



April 22, 2024

**NOTICE TO PROPERTY OWNERS**

Dear Property Owner:

This letter is being sent to you on behalf of Alan and Judith Greaves concerning a proposed Vacation and Replat request being made to the El Paso County (EPC) Planning and Community Development Department for the property located at 7030 Snow Mass Drive in El Paso County, Colorado. This letter is being sent to you as a nearby property owner according to the records of El Paso County, Colorado.

The project site is currently platted as Lot 13, Wildwood Ranch Estates Filing 7 and is 10.364± acres in area. The site is located on the north side of Snow Mass Drive, east of Wyandott Drive and west of Wildridge Road. The El Paso County Assessors Schedule Number for the subject property is 52052-090-04. The site is currently vacant, but once contained a single family residence. A Vicinity Map is included for reference. The property is zoned RR-5 (Rural Residential – 5 acres).

The request is for approval of the Minor Plat titled “Greaves Subdivision Filing No. 1 which is a vacation and replat to subdivide the existing 10.364± acre site into two (2) rural residential lots. One lot is to be 5.348± acres in area and the second is to be 5.015± acres. A sketch of the proposal is attached with this letter. The proposed minor plat is in keeping with the current zone designation. The access for all both lots is planned for a single shared driveway near the east property boundary and close to the previously existing driveway. A waiver is being requested with application to allow the shared driveway which is to be located in a private access easement.

This information is being provided to you as part of the land use application submittal process with the County. Please direct any questions on the proposal to the referenced contact below. Prior to any public hearing on this proposal a notification of the time and place of public hearing will be sent to the adjacent property owners by the El Paso County Development Services 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.

Any questions regarding this project should be directed to:

Dave Gorman, M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
(719) 635-5736, daveg@mvecivil.com

Very truly yours,

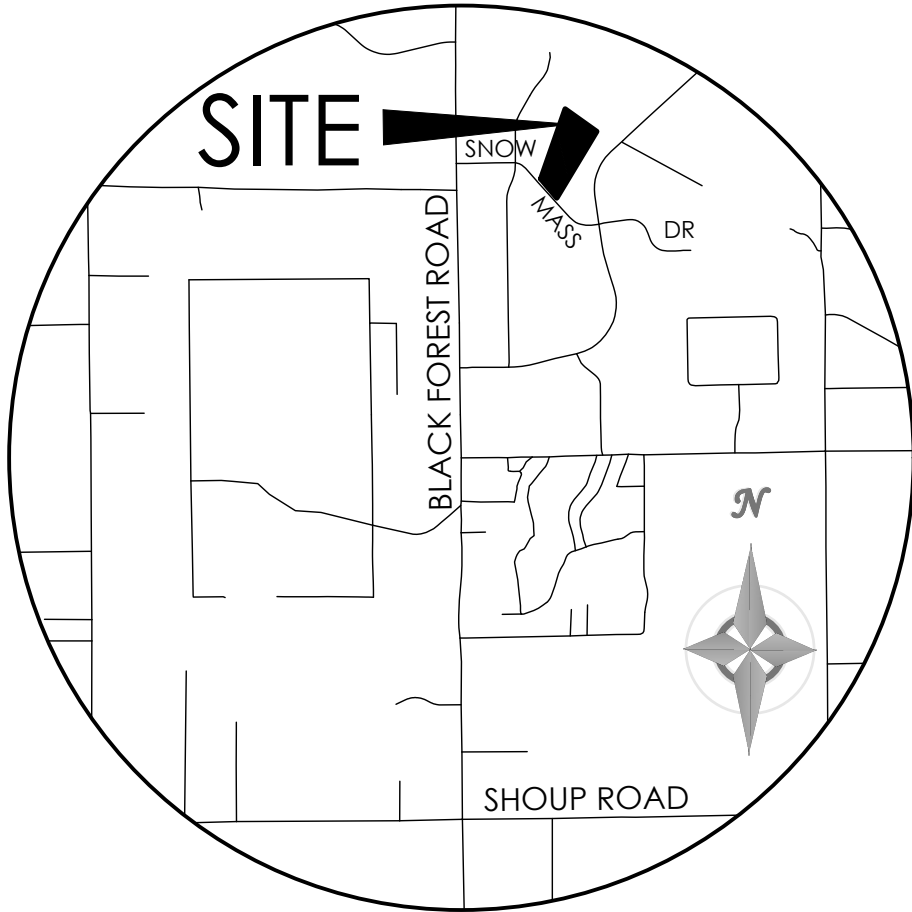
M.V.E., Inc.

A handwritten signature in black ink, appearing to read 'David R. Gorman', written over a horizontal line.

David R. Gorman, P.E.

Z:\61211\Documents\Neighborhood Notification\61211-Neighborhood Notification Letter.odt

**Engineers • Surveyors**  
**1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736**  
**Fax 719-635-5450 • e-mail mve@mvecivil.com**

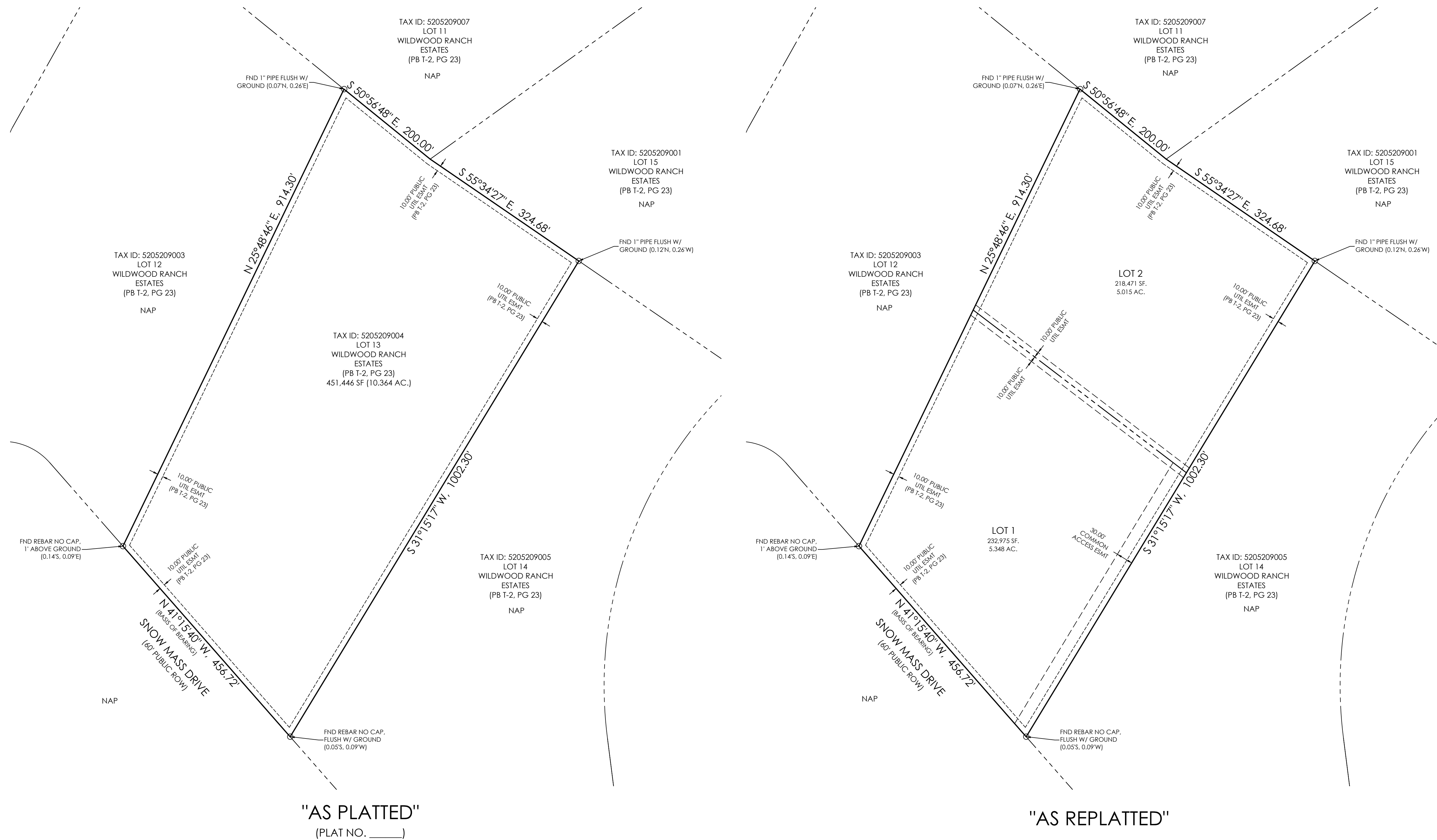


# VICINITY MAP

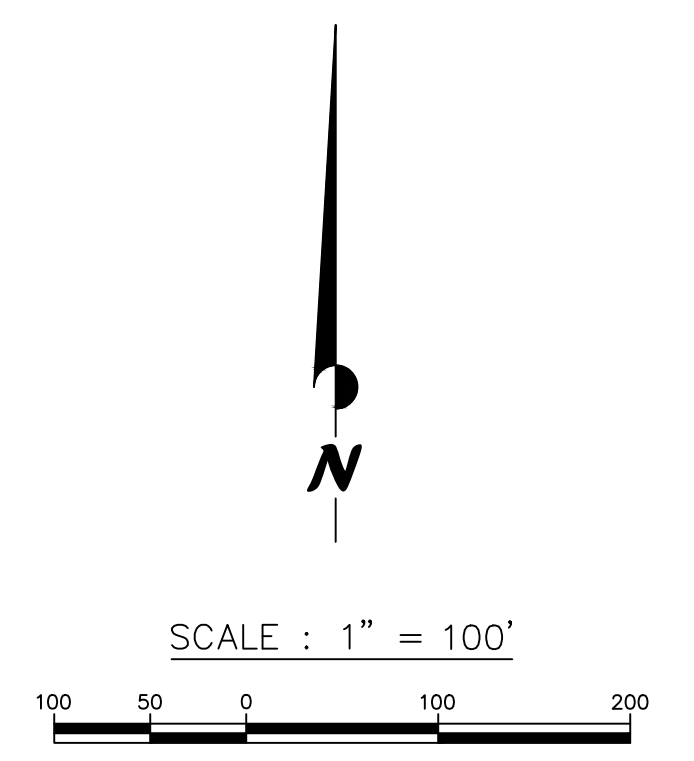
NOT TO SCALE

# GREAVES SUBDIVISION FILING NO. 1

A REPLAT OF LOT 13, WILDWOOD RANCH ESTATES FILING 7  
 NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO



- LEGEND**
- PROPOSED BOUNDARY LINE
  - - - PROPOSED LOT LINE
  - - - PROPOSED EASEMENT
  - - - SECTION LINE
  - FOUND CORNER AS SHOWN
  - SET #5 REBAR W/ ALUMINUM CAP MARKED "POLARIS, PLS 27605" FLUSH WITH THE GROUND
  - ( 15980 ) ADDRESS NUMBER
  - PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
  - NAP NOT A PART OF THIS SUBDIVISION (NO AREAS OUTSIDE OF THE SHOWN BOUNDARY ARE A PART OF THIS SUBDIVISION)

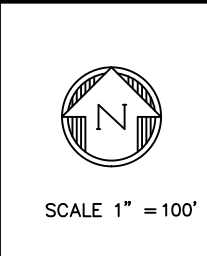


"AS PLATTED"  
 (PLAT NO. \_\_\_\_\_)

"AS REPLATTED"

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: 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 CERTIFICATION SHOWN HEREON.

**GREAVES SUBDIVISION FILING NO. 1**  
 A REPLAT OF LOT 13, WILDWOOD RANCH ESTATES FILING 7  
 NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
 EL PASO COUNTY, COLORADO



REVISIONS			
ZONE	REV	DESCRIPTION	DATE

DRAWN BY:	TJW	DATE:	12/27/2023
CHECKED BY:	RDH	DRAWING NO.:	231102_PLAT
JOB NO.:	231102	SHEET:	2 OF 2

**POLARIS SURVEYING, INC.**  
 1903 Lelary Street, Suite 102  
 COLORADO SPRINGS, CO 80909  
 (719)448-0844 FAX (719)448-9225

PCD FILE NO:  
 GREAVES SUBDIVISION  
 FINAL PLAT  
 For:  
 ALAN & JUDITH GREAVES

7020 1810 0000 7630 5947

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VICTORIA PANCOST TRUST  
6990 SNOW MASS DR  
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**Sent To**  
GREAVES ALAN  
2935 UNDERWOOD PT #10 COLORADO  
SPRINGS CO 80920

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**Sent To**  
LEVY JOEL D  
727 ROCKLAND ST  
CANTONMENT FL 32533-6562

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MCCARVER RICK L  
7230 WILDRIDGE RD  
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 City  
 COLORADO SPRINGS, CO 80908-2823  
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 MAHER ROGER V  
 14515 WYANDOTT DR  
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