

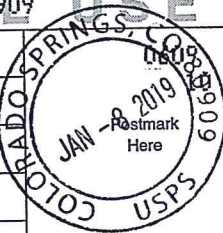
7014 1200 0000 5219 5515

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80909

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
	\$0.00
Total Postage & Fees	\$6.91



01/08/2019

Benet Hill Monastery  
 2555 N Chelton Rd  
 Colorado Springs, CO  
 80909-1362

See Reverse for Instructions

7014 1200 0000 5219 5485

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80921

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
	\$0.00
Total Postage & Fees	\$6.91



01/08/2019

Barbara J. Faulkenberry  
 2750 Benet Ln  
 Colorado Springs, CO  
 80921-1515

See Reverse for Instructions

7014 1200 0000 5219 5522

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80909

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
	\$0.00
Total Postage & Fees	\$6.91



01/08/2019

Benet Hill Priory of  
 Colorado Springs,  
 2555 N Chelton Rd  
 Colorado Springs, CO  
 80909-1362

Instructions

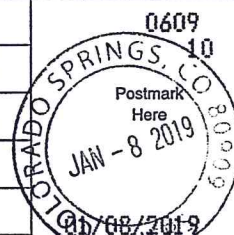
7014 1200 0000 5219 5492

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80921

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
	\$0.00
Total Postage & Fees	\$6.91



01/08/2019

Samuel T. & Sandra J. Grivy  
 2950 Benet Ln  
 Colorado Springs, CO  
 80921-1511

PS Form 3800, August 2006

See Reverse for Instructions

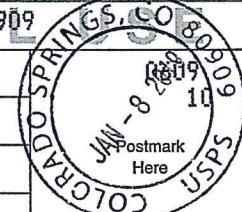
7014 1200 0000 5219 5546

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80909

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
	\$0.00
Total Postage & Fees	\$6.91



01/08/2019

Lot 1, Benet Pines  
 Benet Hill Monastery  
 2555 N Chelton Rd  
 Colorado Springs, CO  
 80909-1362

Instructions

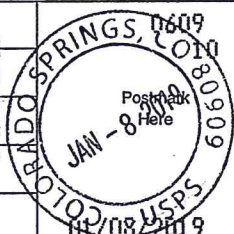
7014 1200 0000 5219 5506

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

KANSAS CITY, MO 64131

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
	\$0.00
Total Postage & Fees	\$6.91



01/08/2019

Samuel T. & Sandra J. Grivy  
 445 E 69th Ter  
 Kansas City, MO 64131-1330

PS Form 3800, August 2006

See Reverse for Instructions



**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80921

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.91



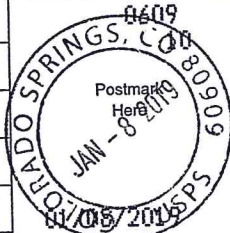
Sent to: CAROL COX, A LIVING TRUST  
15740 HIGHWAY 83  
COLORADO SPRINGS, CO 80921

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

MONUMENT, CO 80132

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.91



Sent to: MARLENA M. MILLER  
15954 JACKSON CREEK PKWY  
STE B  
MONUMENT, CO 80132-8532

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80921

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.91



Sent to: EDWARD C. & SANDRA TORRES  
2760 EVERGREEN RD  
COLORADO SPRINGS, CO 80921-1902

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80921

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.91



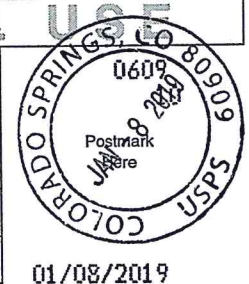
DAVID & ASHLEY DUNCAN  
15720 STATE HIGHWAY 83  
COLORADO SPRINGS, CO 80921-1519

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80921

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.91



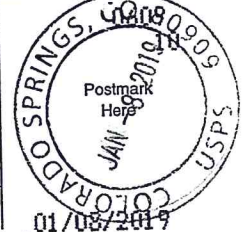
230 UNION LLC  
15530 HWY 83  
COLORADO SPRINGS, CO 80921

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80921

Postage	\$3.45
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.91



GEORGE A. & NORINE A.  
KERSTEIN  
15530 STATE HIGHWAY 83  
COLORADO SPRINGS, CO 80921-1513



U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80921

Postage \$3.45  
Certified Fee \$2.75  
Return Receipt Fee (Endorsement Required) \$0.00  
Restricted Delivery Fee (Endorsement Required) \$0.00  
Total Postage & Fees \$6.91



TIMOTHY & LINDA L.  
SZYMCAK  
15805 FOOLS GOLD LN  
COLORADO SPRINGS, CO  
80921-1908

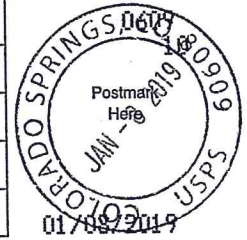
See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80921

Postage \$3.45  
Certified Fee \$2.75  
Return Receipt Fee (Endorsement Required) \$0.00  
Restricted Delivery Fee (Endorsement Required) \$0.00  
Total Postage & Fees \$6.91



KENNETH & PASTY BONNET  
15645 FOOLS GOLD LN  
COLORADO SPRINGS CO  
80921-1907

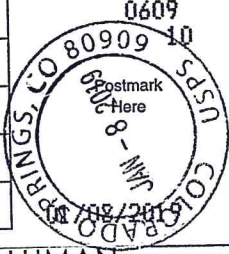
See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80921

Postage \$3.45  
Certified Fee \$2.75  
Return Receipt Fee (Endorsement Required) \$0.00  
Restricted Delivery Fee (Endorsement Required) \$0.00  
Total Postage & Fees \$6.91



JOHN P. & NICOLE L. LUMAN  
15885 FOOLS GOLD LN  
COLORADO SPRINGS, CO  
80921-1908

See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80914

Postage \$3.45  
Certified Fee \$2.75  
Return Receipt Fee (Endorsement Required) \$0.00  
Restricted Delivery Fee (Endorsement Required) \$0.00  
Total Postage & Fees \$6.91



MARK BORTIATYNSKI  
PO BOX 14093  
COLORADO SPRINGS, CO  
80914-0093

See Reverse for Instructions

U.S. Postal Service™  
**CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

COLORADO SPRINGS, CO 80921

Postage \$3.45  
Certified Fee \$2.75  
Return Receipt Fee (Endorsement Required) \$0.00  
Restricted Delivery Fee (Endorsement Required) \$0.00  
Total Postage & Fees \$6.91



JAY C. & JANE E. CRICK  
15755 FOOLS GOLD LN  
COLORADO SPRINGS, CO  
80921-1907

See Reverse for Instructions

BARBARA J. FAULKENBERRY  
2750 BENET LN  
COLORADO SPRINGS, CO 80921-1515

SAMUEL T. & SANDRA J. GRIVY  
2950 BENET LN  
COLORADO SPRINGS, CO 80921-1511

SAMUEL T. & SANDRA J. GRIVY  
445 E 69TH TER  
KANSAS CITY, MO 64131-1330

BENET HILL MONASTERY  
2555 N CHELTON RD  
COLORADO SPRINGS, CO 80909-1362

BENET HILL PRIORY OF COLORADO SPRINGS,  
2555 N CHELTON RD  
COLORADO SPRINGS, CO 80909-1362

LOT1, BENET PINES  
BENET HILL MONASTERY  
2555 N CHELTON RD  
COLORADO SPRINGS, CO 80909-1362

DAVID & ASHLEY DUNCAN  
15720 STATE HIGHWAY 83  
COLORADO SPRINGS, CO 80921-1519

230 UNION LLC  
15530 HWY 83  
COLORADO SPRINGS, CO 80921

GEORGE A. & NORINE A. KERSTEIN  
15530 STATE HIGHWAY 83  
COLORADO SPRINGS, CO 80921-1513

CAROL COX, A LIVING TRUST  
15740 HIGHWAY 83  
COLORADO SPRINGS, CO 80921

MARLENA M. MILLER  
15954 JACKSON CREEK PKWY STE B  
MONUMENT, CO 80132-8532

EDWARD C. & SANDRA TORRES  
2760 EVERGREEN RD  
COLORADO SPRINGS, CO 80921-1902

KENNETH & PASTY BONNET  
15645 FOOLS GOLD LN  
COLORADO SPRINGS CO 80921-1907

MARK BORTIATYNSKI  
PO BOX 14093  
COLORADO SPRINGS, CO 80914-0093

JAY C. & JANE E. CRICK  
15755 FOOLS GOLD LN  
COLORADO SPRINGS, CO 80921-1907

TIMOTHY M. & LINDA L. SZYMCZAK  
15805 FOOLS GOLD LN  
COLORADO SPRINGS, CO 80921-1908

JOHN P. & NICOLE L. LUMAN  
15885 FOOLS GOLD LN  
COLORADO SPRINGS, CO 80921-1908





January 7, 2019

**NOTICE TO PROPERTY OWNERS**

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc. on behalf Benet Hill Monastery of Colorado Springs is proposing a land use project in El Paso County on 49.58± acres located in the south half of Section 27, Township 11 South, Range 66 West of the 6<sup>th</sup> Principal Meridian El Paso County, Colorado. The address of the site is 15760 Colorado Highway 83. A Vicinity Map is included for reference. The Sisters of the Benet Hill Monastery are requesting approval of the Sanctuary of Peace Residential Community PUD Development Plan to rezone a 49.58 acre property from the current A-5 and RR-5 zoning districts to PUD. Approximately 10± acres of the property is currently zoned A-5 the remaining 40± acres is zoned RR-5. This information is being provided to you prior to the submittal to the County. The area of the proposed development consists of the property having Assessor Schedule Number 7103001034. Please direct any questions on the proposal to the referenced contact below.

The proposal is for approval of a zone change to PUD (Planned Unit Development), and the PUD Development and Preliminary Plan along with the final plat of 'Sanctuary of Peace Filing No. 1'. The proposed subdivision will establish twenty six (26) single family residential lots, one (1) Community Building Lot, and Tracts for a private road & open space on the property. Waiver requests are also being sought to allow for private roads, a dead end road, and lot area reduction for lots using Onsite Wastewater Treatment Systems .

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:

Charles C. Crum, P.E.  
chuckc@mvecivil.com

Very truly yours,

M.V.E., Inc.

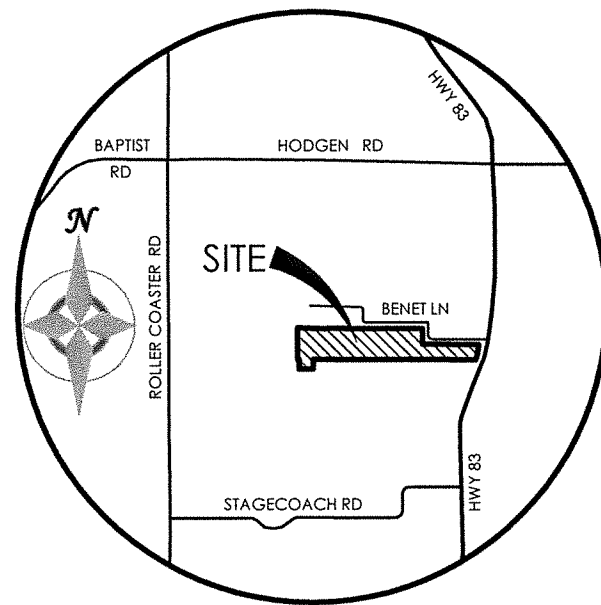
A handwritten signature in blue ink that reads 'Charles C. Crum'.

Charles C. Crum, P.E.  
CCC:sh

Attachment: Vicinity Map, Development Map

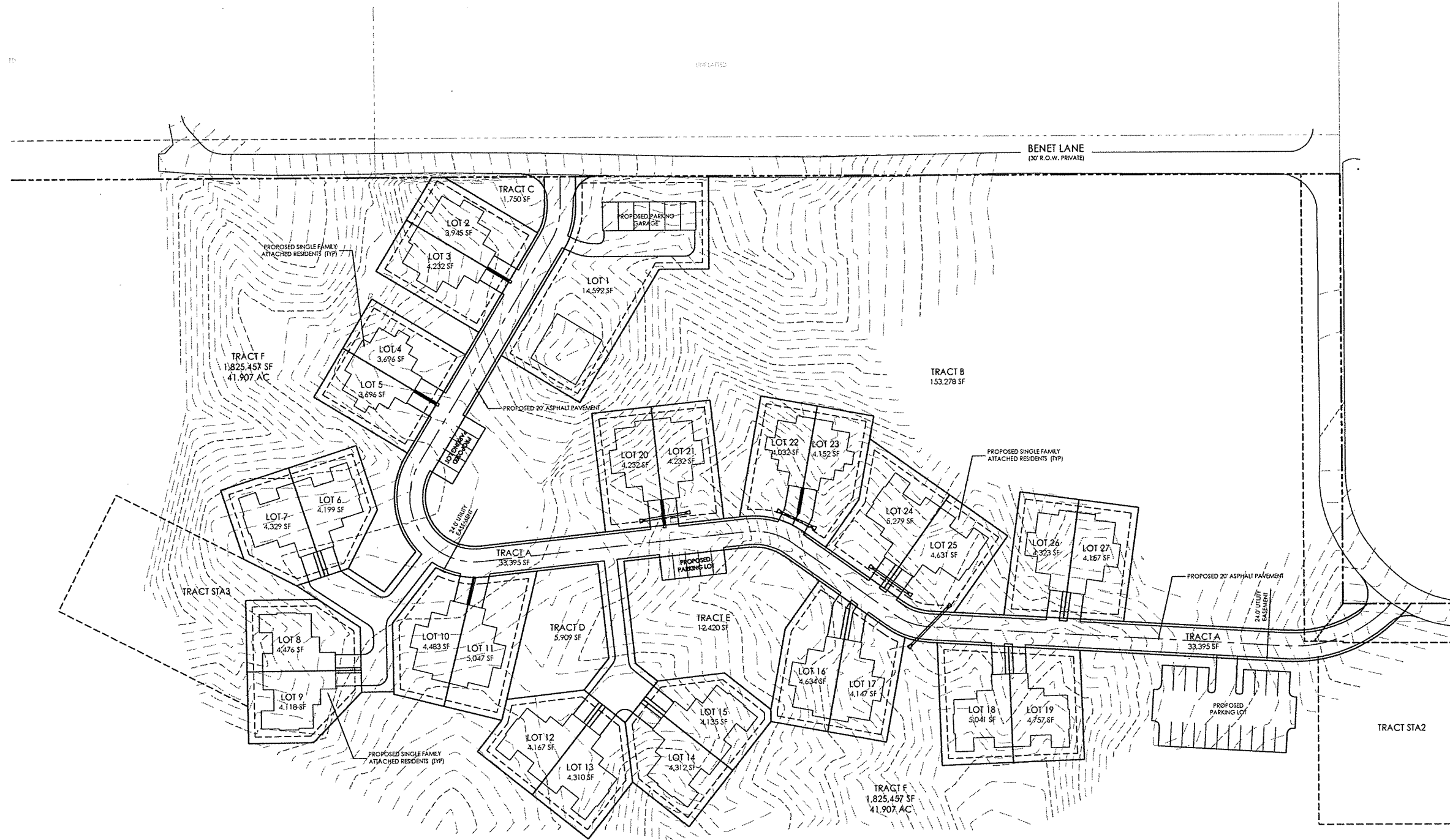
Z:\61087\Documents\Correspondance\61087-PUD-PP Notice to Property Owners.odt

**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

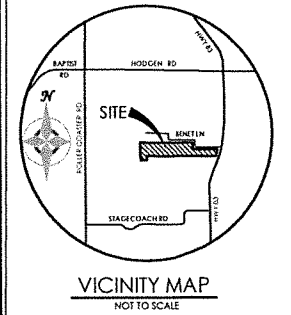
Z:\61087\_Sheet Dwg's\61087-DEV-PUD2.dwg, 1/8/2019 1:15:17 PM, Chuck Cum



**NOT A  
CONSTRUCTION DOCUMENT**  
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION  
PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO  
SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY.  
IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION  
PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

**SITE MAP**  
1" = 40'

## PUD Development Plan



BENCHMARK



10 0 20 40 60  
1" = 40' 1:480

**MVE, INC.**  
ENGINEERS, SURVEYORS  
1903 Hilary Street, Suite 500 Colorado Springs CO 80909 719.636.5736

REVISIONS

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILT BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

**DEVELOPMENT PLAN  
PRELIMINARY PUD**

**SANCTUARY OF  
PEACE RESIDENTIAL  
COMMUNITY**

MVE PROJECT 61087  
MVE DRAWING DP-3

**DECEMBER 21, 2018  
SHEET 3 OF 4**