Coaster Road as shown on the attached Vicinity Map. The subject property is zoned RR-2.5 (Residential Rural/single-family residential).. This information is being provided to you prior to the submittal with the County. The proposed development incorporates all or portions of Assessor Schedule No.'s 61210-06-017, 61210-00-022, 61210-00-023, & 61210-00-020. Please direct any questions on the proposal to the referenced contacts below.

The proposal is for approval of the Final Plat of Jackson Ranch Filing No. 3 to establish 9 single family rural residential lots, street right-of-way, and one open space tract. The area of the proposed Final Plat consists of those lots indicated as "Phase 2" on the amended Jackson Ranch Preliminary Plan (SP-16-002), approved by the El Paso County Board of County Commissioners on September 27, 2016. The proposed development will provide rural residential housing lots adjacent to existing Jackson Ranch Filing No. 2, developed in 2016/2017.


Prior to any public hearing on this proposal a notification of the time and place of public hearing will be sent to the adjacent property owners by the El Paso County Development Services 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.

Any questions regarding this project should be directed to:

Dave Gorman
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736
daveg@mvecivil.com

Very truly yours,

M.V.E., Inc.

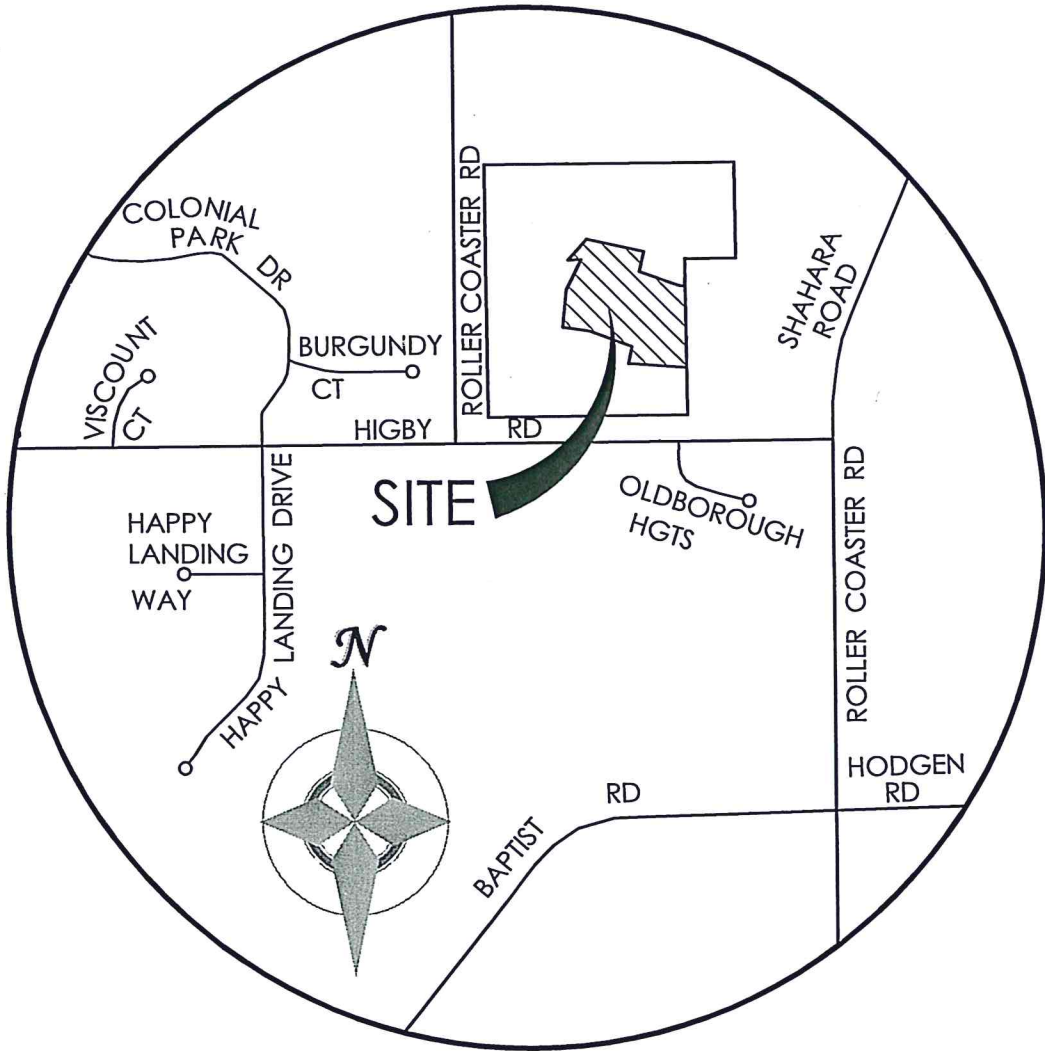


David R. Gorman, P.E.
DRG:cwg

Attachment: Vicinity Map, Development Map

Z:\61044\Documents\Correspondance\61044-F3 Final Plat Notice to Property Owners.odt

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com



VICINITY MAP

NOT TO SCALE

