



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www ldc-inc.com

July 20, 2018

El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910

Attn: **Gabe Sevigny**

Re: **Mountains Edge (APN: 32000-00-639)**
Minor Preliminary Plan and Minor Final Plat

This is an application
for a final plat
reconsideration

Owner: **OGC RE2, LLC**
Attn: Kevin O'Neil
455 E. Pikes Peak Ave., Suit 102
Colorado Springs, CO 80903

Consultant: **Land Development Consultants, Inc**
3898 Maizeland Road
Colorado Springs, CO 80909

LDC, Inc. is representing OGC RE2, LLC in this application for a Minor Preliminary Plan and Minor Final Plat of Parcel No. **3200000639** for a 5ac Lot Subdivision.

The site is approximately 40 acres, located Northeast of the McClelland Road and Scott Road intersection, in the North One-Half of the North One-Half of the Southwest One-Quarter (N1/2 N1/2 SW1/4) of Section 13, Township 12 South, Range 63 West of the 6th P.M., situate in El Paso County. Currently the property is Zoned RR-5.

This property was previously owned by TKB Properties (California). We represented them in preparing a Preliminary and Final Plat for this property. The Final Plat (SF-10-002) was approved by the BOCC on January 13, 2011. However the economic climate at that time prevented the previous owners from recording the Final Plat. That BOCC approval has now expired, but the new owners are requesting re-approval for the Final plat and construction documents as originally approved.

LDC, Inc. is resubmitting all previously approved documents. The engineering documents have been reviewed by MVE, Inc. to assure their compliance with the current El Paso County Engineering Criteria Manual and design requirements.

Thank you for your consideration,

Daniel L. Kupferer, PLS
Land Development Consultants, Inc.
dkupferer@ldc-inc.com

Add PCD File No. SF-1826

Markup Summary

Daniel Torres (1)

Add PCD File No. SF-1826

Subject: Text Box
Page Label: 1
Lock: Locked
Author: Daniel Torres
Date: 10/22/2018 8:44:01 AM
Color: ■

Add PCD File No. SF-1826

dsdseigny (1)

00420
Minor Final Plat
Consultant: Land Development Consultants, Inc.
100 Mountain Road
Colorado Springs, CO 80909
Call 719 594-9200
LLC in the application for a Minor Preliminary Plat and Minor Final Plat o
00420
about Northwest of the McPherson Street and Four Street Intersection. o

Subject: Callout
Page Label: 1
Lock: Locked
Author: dsdseigny
Date: 10/22/2018 8:44:00 AM
Color: ■

This is an application for a final plat reconsideration