



November 5, 2021

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Viewpoint Estates, LLC., is proposing a land use project in El Paso County concerning Lot 71 and Lot 72, Viewpoint Estates Filing No. 1 (the site). The site is 24.33± acres located between Colorado HWY 94 and Chesley Drive. The addresses of the existing lots on the site are 21209 & 21307 Chesley Drive, Calhan CO 80808. A Vicinity Map is included for reference. The subject property is zoned RR2.5 (Rural Residential). The property is currently platted with two lots, but contains no buildings. This information is being provided to you prior to the submittal to the County. The area of the proposed development consists of the property having Assessor Schedule Numbers 34100-10-001, 34100-09-001. Please direct any questions on the proposal to the referenced contact below.

The proposal is for approval of a Preliminary Plan and Final Plat. The proposed Final Plat will vacate the existing two lots and establish seven (7) single-family residential lots with minimum lot size of 2.5 acres.

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:

Charles C. Crum, P.E.
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736
ChuckC@MVECivil.com

Very truly yours,

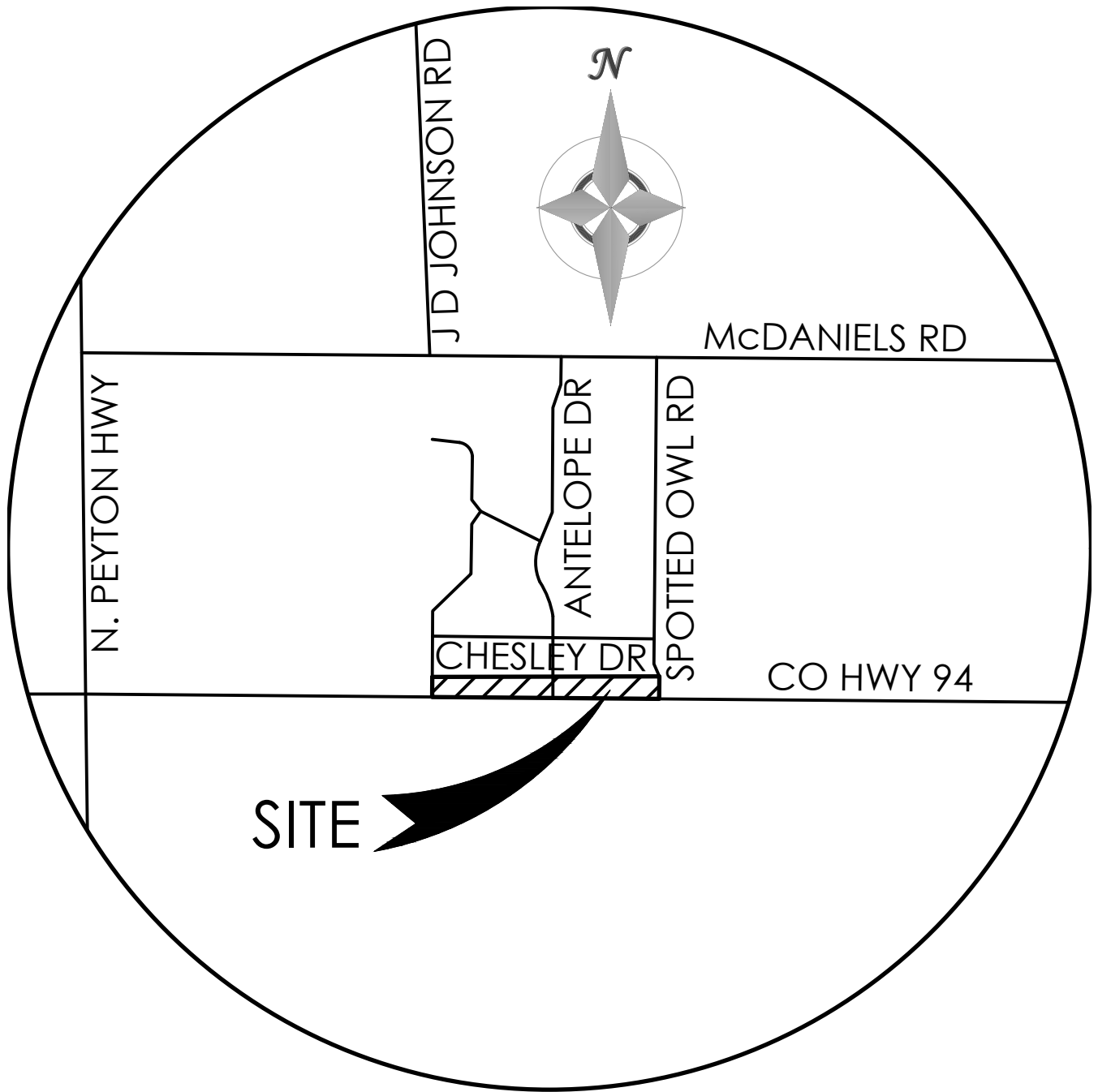
M.V.E., Inc.

A handwritten signature in black ink that reads 'Charles C. Crum, P.E.' The signature is written in a cursive style.

Charles C. Crum, P.E.

Attachment: Development Plan, Vicinity Map
Z:\61099\Documents\Correspondance\61099-Notice to Property Adjacent Owners.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

CATHCART LEE M
20818 CHESLEY DR
CALHAN CO 80808-7887
TAX SCH. NO. 3410007010

RENEE & BRUCE BANKS
20916 CHESLEY DR
CALHAN, CO 80808-7891
TAX SCH. NO. 3410007009

ROBERT W LEWIS
21014 CHESLEY DR
CALHAN CO 80808-7891
TAX SCH. NO. 3410007008

RONALD J & CHRISTEL NIKULSKI
21112 CHESLEY DR
CALHAN, CO 80808-7886
TAX SCH. NO. 3410007007

WESLEY A HOYLE
PO BOX 77261
COLORADO SPRINGS, CO 80970-7261
TAX SCH. NO. 3410007006

RICHARD E WILLIAMS
PO BOX 75186
COLORADO SPRINGS, CO 80970-5186
TAX SCH. NO. 3410008008

JESSE W & LATICIA D SLIFER
21406 CHESLEY DR
CALHAN, CO 80808-7906
TAX SCH. NO. 3410008007

ERIC WILLIAM JOHNSON
21504 CHESLEY DR
CALHAN, CO 80808-8215
TAX SCH. NO. 3410008006

CMH HOMES INC
3912 N FREEWAY RD
PUEBLO, CO 81008-961
TAX SCH. NO. 3410008005

FRANCIS R LEGENDRE & DIANE R BLAIR
513 SPOTTED OWL WAY
CALHAN, CO 80808-7882
TAX SCH. NO. 3410005013

ROCKWOOD HOMES LLC
5436 CARVEL GRV
COLORADO SPRINGS, CO 80922
TAX SCH. NO. 3400000455

LORAIN ANDERSON & GAIL J HEILMANN
5242 FOSSIL CREEK DR
FORT COLLINS, CO 80526-4313
TAX SCH. NO. 3400000139

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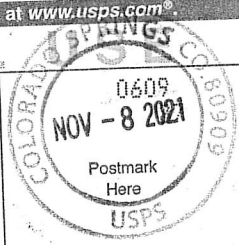
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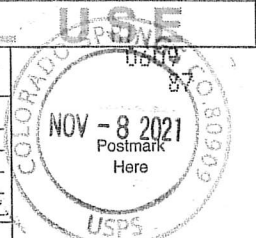
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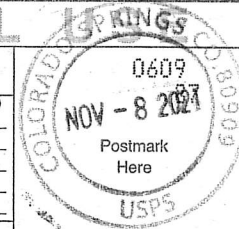
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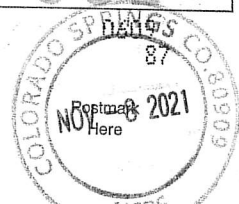
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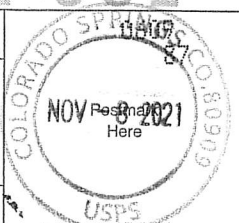
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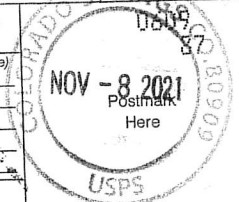
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