

September 4, 2020

Dear Adjacent Property Owner,

This letter is being sent to you because Glen Investment Group VIII, LLC. is proposing a note amendment to the Glen at Widefield Filing No. 9 Final Plat. The note amendment is to allow for basement construction to be allowed on Lots 87, 88, 89, and 90, which was previously restricted due to geologic mapping depicting high groundwater in the area. The information below explains the changes being proposed in the note amendment. No other changes to the plat are being proposed with this amendment. Please direct any questions on the proposal to the Applicant or Consultant at the addresses listed below. This amendment will be an administrative review by El Paso County and questions and concerns should also be directed to the El Paso County Planning Department. 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 for this proposal.

Please direct your questions at this time to:

Applicant and Owner:

Ryan Watson
Glen Investment Group No. VIII, LLC
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 392-0194
Email: ryan@widefieldinvestmentgroup.com

Planning/Processing Consultant:

James Nass
Nass Design Associates
111 S. Tejon Street, Suite 312
Colorado Springs, CO 80903
(719) 475-2406
Email: jim@nassdesign.net

LOCATION AND SIZE: The plat note amendment affects lots located northeast and west of the intersection of Spring Glen Drive and Bittercress Drive and are known as lots 87,88,89, and 90. The final plat size remains at 145.207 acres.

PRESENT ZONING: RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.)

REQUEST: To amend the note section entitled "Areas of High Ground Water" on sheet 2 of 3 of the plat to add additional information about new studies that will show that the high ground water issues have abated within the respective lot area.

HISTORICAL BACKGROUND:

The Glen at Widefield East Preliminary Plan was approved in 2016 for a parcel of land which encompassed 294.19 acres of land. That preliminary plan was then parceled into final plats for filings 7-12. As a part of the preliminary plan submission extensive soils and geological studies were prepared by STE, Inc. in April 16,2007, with an additional study prepared on December 8th, 2015. Additional studies and mitigation recommendations were prepared by Hepworth-Pawlak Geotechnical, Inc. on April 16, 2007. These studies can be found in the files of El Paso County in File Nos. SP-15-004. At the time of these studies it was determined that certain areas of the preliminary plan area had some geologic hazards associated with expansive and hydrocompactive soils. They also identified high ground water areas and a map was produced and included with the preliminary plat depicting those geologic hazard and high groundwater areas and the plan depicted those lots which would require further

geotechnical analysis and that there would be a restriction on basements on specific lots until further analysis and mitigation measures were taken into consideration. A note was placed on the final plat for Filing No. 9 that, "Due to high groundwater in some areas please refer to the recommendations and mitigation methods found in the studies by STE, Inc. and Hepworth-Pawlak for proper mitigation and construction types for foundations." Now that we are in the process of constructing those lots, additional information and testing has been performed for those restricted lots which were lots 87,88,89, and 90. Our intent is to construct those lots with basements and to have the plat notes amended to add our additional study information.

JUSTIFICATION:

Additional studies have now been performed and prepared by J&K Geological Services on August 3, 2020 and by RMG, Inc on June 19th, 2020. The results of the testing confirmed that the groundwater levels under these respective lots has indeed changed since grading and development has occurred in this area of the Glen. Groundwater levels are now shown at an acceptable depth to allow basement construction on the aforementioned lots. These additional studies and reports are being submitted with this request for note amendment. Two new notes are proposed to be added to the final plat document for The Glen at Widefield Filing No. 9. Those notes can be found in the section entitled "Areas of High Groundwater" The notes to be added are as follows:

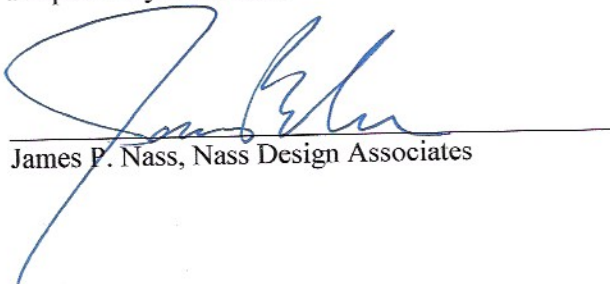
"Some areas of the proposed development will be impacted by geologic hazard, including the presence of both expansive and hydrocompactive soils. Mitigation measures and a map of the hazard area can be found in the report prepared by RMG, Inc. prepared on June 19, 2020. Additional studies and mitigation recommendations can be found in a study prepared by J&K Geological Services on August 3, 2020."

"Previous reports conducted by STE, Inc. and Hepworth-Pawlak had showed areas of high groundwater in the area of lots 87-90, however recent investigations by RMG, Inc. in June 19, 2020 and by J&K Geologic Services in August 3, 2020, show that groundwater levels are at an acceptable level to allow development of these lots with foundations and basements as long as the builder adheres to recommended mitigation procedures within the related studies."

CONCLUSIONS:

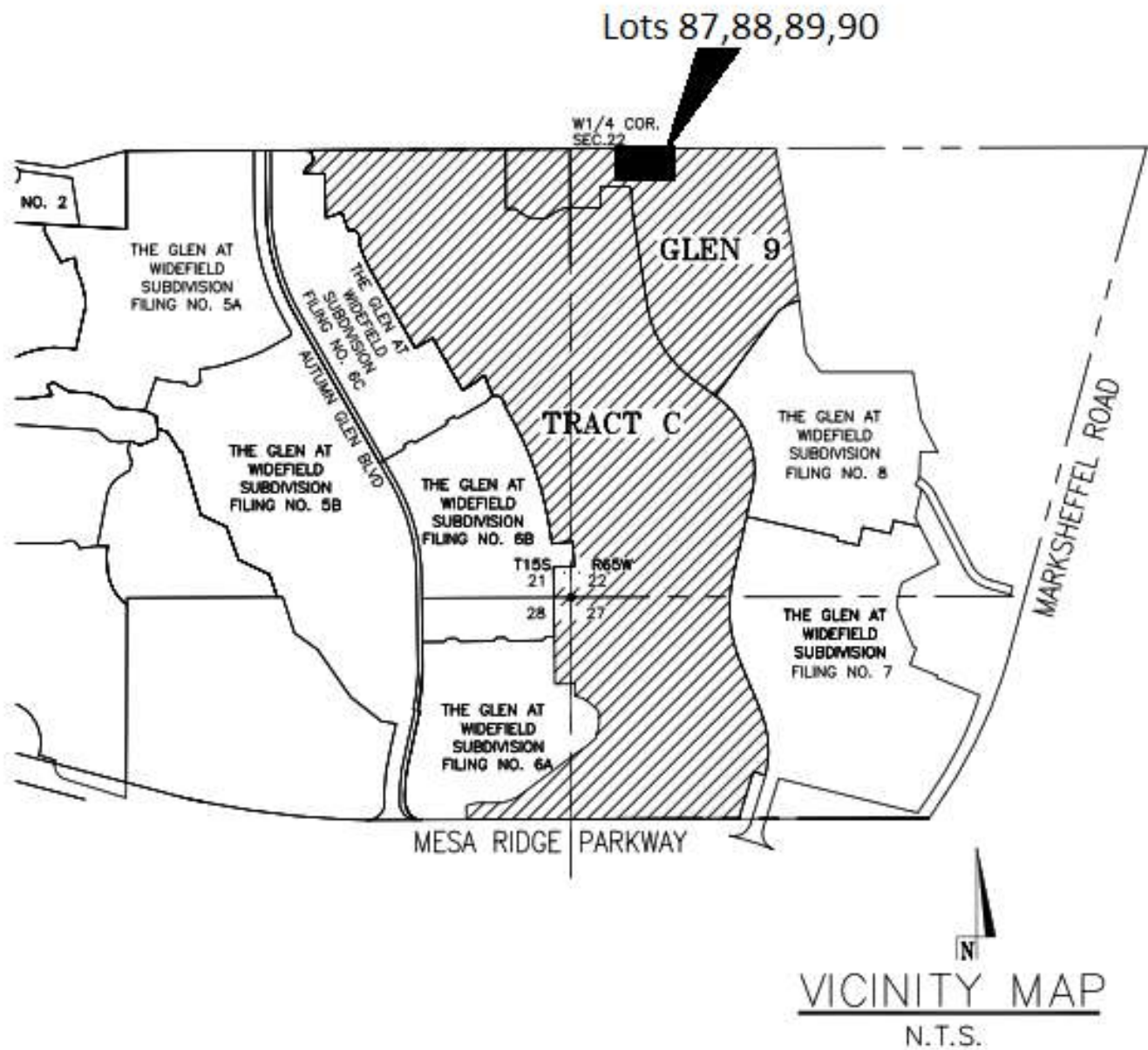
Our proposal is that these note amendments be added to the final plat after consideration and review of the additional studies and geologic tests provided to El Paso County and the Colorado Geologic Survey. These note amendments and associated studies will allow for basement foundation development on Lots 87,88,89, and 90 of The Glen at Widefield Filing No. 9. No other changes to the plat are being requested. No new lots are being proposed. No lot lines or parcel lines, acreages or square footage, have changed in any way.

Respectively submitted,



James P. Nass, Nass Design Associates

VICINITY MAP
THE GLEN AT WIDEFIELD SUBDIVISION
FILING NO. 9



**PARCEL IDENTIFICATION FOR PLAT NOTE AMENDMENT
THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9**

SUBJECT PROPERTIES:

55223-10-033 (8810 BITTERCRESS DR, LOT 87)
GLEN DEVELOPMENT CO
3 WIDEFIELD BLVD
COLORADO SPRINGS CO 80911-2126

55223-10-034 (8802 BITTERCRESS DR, LOT 88)
WINDSOR RIDGE HOMES LLC
4164 AUSTIN BLUFFS PKWY #143
COLORADO SPRINGS CO 80918

55223-11-001 (8786 BITTERCRESS DR, LOT 89)
WINDSOR RIDGE HOMES LLC
4164 AUSTIN BLUFFS PKWY #143
COLORADO SPRINGS CO 80918

55223-11-002 (8778 BITTERCRESS DR, LOT 90)
WINDSOR RIDGE HOMES LLC
4164 AUSTIN BLUFFS PKWY #143
COLORADO SPRINGS CO 80918

ADJACENT PROPERTIES:

55223-10-032 (8818 BITTERCRESS DR, LOT 86)
GLEN DEVELOPMENT CO
3 WIDEFIELD BLVD
COLORADO SPRINGS CO 80911-2126

55223-11-003 (8770 BITTERCRESS DR, LOT 91)
WINDSOR RIDGE HOMES LLC
4164 AUSTIN BLUFFS PKWY #143
COLORADO SPRINGS CO 80918

55223-09-001 (6821 BIGTOOTH MAPLE DR, LOT 20)
ASPEN VIEW HOMES LLC
7910 GATEWAY EAST #102
EL PASO TX, 79915

55223-08-019 (6820 BIGTOOTH MAPLE DR, LOT 19)
ASPEN VIEW HOMES LLC
7910 GATEWAY EAST #102
EL PASO TX, 79915

55223-10-035 (TRACT A)
GLEN INVESTMENT GROUP NO VIII LL
3 WIDFIELD BLVD
COLORADO SPRINGS CO 80911-2126

55223-11-007 (TRACT B)
GLEN INVESTMENT GROUP NO VIII LL
3 WIDFIELD BLVD
COLORADO SPRINGS CO 80911-2126

55223-12-004 (TRACT C)
GLEN METROPOLITAN DISTRICT NO. 3
C/O WHITE BEAR ANKELE TANAKA & WALDRON
2154 E COMMON AVE STE 2000
LITTLETON CO 80122-1880

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Colorado Springs, CO 80918

OFFICIAL USE

Certified Mail Fee	\$3.55	0604
\$	\$0.00	37
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.55	
Total Postage and Fees	\$4.10	

Sent To
Windsor Ridge Homes LLC
Street and Apt. No., or PO Box No.
1164 Austin Bluffs Pkwy #143
City, State, ZIP+4[®]
Colorado Springs, CO 80918

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Colorado Springs, CO 80911

OFFICIAL USE

Certified Mail Fee	\$3.55	0604
\$	\$0.00	37
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.55	
Total Postage and Fees	\$4.10	

Sent To
GLEN DEVELOPMENT CO
Street and Apt. No., or PO Box No.
3 WIDEFIELD BLVD
City, State, ZIP+4[®]
COLORADO SPRINGS, CO 80911-2126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Colorado Springs, CO 80911

OFFICIAL USE

Certified Mail Fee	\$3.55	0604
\$	\$0.00	37
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.55	
Total Postage and Fees	\$4.10	

Sent To
GLEN INVESTMENT GROUP NO VIII LLC
Street and Apt. No., or PO Box No.
3 WIDEFIELD BLVD
City, State, ZIP+4[®]
COLORADO SPRINGS CO 80911-2126

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Littleton, CO 80122

OFFICIAL USE

Certified Mail Fee	\$3.55	0604
\$	\$0.00	37
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.55	
Total Postage and Fees	\$4.10	

Sent To
GLEN METRO DIST. #3 C/O WHITE BEAR ANKELE
Street and Apt. No., or PO Box No.
TANAKA WILDRON
2154 E COMMON AVE STE 2000
City, State, ZIP+4[®]
LITTLETON CO 80122-1680

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
El Paso, TX 79915

OFFICIAL USE

Certified Mail Fee	\$3.55	0604
\$	\$0.00	37
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.55	
Total Postage and Fees	\$4.10	

Sent To
ASPEN VIEW HOMES LLC
Street and Apt. No., or PO Box No.
7910 GATEWAY EAST #102
City, State, ZIP+4[®]
EL PASO, TX 79915

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Littleton, CO 80122

OFFICIAL USE

Certified Mail Fee	\$3.55	0604
\$	\$0.00	37
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00
<input type="checkbox"/> Adult Signature Required	\$	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.55	
Total Postage and Fees	\$4.10	

Sent To
GLEN METRO DIST. #3 C/O WHITE BEAR ANKELE
Street and Apt. No., or PO Box No.
TANAKA WILDRON
2154 E COMMON AVE STE 2000
City, State, ZIP+4[®]
LITTLETON CO 80122-1680

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions