



August 23, 2019

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Karen and James Martens, is proposing a land use project in El Paso County on 12.23± acres located on the north side of Poco Road, west of Vollmer Road. The address of the site is 8190 Poco Road and has Assessor Schedule Number 5228000011. A Vicinity Map is included for reference. The project is a Minor Subdivision Plat of the existing unplatted 12.23± acre parcel to create two single family rural residential lots in the RR-5 Zone. The subject property currently has one residence. The proposal is to create two lots, one containing the existing residence on 7.22± acres and the second lot containing 5.01± acres for future residential development to be consistent with the existing RR-5 (Rural Residential) zoning. 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.

The proposal is for approval of a subdivision plat titled Edgewood Subdivision Filing No. 1. The proposed subdivision will establish two single family rural residential lots on 12.23± acres.

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.

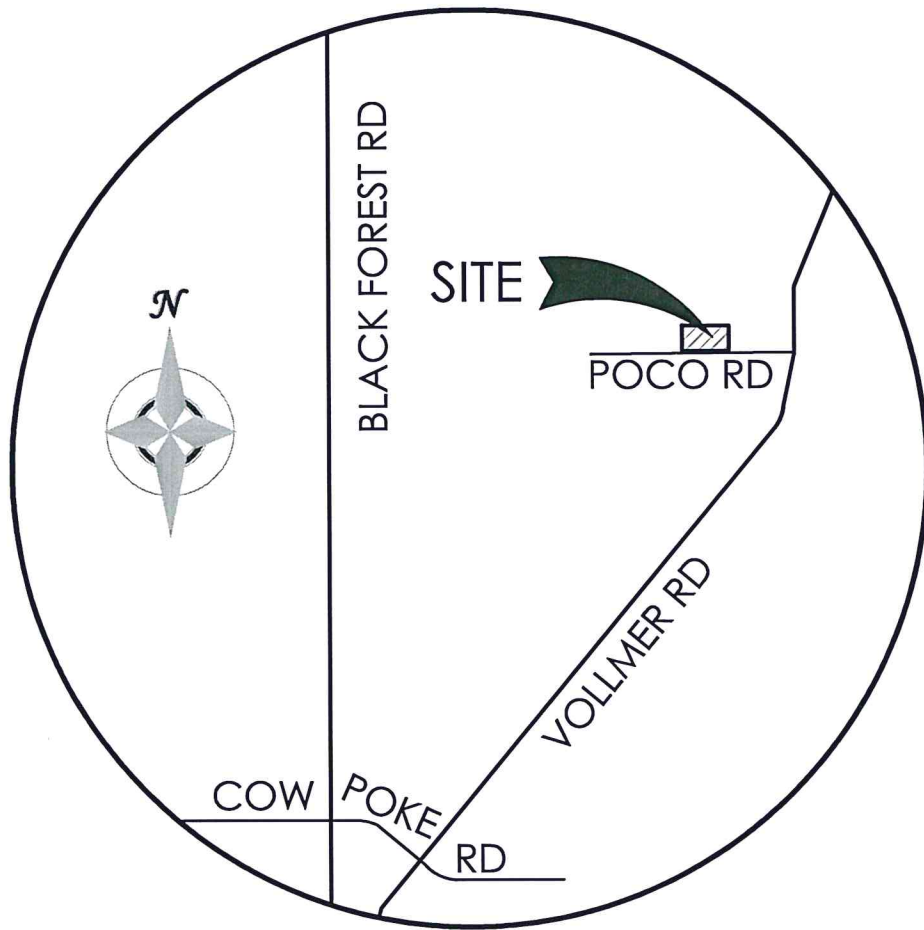
A handwritten signature in black ink, appearing to read 'David R. Gorman', with a long horizontal flourish extending to the right.

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

Attachment: Vicinity Map, Development Map

Z:\61127\Documents\Correspondance\61127-Final Plat Notice to Property Owners.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

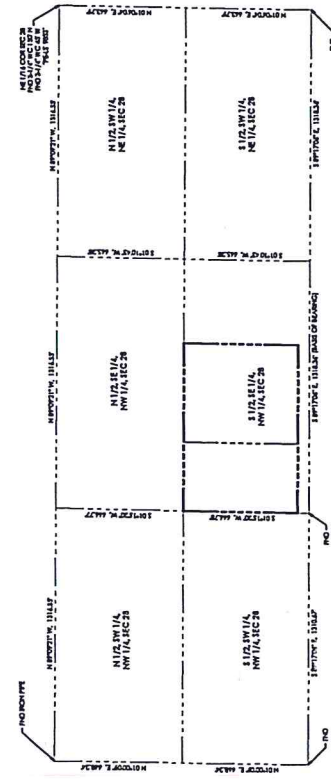


VICINITY MAP

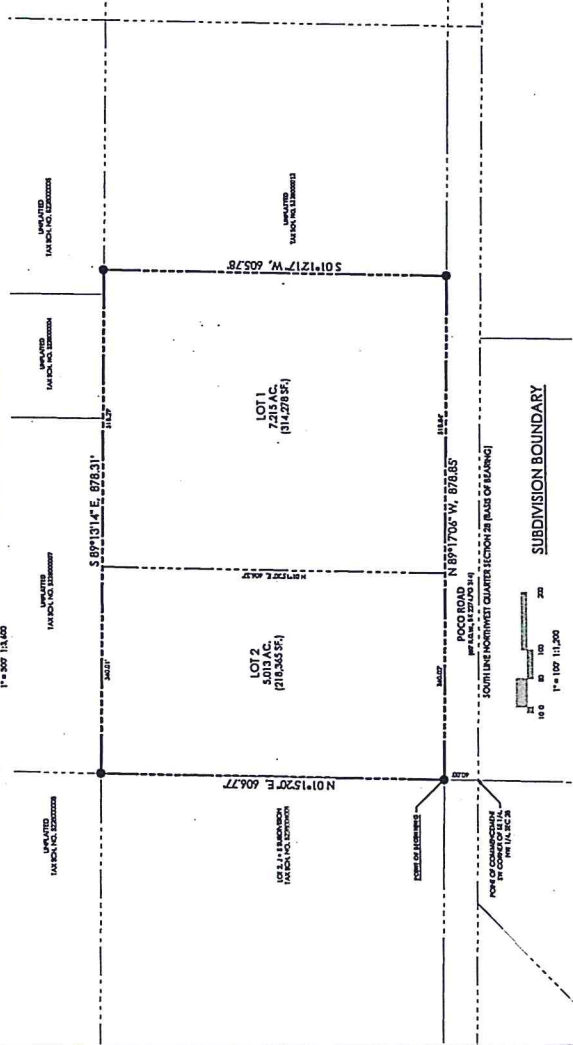
NOT TO SCALE

EDGEWOOD SUBDIVISION FILING NO. 1

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

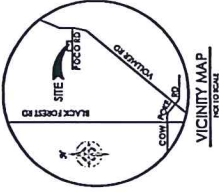


SECTION BREAKDOWN



LEGEND

- PROPOSED BOUNDARY LINE
- PROPOSED LOT LINE
- SECTION LINE
- SEE A REBAR BY ALUMINUM CLIP MARKED T-CLAS. R/S 2" APART FLUSH WITH THE CROWN



KNOW ALL MEN BY THESE PRESENTS

THAT I, THE UNDERSIGNED, HAVE HEREBY DEVOTED TO THE USE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, FOR THE PURPOSES OF THE SUBDIVISION HEREIN DESCRIBED.

COUNTY GOVERNMENT NOTES

1. THE FOLLOWING NOTES HAVE BEEN SUBMITTED IN CONNECTION WITH THIS PLAN FOR THE SUBDIVISION AND ARE ON FILE WITH THE COUNTY ENGINEER'S OFFICE. THESE NOTES ARE SUBJECT TO THE COUNTY ENGINEER'S OFFICE REVIEW AND APPROVAL.
2. ALL NOTES REFERRED TO HEREIN SHALL BE DEEMED TO BE THE PROPERTY OF THE COUNTY ENGINEER'S OFFICE AND SHALL BE RETURNED TO THE COUNTY ENGINEER'S OFFICE UPON REQUEST.
3. THE COUNTY ENGINEER'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE NOTES AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE NOTES AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE NOTES.
4. THE ADDRESS REFERRED TO IN THIS PLAN AND FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT THE LEGAL DESCRIPTION AND IS SUBJECT TO CHANGE.
5. A REBAR SHALL BE INSTALLED IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEER'S OFFICE REQUIREMENTS.
6. A REBAR SHALL BE INSTALLED IN ACCORDANCE WITH THE EL PASO COUNTY ENGINEER'S OFFICE REQUIREMENTS.

NOTES

1. ALL NOTES REFERRED TO HEREIN SHALL BE DEEMED TO BE THE PROPERTY OF THE COUNTY ENGINEER'S OFFICE AND SHALL BE RETURNED TO THE COUNTY ENGINEER'S OFFICE UPON REQUEST.
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4. THE ADDRESS REFERRED TO IN THIS PLAN AND FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT THE LEGAL DESCRIPTION AND IS SUBJECT TO CHANGE.

DEDICATION
 I, THE UNDERSIGNED, HAVE HEREBY DEVOTED TO THE USE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, FOR THE PURPOSES OF THE SUBDIVISION HEREIN DESCRIBED.

SUBDIVISION CERTIFICATE
 STATE OF COLORADO,)
 COUNTY OF EL PASO,)
 ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2017
 BY COMMISSIONER: _____
 WITNESSES MY HAND AND OFFICIAL SEAL,)
 NOTARY PUBLIC: _____

SURVEYOR'S STATEMENT
 I, THE UNDERSIGNED, HAVE HEREBY DEVOTED TO THE USE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, FOR THE PURPOSES OF THE SUBDIVISION HEREIN DESCRIBED.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
 THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THIS PLAN AND HAS APPROVED THE SUBDIVISION HEREIN DESCRIBED.

CLERK AND RECORDER
 I, THE UNDERSIGNED, HAVE HEREBY DEVOTED TO THE USE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, FOR THE PURPOSES OF THE SUBDIVISION HEREIN DESCRIBED.

MINORS SUBDIVISION #1 AT
 EDGEWOOD SUBDIVISION
 FILING NO. 1

MVE, INC.
 1001 W. 10TH ST., SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW.MVEINC.COM

ROBERTS WARREN
8275 WILDFLOWER RD
COLORADO SPRINGS CO 80908-4214

GILTNER RAYMOND E
8185 WILDFLOWER RD
COLORADO SPRINGS CO 80908-4214

ORTA ROBERT L
8125 WILDFLOWER RD
COLORADO SPRINGS CO 80908-4214

WLOUDSTRA JAMES D
8050 POCO RD
COLORADO SPRINGS CO 80908-4722

MARTENS KAREN L
8190 POCO RD
COLORADO SPRINGS CO 80908-4728

MCCALL TERRILL J
8250 POCO RD
COLORADO SPRINGS CO 80908-4727

JAYNES AMIEE R LIVING TRUST
3693 NW OLEANDER PL
CORVALLIS OR 97330-3338

ROKES LIVING TRUST
8155 POCO RD
COLORADO SPRINGS CO 80908-4728

REYES RAUL
8150 POCO RD
COLORADO SPRINGS CO 80908-4728

SCHEINERT KEVIN ALLEN
8225 POCO RD
COLORADO SPRINGS CO 80908-4727

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Total Postage and Fees	\$6.85

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 8225 POCO RD
 COLORADO SPRINGS CO 80908-4727

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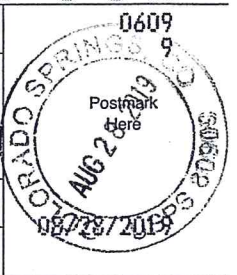
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\$	



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 ROBERTS WARREN
 8275 WILDFLOWER RD
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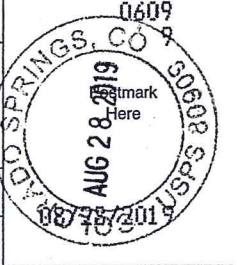
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