

October 7, 2019

Adjacent Owner

Re: **Mountains Edge (Parcel # 32000-00-740)**

1. This letter is being sent to you because **LDC, Inc.** is representing OGC RE2, LLC in an application for Final Plat of an unplatted 30.613 acre tract located on McClelland Road and Northeast of the Scott Road intersection. Currently the site is vacant and zoned RR-5. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact in Item 2. Prior to any public hearing on the proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning 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.
2. For questions specific to this project, please contact:  
  
Land Development Consultants, Inc.  
Attn. Dan Kupferer  
3898 Maizeland Rd.  
Colorado Springs, CO 80909  
719-528-6133  
  
OGC RE2, LLC (owner)  
Attn. Kelli O'Neil  
P.O. Box 1385  
Colorado Springs, CO 80901
3. 30.613 acre tract located on McClelland Road and Northeast of the Scott Road intersection. Currently the site is vacant and zoned RR-5.
4. This request is to subdivide the property into 5-five acres minimum, residential lots.
5. This is vacant land. This application for Final Plat proposes to subdivide the RR-5 property into 5 lots. A public road will be built to serve the lots.. No phasing of the subdivision is being proposed with this application for subdivision. The proposed subdivision is to operate on individual well and septic systems all of which are to be planned and designed by a qualified Engineer. In support of the proposal for subdivision, appropriate testing for soils and findings of sufficiency for water quality and quantity have been provided to the El Paso County Planning Department.

David & Jeni Duhe  
12150 McClelland Road  
Calhan, CO 80808  
32140-01-004

Richard & Sharon Reynolds  
11875 McClelland Road  
Calhan, CO 80808  
32000-00-638

Norma, Rosalie and Susan Scott  
22692 Scott Road  
Calhan, CO 80808  
32000-00-023

Desiree Westfall  
P.O. Box 1385  
Colorado Springs, CO 80901  
32000-00-741

Jeff & Brenda Danner  
11715 McClelland Road  
Calhan, CO 80808  
32000-00-526

7018 3090 0002 1245 8523

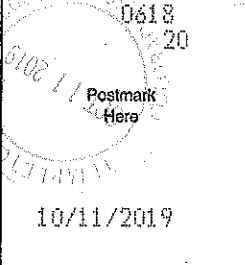
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Sent To  
Street an Richard & Sharon Reynolds  
City, State 11875 McClelland Road  
Calhan, CO 80808

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 3090 0002 1246 0007

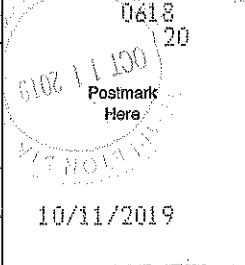
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Calhan, CO 80808

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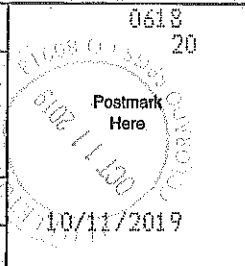
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City, State 22692 Scott Road  
Calhan, CO 80808

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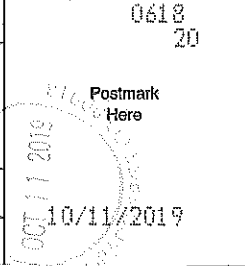
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Colorado Springs, CO 80901

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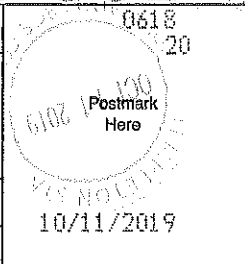
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