



3898 Maizeland Road  
Colorado Springs, CO 80909

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

Surveying • Planning

www ldc-inc.com

April 10, 2023

NABULSI-ABUSHABAN SUBDIVISION  
LDC Project No. 22005

**ADJOINING PROPERTY OWNER LETTER**

Re: 52190-00-101, 10650 Black Forest Road, El Paso County, Colorado

To Whom It May Concern:

This letter is being sent to you because our client is proposing a land use project in El Paso County at the above referenced location. 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(s) noted below. Prior to any public hearing on this 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.

**LAND DEVELOPMENT CONSULTANTS, INC. (LDC)** is representing the owner of the above referenced property in this application for a Final Plat (see attached Exhibit).

This is an application for approval of a Final Plat. The property is 26.25 acres and is currently existing as an "unplatted" parcel with an existing single-family residence complex. The property is zoned RR-5, and four (4) lots (minimum 5-acre lot size except along adjacent road section lines where 4.75-acre minimum are allowed) are proposed. The future lots are planned as single-family residences with applicable accessory structures permitted by code.

We are asking for approval of a 4-lot Minor Subdivision with a proposed single common access shared private drive off of Old Ranch Road, a County-maintained public right-of-way. We are asking for a waiver of the Land Use Code requiring frontage on a public road. There will be a Private Common Access Drive Users group formed which will own and maintain the private drive access. Water will be provided by an individual well for each lot, and individual septic systems will be utilized and/or constructed on each of the lots. Electric service is to be provided by MOUNTAIN VIEW ELECTRIC ASSOCIATION and gas service is to be provided by BLACK HILLS ENERGY and/or individual propane tanks. Fire protection is planned to be provided by the BLACK FOREST FIRE PROTECTION DISTRICT.

This application will be in complete conformance with the RR-5 zone and is a normal continuation of the development process. There are no planned variance or deviation requests anticipated at this time.

Owner: NABULSI-ABUSHABAN FAMILY TRUST  
14384 Whispering Ridge Road  
San Diego, CA 92131-4268

Thank you for your consideration,  
**LDC, Inc. by David V. Hostetler**  
dhostetler@ldc-inc.com  
File: 22005 Adj Owner Ltr.doc

A handwritten signature in blue ink, appearing to read 'David V. Hostetler', is written over a horizontal line.



# NABULSI-ABUSHABAN SUBDIVISION

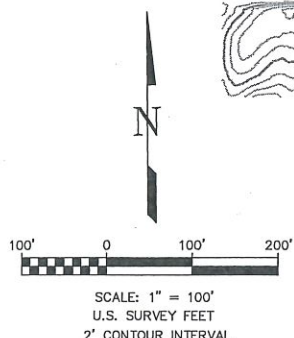
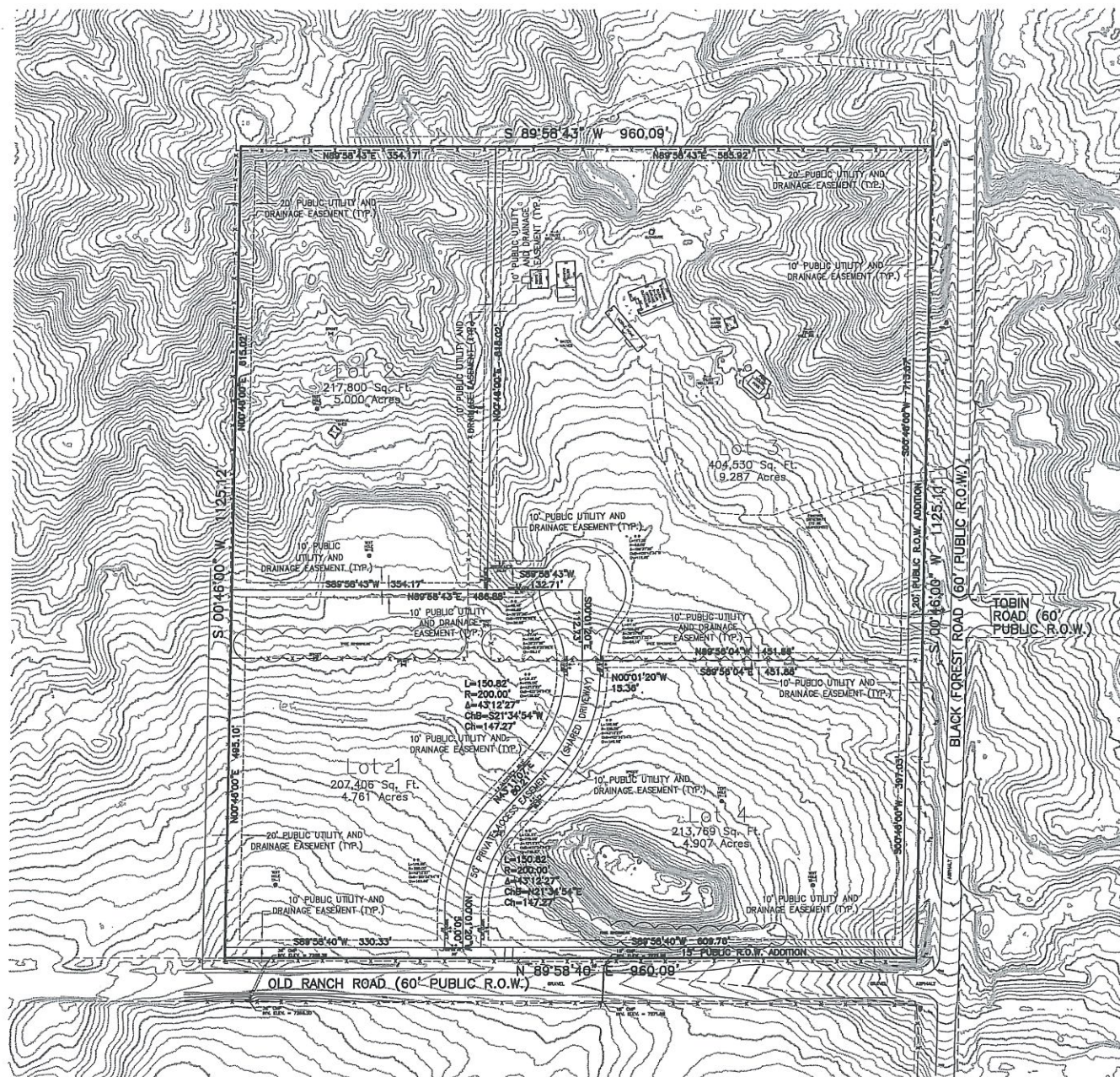
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO  
"PRELIMINARY PLAN"

## PROPERTY DESCRIPTION:

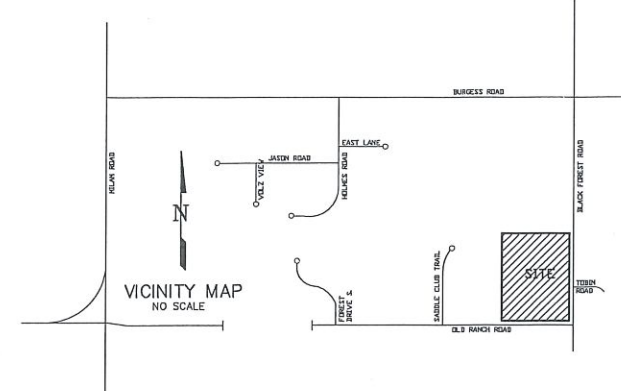
That NABULSI-ABUSHABAN FAMILY TRUST, being the owner of the following described tract of land to wit:

The East 990 feet of the South 1155 feet of the Southeast Quarter of Section 19 in Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado, EXCEPT the South 30 feet and the East 30 feet thereof;

Containing 39.079 acres, more or less.



- LEGEND:**
- Indicates survey monument set with #4 rebar and red plastic cap, PLS No. 20681 flush w/ground, except where noted otherwise
  - Indicates survey monument found as noted
  - Property Line - Lot Line
  - \* - Indicates not a part of this subdivision
  - \*\* - Indicates Private Access Easement (Shared Driveway) data



## NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0527 G, effective date December 7, 2018 indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
2. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
3. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from the Private Access Easement (Shared Driveway) per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3 where applicable. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.
4. No driveway shall be established unless an access permit has been granted by El Paso County. Driveway culverts within the indicated Private Access Easement must be installed prior to building permit authorization for all lots within the subdivision.
5. Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specially designed, or "engineered", system prior to permit approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered.
6. Each individual property owner is responsible for the maintenance of existing and/or construction and operation of a well as permitted by the Colorado Division of Water Resources.
7. Fire protection to be provided by the BLACK FOREST FIRE PROTECTION DISTRICT.
8. Public and/or Private Utility Easements are as shown hereon. All exterior subdivision boundaries shall have a twenty foot Public Utility and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
9. All property owners are responsible for maintaining proper storm water drainage in and through their property. Any public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
10. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species, if applicable.
11. Please be aware that any additional improvements may interfere with Abert's Squirrel, Black Bear, Elk, Mountain Lion, and Mule Deer habitat (species of concern to the State of Colorado) during and/or following construction. Information regarding wildlife protection measures should be provided to construction personnel and future residents, including fencing requirements, garbage containment, pets, enhancement/maintenance of natural vegetation, weed control and riparian/wetland protection/buffer zones as appropriate. Information can be obtained from the Colorado Division of Wildlife.
12. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
13. All property within this subdivision is subject to Road Impact Fees in accordance with the El Paso County Road Impact Fee Program, at or prior to building permit issuance.
14. All property within this subdivision is subject to Reciprocal Access Agreement for the 50' Private Access Easement to be recorded in the records of the El Paso County, Colorado Clerk and Recorder's office by separate document.
15. Electric service is to be provided by MOUNTAIN VIEW ELECTRIC ASSOCIATION.
16. Gas service is to be provided by BLACK HILLS ENERGY and/or individual propane tanks.

## OWNER INFORMATION:

NABULSI-ABUSHABAN FAMILY TRUST  
14384 Whispering Ridge Road  
San Diego, CA 92131-4268  
Phone: (858) 245-4927

PRELIMINARY COPY  
SUBJECT TO FINAL  
COUNTY APPROVAL

According to Colorado law, you must commence any legal action to enforce or defend this survey within three years after you first discover such defect, or within three years after the date of the certification survey be commenced more than three years after the date of the certification shown hereon.

CALL BEFORE YOU DIG ...

**811**

DIAL 811

4 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND TELEPHONE

No.	Description	By	Date

H Scale:	XX
V Scale:	N/A
Designed By:	N/A
Drawn By:	WCS
Checked By:	DVH
DWG:	03/08/23

**Land Development Consultants, Inc.**

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"PRELIMINARY PLAN"  
NABULSI-ABUSHABAN  
SUBDIVISION

Project No.: 22005  
Sheet: 2 of 2

DSD FILE NO.: \_\_\_\_\_



NABULSI-ABUSHABAN SUBDIVISION, LDC Project No. 22005

APN 52190-00-081  
RICHARD W. AND PATRICIA A. CRESS  
6590 OLD RANCH ROAD  
COLORADO SPRINGS, CO 80908-3920

APN 52000-00-558  
DAVID D. JENKINS  
111 S. TEJON STREET, SUITE 222  
COLORADO SPRINGS, CO 80903-2246

APN 52290-05-002  
ROBERT B. STEWART AND SUSAN  
STEWART LIVING TRUST  
10475 BLACK FOREST ROAD  
COLORADO SPRINGS, CO 80908-4720

APN 52290-05-001  
MICHAEL P. AND DEBRA E. GERDIN  
598 CRYSTOLA COURT  
WOODLAND PARK, CO 80863

APN 52200-14-009  
ROGER J. AND LYNN R. LAGE  
6820 TOBIN ROAD  
COLORADO SPRINGS, CO 80908-4352

APN 52200-14-008  
LUIS G. AND NORA E. BAARS  
10655 BLACK FOREST ROAD  
COLORADO SPRINGS, CO 80908-3933

APN 52200-14-007  
CAROLE A. MCINTYRE, ROBERT A. NORTH  
LIVING TRUSTS  
10710 REACHOUT ROAD  
COLORADO SPRINGS, CO 80908-4339

APN 52200-14-006  
ROBERT AND BAMBI TRAYNOR  
10750 TEACHOUT ROAD  
COLORADO SPRINGS, CO 80908-4339

APN 52190-00-080  
GREGORY S. WHEATLEY  
10750 BLACK FOREST ROAD  
COLORADO SPRINGS, CO 80908-3980

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<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	\$0.63
<b>Total Postage</b>	<b>\$8.13</b>

Sent To: APN 52290-05-002  
Street and Address: Robert B. Stewart & Susan Stewart  
Living Trust  
10475 Black Forest Road  
City, State, ZIP: Colorado Springs, Colorado 80908-4720

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04/18/2023

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<b>Total Postage</b>	<b>\$8.13</b>

Sent To: APN 52190-00-080  
Street and Address: Gregory S. Wheatley  
10750 Black Forest Road  
City, State, ZIP: Colorado Springs, CO 80908-3980

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<b>Total Postage</b>	<b>\$8.13</b>

Sent To: APN 52000-00-558  
Street and Address: David D. Jenkins  
111 S. Tejon Street, Suite 222  
City, State, ZIP: Colorado Springs, CO 80903-2246

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Sent To: APN 52190-00-081  
Street and Address: Richard W. & Patricia A. Cress  
6590 Old Ranch Road  
City, State, ZIP: Colorado Springs, CO 80908-3920

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Sent To: APN 52200-14-008  
Street and Address: Luis G. & Nora E. Baars  
10655 Black Forest Road  
City, State, ZIP: Colorado Springs, CO 80908-3933

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
<b>Total Postage</b>	<b>\$8.13</b>

Sent To: APN 52290-05-001  
Street and Address: Michael P. & Debra E. Gerdin  
598 Crystola Court  
City, State, ZIP: Woodland Park, CO 80863

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Postage	\$0.63
<b>Total Postage</b>	<b>\$8.13</b>

Sent To: APN 52200-14-006  
Street and Address: Robert & Bambi Traynor  
10750 Teachout Road  
City, State, ZIP: Colorado Springs, CO 80908-4339

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
<b>Total Postage</b>	<b>\$8.13</b>

Sent To: APN 52200-14-007  
Street and Address: Carole A. McIntyre, Robert A. North  
Living Trusts  
10710 Teachout Road  
City, State, ZIP: Colorado Springs, CO 80908-4339

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.63
<b>Total Postage</b>	<b>\$8.13</b>

Sent To: APN 52200-14-009  
Street and Address: Roger J. & Lynn R. Lage  
6820 Tobin Road  
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