

Jackson Ranch Filing No. 4 - Adjacent Property Owners

Schedule No: 6121006016
Jackson Ranch Homeowners Association
17435 Roller Coaster Rd
Monument, CO 80132

Schedule No: 6121006017
Jackson Ranch LLC
17435 Roller Coaster Rd
Monument, CO 80132

Schedule No: 6116007020
Beven Page
17615 Canterbury Dr
Monument, CO 80132-8348

Schedule No: 6116007005
Thomas A Mahr & Jill B Mahr
17530 Shahara Rd
Monument, CO 80132-8396

Schedule No: 6121003001
Cindy J Bartges & Terry Bartges
17490 Shahara Rd
Monument, CO 80132

Schedule No: 6121003002
Michael W Deloach & Catherine L Deloach
17430 Shahara Rd
Monument, CO 80132

Schedule No: 6121003003
Donald J Dietrich & Susan H Dietrich
17360 Shahara Rd
Monument, CO 80132

Schedule No: 6121003004
Marios Philippou & Linda P Philippou
17240 Shahara Rd
Monument, CO 80132

Schedule No: 6121003005
Tri-State Generation & Transmission Assn Inc
1100 W 116th Ave
Denver, CO 80234

Schedule No: 6121000020
Four Gates Land Development LLC
17435 Roller Coaster Rd
Monument, CO 80132

Schedule No: 6121000021
Morgan R Brown
17475 Roller Coaster Rd
Monument, CO 80132

Z:\61073\Documents\Correspondance\61073 Adjacent Property Owners.odt

7014 1200 0000 5219 5249

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MONUMENT, CO 80132

Postage	\$3.35
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.59



Sent To **Beven Page**
 Street, Apt or PO Box **17615 Canterbury Dr**
 City, State **Monument, CO 80132**

PS Form 3800, August 2006 See Reverse for Instructions

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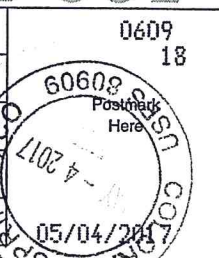
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Certified Fee	\$2.75
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Restricted Delivery Fee (Endorsement Required)	\$0.00
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Sent To **Jackson Ranch LLC**
 Street, Apt or PO Box **17435 Roller Coaster Rd**
 City, State **Monument, CO 80132**

PS Form 3800, August 2006 See Reverse for Instructions

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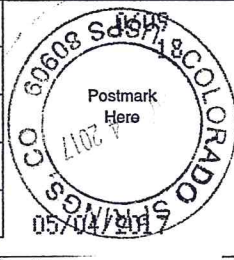
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Restricted Delivery Fee (Endorsement Required)	\$0.00
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Sent To **Cindy J Bartges & Terry Bartges**
 Street, Apt or PO Box **17490 Shahara Rd**
 City, State **Monument, CO 80132**

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00
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Sent To **Thomas A Mahr & Jill B Mahr**
 Street, Apt or PO Box **17530 Shahara Rd**
 City, State **Monument, CO 80132**

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Restricted Delivery Fee (Endorsement Required)	\$0.00
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Sent To **Donald J Dietrich & Susan H Dietrich**
 Street, Apt or PO Box **17360 Shahara Rd**
 City, State **Monument, CO 80132**

PS Form 3800, August 2006 See Reverse for Instructions

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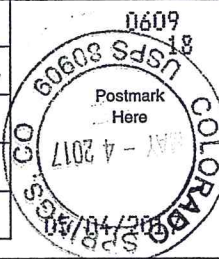
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Restricted Delivery Fee (Endorsement Required)	\$0.00
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Sent To **Michael W Deloach & Catherine L Deloach**
 Street, Apt or PO Box **17430 Shahara Rd**
 City, State **Monument, CO 80132**

PS Form 3800, August 2006 See Reverse for Instructions

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DENVER, CO 80234

OFFICIAL USE

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Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.50



Sent To **Tri-State Generation & Transmission Assn Inc**
 Street, Apt. or PO Box **1100 W 116th Ave**
 City, State **Denver, CO 80234**

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Postage	\$3.75
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.50



Sent To **Marios Philippou & Linda P Philippou**
 Street, Apt. or PO Box **17240 Sahara Rd**
 City, State **Monument, CO 80132**

7014 1200 0000 5219 5256 7

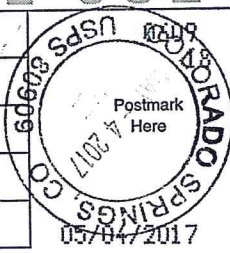
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.50



Sent To **Morgan R Brown**
 Street, Apt. or PO Box **17475 Roller Coaster Rd**
 City, State **Monument, CO 80132**

7014 1200 0000 5219 5256 7

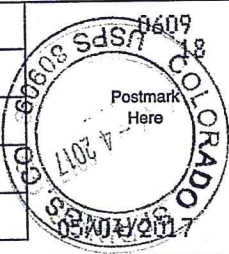
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Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
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Sent To **Four Gates Land Development LLC**
 Street, Apt. or PO Box **17435 Roller Coaster Rd**
 City, State **Monument, CO 80132**

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Postage	\$3.75
Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.50



Sent To **Jackson Ranch Homeowners Association**
 Street, Apt. or PO Box **17435 Roller Coaster Rd**
 City, State **Monument, CO 80132**



May 3, 2017

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Four Gates Land Development, LLC, is proposing a land use project in El Paso County on 31.18± acres north of Higby Road and east of Roller Coaster Road as shown on the attached Vicinity Map. The subject property is zoned RR-2.5 (Residential Rural/single-family residential). This information is being provided to you prior to the submittal with the County. The bulk of the proposed development consists of Assessor Schedule No.'s 61210-00-020 with minor portions also contained in 61210-00-021 & 61210-00-023. Please direct any questions on the proposal to the referenced contacts below.

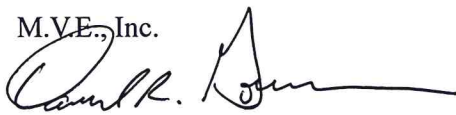
The proposal is for approval of the **Final Plat of Jackson Ranch Filing No. 4** to establish 8 single family rural residential lots, street right-of-way, and two open space tracts. The area of the proposed Final Plat consists of those lots indicated as "Phase 3" on the amended Jackson Ranch Preliminary Plan (SP-16-002), approved by the El Paso County Board of County Commissioners on September 27, 2016. The proposed development will provide rural residential housing lots adjacent to proposed Jackson Ranch Filing No. 3.

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:

Dave Gorman
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736
daveg@mvecivil.com

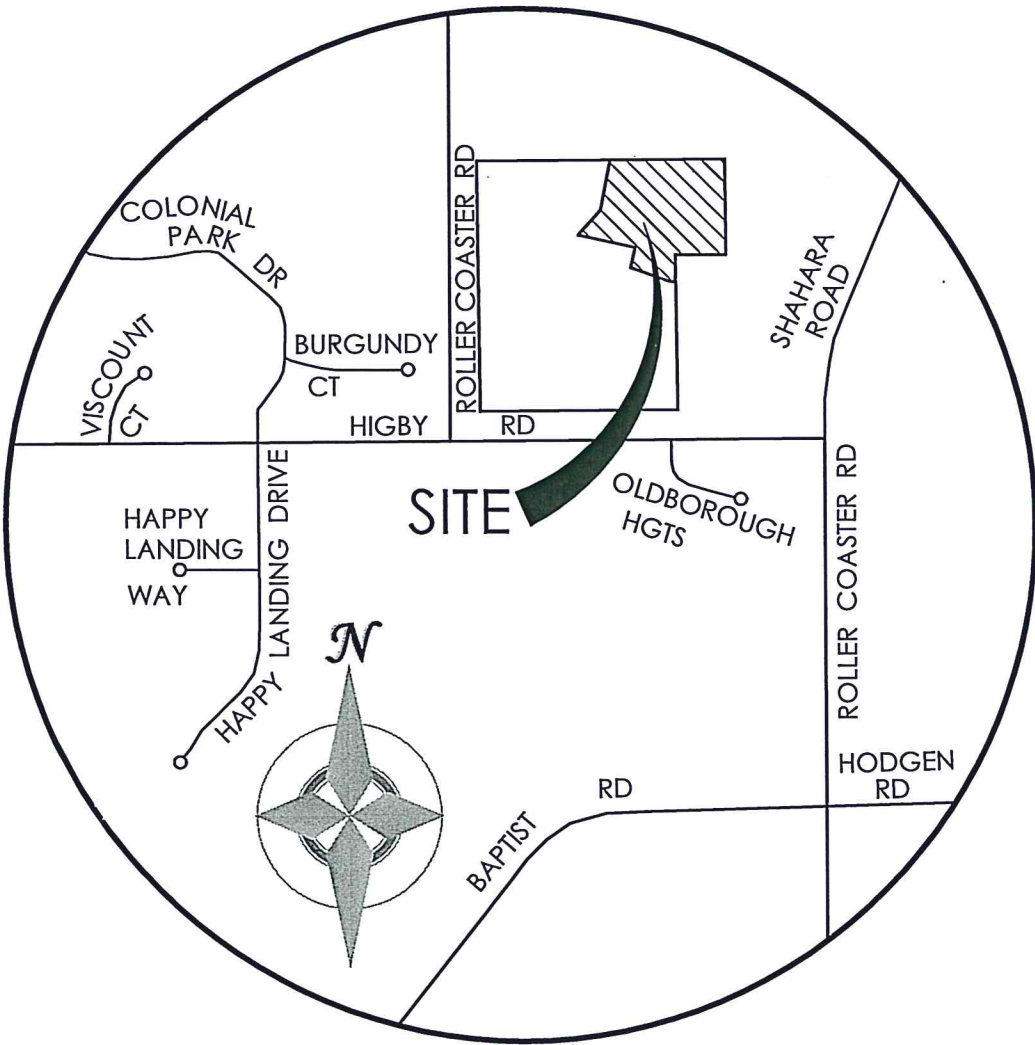
Very truly yours,

M.V.E., Inc.

David R. Gorman, P.E.
DRG:cwg

Attachment: Vicinity Map, Development Map

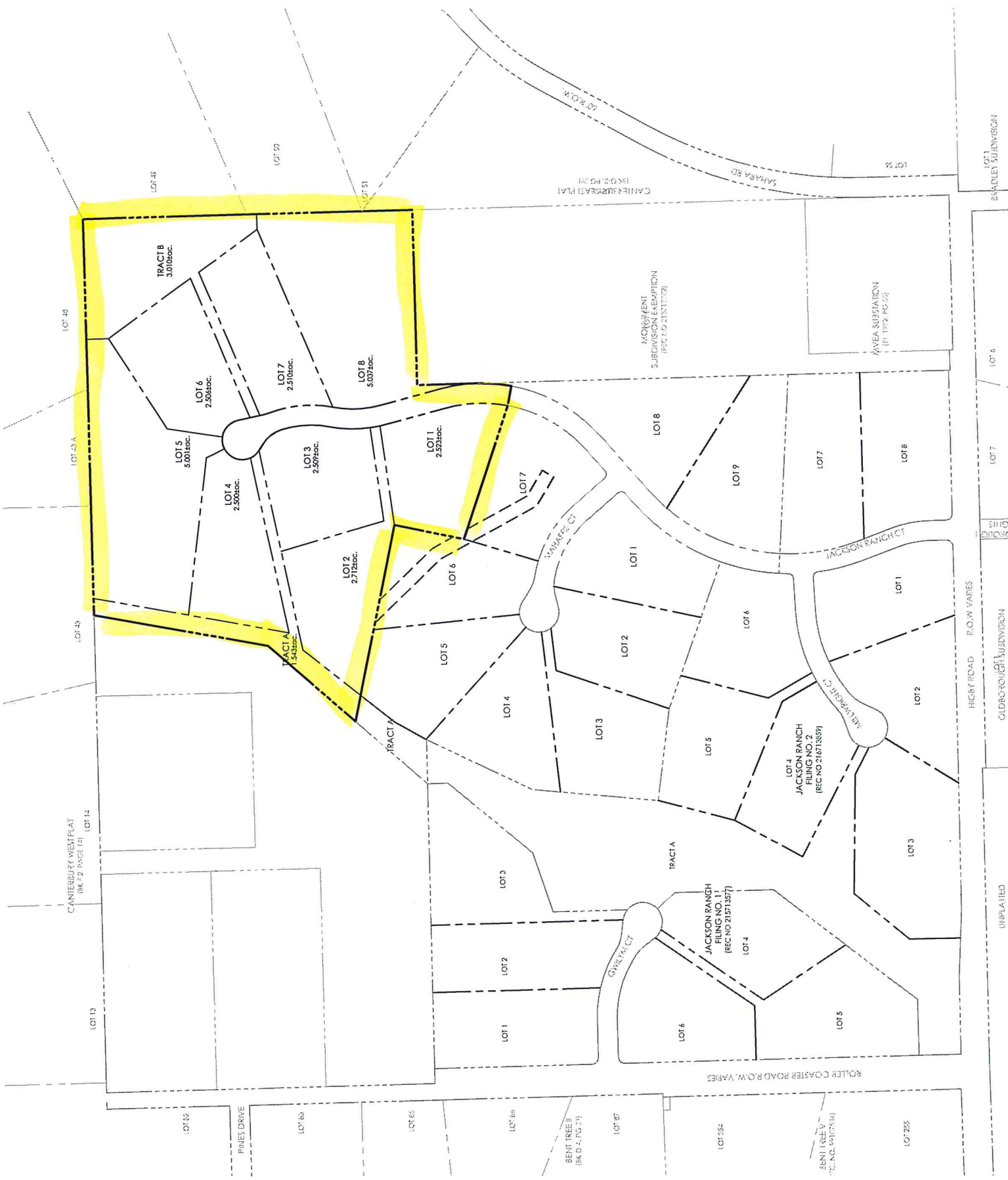
Z:\61073\Documents\Correspondance\61073-F4 Final Plat Notice to Property Owners.odt

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



LOT 1
BADLEY SUBDIVISION

LOT 6

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