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Certified Mail Fee	\$3.75	0609
\$	\$3.05	1
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 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	
\$	\$0.58	
Total Postage and Fees	\$7.38	05/12/2022
\$	\$7.38	

OLIVAS SOCORRO J,
SANCHEZ LAISSA
6905 ALPACA HTS
COLORADO SPRINGS CO, 80908-6135

Instructions

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Colorado Springs, CO 80908

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$0.58	
Total Postage and Fees	\$7.38	05/12/2022
\$	\$7.38	

SANCHEZ LAISSA,
OLIVAS SOCORRO J
6925 ALPACA HTS
COLORADO SPRINGS CO, 80908

Instructions

7020 1810 0000 7630 3271

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Colorado Springs, CO 80921

Certified Mail Fee	\$3.75	0609
\$	\$3.05	1
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 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	
\$	\$0.58	
Total Postage and Fees	\$7.38	05/12/2022
\$	\$7.38	

PRI #2 LLC, C/O ELITE PROPERTIES
OF AMERICA
2138 FLYING HORSE CLUB DR
COLORADO SPRINGS CO, 80921

Instructions

7020 1290 0001 1163 5680

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Colorado Springs, CO 80908

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.58	
\$	\$0.58	
Total Postage and Fees	\$7.38	05/12/2022
\$	\$7.38	

MARTINEZ RICHARD R,
MARTINEZ BARBARA L
16116 RIDGE RUN DR
COLORADO SPRINGS CO, 80908-6138

Instructions

7020 1810 0000 7630 3240

U.S. Postal Service™
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Sedona, AZ 86339

OFFICIAL USE

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 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



LYMAN & ANN BRAINERD
REVOCABLE, TRUST
PO BOX 510
SEDONA AZ, 86339-0510

Instructions

7020 1810 0000 7630 3233

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For delivery information, visit our website at www.usps.com®.

Colorado Springs, CO 80908

OFFICIAL USE

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 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



COOPER STEWART H,
COOPER KERRY M
16326 RIDGE RUN DR
COLORADO SPRINGS CO, 80908-6142

Instructions

7020 1810 0000 7630 3226

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Colorado Springs, CO 80908

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
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<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 \$0.58

Total Postage and Fees \$7.38



WHITNEY CHRISTOPHER D,
WHITNEY JULIE D
16485 BLACK FOREST RD
COLORADO SPRINGS CO, 80908-2104

Instructions



April 30, 2022

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you on behalf of Doug and Katherine Hill concerning a land use request being made to the El Paso County Board of Adjustment for vacant Tract A, C and H Estates located on the east side of Black Forest Road about one quarter mile south of Hodgen Road. The Hills also own adjacent Lot 1, C and H Estates at 6910 Alpaca Heights. Tract A has Assessor Schedule Number 52212-00-027 with an area of 1.78± acres. A Vicinity Map is included for reference. At the time of the original subdivision platting, the area of Tract A was cut off from the rest of C and H Estates by the required dedication of a 100' wide strip of land as right-of-way for future realignment of Black Forest Road. Additionally, a 30' wide strip was dedicated as right-of-way for existing Black Forest Road to the west of Tract A. The property is zoned RR-5 (Rural Residential – 5 Acre). The proposal is for approval of a Board of Adjustment Variance to allow the development of the 1.78± acre tract into one single-family residential lot after replatting the tract into one lot. All other requirements of the RR-5 zone will be met including build setbacks, maximum lot coverage and building height. Access will be from existing Black Forest Road on the west until Black Forest Road is realigned. Then the access will be from the east side of the lot following realignment. It is anticipated that existing Black Forest Road right-of-way will be vacated and that the 30' strip will be returned to the Tract A property for a total final area 2.16± acres at the time of Black Forest Road realignment. Although smaller than 5.0 acres, the lot will be compatible with the nearby existing development as rural residential housing. The proposed single family lot will also be compatible with potential future PUD development located west of Black Forest Road and the potential future commercial development at Hodgen and Black Forest Roads. 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.

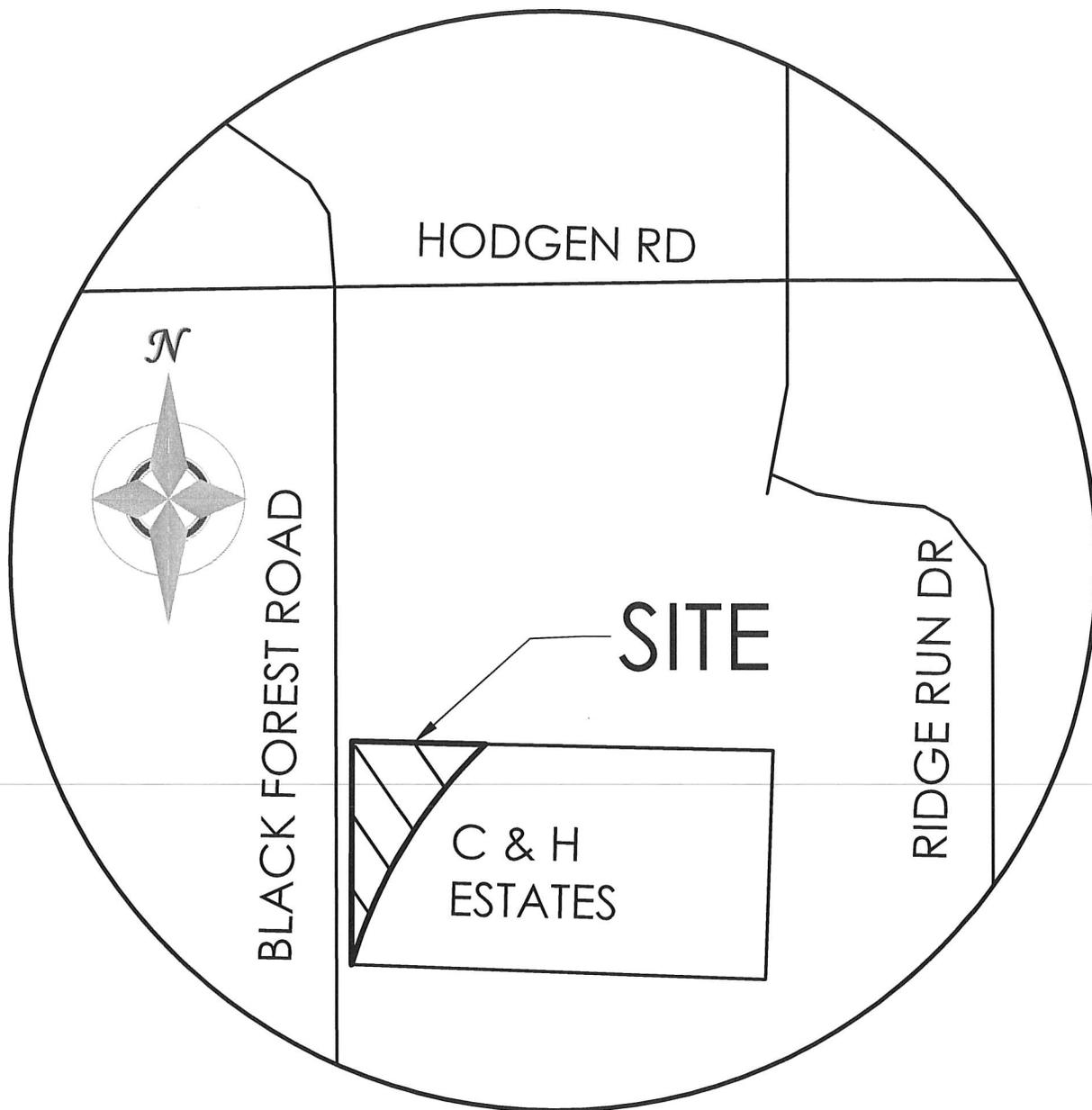
A handwritten signature in black ink, appearing to read 'David R. Gorman', written over a horizontal line.

David R. Gorman, P.E.
DRG:cwg

Attachment: Vicinity Map, Site Exhibit

Z:\61174\Documents\Adjacent Owner Notification\61174-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

