

From the desk of Robert Manning

August 9, 2017

County Commissioners
El Paso County
Colorado Springs, CO

To Whom It May Concern:

This document is a formal request for a public hearing on the currently requested final plat of Cathedral Pines Filing #6 which we are in receipt of notice to adjoining lot owners. We are objecting to this change based upon the fact that the previous changes and creation of Filing #6, Lots 1 and 2 were never conveyed to us as adjacent property owners before filing #6 was created.

The following facts are to the best of our knowledge as we are and have been in Houston for the past 11 months as I had a double lung transplant and have been here for recovery. We plan on returning to our home at the end of August, 2017 when my year post-transplant is complete. So if there are items that are not completely accurate, please allow us to correct those at a later date. However, any issues will not change the overall landscape of the objection.

In a nutshell, here is what transpired:

- Originally, filing #3 in the Cathedral Pines subdivision had two lots, #40 and #41.
- Cathedral Pines Development Corporation (henceforth called CPDC) decided that, by relocating the physical location of these two lots farther South along Foxchase Way, they would have much better views.
- In doing so, they vacated the old lots #40 and #41 and labeled them, through the county, as vacant land. During this process. The utilities to these two lots which had been made available at the lot boundary were rendered useless and should have been relocated to the lot lines for lots #1 and #2 filing #4 – they were not.
- During the filing #4 process, all adjoining lot owners were sent notifications of the changes and allowed to express their concerns. (please see attached document: "*LRA adjoining property 16-10-2007.pdf*") This document includes the proposed changes (including a map showing the old #40 and #42 being converted to vacant land, the new lots #1 and #2 in Filing #4 as well as the list of adjacent lot owners that were notified.
 - o **NOTIFICATION DATE on or about: October, 16th, 2007**
- Concurrently with the change from lots 40 and 41 from filing #3 into filing #4, lots #1 and #2, Robert W and Anita B Manning purchased lot #1 filing #4 from CPDC. The contract between CPDC and the Manning's stated that the lot designation was "TBD" based upon the lot relocation indicating that the lot had not been formalized. As such, the Manning's relied on CPDC to ensure that all applicable codes were met when the final lot was solidified.
 - o **PURCHASE DATE on or about: February, 11th, 2008**
- Subsequently, CPDC decided to reformulate lots #41 and #40 from filing #3 into a new version, lots #1 and #2 this time in Filing #6. I presume that the adjacent land owners were, we think, notified of the proposed change. Please see attached document: "mailing address 05-08-2008.pdf") and also posting document: "posting requirements document.pdf". Please note that Robert and Anita Manning were never listed as adjacent owners in any of these documents even though they legally owned 4060 Foxchase, immediately adjacent to 4090 Foxchase Way. As such, they never received any notification that these lots (and the electrical main for their original lot) were being re-instated for another lot and were to be sold again. The Manning's have currently received the latest notice to adjacent owners, so this discrepancy can't be explained. Also note that in the checklist document: "el paso county check list.pdf" there is not a checkmark next to "adjoining owners letters".
 - o **APPROVAL DATE FOR FILING #6 on or about: November, 19th, 2009**

August 9, 2017

Page 2

- Therefore, at this specific time, there existed a total of four lots, where there had been two before – lots #1 and #2 filing #6 and lots #1 and #2 filing #4. There were, however, only three electrical mains located ON the property lines – as per county code (Lot #2 filing #4 had access to an electrical main from a previous filing – only Lot #1 was without a main).
- Now we come to the current plat proposal from CPDC. Because the adjacent property owners (i.e. Lot 4060 Foxchase Way – Robert W. and Anita B. Manning) were never notified of the original creation of filing #6 it is just to go back and revisit the original creation of filing #6 and fix the county code violation which exists.

The Manning's, when building their house, contacted the CPDC (Brett Hawker and Dan Potter through Bart Atkinson) they were turned away at every opportunity. There are numerous e-mails to this fact. The Manning's pursued relief through the county and their requirements for subdivision that the CPDC claims to have followed. A few notes:

- The Manning's contacted LRA principal (i.e. David Jones) and went over the concerns. His comment was that "You should have an electrical main to your lot line. I'm sure it is just an oversite. I'll call CPDC and get this resolved". The next correspondence from him was: "I've been told by CPDC and their attorney not to discuss this anymore with you."
- The Manning's contacted MVEA in order to be assured that electrical was NOT available to the lot line as it should have been per county code. The attached e-mail documents this "Lot 1 Cathedral Pines Filing 4.msg"
- CPDC indicated that the service the Manning's had to install was equivalent to some other homeowners in Cathedral Pines. However, CPDC isn't taking into account that the Manning's had to supply the electrical main (required by code to be located at the lot boundary) to the tune of +\$9000.00, but also the money to get that line from the property line TO the house. This is the cost that CPDC is ignoring and the cost other homeowners have not paid. They have NOT paid (Unless they were caught in the same unscrupulous behavior).
- Finally the Manning's contacted the Max Rothchild the Director for El Paso county Development Services. He sent a very clear letter to CPDC (i.e. Dan Potter and Bart Atkinson) requesting their help in resolving this issue with the Manning's as CPDC was in clear violation. Please see attached document: "*FW Attached Image.msg*". CPDC ignored the letter and that is where things stand today.
- The Manning's have been out many thousands of dollars (exact amounts available upon request) JUST to get the electrical main they were promised when they purchased their \$400K lot in Cathedral Pines in good faith from CPDC.
- The Manning's are asking for a re-review of Lots #1 and #2 in filing #6 based upon these facts in light of the current lot line modification request submitted by CPDC.
- If you have any questions, please feel free to contact us at any of the numbers listed below.

Sincerely,

Robert W.G. and Anita B. Manning
4060 Foxchase Way
Colorado Springs, CO 80908
(719) 232-4114 Robert's Cell
(719) 232-4115 Anita's Cell



DEVELOPMENT SERVICES
LAND RESOURCE ASSOCIATES

Misc./Mailing Cert.

NEW DOC



(719) 684-2298 • Fax: (719) 684-8413 • chipita1@adeipnia.net
4455 Fountain Avenue, Cascade, CO 80809

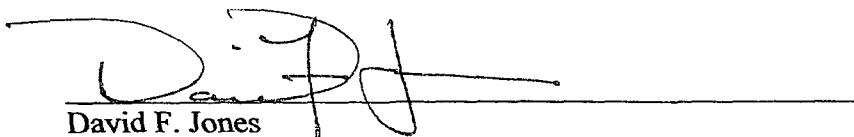
CERTIFICATE OF MAILING

TO: EL PASO COUNTY DEVELOPMENT SERVICES

RE: NOTICE TO ADJOINING PROPERTY OWNERS – CATHEDRAL PINES
SUBDIVISION FILING NO. 4 \$ AMENDED PUD DEVELOPMENT PLAN
APPLICATIONS

I David F. Jones, certify that on the 16th day of October, 2007, a copy of the foregoing LETTER TO ADJOINING PROPERTY OWNERS was deposited in the United States mails, certified, first class postage, pre-paid, and addressed to the following attached individuals and business:

Barnwell Family Trust, M.J. Barnwell Trustee, 1044 Longspur Ln., Colorado Springs, CO 80921
Lynn & James Weber, 4551 Preserve Pkwy N, Littleton, CO 80121-3934
Su Jangin & Wang Jing Jing, 2329 Streambank Dr., Colorado Springs, CO 80951
Geraldine & Robert Maixner, 4310 Saxton Hollow Rd, Colorado Springs, CO 80908
Cindy & Steven Harline, 2775 Rossmiere St, Colorado Springs, CO 80919-4829
Bos Jo, 4450 Saxton Hollow Rd, Colorado Springs, CO 80908
S&S Homes, 1821 Austin Bluffs Pkway, Colorado Springs, CO 80918-7875
Stefanee & Jason Courtright, 1123 Middlecreek Pkwy, Colorado Springs, CO 80921
Debbie & David Hammer, 2407 N Logan Ave, Colorado Springs, CO 80907-6523



David F. Jones

October 16, 2007

October 16, 2007

RE: NOTIFICATION TO ADJOINING LAND OWNER – CATHEDRAL PINES FILING NO. 3 REPLAT (FILING NO. 4) & AMENDED PUD DEVELOPMENT PLAN

Dear Adjoining Land Owner:

HPT, LLC, the developers of the below described property are currently making application to El Paso County Development Services for a Final Plat approval for the Cathedral Pines Subdivision Replat of Filing No. 3 (Filing 4) and an Amended PUD Development Plan (Administrative Review).

The proposed subdivision is located within a portion of the E ½ of Section 2, T12S, R66W, of the 6th PM. The Replat of Filing 3 and the amended PUD Development Plan is limited to Lot 40, Lot 41 and Tract 1 of Filing 3. In general, Filing 3 is located west of Milam Road and north of the Black Forest Regional Park within the northwest corner of the Cathedral Pines subdivision. The property, totaling 31.285 acres, is presently zoned PUD Planned Unit Development.

The applicant is requesting a Replat Plat of Filing 3 approval and an amended PUD Development Plan approval which would allow for the relocation of Lot 40 and Lot 41 easterly within Tract 1 to adjoining Lot 42. No additional lots are included within this application and no open space / park land would be lost to the relocated home sites. Attached are copies of the proposed replat and the proposed amended PUD Development Plan.

Current improvements on the property are related to Filing 3 construction and include; asphalt public roadways, drainage structures, underground electric, natural gas and telephone. Proposed improvements to the property include the construction of a drainage swale between proposed Lot 1 and Lot 2. In general, earth moving activities related to this application will be limited to areas of proposed drainage improvements.

You may appear in person at the Planning Commission's and/or Board of County Commissioners' public hearings regarding these requests or, if unable to attend, submit a statement expressing your opinions and comments on the application. Your comments should be sent to El Paso County Development Services, 2880 International Cir., Colorado Springs, Colorado, 80910.

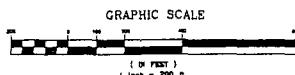
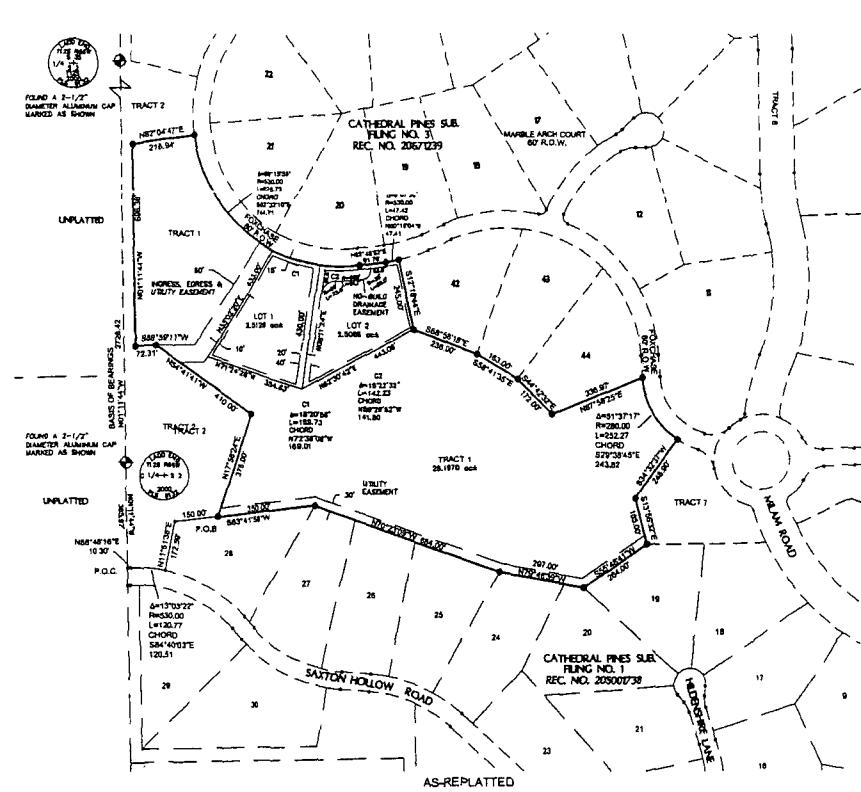
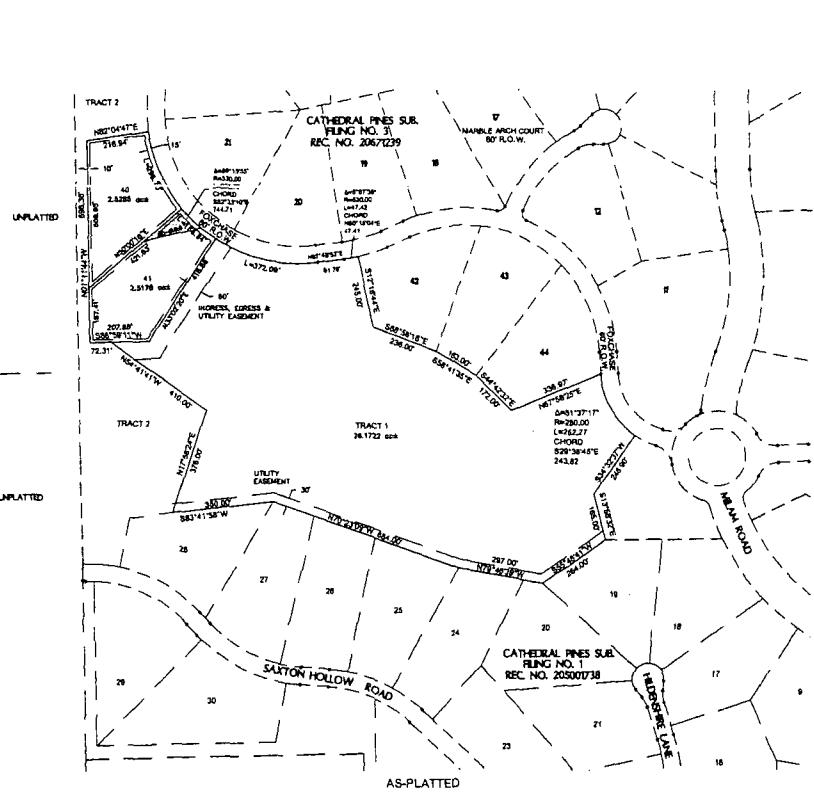
The date, time and place of the public hearings regarding this application may be obtained by contacting El Paso County Development Services at (719) 520-6300.

Sincerely,

David F. Jones, ASLA

CATHEDRAL PINES SUBDIVISION FILING NO. 4

A REPLAT OF LOTS 40 AND 41 AND TRACT 1, CATHEDRAL PINES SUBDIVISION FILING NO. 3
A PORTION OF THE EAST HALF OF SECTION 2,
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



 POUR ALiquOT CORNER AS NOTED

- SET/FOUND A .50" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/4" DIAMETER ALUMINUM CAP "LWA PLB 28858"

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS
DONE BY LAWYERS TITLE INSURANCE CORPORATION, FILE NO.
DATED 1/2007

THIS PROPERTY IS INCLUDED WITHIN THE BLACK FOREST FIRE PROTECTION DISTRICT BY THE DOCUMENT RECORDED IN BOOK 27

THIS PROPERTY IS SUBJECT TO A RIGHT OF WAY AND OR EASEMENT

THE BASIS OF 28 ACRES FOR THIS PLAT IS THE WES?

THE BASIS OF BEARING FOR THIS PLAT IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 2, T.12S, R.66W OF THE 6TH PM, NO. 1111441W - 2726.42. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATE LINE IN THE COORDINATE SYSTEM, STANDARD TIME.

STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE,
NAD 1983. THE LINE IS MONUMENTED BY REBAR AND
3-1/4" DIAMETER ALUMINUM CAPS L8 9132.

NO-BUILD AREAS / DRAINAGE SWALES

"NOICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

LWA LAND SURVEYING, INC
2908 BEACON STREET
COLORADO SPRINGS, COLORADO 80907
Phone: (719) 536-5176

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CERTIFIED MAIL™ RECEIPT**
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Postage	\$.41	Postmark Here
Certified Fee	2.65	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.06	

Sent To: BOS JO
Street: 4450 SAXTON HOLLOW RD
City, St: COLORADO SPRINGS, CO 80908

PS Form 3619-1 Instructions

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Certified Fee	2.65	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.06	

Sent To: STEVEN J & CINDY C HARLINE
Street: 2775 ROSSMERE ST
City, St: COLORADO SPRINGS, CO 80919

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Certified Fee	2.65	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.06	

Sent To: ROBERT J & GERALDINE A MAIXNER
Street: 4310 SAXTON HOLLOW RD
City, St: COLORADO SPRINGS, CO 80908

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Certified Fee	2.65	
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 3.06	

Sent To: BARNWELL FAMILY TRUST
Street: MJ BARNWELL, TRUSTEE
City, St: 1044 LONGSPUR LN.
COLORADO SPRINGS, CO 80921

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.06

Postmark:
Here

7003 2260 0004 7519 8264
St DAVID C & DEBBIE J HAMMER
S 2407 N LOGAN AVE
o COLORADO SPRINGS, CO 80907
C

Instructions

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Certified Fee	\$ 2.65
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.06

Postmark:
Here

7003 2260 0004 7519 8271
Se JASON L & STEFANEE R COURTRIGHT
1123 MIDDLECREEK PKWY
St
or
Cit

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Certified Fee	\$ 2.65
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.06

Postmark:
Here

7003 2260 0004 7519 8288
Se S & S HOMES LLC
1821 AUSTIN BLUFFS PKWY
St
or
Cit COLORADO SPRINGS, CO 80918

DOT NO:

DOCUMENT TYPE	IN	DOCUMENT TYPE	IN	DOCUMENT TYPE	IN
FILE		FILE		FILE	
PLANNING DEPARTMENT		PLANNING DEPARTMENT		MISCELLANEOUS (BOTH)	
PERMITS/APPLICATIONS		OUTGOING CORRES.		Appraisals	
Applicant's Petition		BCC Letter		Checklists	
Home Occupation		PC Letter		Fee Receipts	X
Merger Application		BOA Letter		Geo Survey Receipts	
Other		Crystal Park Letter		Mailing List	
		Other		Mailing Cert.	
DOT				Mailing Receipts	
PERMITS/APPLICATIONS				Meeting Notes	
Application		DOT OUTGOING CORRES - ALL		Photos	
Driveway Permit				Posting Certification	X
Grading Permit		PLANNING REPORTS		Public Notice Certification	
Road Cut/Utility		Annexation Report		Tax Receipts	
Special Transport		Development Plan		Other	X
CDOT Access Permit		Environmental Report			
Other		Special District Report			
		Soils/Geological Hazard			
		Special Use Compliance Report			
PLANNING DEPARTMENT		Subdivision Summary		CD/DVD IN FILE	
AGENCY REVIEW		Variance of Use Compliance			
DSD Matrix		Water Report			
Bucksheet		Wetland Delineation Report		MAPS/DRAWINGS	
State Water Eng Letter		Wildfire Mitigation Report		Preliminary Plan	
County Atty Letter		Impact ID Report		PUD Development Plan	
County DOT		Other		Plot Plan/Site Plan	
State DOT		DOT Reports		Landscaping Plan	
Fire District		Engineering Specs/Calcs/Info		Master Plan	
Water District		Preliminary Drainage Report		Phasing Plan	
Utilities		Master Dev. Drainage Report (MODP)		Sketch Plan	
Health Dept		Final Drainage Report		Vicinity Map	
Parks		LOMR/CLOMR		Other	X
Soil District		Pavement Design/Geotechnical			
School District		Traffic Impact Study			
Comprehensive Planning		Drainage Letter Report		DOT MAPS/DRAWINGS	
Airport Advisory		Other		As-Builts	
Corp of Engineers (Army)				Grading/Erosion Control Plan	
Forest Service				Construction Drawings	
Geological Survey		LEGAL DOCUMENTS		Other	
Homeowners Associations		Contracts/Agreements			
US Military		Deeds			
Regional Building (911/Enumerations)		Legal Description			
Wildlife		Title/O&E Paperwork		RECORDED DOCUMENTS	
Environmental Services		Water/Court Decree Documents		Administrative Vacation	
City/Town		Other		Articles of Incorporation	
Groundwater		Resolution # <u>09-421e</u>		By-Laws	
DSD Engineering Comments	X			Covenants/HOA Documents	
DSD Planning Comments	X			Detention Pond Agreements	
Applicants Comments	X			Development Plan (PUD)	
Other		COLLATERAL DOCUMENTS		Easement Dedication	
		Bond Documents		Easement Vacation	
		Letters of Credit		Plat	
		Estimates of Guaranteed Funds		Private Road Agreement	
PLANNING INCOMING CORRES.		Releases		Ratification of Plat	
Letter of Intent	X	Other		Reservation Easement	
Adjoining Owner Letters				Resolution(s) BCC	
Citizen Petitions				Subdivision Improvements Agmt	
Other Letters, Emails, Faxes		PLANNING STAFF COMMENTS		Other	
		Board of County Commissioners	X		
		Planning Commission			
		Board of Adjustment			

Prep Person's Initials/Date: LL - 2-15-11

Scanner's Initials/Date: _____



Tue

5-AUG-08

08:49:23

PUD-08-003

ADJOINING PROPERTY OWNERS
CHECK SHEET

APP 62020-01-058 * CATHEDRAL PINES METROPOLITAN DIST *
* 2790 N ACADEMY BLVD STE 350 *
11.62 AC * COLORADO SPRINGS, CO 80917-5300 *
*

APP 62020-01-065 * HPT LLC *
* 2790 N ACADEMY BLVD STE 350 *
26.20 AC * COLORADO SPRINGS, CO 80917-5300 *
*

APP 62020-01-062 * CATHEDRAL PINES METROPOLITAN DIST *
* 2790 N ACADEMY BLVD STE 350 *
2.30 AC * COLORADO SPRINGS, CO 80917-5300 *
*

APP 62010-04-035 * CATHEDRAL PINES METROPOLITAN DIST *
* 2790 N ACADEMY BLVD STE 350 *
1.99 AC * COLORADO SPRINGS, CO 80917-5300 *
*

APP 62010-04-010 * CATHEDRAL PINES METROPOLITAN DIST *
* 2790 N ACADEMY BLVD STE 350 *
6.48 AC * COLORADO SPRINGS, CO 80917-5300 *
*

APP 62010-04-033 * HPT LLC *
* 2790 N ACADEMY BLVD STE 350 *
119.27 AC * COLORADO SPRINGS, CO 80917-5300 *
*

APP 62010-08-006 * HPT LLC *
* 2790 N ACADEMY BLVD STE 350 *
5.45 AC * COLORADO SPRINGS, CO 80917-5300 *
*

APP 62010-03-017 * HPT LLC *
* 2790 N ACADEMY BLVD STE 350 *
10.75 AC * COLORADO SPRINGS, CO 80917-5300 *
*

APP 62010-08-011 * HPT LLC *
* 2790 N ACADEMY BLVD STE 350 *
0.82 AC * COLORADO SPRINGS, CO 80917-5300 *
*

APP 62020-01-059 * HPT LLC *
* 2790 N ACADEMY BLVD STE 350 *
0.82 AC * COLORADO SPRINGS, CO 80917-5300 *

Mailed 8/05/08 JG

For P.C Aug 19. 2008

Mailed 10/20/08 JL & J.G.

For P/C 11/04/08



NEW DOC

Tue

5-AUG-08

08:49:23

PUD-08-003

ADJOINING PROPERTY OWNERS
CHECK SHEET

PROPERTY OWNER/ADDRESS * PARCEL LOCATION *

62010-01-010 * * * * *
HILBORN KAREN L CO-TRUSTEE * HOLMES RD 14120 * SENT: REPLY RECEIVED: FOR
HILBORN ROBERT D CO-TRUSTEE * * * AGAINST
14030 HOLMES RD * N 5.38 AC 0101 LUC * RECEIVED: RECEIPT # NO COMMENT
COLORADO SPRINGS, CO 80908-3305 * * * * *

62010-02-007 * * * * *
SCHNEIDER SANDRA J & DONALD J * PIEDRA VISTA 05345 * SENT: REPLY RECEIVED: FOR
5345 PIEDRA VISTA * * AGAINST
COLORADO SPRINGS, CO 80908-3218 * N 5.00 AC 1112 LUC * RECEIVED: RECEIPT # NO COMMENT
* * * * *
62010-03-001 * * * * *
THOMAS BRENDA S * HOLMES RD 14450 * SENT: REPLY RECEIVED: FOR
THOMAS JOHN K * * AGAINST
PO BOX 88193 * N 5.04 AC 1112 LUC * RECEIVED: RECEIPT # NO COMMENT
COLORADO SPRINGS, CO 80908-8193 * * * * *

62010-03-003 * * * * *
SKEELE WILLIAM R * HOLMES RD 14320 * SENT: REPLY RECEIVED: FOR
14320 HOLMES RD * * AGAINST
COLORADO SPRINGS, CO 80908-3308 * N 5.17 AC 1112 LUC * RECEIVED: RECEIPT # NO COMMENT
* * * * *
62010-03-004 * * * * *
BURRELSMAN THOMAS L & DONNA F * HOLMES RD 14290 * SENT: REPLY RECEIVED: FOR
14290 HOLMES RD * * AGAINST
COLORADO SPRINGS, CO 80908-3353 * N 4.75 AC 1112 LUC * RECEIVED: RECEIPT # NO COMMENT
* * * * *
62010-03-005 * * * * *
DILLINGHAM MICHAEL V * HOLMES RD 14498 * SENT: REPLY RECEIVED: FOR
DILLINGHAM LISA * * AGAINST
14498 HOLMES RD * N 4.75 AC 1112 LUC * RECEIVED: RECEIPT # NO COMMENT
COLORADO SPRINGS, CO 80908-3344 * * * * *

62010-03-007 * * * * *
SCHLUND BRADLEY * VESSEY RD 05670 * SENT: REPLY RECEIVED: FOR
SCHLUND VICTORIA * * AGAINST
18611 115TH AVE E * N 2.51 AC 0101 LUC * RECEIVED: RECEIPT # NO COMMENT
PUYALLUP, WA 98374-6470 * * * * *

62010-03-009 * * * * *
FERGUSON TERESA L LIVING TRUST * MILLHAVEN PL 14145 * SENT: REPLY RECEIVED: FOR
14145 MILLHAVEN PL * * AGAINST
COLORADO SPRINGS, CO 80908-3259 * N 3.93 AC 1112 LUC * RECEIVED: RECEIPT # NO COMMENT
* * * * *

Postcards FOR BOCC 11/20/08

*Sent
11/15/08*

BOARD OF EL PASO COUNTY COMMISSIONERS

PROJECTS: Cathedral Pines

File Numbers: PUD-08-003 – Planned Unit Development Plan Amendment

This is to notify you that the foregoing case is scheduled for consideration by The Board of County Commissioners for El Paso County on **November 20, 2008** at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, CO 80910.

The Board meeting begins at 9:00 A.M. **Check the County website** (www.elpasoco.com) **approximately five days prior to the Board hearing to verify the schedule for these cases.**

This reminder has been sent to the applicant and adjoining property owners. If you are aware of others who may be interested in this project, please notify them of the hearing.

The Board will take testimony both in favor and in opposition to the request. If you are unable to attend the hearing, you may submit written comments prior to the hearing to the Board of County Commissioners, c/o El Paso County Development Services Department, 2880 International Circle, Colorado Springs, CO 80910. Please be sure to reference the project and file number above.

If you need further information, contact the El Paso County Development Services Department at **(719) 520-6300**.

BOARD OF EL PASO COUNTY COMMISSIONERS

PROJECTS: Cathedral Pines

File Numbers: PUD-08-003 – Planned Unit Development Plan Amendment

This is to notify you that the foregoing case is scheduled for consideration by The Board of County Commissioners for El Paso County on **November 20, 2008** at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, CO 80910.

The Board meeting begins at 9:00 A.M. **Check the County website** (www.elpasoco.com) **approximately five days prior to the Board hearing to verify the schedule for these cases.**

This reminder has been sent to the applicant and adjoining property owners. If you are aware of others who may be interested in this project, please notify them of the hearing.

The Board will take testimony both in favor and in opposition to the request. If you are unable to attend the hearing, you may submit written comments prior to the hearing to the Board of County Commissioners, c/o El Paso County Development Services Department, 2880 International Circle, Colorado Springs, CO 80910. Please be sure to reference the project and file number above.

If you need further information, contact the El Paso County Development Services Department at **(719) 520-6300**.

BOARD OF EL PASO COUNTY COMMISSIONERS

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If you need further information, contact the EPC Development Services Department at **(719) 520-6300**.

Nina Ruiz

From: Alicia Natale <natale-a@mvea.org>
Sent: Thursday, February 06, 2014 4:41 PM
To: rwgmannning@comcast.net
Subject: Lot 1 Cathedral Pines Filing 4
Attachments: CATHEDRAL PINES 4.pdf; 12-66-02.pdf

Bob,

Attached is our system map showing no service to Lot 1, and the Cathedral Pines Filing 4 Plat; this was the re-plat that formed your lot and lot 2. The re-plat was done after we had already placed the electric infrastructure for Cathedral Pines Filing #3. If you have any other questions I will try to help as much as possible.

Thanks,

Alicia Natale
Staking Technician
Mountain View Electric Association, Inc.
PH (719) 494-2607
Fax (719) 495-9130
natale-a@mvea.org

EL PASO COUNTY

COMMISSIONERS:
DENNIS HISEY (CHAIR)
AMY LATHEN (VICECHAIR)



SALLIE CLARK
DARRYL GLENN
PEGGY LITTLETON

DEVELOPMENT SERVICES DEPARTMENT
MAX L ROTHSCHILD P.E. DIRECTOR

March 4, 2014

Dan Potter
2790 N. Academy Blvd., Suite 180
Colorado Springs, Colorado 80917

Bart Atkinson
2790 N. Academy Blvd., Suite 180
Colorado Springs, Colorado 80917

Gentlemen:

Robert Manning has contacted the Development Services Department regarding the lot he purchased in Cathedral Pine. The lot was replated without providing electric service. The El Paso County Land Development Code per 8.4.6. (B)(2) requires electric service be extended to each lot.

We would appreciate your cooperation in working with Robert Manning to provide the electric service for his lot. Please see attachment.

Thank you

A handwritten signature in blue ink that reads "Max L Rothschild".

Max Rothschild, PE
Executive Director
El Paso County Development Services Department

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

(b) **Standard Drainage Easement Widths and Locations**

Drainage easements may be coincident with the required utility easements unless requested otherwise by the review engineer. The standard drainage easements for urban and rural lots shall be provided as follows:

- (i) **Urban Density**
 - Side Lot Lines: 5 feet
 - Rear Lot Lines: 7 feet
- (ii) **Rural Density**
 - Front Lot Lines: 10 feet
 - Side Lot Lines: 10 feet
 - Rear Lot Lines: 10 feet

8.4.6. Utilities Considerations and Standards

(A) General

Provision shall be made for facility sites, easements, and rights of access for electrical and natural gas utility service sufficient to ensure adequate electric and natural gas service for the division of land.

(B) Utilities Standards

(1) Utilities Located Underground

Utility facilities shall be located underground throughout the division of land except in situations or locations where undue hardship result from compliance with this requirement and the overriding intent of this Code has been demonstrated to the satisfaction of the DSD Director.

Transformers, switching boxes, pedestals and other necessary facilities may be placed aboveground.

(2) Extended to Each Lot or Building Site

Utilities shall be extended to each lot, tract or building site.

(3) Utilities Located in Rights-of-Way or Easements

Utility lines, including appurtenances, shall be placed either within rights-of-way or within the easements or tracts provided for the particular facilities in accordance with the approved utility service plan and the ECM. Utility easements shall be identified for water, sewer, gas, electric power, telephone, cable television, and drainage facilities on the plat.

(C) Standards for Easements

(1) General

(a) Meet ECM Requirements

Utility easements shall meet the requirements of the El Paso County ECM.