

STERN SAMUEL J
9970 GLENELLEN DR
PEYTON CO 80831

FREY JOSEPH L
14085 BLACK FOREST RD
COLORADO SPRINGS CO 80908

PHARES JEFFERY G
14050 WYANDOTTE DR
COLORADO SPRINGS CO 80908

HOEFFEL PATRICK EDWARD
13970 WYANDOTTE DR
COLORADO SPRINGS CO 80908

MARTINEZ ANTHONY JR
6555 VESSEY RD
COLORADO SPRINGS CO 80908

CORDOVA JOHN A
6635 VESSEY RD
COLORADO SPRINGS CO 80908

LANGMAID PJ
14130 BLACK FOREST RD
COLORADO SPRINGS CO 80908

HALVORSON CHRIS A
14090 BLACK FOREST RD
COLORADO SPRINGS CO 80908

THOMAS AND KAREN SWIFT LIVING
TRUST
314 INTERSTATE BLVD
HARWOOD ND 58042

BERKHEIMER JOHN MATTHEW
14060 BLACK FOREST RD
COLORADO SPRINGS CO 80908

LESKINEN PAUL H
6480 COOLWELL DR
COLORADO SPRINGS CO 80908

MOEDER-CHANDLER MARKUS
6420 COOLWELL DR
COLORADO SPRINGS CO 80908

WEST ROBERT E
6455 VESSEY RD
COLORADO SPRINGS CO 80908

BLACK FOREST CHAPEL
14190 BLACK FOREST RD
COLORADO SPRINGS CO 80908

JCFT LLC
8585 CRITERION DR STE 63317
COLORADO SPRINGS CO 80920

SHEPPARD CARL HENRY
13980 BLACK FOREST RD
COLORADO SPRINGS CO 80908

PRESCOTT TOBIAS S
13955 HIGHLINE DR
COLORADO SPRINGS CO 80908

VAN DEN AARDWEG JOHANN
6445 COOLWELL DR
COLORADO SPRINGS CO 80908



ANTARES
2641 E UINTAH ST
COLORADO SPRINGS, CO 80909-9998
(800)275-8777

11/20/2024 09:15 AM

Product	Qty	Unit Price	Price
CTOM - Firm - Domestic	18		\$11.70
First-Class Mail® Letter Colorado Springs, CO 80908 Weight: 0 lb 0.70 oz Estimated Delivery Date Fri 11/22/2024	1		\$0.73
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First-Class Mail® Letter Colorado Springs, CO 80908 Weight: 0 lb 0.60 oz Estimated Delivery Date Fri 11/22/2024	1		\$0.73

First-Class Mail® 1 \$0.73
Letter
Colorado Springs, CO 80908
Weight: 0 lb 0.60 oz
Estimated Delivery Date
Fri 11/22/2024

First-Class Mail® 1 \$0.73
Letter
Colorado Springs, CO 80908
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First-Class Mail® 1 \$0.73
Letter
Colorado Springs, CO 80908
Weight: 0 lb 0.70 oz
Estimated Delivery Date
Fri 11/22/2024

First-Class Mail® 1 \$0.73
Letter
Harwood, ND 58042
Weight: 0 lb 0.70 oz
Estimated Delivery Date
Mon 11/25/2024

First-Class Mail® 1 \$0.73
Letter
Colorado Springs, CO 80908
Weight: 0 lb 0.70 oz
Estimated Delivery Date
Fri 11/22/2024

First-Class Mail® 1 \$0.73
Letter
Colorado Springs, CO 80908
Weight: 0 lb 0.70 oz
Estimated Delivery Date
Fri 11/22/2024

First-Class Mail® 1 \$0.73
Letter
Colorado Springs, CO 80920
Weight: 0 lb 0.70 oz
Estimated Delivery Date
Fri 11/22/2024

Grand Total: \$24.84

Personal/Bus Check \$24.84

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Clerk: 63



November 19, 2024

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you on behalf of John Berkheimer concerning a proposed Minor Subdivision request being made to the El Paso County (EPC) Planning and Community Development Department for the property located at 14060 Black Forest Road 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 property consists of an existing home and contains 13.686 acres and has El Paso County Tax Schedule No. 5206000063. The site is situated on the west side of Black Forest Road between Vessey Road and Elementary Drive. The corner of Highline Drive and Coolwell Drive is at the southeast corner of the property. The parcel (Zone RR-5) contains 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 “Berkheimer Subdivision Filing No. 1” which is a proposal to subdivide the existing 13.686± acre site into two (2) rural residential lots. One lot is to be 5.002± acres in area and the second is to be 7.906± 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 south property boundary and close to the 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,

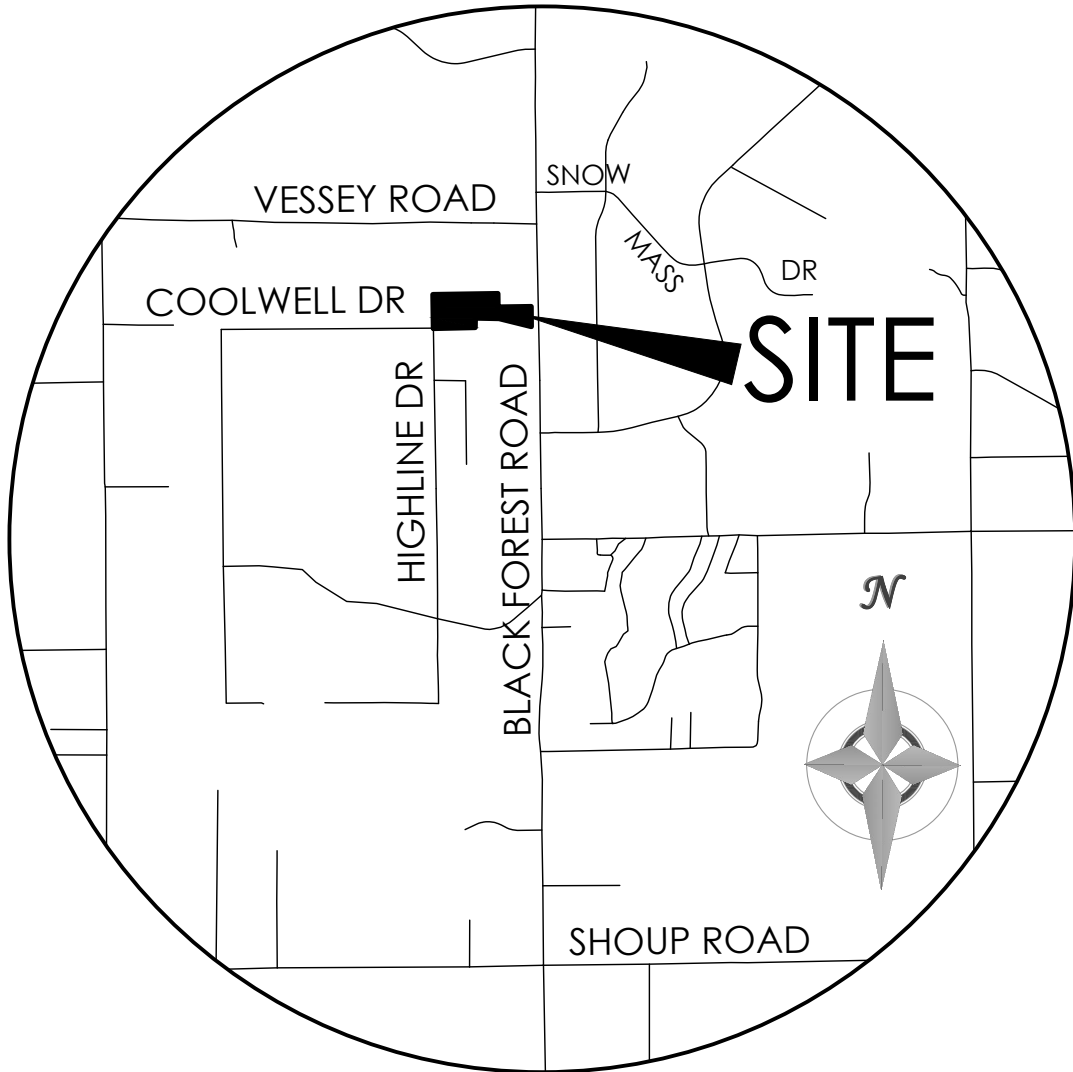
M.V.E., Inc.

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

David R. Gorman, P.E.

Z:\61222\Documents\Neighborhood Notification\61222-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

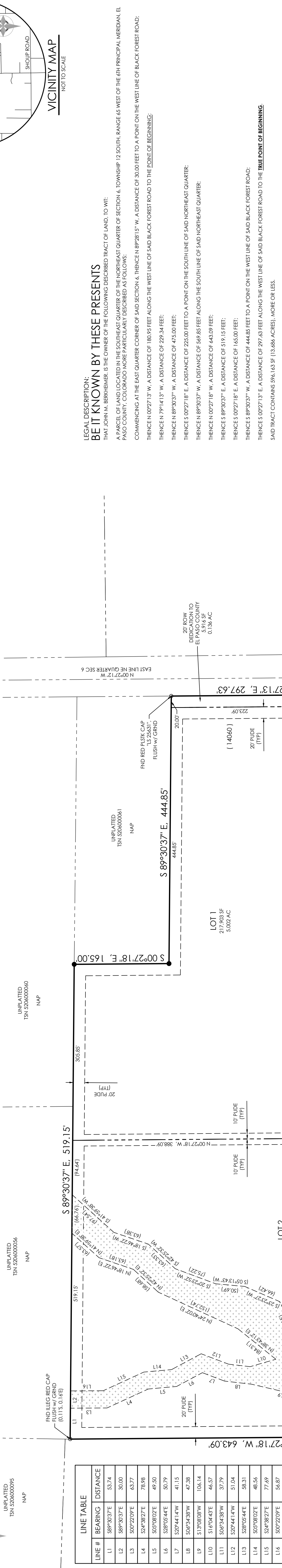
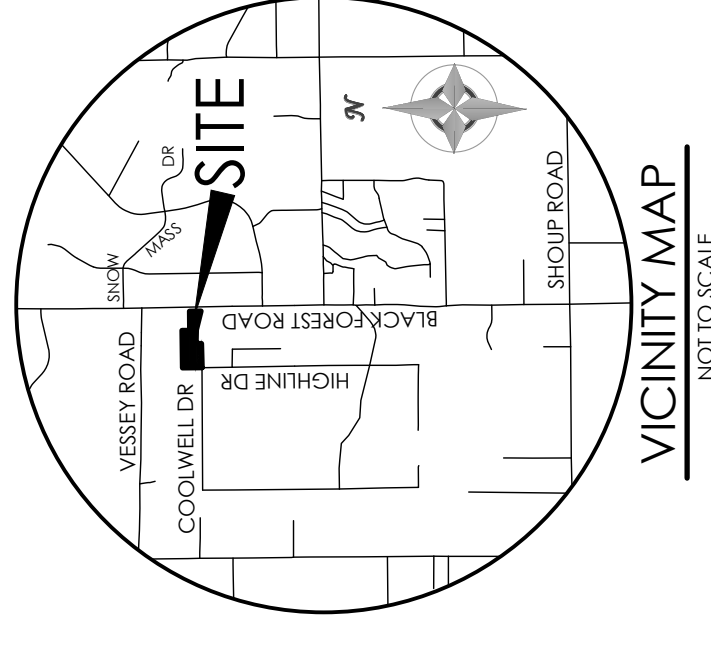


VICINITY MAP

NOT TO SCALE

BERKHEIMER SUBDIVISION FILING NO. 1

A PORTION OF THE SE1/4 OF THE NE1/4 SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST, EL PASO COUNTY, COLORADO



UNPLATTED
TSN 5206000095
NAP

UNPLATTED
TSN 5206000056
NAP

UNPLATTED
TSN 5206000060
NAP

UNPLATTED
TSN 5206000061
NAP

UNPLATTED
TSN 5206000062
NAP

LINE #	BEARING	DISTANCE
L1	S 89°30'37" E	53.74
L2	S 89°30'37" E	30.00
L3	S 00°22'09" E	63.77
L4	S 24°38'02" E	78.98
L5	S 05°38'02" E	49.50
L6	S 28°05'44" E	50.79
L7	S 20°41'14" W	41.15
L8	S 08°54'58" W	47.38
L9	S 19°08'08" W	106.14
L10	S 16°04'49" E	46.57
L11	S 05°54'38" W	37.79
L12	S 20°41'14" W	51.04
L13	S 28°05'44" E	58.31
L14	S 05°38'02" E	48.56
L15	S 24°38'02" E	77.69
L16	S 00°22'09" E	56.87

OWNER'S CERTIFICATE
THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE AND DO, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS INSTRUMENT IS TRUE AND CORRECT AND THAT WE ARE NOT PROVIDING ANY CONCEALING INFORMATION TO ANY OTHER PARTY. WE ARE RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED AND WE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

JOHN M. BERKHEIMER, OWNER
STATE OF COLORADO | | SS
COUNTY OF EL PASO | | SS
MY COMMISSION EXPIRES _____ DAY OF _____, 2023 BY JOHN M. BERKHEIMER AS OWNER.
WITNESS MY HAND AND OFFICIAL SEAL, _____ NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
THIS PLAT FOR BERKHEIMER SUBDIVISION FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DESIGNATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IS ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CLERK AND RECORDER
STATE OF COLORADO | | SS
COUNTY OF EL PASO | | SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ A.M. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
STEVE SCHLEKER, RECORDER
BY: _____ DEPUTY
SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

LEGEND
PROPOSED LOT LINE
SECTION LINE
FOUND CORNER AS SHOWN
SET #5 REBAR W/ ALUMINUM CAP MARKED
POLARIS, PLS 27405' FLUSH WITH THE GROUND
ADDRESS NUMBER
PUBLIC UTILITY AND DRAINAGE EASEMENT
DRAINAGE EASEMENT WITH NO BUILD AND NO STORAGE OF MATERIALS
NOT A PART OF THIS SUBDIVISION (NO AREAS OUTSIDE OF THE SHOWN BOUNDARY ARE A PART OF THIS SUBDIVISION)
NAP
EASEMENTS
UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S STATEMENT
I, RANDALL D. HENRY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF BERKHEIMER SUBDIVISION FILING NO. 1 IS TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 08/09/22 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND IS NOT A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2024.
RANDALL D. HENRY
COLORADO REGISTERED PLS # 27405
FOR AND ON BEHALF OF M.V.E., INC.

OWNER OF RECORD
AT TIME OF PLATTING:
JOHN M. BERKHEIMER
14060 BLACK FOREST ROAD
COLORADO SPRINGS CO. 80909

CONSULTANT
MVE INC.
1903 LELAY STREET
COLORADO SPRINGS CO. 80909
MVE@MVEINC.COM

SURVEYOR
RANDALL D. HENRY
POLARIS SURVEYING, INC.
1903 LELAY STREET
COLORADO SPRINGS, CO. 80909
(719) 448-0844
DATE OF PREPARATION: 08/31/2023
DANELO@POLARIS-4252@GMAIL.COM

MINOR SUBDIVISION PLAT
BERKHEIMER SUBDIVISION
FILING NO. 1
MVE PROJECT: 61222
MVE DRAWING: 61222-PLAT-C3
DATE: SEPTEMBER 9, 2024
SHEET: 1 OF 1
1903 Lelay Street, Suite 300
719.655.5236 www.mveinc.com

