





August 23, 2019

**NOTICE TO SEVERED MINERAL ESTATE OWNER**

Dear Severed Mineral Estate Owner:

This letter is being sent to you as the Owner of Record for a severed mineral estate interest having El Paso County Parcel Number 99000-02-226 in the vicinity of Poco Road in El Paso County. This letter is to notify you that 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. Your severed mineral estate interest may concern this property. 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.



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

Attachment: Vicinity Map, Development Map

Z:\61127\Documents\Correspondance\61127-Final Plat Notice to Severed Mineral Estate Owner.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**

**ASSESSOR PROPERTY APPRAISAL INFORMATION**  
**EL PASO COUNTY**

**Parcel Number:** 99000-02-226

**Master Parcel No:**

**Owner:** KEESE TOMMY E & RUTH G TRUST  
 8250 POCO RD  
 COLORADO SPRINGS CO 80908-4727

**Location:** 28-12-65

*Mineral Rights*

**Legal Description:** 1/2 INT MR S2SW4NE4, S2SE4NW4 SEC 28-12-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
JB-	72.284	0	0	

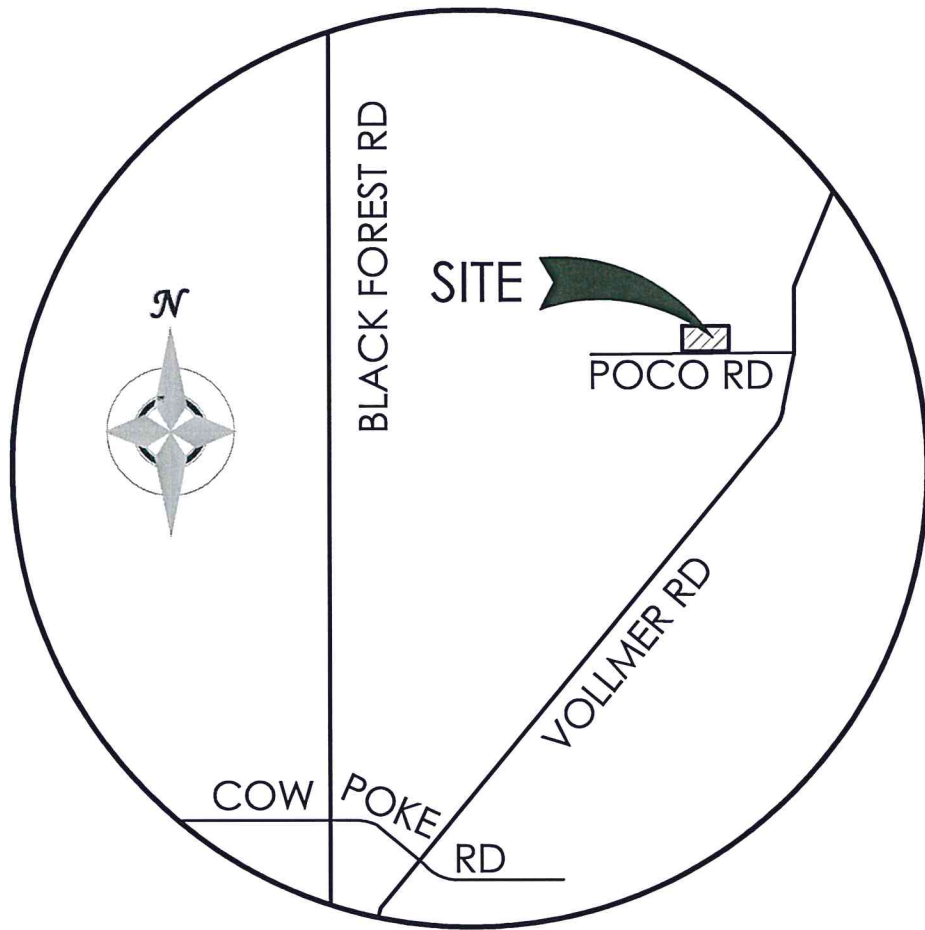
	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	5170	20AC	40	138	4/19
	<b>Total:</b>		40	138	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	01/05/1998		\$0.00	98001124				0
	01/05/2016		\$0.00	216000920				0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	8.068
ACADEMY SCHOOL NO 20	60.216
PIKES PEAK LIBRARY	4
<b>2018 Tax Rate:</b>	<b>72.284 mills</b>

Please note that appraisal records are subject to change without notification.

**Printed:** 7/22/2019 5:39:14 PM **By:** ASRVANDYKE



# VICINITY MAP

NOT TO SCALE





KEESE TOMMY E & RUTH G TRUST  
8250 POCO RD  
COLORADO SPRINGS CO 80908

LARRY KEESE  
12390 GULL LN  
PEYTON CO 80831

7017 2680 0000 9312 4273

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PEYTON, CO 80831

**OFFICIAL USE**

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

Postmark Here  
 AUG 28 2019  
 COLORADO SPRINGS, CO 80908

Sent To  
 LARRY KEESE  
 12390 GULL LN  
 PEYTON CO 80831

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

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COLORADO SPRINGS, CO 80908

**OFFICIAL USE**

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

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