

January 20, 2023

Dear Property Owner,

This letter is being sent to you because View Homes Inc is proposing a land use project in El Paso County located off Hay Creek Road south of the Town of Monument, Colorado. This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department. Please direct any questions on the proposal to the referenced contacts listed below. 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.

The request being submitted to El Paso County is seeking approval of an application for a Preliminary Plan for the subdivision of 214.62 acres into a total of 20 large lot single family residential units ranging in size from 5.5 to 17 acres. There is an existing homestead that will remain as part of this development. As part of this project a new private roadway will be designed and constructed. The site is currently zoned RR-5 which shall remain and is suitable for single family residential development. The site is suitable for the intended use and is compatible with both the existing and allowed land uses found within the area. The site is currently mostly undeveloped, apart from the single-family residence in the western portion which shall remain, with both grassland and pine forest. The northeastern most portion of the site includes Preble's Mouse habitat which will remain undisturbed and undeveloped per the plan proposed.

For questions please contact:

View Homes Inc

555 Middle Creek Parkway, Suite 500
Colorado Springs, CO 80921
(719) 382-9433

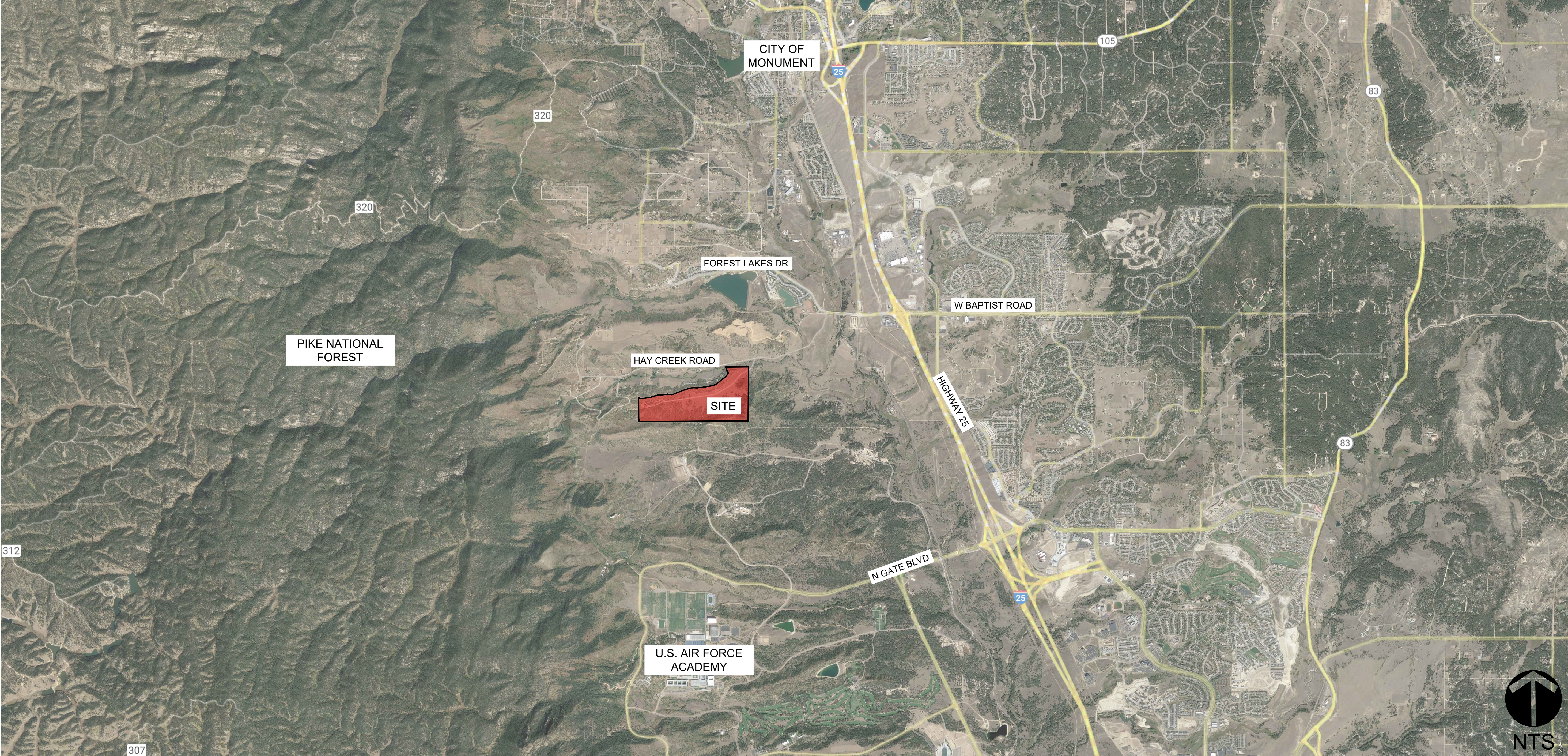
Sincerely,

Tim Buschar

Director of Entitlement
View Homes Inc

HAY CREEK VALLEY SUBDIVISION

VICINITY MAP



NTS

DECEMBER 2022

Hay Creek Valley Subdivision – Adjacent Property Owners:

Dellacroce Ranch LLC
PO Box 60477
Colorado Springs, CO 80960-0477

Air Force Academy
8120 Edgerton Dr
Suite 40
USAF Academy, CO 80840

Denis Kilgore
3865 Tapadero Dr
Colorado Springs, CO 80921

Patricia Ellis
3855 Tapadero Dr
Colorado Springs, CO 80921

Kim Pedrie
3707 Hay Creek Road
Colorado Springs, CO 80921

Richard Walker
3695 Hay Creek Road
Colorado Springs, CO 80921

Gerard Timmins
3555 Hay Creek Road
Colorado Springs, CO 80921

3405 Hay Creek LLC
3255 Hay Creek Road
Colorado Springs, CO 80921

Edward Behr
3260 Snow Mountain Heights
Colorado Springs, CO 80921

Ted Dewing
3210 Snow Mountain Heights
Colorado Springs, CO 80921

Timothy Sims
3160 Snow Mountain Heights
Colorado Springs, CO 80921

David Biel
3045 Hay Creek Road
Colorado Springs, CO 80921

Katie Salsbery
3060 Snow Mountain Heights
Colorado Springs, CO 80921

Justin Hotz
3010 Snow Mountain Heights
Colorado Springs, CO 80921

Patrick Curran
2960 Snow Mountain Heights
Colorado Springs, CO 80921

Martin Louthan
2910 Snow Mountain Heights
Colorado Springs, CO 80921