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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input checked="" 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	\$0.58
Total Postage and Fees	\$7.38

Sent To: TAFT, STEPHEN C
Street and Apt: TAFT, JODY M
City, State, Zip: 6065 BURGESS ROAD, COLORADO SPRINGS, CO 80908

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

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<input checked="" 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	\$0.58
Total Postage and Fees	\$7.38

Sent To: STEAHLIN, JUNE W
Street and Apt: 878 OXFORD LANE
City, State, Zip: COLORADO SPRINGS, CO 80905

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<input checked="" 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	\$0.58
Total Postage and Fees	\$7.38

Sent To: BODENSKY, FRANK J
Street and Apt: BODENSKY, DOROTHY J
City, State, Zip: 6215 BURGESS ROAD, COLORADO SPRINGS, CO 80908

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.38

Sent To: TALLMAN, AMANDA L
Street and Apt: TALLMAN, PHILIP E
City, State, Zip: 6205 BURGESS ROAD, COLORADO SPRINGS, CO 80908

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input checked="" 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	\$0.58
Total Postage and Fees	\$7.38

Sent To: JENKINS, DAVID D
Street and Apt: 111 S TEJON STREET, SUITE 222
City, State, Zip: COLORADO SPRINGS, CO 80903

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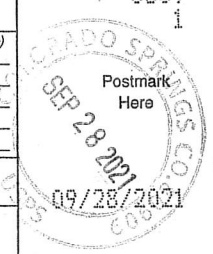
Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$7.38

Sent To: PARRIS, KEITH B
Street and Apt: PARRIS, CAROL A
City, State, Zip: 6265 BURGESS ROAD, COLORADO SPRINGS, CO 80908

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Certified Mail Fee	\$3.75
\$	\$3.05
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input checked="" 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	\$0.58
\$	\$7.38
Total Postage and Fees	
\$	\$7.38
<i>Sent To</i>	VOHLAND, JOHN B
<i>Street an</i>	6210 OLD RANCH ROAD
<i>City, Stat</i>	COLORADO SPRINGS, CO 80908
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	





September 21, 2021

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Koinonia Ranch, LLC, is proposing a land use project in El Paso County on 39.08± acres located on the north side of Old Ranch Road, east of Milam Road and west of Black Forest Road. The current address of the site is 6170 Old Ranch Road and the site has Assessor Schedule Number 52190-00-059. A Vicinity Map is included for reference. The land use applications consist of the Preliminary Plan and Final Plat for Koinonia Ranch. The existing unplatted parcel is proposed to be subdivided into six (6) single family rural residential lots and one (1) tract in the RR-5 Zone. Each lot will be 5.00 acres or larger. The remaining private tract will be for the common use of the residents of Koinonia Ranch. One existing residence is currently located on the subject property and will remain on one of the six new lots. The subdivision is intended to be compliant and consistent with the existing RR-5 (Rural Residential) zoning. Access to all lots will be from a new private roadway extending from Old Ranch Road near the existing driveway entrance onto the property. A waiver of provisions of the El Paso Land Development Code is being sought at part of the land use applications to allow more than 25 residence to access a dead end road (Old Ranch Road). Currently 21 residences utilize this dead end section of Old Ranch Road for access and the proposal would increase that number to 26. This information is being provided to you as part of the land use application submittal process with the County.

The proposals are for approval of the Preliminary Plan and Final Plat for the subdivision titled "Koinonia Ranch".

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 blue ink, appearing to read 'David R. Gorman', with a long horizontal flourish extending to the right.

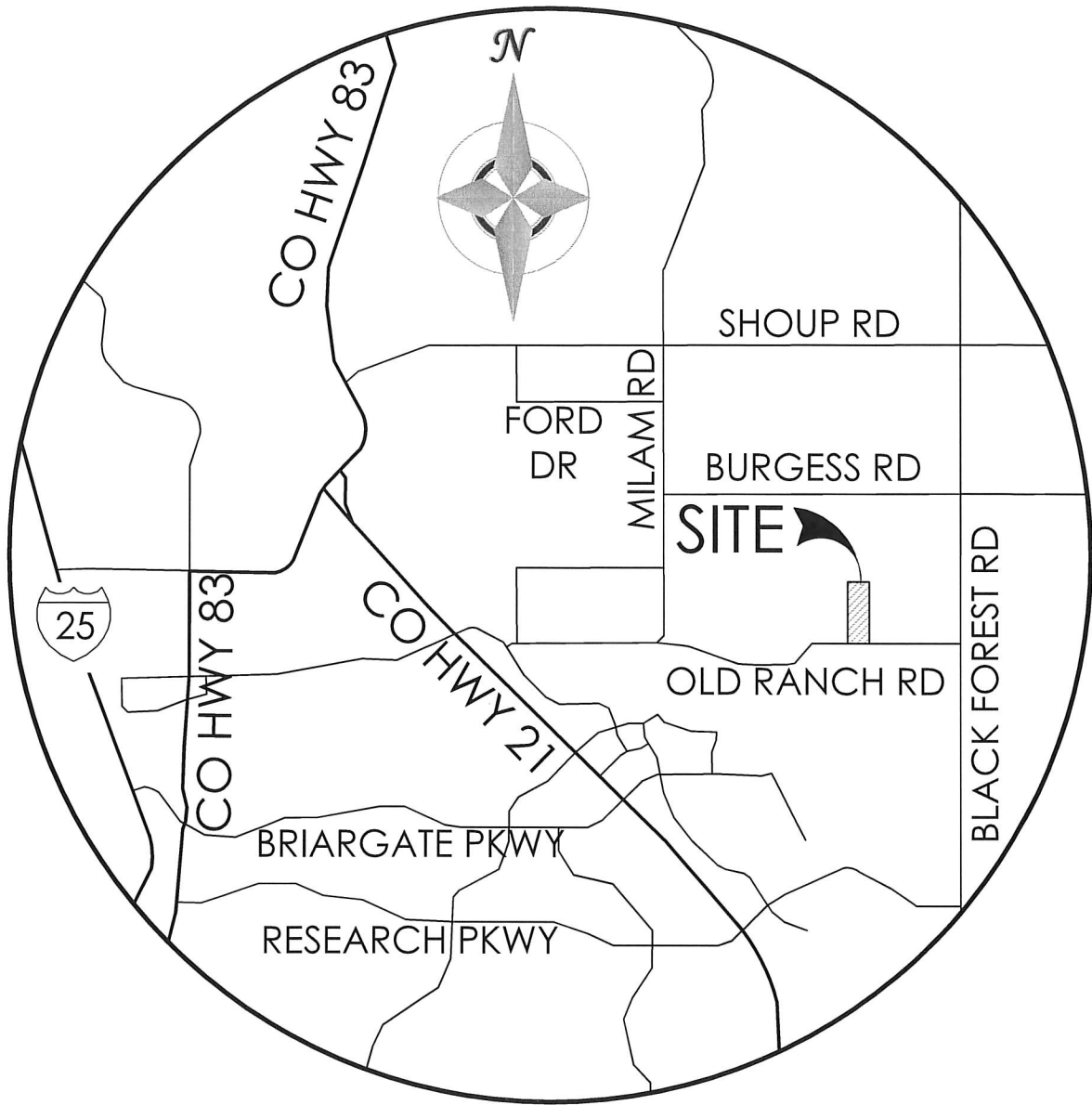
David R. Gorman, P.E.

DRG:cwg

Attachment: Vicinity Map, Development Map

Z:\61148\Documents\Correspondance\61148-NoticeToAdjacentPropertyOwners.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

