



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
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Surveying • Planning

www ldc-inc.com

January 13, 2021

MCGEHEE SUBDIVISION
LDC Project No. 20018

ADJOINING PROPERTY OWNER LETTER

Re: 51190-04-002, 16860 Thompson Road, Lot 3, MOUNTAIN SHADOW RANCH SECOND PHASE, El Paso County, Colorado

To Whom It May Concern:

This letter is being sent to you because our client is proposing a land use project in El Paso County at the referenced location. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) noted 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.

LAND DEVELOPMENT CONSULTANTS, INC. (LDC) is representing the owner of the above referenced property in this application for a Final Plat (see attached Exhibit).

This is an application for approval of a Vacation and Resubdivision Final Plat. The property is 10.495 acres and is currently platted as one lot. The property is zoned RR-5, and two total lots are proposed. Upon approval of the plat, MCGEHEE SUBDIVISION will contain two lots, five+ acres in size. The lots are planned as single-family residences with applicable accessory structures permitted by code.

We are asking for approval of a 2-lot Minor Subdivision with a proposed single common access shared private drive off of Thompson Road, a County-maintained public right-of-way. We are asking for a waiver of the Land Use Code requiring frontage on a public road. There will be a Private Common Access Drive Users group formed which will own and maintain the private access. Water will be by an individual well for both lots, and individual septic systems will be constructed on each of the lots. Electric service is to be provided by MOUNTAIN VIEW ELECTRIC ASSOCIATION and gas service is to be provided by individual propane tanks. Fire protection is planned to be provided by the BLACK FOREST FIRE PROTECTION DISTRICT.

This application will be in complete conformance with the RR-5 zone and is a normal continuation of the development process. There are no planned variance or deviation requests anticipated.

Owners: Dale D., Stephanie B. and Collier McGehee
10958 Mt. Evans Drive
Peyton, CO 80831-4406

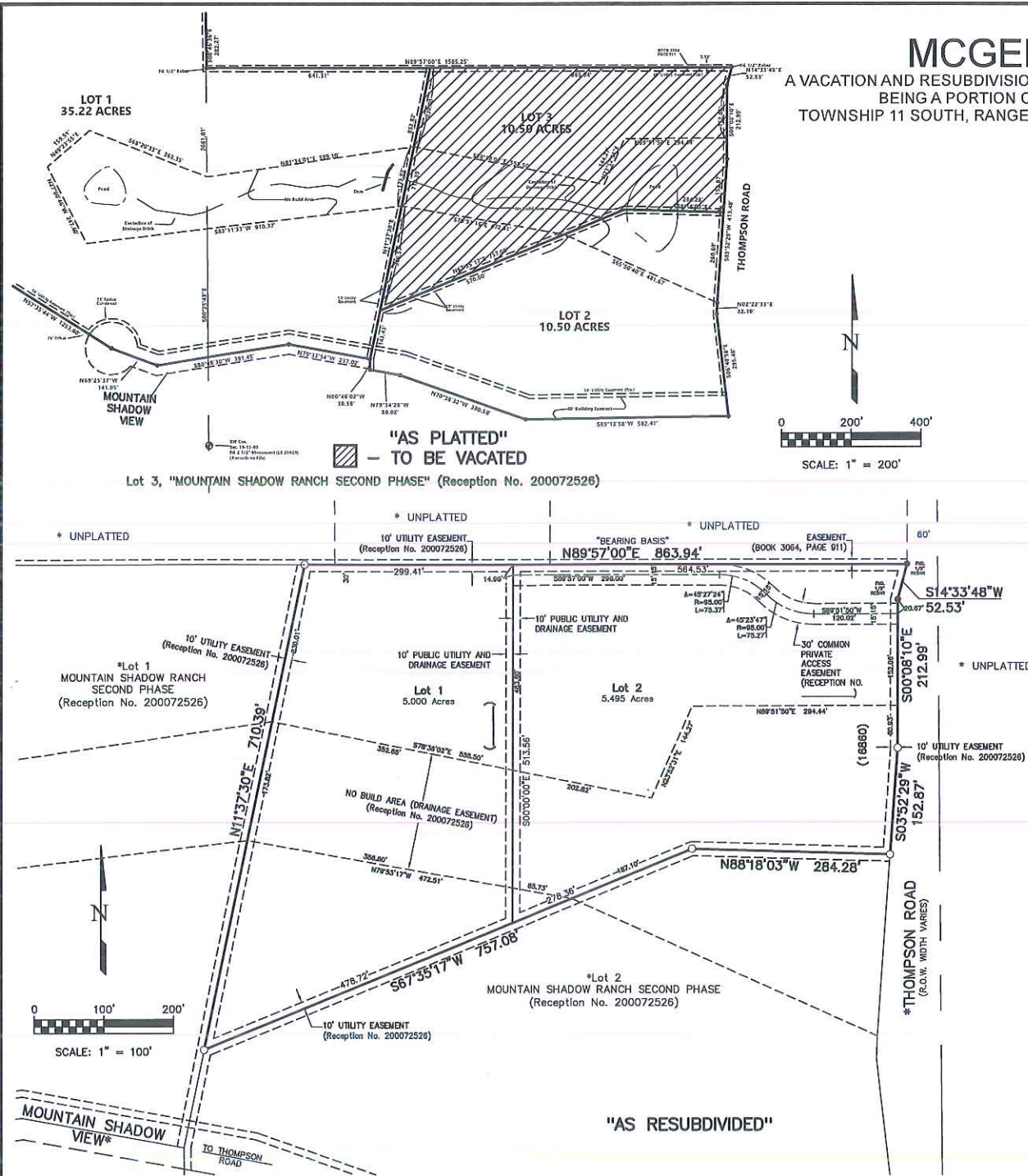
Thank you for your consideration,

LDC, Inc. by David V. Hostetler
dhostetler@ldc-inc.com
File: 20018 Adj Owner Ltr.doc

A handwritten signature in blue ink, appearing to read 'David V. Hostetler', is written over a faint circular stamp.

MCGEHEE SUBDIVISION

A VACATION AND RESUBDIVISION OF LOT 3, "MOUNTAIN SHADOW RANCH SECOND PHASE", BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

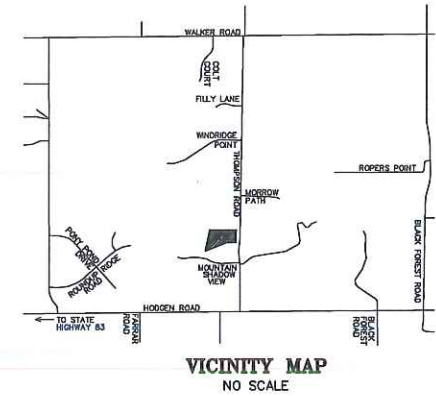


NOTES:

- - Indicates survey monument set with a #4 rebar with Surveyor's Cap, PLS No. 20681.
● - Indicates survey monument found as noted.
* - Indicates not a part of this Resubdivision Plat.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by _____ on behalf of _____ at _____ Order No. _____ dated _____.
- The approval of this Resubdivision Plat vacates all prior plats for the area described by this resubdivision plat.
- The El Paso County Planning and Community Development Director must be contacted prior to the establishment of any new driveway. Access to and from Lot 1 and Lot 2 is planned via a common private access drive (single driveway cut) per Easement Agreement created and recorded by separate document.
- Utility services for this Resubdivision are to be provided by, but not limited to, the following entities: Electric service by MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.; natural gas service by individual lot propane tank; water and wastewater service to be provided by an individual well for both lots and an individual on-site wastewater treatment system for each lot.
- Basis of Bearings: All bearings are based on the Northerly line of this Resubdivision, monumented as shown and assumed to bear N89°57'00"E, a distance of 863.94 feet.
- Unless otherwise indicated, all side, front and rear lot lines are hereby platted on either side with a ten (10) foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a twenty (20) foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Numbers 08041C0305 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- (16880) - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- The following reports have been submitted and are on file at the El Paso County Planning and Community Development Department: Drainage Report, Water Resources Report, Water Quality Report, Soils Geology Geologic Hazard Study and OWTS Wastewater Study.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.
- The individual lot purchaser(s) shall be responsible for final design, construction, and maintenance of private detention pond/water quality BMP(s) as described in the approved drainage report for this subdivision. Final design, construction drawings and drainage report updates for the detention pond/water quality BMP(s) serving each lot shall be provided with Site Development Plan submittals. The detention pond/water quality BMP(s) shall be constructed and completed prior to the issuance of a certificate of occupancy ("CO") for the subject lots. The subdivision developer is responsible for providing financial assurances as indicated in the Subdivision Improvements Agreement and Financial Assurance Estimate for all detention ponds/water quality BMPs. All detention ponds/water quality BMPs shall be constructed prior to the release of said financial assurances. Individual lot purchasers shall enter into a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement ("Agreement") prior to the issuance of any building permits for the subject lots. In the case that the developer constructs the detention pond(s), the developer shall enter into an Agreement for each pond constructed.
- No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer. This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.
- Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution 16-454) and any subsequent amendments. Fees for each lot within this subdivision shall be paid in full at the time of building permit issuance.
- Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specially designed, or "engineered/engineered," system prior approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered.
- The individual well in the Dawson aquifer will be the shared responsibility of the lot owners. At such time that additional wells may be drilled, the individual wells in the Dawson aquifer will then be the responsibility of each individual lot owner. Permits for such wells must be obtained from the Colorado Division of Water Resources. Ground water rights and an associated augmentation plan associated with the subdivision were decreed in Case No. 17CW3054, Water Division 1 (as consolidated with Case No. 17CW3015, Water Division 2).

The plan for augmentation was designed to allow pumping of 0.82 acre foot annually from one Dawson aquifer well in the subdivision. Applicant, and assigns at the time of lot sales, shall transfer rights to underlying ground water and well rights to the initial purchaser of each lot in an amount at least sufficient to satisfy the 300 year water supply requirement of El Paso County for two lots, or 123 acre feet from the Dawson aquifer and 128 acre feet from the Laramie-Fox Hills aquifer, as well as an undivided interest in the plan for augmentation and right to use the Dawson aquifer well for water supply. This provision is included only to be consistent with the provisions of the augmentation plan, and does not imply the future approval by El Paso County of further subdivision of either of the two lots. Such conveyance may be accomplished either by separate quit claim deed, by other appropriate deed of the water rights associated with the lot, or by specifically identifying and transferring the water rights in the warranty deed which transfers the real property to the individual lot purchaser.

Water in the Denver Basin aquifers is allocated based on a 100 year aquifer life. However, for El Paso County planning purposes, water in the Denver Basin aquifers is evaluated based on a 300 year aquifer life. Applicant, and all future owners of lots in the subdivision, should be aware that the economic life of a water supply in the Dawson aquifer may be less than either 100 years or 300 years indicated due to anticipated water level declines.



VICINITY MAP
NO SCALE

NOTES (cont.):

- Fire protection to be provided by Black Forest Fire/Rescue Protection District.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species, if applicable.

SURVEYOR'S CERTIFICATION:

I, David Hosteller, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this _____ day of _____, 20____.

David V. Hosteller
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for MCGEHEE SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified herein and any conditions included in the resolution of approval. The dedications of land to the public streets and easements are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

President, Board of County Commissioners _____ Date _____

COUNTY APPROVAL:

Approval is granted this _____ day of _____, 20____ A.D.

Planning and Community Development Director

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }SS

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M., this _____ day of _____, 20____ A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman, Recorder

to permit
SURCHARGE: _____ BY: _____ Deputy
FEE: _____

FEES:
Park Fee: _____ Drainage Fee: _____
School Fee: _____ Bridge Fee: _____

KNOW ALL MEN BY THESE PRESENTS:

That Dale D. and Stephanie B. McGehee, being the owners of the following described tract of land to wit:

A portion of the Southwest Quarter of Section 19, Township 11 South, Range 65 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

Lot 3, MOUNTAIN SHADOW RANCH SECOND PHASE (Reception No. 200072526, El Paso County, Colorado records);

Containing 10.495 acres, more or less.

DEDICATION:

The above owners have caused said tract of land to be surveyed, vacated and resubdivided into lots and easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract of land and the locations of said lots and easements. Said lot, as resubdivided, shall be known as MCGEHEE SUBDIVISION, El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned, Dale D. and Stephanie B. McGehee, have executed this instrument this _____ day of _____, 20____ A.D.

Dale D. McGehee _____ Stephanie B. McGehee _____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }SS

The above and aforementioned was acknowledged before me this _____ day of _____, 20____ A.D., by Dale D. and Stephanie B. McGehee.

Witness my hand and seal

Notary Public

My commission expires _____

According to Colorado law, you must commence any action to enforce this plat within three years after you are notified of any defect in no event, may any action be based upon any defect in this plat more than one year from the date of the certification shown hereon.

CALL BEFORE YOU DIG
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND SEWER LINES.

No.	Description	By	Date

H. Scale: VARIES
V. Scale: N/A
Designed By: N/A
Drawn By: BRH
Checked By: DVH
DATE: 10/21/20

Land Development Consultants, Inc.
PLANNING • SURVEYING
www.ldc-inc.com • TEL: (719) 526-6733 • FAX: (719) 526-6848
3988 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

FINAL PLAT
MCGEHEE SUBDIVISION
Project No.: 20018
Sheet: 1 of 1

" MCGEEHEE SUBDIVISION "
ADJOINING PROPERTY OWNERS' LIST / LETTER PACKAGE

20018

APN 51000-00-264
MICHELLE K. AND LYNN E. STILL
16845 THOMPSON ROAD
COLORADO SPRINGS, CO 80908-1401

APN 51190-04-001
STEVEN M. AND KIMBERLY R. SCHNEIDER
5770 MOUNTAIN SHADOW VIEW
COLORADO SPRINGS, CO 80908-1421

APN 51000-00-264
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APN 51190-00-007
SHAWNA SCHOTANUS
19770 CAPELLA DRIVE
MONUMENT, CO 80132-9700

APN 51190-04-003
VICTOR C. AND SUSAN A. DUCKARMENN
P.O. BOX 9352
COLORADO SPRINGS, CO 80932-0352

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APN 51190-00-005
CHARLES E. HICKEY
7076 BOREAS ROAD
LARKSPUR, CO 80118-8102

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7020 0090 0000 3870 7243

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Colorado Springs, CO 80932

OFFICIAL USE

Certified Mail Fee	\$3.55	0618
\$		19
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
\$		
Total Postage and Fees	\$6.95	
\$		

Sent To

APN 51190-04-003
 VICTOR C. AND SUSAN A. DUCKARMENN
 P.O. BOX 9352
 COLORADO SPRINGS, CO 80932-0352

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7020 0090 0000 3870 7212

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Monument, CO 80132

OFFICIAL USE

Certified Mail Fee	\$3.55	0618
\$		19
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
\$		
Total Postage and Fees	\$6.95	
\$		

Sent To

APN 51190-00-007
 SHAWNA SCHOTANUS
 19770 CAPELLA DRIVE
 MONUMENT, CO 80132-9700

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Colorado Springs, CO 80908

OFFICIAL USE

Certified Mail Fee	\$3.55	0618
\$		19
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	
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 5770 MOUNTAIN SHADOW VIEW
 COLORADO SPRINGS, CO 80908-1421

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Larkspur, CO 80118

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
\$		
Total Postage and Fees	\$6.95	
\$		

Sent To

APN 51190-00-005
 CHARLES E. HICKEY
 7076 BOREAS ROAD
 LARKSPUR, CO 80118-8102

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Colorado Springs, CO 80908

OFFICIAL USE

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