



3898 Maizeland Road  
Colorado Springs, CO 80909

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

Surveying • Planning

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September 12, 2022

**Adjoining Property Owner Notification**

RE: 6214000112 – Canyon Creek Ranch

LDC, Inc. is representing: Gregg and Jannette Cawlfeld  
4310 Saxton Hollow Rd.  
Colorado Springs, CO 80908

This is an application for approval of a Final Plat. The subject property is a 24.65 acre parcel and is currently unplatted. There is an existing house on the property that is accessed from an easement that originates on Mountain View Drive. This property is zoned RR-5, and three lots are proposed along with two tracts along Kettle Creek. Once platted the existing house will remain, and only 2 new houses will be built in this plat. All lots will be designated as single-family lots with houses and additional structures permitted by code.

Upon approval of the plat, Canyon Creek Ranch Estates will contain the three mentioned single-family lots. Lot 1 will be a 5+ acre lot that has an existing house, well and septic, and is accessed from Parallax Heights, and existing private access easement which intersects with Mountain View Drive. This easement will remain as the source of access to this lot.

Lot 2 will be a 5+ acre lot and Lot 3 will be a 6.97 acre lot. Access for these two lots will be from an existing easement at the end of Creek View Road, a public road that intersects with Milam Road to the East. This access will be a private driveway that will dead end in Lot 2, not allowing for thru traffic within the Plat. Both lots will be serviced by private, individual on site wells and septic systems. In addition, two tracts of land will be included in the plat, containing 7.6 acres, both of which will not be developed.

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:

Ryan Howser  
El Paso County Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO 80910 Phone: 719-520-0649

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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6214003008

Sen David P. McMichael

Str 4350 Creek View Rd.

City, Colorado Springs, CO 80908-3723

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Sen Robert & Cynthia Monroe

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Street and 4115 Timber Ln.

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Matthew & Stephany Hassen

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Sen Phillip & Mary Ann Blanton

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Total \$62140010197.85

Donald & Patricia Mach

11710 Timberlane Ct.

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Postage \$0.60

Total Postage and Fees

\$ 6214000071

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Randall &amp; Louellen Welsch

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Postage \$0.60

Total Postage and Fees

\$ 6214000071

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Ronda &amp; Rickey Parks

2060 Alcovy Station Rd.

Covington, GA 30014-0734

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Total Postage and Fees

\$ 6223000005

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Dustin D. Kuntz

4030 Mountain View Dr.

Colorado Springs, CO 80908-3740

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Total Postage and Fees

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Sent To

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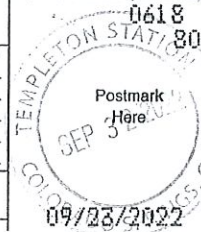
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Theodore &amp; Phyllis Thurber

11715 Howells Rd.

Colorado Springs, CO 80908-3711

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\$ 622300013685

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Willem &amp; Sonja Viljoen

4160 Mountain View Dr.

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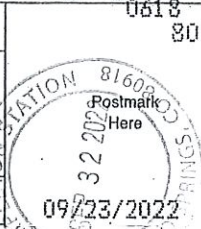
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Donald &amp; Lisa Rhodes

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Postage	\$0.60
Total Postage and Fees	\$7.85

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Street: Gregg & Jannette Cawfield  
City, State: 4310 Saxton Hollow Rd.  
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Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To: 6223000003  
Street: Michael & Lynn Blaseg  
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Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To: 6223000073  
Street: Margaret L. Aguda  
City, State: 4250 Mountain View Dr.  
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Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To: 6214000053  
Street: Mark A. Felkey  
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Postage	\$0.60
Total Postage and Fees	\$7.85

Sent To: 62140000915  
Street: James M. Byrne  
City, State: 11570 Milam Rd.  
City, State: Colorado Springs, CO 80908-3814

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Mon 09/26/2022  
Certified Mail® \$4.00  
Tracking #: 70211970000191646604  
Return Receipt \$3.25  
Tracking #: 9590 9402 7641 2122 0674 33  
Total \$7.85

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Letter  
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Weight: 0 lb 0.50 oz  
Estimated Delivery Date  
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Return Receipt \$3.25  
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Total \$7.85

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Return Receipt \$3.25  
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Total \$7.85

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Estimated Delivery Date  
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Tracking #: 70211970000191646635  
Return Receipt \$3.25  
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Total \$7.85

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 Total \$7.85

Grand Total: \$133.45

Credit Card Remit \$133.45  
 Card Name: VISA  
 Account #: XXXXXXXXXXXX3361  
 Approval #: 004349  
 Transaction #: 665  
 AID: A0000000980840 Chip  
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 Certified Mail® \$4.00  
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 Total \$7.85

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 Certified Mail® \$4.00  
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 Total \$7.85

First-Class Mail® 1 \$0.60  
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 Weight: 0 lb 0.50 oz  
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 Total \$7.85

First-Class Mail® 1 \$0.60  
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Colorado Springs, CO 80908  
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 Total \$7.85

First-Class Mail® 1 \$0.60  
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Colorado Springs, CO 80908  
 Weight: 0 lb 0.50 oz  
 Estimated Delivery Date  
 Mon 09/26/2022  
 Certified Mail® \$4.00  
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 Return Receipt \$3.25  
 Tracking #: 9590 9402 7641 2122 0674 57  
 Total \$7.85

First-Class Mail® 1 \$0.60  
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Covington, GA 30014  
 Weight: 0 lb 0.50 oz  
 Estimated Delivery Date  
 Tue 09/27/2022  
 Certified Mail® \$4.00  
 Tracking #: 70211970000191646598  
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