

Notice to Adjacent Property Owners

This letter is being sent to you because Cherry Springs Ranch, Inc. is proposing a land use project in El Paso County at the location referenced in item #2 below. 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 in item #1. 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.

1. For questions specific to this project, please contact:

Stan Searle
Cherry Springs Ranch, Inc.
18911 Cherry Springs Ranch Dr.
Monument, CO 80132
(719) 481-3735
stansearle@gmail.com

2. Site address, location, size and zoning:

- Entire Planned Unit Development (PUD) is approximately 231 acres located on the north side of Highway 105, beginning ¼ mile west of Highway 83. (See enclosed map.)
- Filing 2 comprises 42.25 acres located adjacent to Highway 105 and extending approximately 1160 ft. to the north.
- Zoning is PUD

3. Request and justification:

The applicant is requesting a PUD Amendment for 11 lots in the southernmost part of the Cherry Springs Ranch subdivision. A total of 42 lots were approved for the 231 acre PUD by the El Paso County Board of County Commissioners in 2007. No substantive revisions of the PUD originally approved in 2007 are requested. The PUD Amendment is to continue the development of the PUD by adding the 11 proposed lots in Filing 2. The proposal complies with all applicable El Paso County regulations and standards as well as the Conditions of Approval of the original PUD.

The subdivision proposes access off Highway 105, to be aligned with existing Appaloosa Rd. The single street will be constructed and paved to El Paso County standards.

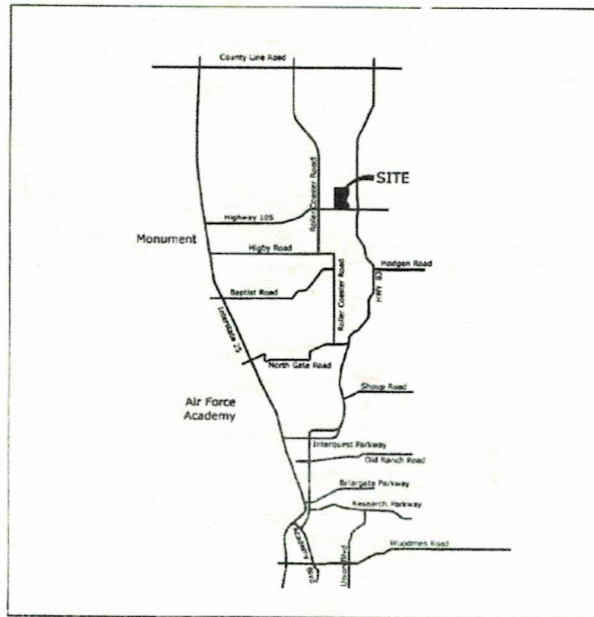
Natural features, including trees and grass lands will be protected and incorporated into the design of the project. Only stick-built and manufactured homes which conform to the

International Building Code will be permitted. A maximum of two accessory buildings will be permitted on each lot—subject to size and use parameters set by the HOA. Construction of any kind shall require prior approval of the Architectural Control Committee of the Cherry Springs Ranch HOA.

4. Existing and proposed facilities, structures, roads, etc.

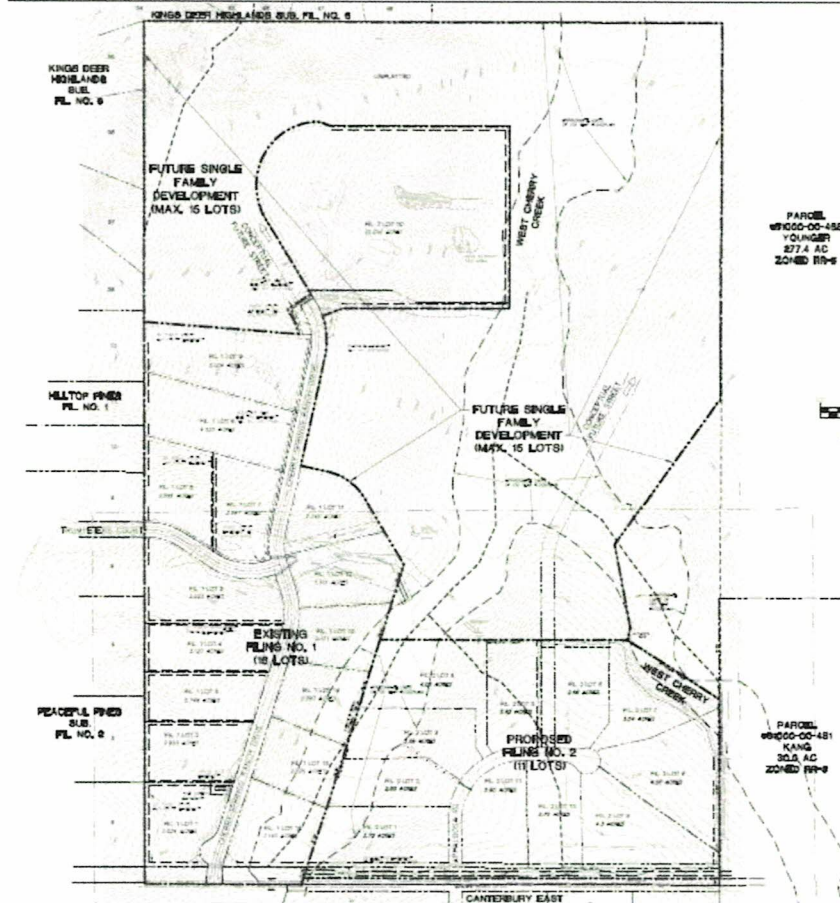
See attached proposed plat of Filing 2.

5. Vicinity Map



VICINITY MAP
NTS

See attached Vicinity Map.



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