



August 1, 2019

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Gregory S. and Tanya R. Wolff, is proposing a land use project in El Paso County on 9.70± acres located to the east of the intersection of Silverton Road and Old North Gate Road. The address of the site is 2030 Old North Gate Road. A Vicinity Map is included for reference. The subject property is currently zoned RR-5 (Rural Residential) for single family residential use. The property is currently unplatted, but contains one existing single family residence. This information is being provided to you prior to the submittal to the County. The area of the proposed development consists of the property having El Paso County Tax Schedule No. 62040-00-016. Please direct any questions on the proposal to the referenced contact below.

The proposal is for approval of a Minor Subdivision that will establish two single family residential lots on the property. Administrative Relief is also being sought to allow Lot 1 to have an area of 4.62 acres minimum to offset the significant amount of property that has been used for Old North Gate Road and the additional 10' wide strip to be given for additional right-of-way for Old North Gate Road.

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:

M.V.E., Inc. - Charles C. Crum
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736
chuckc@mvecivil.com

Very truly yours,

M.V.E., Inc.

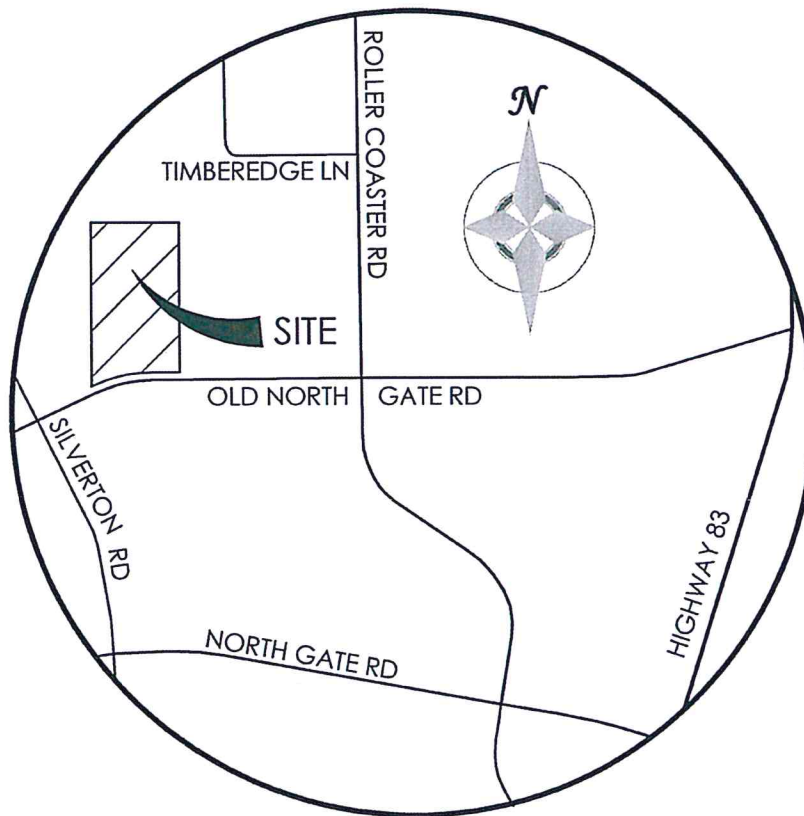
Charles C. Crum, P.E.

CCC:sh

Attachment: Vicinity Map, Development Map

Z:\61105\Documents\Correspondance\61105-Notice to Adjacent 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

RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



EASEMENTS
UNLESS OTHERWISE INDICATED ALL INTERIOR SOLE LOT LINES ARE HEREBY PLATTED WITH A 10' DRAINAGE AND UTILITY EASEMENT. THE FRONT AND REAR OF ALL LOTS ARE HEREBY PLATTED WITH 10' DRAINAGE AND UTILITY EASEMENTS. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE HOODVALLEY PROPERTY OWNERS.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE RECORD AS IT APPEARS IN THE PUBLIC RECORDS OF THE COUNTY OF COCONINO, ARIZONA.

DATED _____ DAY OF _____ 2018

COUNTY CLERK

0.150

[illegible]

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

DATE _____

CHIEF, BOARD OF COUNTY COMMISSIONERS _____

EL PASO COUNTY ASSessor

DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CLERK AND RECORDER

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COUNTY OF IL WAGO)

MINOR SUBDIVISION

FILING NO. 2

PAGE FILE:

1903 Leamy Street, June 1900

DOUGLAS E. & KATHERINE I. HILL
13985 SILVERTON ROAD
COLORADO SPRINGS, CO 80921

FLYING HORSE MERTRO DIST NO. 1
6385 CORPORATE DR, STE 200
COLORADO SPRINGS, CO 80919

ERIC P. & DENISE A. BULMAN
1905 DIAMOND CREEK DR
COLORADO SPRINGS, CO 80921

PATRICIA G. & HENRYJ. PRICENSKI
14240 TIMBEREDGE LANE
COLORADO SPRINGS, CO 80921

LAURENCE A. & MICHELLE L. FARISS
14270 TIMBEREDGE LANE
COLORADO SPRINGS, CO 80921

DANIEL L. & ROBIN E. TADIE
14255 SILVERTON ROAD
COLORADO SPRINGS, CO 80921

RANDALL R. & GWYNDELA W. PETRICK
14195 SILVERTON ROAD
COLORADO SPRINGS, CO 80921

BT KELLEY LIVING TRUST
14115 SILVERTON ROAD
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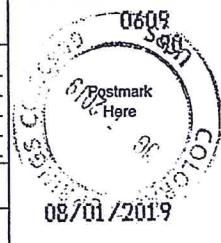
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