



3898 Maizeland Road  
Colorado Springs, CO 80909

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

Surveying • Planning

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March 21, 2023

**Adjoining Property Owner Notification**

RE: 52130-00-007 – Double Spur Ranch

LDC, Inc. is representing: Joan Hathcock  
12420 N. Meridian Road  
Elbert, CO 80106

This is an application for approval of a Final Plat. The subject property is a 39.834 acre parcel and is currently unplatted. There is an existing house on the property that is accessed from an easement that originates on N. Meridian Road. This property is zoned RR-5, and three lots are proposed. Once platted the existing house will remain, and only 2 new houses will be built in this plat. All lots will be designated as single-family lots with houses and additional structures permitted by code.

Upon approval of the plat, Double Spur Ranch will contain the three mentioned single-family lots. Lot 2 will be a 27+ acre lot that has an existing house, well and septic, and is accessed from N. Meridian Road, by an existing private access easement. This easement will remain as the source of access to this lot.

Lot 1 will be a 6+ acre lot and Lot 3 will be a 5+ acre lot. Access for these two lots will be from the existing private access easement. Both lots will be serviced by private, individual on site wells and septic systems.

Public hearings are required on this proposal before the El Paso County Planning Commission and El Paso County Commissioners. The time and dates of the hearings are to be determined following review by El Paso County. Planning Commission meets at the Regional Development Center, 2880 International Circle, on the first and third Tuesdays of each month. You may appear in person at the Planning Commission and/or the Board of County Commissioner's hearings to express your opinions on the project. If unable to attend, you may also submit a statement expressing your opinions and comments to:

Ryan Howser  
El Paso County Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO 80910 Phone: 719-520-0649

Prior to the public hearings, the property will be posted by El Paso County. The poster will include the time, date and location of the hearings. More specific information on the hearings can be obtained by calling El Paso County Planning and Community Development Department (719-520-6300).

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Postage \$0.63  
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Sent To: 5212000009/4218000021  
Street and: 5213000013  
City, State: Susan M. Gordon  
PS Form: 11550 Ayer Road  
Elbert, CO 80106 Instructions

7021 1970 0001 9164 6666

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Sent To: 5212000008  
Street and: Lenz Land Corp, LLC  
City, State: 12603 Fulford Court  
PS Form: Colorado Springs, CO 80908 Instructions

7021 1970 0001 9164 6727

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ELBERT, CO 80106

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Sent To: 5213000019  
Street: Barbara J. Hess  
City, State: 12155 Spine Creek Place  
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ELBERT, CO 80106

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Sent To: 5213000008  
Street and: Sun I Harris  
City, State: 15 Mirada Road  
PS Form: Colorado Springs, CO 80906-4306 Instructions

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ELBERT, CO 80106

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Sent To: 4218000023/4218000002  
Street: Jon Knecht  
City, State: 12425 N. Meridian Road  
PS Form: Elbert, CO 80106-8910 Instructions



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4356 MONTEBELLO DR  
COLORADO SPRINGS, CO 80918-9998  
(800)275-8777

03/24/2023 04:22 PM

First-Class Mail® 1 \$0.63  
Letter  
Colorado Springs, CO 80908  
Weight: 0 lb 0.50 oz  
Estimated Delivery Date  
Mon 03/27/2023  
Certified Mail® \$4.15  
Tracking #: 70211970000191646727  
Return Receipt \$3.35  
Tracking #: 9590 9402 7055 1225 2687 08  
Total \$8.13

Grand Total: \$48.78

Credit Card Remit \$48.78

Card Name: VISA  
Account #: XXXXXXXXXXXX8083  
Approval #: 062223  
Transaction #: 763  
AID: A0000000980840 Chip  
AL: US DEBIT  
PIN: Not Required

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

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UFN: 071815-0618  
Receipt #: 840-58000261-4-6389102-2  
Clerk: 7

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.63
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Colorado Springs, CO 80908  
Weight: 0 lb 0.40 oz  
Estimated Delivery Date  
Mon 03/27/2023

Certified Mail®			\$4.15
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Tracking #: 70211970000191646666

Return Receipt			\$3.35
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Tracking #: 9590 9402 7055 1225 2675 96

Total			\$8.13
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First-Class Mail® Letter	1		\$0.63
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Elbert, CO 80106  
Weight: 0 lb 0.50 oz  
Estimated Delivery Date  
Mon 03/27/2023

Certified Mail®			\$4.15
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Tracking #: 70211970000191646673

Return Receipt			\$3.35
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Tracking #: 9590 9402 7055 1225 2687 46

Total			\$8.13
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First-Class Mail® Letter	1		\$0.63
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Elbert, CO 80106  
Weight: 0 lb 0.50 oz  
Estimated Delivery Date  
Mon 03/27/2023

Certified Mail®			\$4.15
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Tracking #: 70211970000191646680

Return Receipt			\$3.35
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Tracking #: 9590 9402 7055 1225 2687 39

Total			\$8.13
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First-Class Mail® Letter	1		\$0.63
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Elbert, CO 80106  
Weight: 0 lb 0.50 oz  
Estimated Delivery Date  
Mon 03/27/2023

Certified Mail®			\$4.15
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Tracking #: 70211970000191646703

Return Receipt			\$3.35
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Tracking #: 9590 9402 7055 1225 2687 22

Total			\$8.13
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First-Class Mail® Letter	1		\$0.63
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Colorado Springs, CO 80906  
Weight: 0 lb 0.50 oz  
Estimated Delivery Date  
Mon 03/27/2023

Certified Mail®			\$4.15
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Tracking #: 70211970000191646710

Return Receipt			\$3.35
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Tracking #: 9590 9402 7055 1225 2687 15

Total			\$8.13
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