

November 10, 2017

VIA CERTIFIED MAIL

Waste Connections of Colorado, Inc.
1235 North Loop West
Suite 205
Houston, TX 77008

RE: Lot Line Adjustment, Lots 1-4, Claremont Ranch Marketplace

To Whom It May Concern:

This letter is being sent to you because Evergreen-Constitution & Marksheffel, L.L.C. is proposing a land use project in El Paso County at the referenced location. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. 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 this project, please contact:

Evergreen-Constitution & Marksheffel, L.L.C.
2390 E. Camelback Road, Suite 410
Phoenix, AZ 85016
Attn. Zach Lauterbach
602-808-8600
zlauterbach@evgre.com

SITE ADDRESSES

2477 Marksheffel Road, El Paso County, CO
2457 Marksheffel Road, El Paso County, CO
2437 Marksheffel Road, El Paso County, CO
2417 Marksheffel Road, El Paso County, CO

SITE LOCATION, SIZE AND CURRENT ZONING:

The subject property is approximately 4.613 acres in size and is located on the southeast corner of Marksheffel Road and Constitution Avenue in unincorporated El Paso County, Colorado. The site is vacant but previously subdivided. The current zoning of the property is Commercial Regional (CR) zone district, which allows for the proposed land uses listed below.

REQUEST AND JUSTIFICATION:

The applicant proposes to modify the existing lot lines to adjust land areas for potential buyers.

EXISTING AND PROPOSED FACILITIES, STRUCTURES AND ROADS:

The development access points are along both Marksheffel Road and Constitution Avenue. There is a right-in/right-out/left-in access at the southern end (western portion) and a right-in access that separates Lots 2 & 3, of Filing 9A, of the commercial center along Marksheffel Road. There is a right-in/right-out access, as well as a full motion, signalized access onto Constitution Avenue.

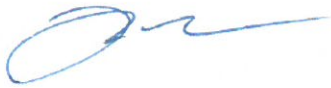
The proposed pad sites' approximate sizes are as follows:

| Proposed Lots | Proposed Land Area (acres) |
|---------------|----------------------------|
| Lot 1 | 1.003 |
| Lot 2 | 1.596 |
| Lot 3 | 1.042 |
| Lot 4 | 0.972 |
| Total Site | 4.613 |

PUBLIC INFRASTRUCTURE, FACILITIES:

The subject site is located within the service boundaries of the Cherokee Metropolitan District, of which is already providing both public water and sanitation to serve the development. Fire and Emergency services will be provided by the Falcon Fire Protection District.

Regards,



Zach Lauterbach
Sr. Development Manager

November 10, 2017

VIA CERTIFIED MAIL

Babcock Land Corp
212 N. Wahsatch Avenue
Suite 301
Colorado Springs, CO 80903-3476

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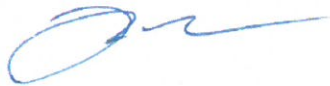
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4715 N. Chestnut Street
Colorado Springs, CO 80907-3531

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Dillon Companies, Inc
65 Tejon Street
Denver, CO 80223-1221

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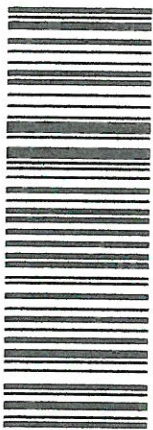
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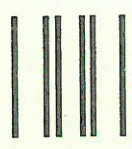
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DENVER CO 80223-1221

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Zach/Constitution + Marksheffel

Evergreen Development
2390 E. Camelback Rd., Suite 410
Phoenix, AZ 85016

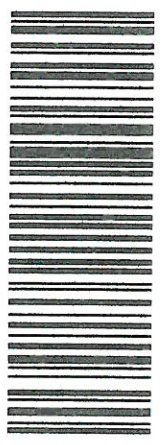
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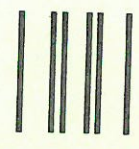
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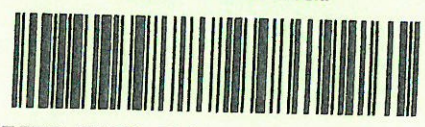
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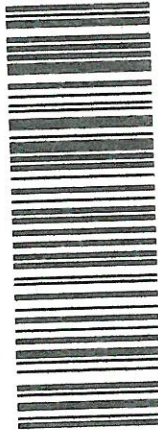
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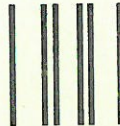
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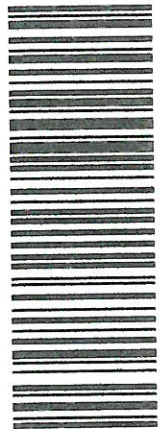
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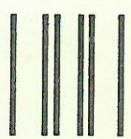
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