

CERTIFICATE OF MAILING

TO: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPT.

RE: Notice to Adjoining Property Owners – MA Minor Subdivision Plat Application

I, David F. Jones, certify that on the 12th day of November, 2021 a copy of the foregoing Letter to Adjoining Property Owners was deposited in the United States mails, certified, first class postage, pre-paid and addressed to the following individuals and business:



David F. Jones

November 12, 2021

Matthew W Dunston, 1230 Scarsbrook Ct, Monument, CO. 80132-
Charles & Linda Staley Trust, 18520 Shannon Rd, Colo Spgs, CO 80908
Annette Thomas, 13227 Kephart Ln, Woodbridge, VA 22193-4912
Walden Corporation, 17145 Colonial Park Dr, Monument, CO 80132-8473
Walden Holdings I LLC, 1230 Scarsbrook Ct, Monument, CO 80132-8487
Randy & Linda Amann, POB 281, Pleasant Grove, UT 84062-0281
Steve & Elizabeth Rael, 18220 Highway 83, Colo Spgs, CO 80908
Kang Dong Won & Kang Kikuye, 9638 SW 49th Ave, Sapulpa, OK 74066-9047
AT&T, c/o US West Communications, 6330 S. Syracuse Wy, Ste 700, Englewood, CO
80111-7305

November 10, 2021

RE: NOTIFICATION TO ADJOINING LAND OWNERS – APPROVAL OF MA SUBDIVISION PLAT

Dear Adjoining Land Owner:

The Monument Academy Foundation (Parcel No. 6100000535) and the Walden Corporation (Parcel No. 6100000536) are currently making application to the El Paso County Planning and Community Development Department for approval of a minor land subdivision plat located at the southeast corner of the intersection of Highway 83 and Walker Road.

The purpose of this application is to Final Plat the existing roadway and drainage public improvements previously constructed with the Monument Academy High School thereby allowing for the County acceptance of the public roadways and drainage improvements.

The 62.6 acre site is zoned RR5 (Rural Residential 5 ac min) and is proposed to include the following land uses and areas:

- The 19.38 ac Lot 1 is intended to facilitate the existing Monument Academy High School's structure, recreational fields and associated vehicular access drives and parking. A Site Location Permit and Site Development Plans for the High School facilities have previously been approved by El Paso County. Approval of Lot 1 will complete the necessary County entitlements for the existing High School's site.
- The 15.36 ac Tract A and the 19.9 ac Tract B are being platted as Tracts to be held for future development. While this application will not affect the current RR5 Rural Residential zoning on the tracts, these tracts cannot be further developed without additional entitlement applications and reviews as required by the El Paso County Land Development Code.
- The 1.03 ac Tract C and the 0.17 ac Tract D are intended to be transferred to adjoining property owners as part of a boundary line survey adjustment.
- The 6.77 acers of road right-of-way includes an 80 foot wide interior road right-of-way dedication to facilitate the existing Jane Lundeen Drive and the existing extension of Pinehurst Circle. Also included are additional perimeter right-of-way dedications to both Walker Road and Highway 83 needed to facilitate improvements to the existing roadways. All public improvements associated with the proposed ROW dedications have been previously reviewed and approved by El Paso County through a construction document review process. No additional public improvements are included with this application.

See attached MA Subdivision Final Plat for additional information regarding this proposal.

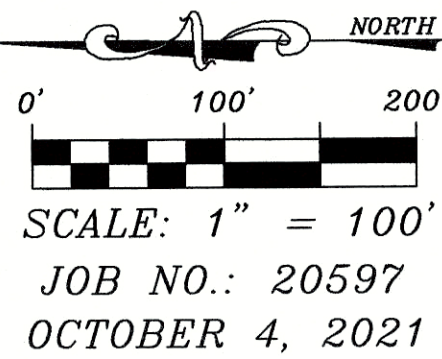
You may appear in person at the Planning Commission's and/or Board of County Commissioners' public hearings regarding this request or, if unable to attend, submit a statement expressing your opinions and comments on the application. Your comments should be sent to El Paso County Planning and Community Development Dept, 2880 International Cir., Colorado Springs, CO, 80910, attn: Ryan Howser. The date, time and location of the future public hearings regarding this application may be obtained by contacting the El Paso County Planning and Community Development Dept. at 719 520 6300.

Should you have any questions regarding this application, you are welcome to contact either my office or Ryan Howser at 719 520 6049.

Sincerely,

David F. Jones
LAND RESOURCE ASSOCIATES
719 660 1184
chipita1@comcast.net

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WALDEN CORPORATION
17145 COLONIAL PARK DR.
MONUMENT, CO 80132

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WALDEN HOLDINGS I LLC
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RANDY & LINDA AMANN
PO BOX 281
PLEASANT GROVE, UT 84062

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