

September 17, 2021

Dear Adjacent Property Owner:

This letter is being sent to you because PT Cloverleaf LLC is proposing a land use project in El Paso County located off Cloverleaf Road and Leggins Way. This information is being provided to you in conjunction with a submittal to El Paso County. The application request to the County is for Administrative Relief for the Cloverleaf Subdivision Filing No. 2 lots 1-8, 41-47, 66-70, 77-113, and 126-131, to allow for a 50% maximum lot coverage for ranch plans.

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.

Information on this project can be found on El Paso County's Electronic Development Application Review Portal at [EDARP \(epcdevplanreview.com\)](http://EDARP.epcdevplanreview.com).

For questions specific to the project, please contact:

Brooks Swenson

N.E.S. Inc.

[bswenson@nescolorado.com](mailto:bswenson@nescolorado.com)

719-471-0073

Or

Ryan Howser

El Paso County Planning and Community Development

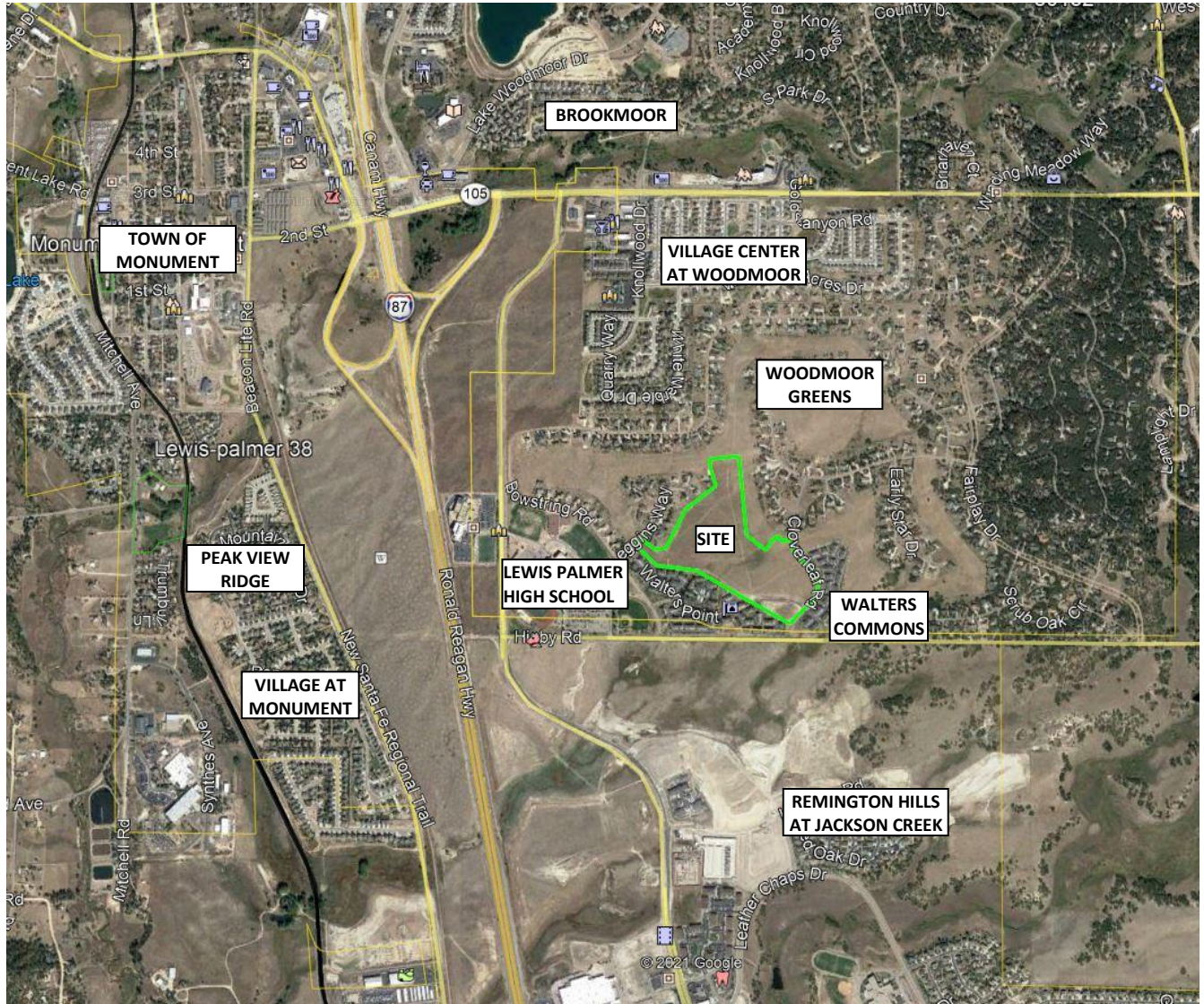
[rhowser@elpasoco.com](mailto:rhowser@elpasoco.com)

719-520-6300

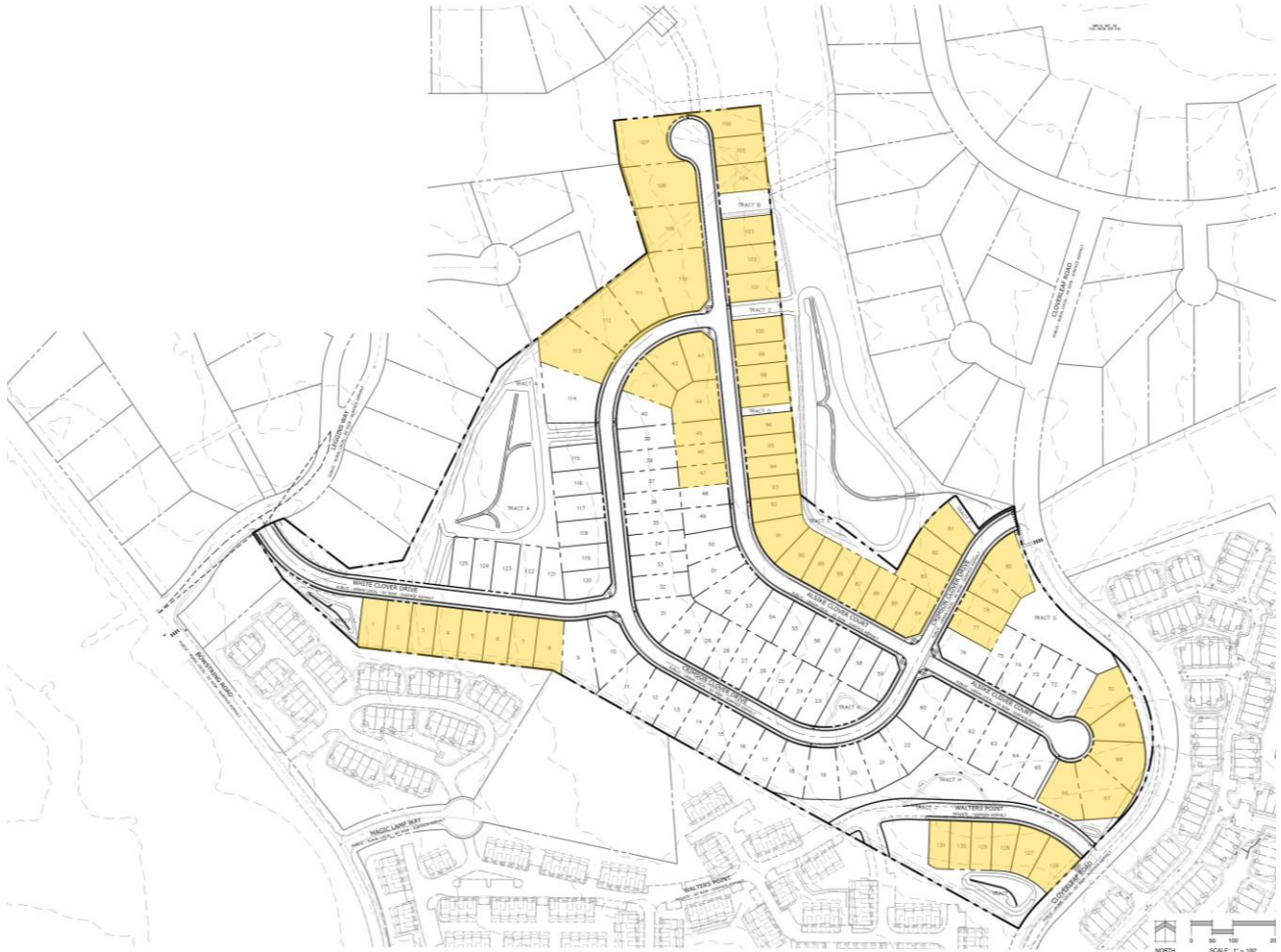
**Request/Justification:** The request to the County is for the following:

1. Request for Administrative Relief to allow for an increase of maximum lot coverage from 40-45% to 50% coverage on filing 2 lots 1-8, 41-47, 66-70, 77-113, and 126-131.

<b>Location</b>	Located off of Leggins Way and Cloverleaf Road.
<b>Zoning</b>	RS-5000
<b>Vicinity Map/ Admin. Relief Lots Exhibit</b>	Attached








Administrative Relief Lots Exhibit



# Certificate of Mailing — Firm

Name and Address of Sender  N.E.S. INC. 619 N. CASCADE AVE, STE 200 COLORADO SPRINGS, CO 80903	TOTAL NO. of Pieces Listed by Sender  16	TOTAL NO. of Pieces Received at Post Office™  16	Affix Stamp Here <i>Postmark with Date of Receipt.</i>   0000  U.S. POSTAGE PAID COLORADO SPRINGS, CO 80903 SEP 17, 21 AMOUNT <b>\$7.52</b> R2304M114149-08
	Postmaster, per (name of receiving employee)  <i>Jason Zorrie</i>  PASSPORT OFFICE 201 PIKES PEAK AVE COLORADO SPRINGS CO 80903-9903 		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Brad Coleman 17235 Leggins Way Monument, CO 80132-8526, CO 80132-8586				
2.	Brian Hollingsworth 17245 Leggins Way Monument, CO 80132-8586, CO 80132-8586				
3.	Andrei Bedoya 17265 Leggins Way Monument, CO 80132-8586, CO 80132-8586				
4.	Stacy Campbell 17285 Leggins Way Monument, CO 80132-8586, CO 80132-8586				
5.	Robert Harvey 17325 Leggins Way Monument, CO 80132-8586, CO 80132-8586				
6.	BRG 2013 LLC 2542 Antietam Ln Colorado Springs, CO 80924-1416, CO 80924-1416				



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.	Kevin Sink Jr 17375 Leggins Way 7 Monument, CO 80132-8586, CO 80132-8586					
2.	Benjamin Recker 17380 Leggins Way 8 Monument, CO 80132-8586, CO 80132-8586					
3.	Gary E Walters Trust 4164 Austin Bluffs Pkwy STE 315 9 Colorado Springs, CO 80918-2928, CO 80918-2928					
4.	Milton Johnson 19725 Soaring Wing Dr 10 Colorado Springs, CO 80908-2307, CO 80908-2307					
5.	Jacquelyn Cross 17285 Cloverleaf Rd 11 Monument, CO 80132-8572, CO 80132-8572					
6.	Woodmoor Park Homeowners Assn In c/o Colorado 10 N Meade Ave 12 Colorado Springs, CO 80909-5654, CO 80909-5654					





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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1.	Woodmoor Park Homeowners 4325 N Nevada Ave #100 13 Colorado Springs, CO 80907-4318, CO 80907-4318					
2.	Country Ridge Estates HOA In c/o Leisa Klinge 4325 N Nevada Ave #100 14 Colorado Springs, CO 80907-4318, CO 80907-4318					
3.	Woodmoor Park Homeowners 1975 Research Pkwy STE 320 15 Colorado Springs, CO 80920-1055, CO 80920-1055					
4.	Christopher Sandy 17205 Leggins Way 16 Monument, CO 80132-8586, CO 80132-8586					
5.						
6.						