



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www ldc-inc.com

May 28, 2020

Adjoining Property Owner Notification

RE: 52090-00-050 & 120 – Forest Heights Estates

LDC, Inc. is representing:
Phyllis Didleau and Jon Didleaux
8250 Forest Heights Circle
Colorado Springs, CO 80908

This is an application for approval of a Final Plat. The property is 35.87 acres and is currently unplatted. The property is zoned RR-5, and four lots are proposed. Upon approval of the plat, Forest Heights Estates will contain four lots, 3 of which will be 5+ acres in size, the fourth lot will include an existing residence, so there will only be 3 new homes. The lots are to be listed for sale as single-family lots once the plat is approved. Each of these lots is proposed for a single-family residence with barns or other structures permitted by code.

Access for the subdivision will be from existing Forest Heights Circle, a private road which intersects with Herring Road. Forest Heights Circle currently serves 6 homes and has been in existence since the 1960's. The existing road is an approximately 18 feet wide gravel surface with drainage culverts. It will be widened to 24 feet wide with additional gravel surfacing 2 turnouts per Black Forest Fire Department. Water will be by individual wells, and septic systems will be constructed on each of the lots.

Public hearings are required on this proposal before the El Paso County Planning Commission and El Paso County Commissioners. The time and dates of the hearings are to be determined following review by El Paso County. Planning Commission meets at the Regional Development Center, 2880 International Circle, on the first and third Tuesdays of each month. You may appear in person at the Planning Commission and/or the Board of County Commissioner's hearings to express your opinions on the project. If unable to attend, you may also submit a statement expressing your opinions and comments to:

Gabe Sevigny
El Paso County
Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910
719-520-6302

Prior to the public hearings, the property will be posted by El Paso County. The poster will include the time, date and location of the hearings. More specific information on the hearings can be obtained by calling El Paso County Planning and Community Development Department (719-520-6300).

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Larry & Sarah Dumler
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SW Norris Properties I LLC
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80906-3720

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(USPS Return Receipt #) (9590940258180034144835)	First-Class Mail® Letter	\$0.55		1	\$0.55	\$0.55
Total: \$111.20						
Credit Card Remitd (Card Name: VISA) (Account #: XXXXXXXXXX3999) (Approval #: 031246) (Transaction #: 449) (AID: A0000000980840 (AL: US DEBIT) (PIN: Not Required) Chip)						

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