

RAMPART SURVEYS, LLC

P.O. Box 5101
Woodland Park, Colorado, 80866
v. 719.687.0920 f. 719.686.1139
www.RampartLS.com

August 13, 2018
Revised October 25, 2018

Letter of Intent

Ms. Kari Parsons
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

RE: Vacation of Logger Road and Woodland Road
Abutting Lots 15, 13, 12 & 18, Timber Ridge Subdivision Filing No. 2
Located in the SW1/4 and in the SE1/4 of Section 17, Township 12 South, Range 68 West of the 6th P.M.
El Paso County, Colorado

Dear Ms. Parsons,

Request; Larry Mitchell, of Mitchell Family Enterprises LLC, and Lora & Robert Schleicher are submitting this application for the purpose of vacating Logger Road and a portion of Woodland Road, as shown on the plat of Timber Ridge Subdivision Filing No. 2. A total of 4 areas are to be vacated with the ownership of each area being transferred to the adjacent property owner via Bargain and Sale Deed. In this case, each of the two (2) parties requesting this vacation owns two (2) adjacent lots, resulting in only two (2) Bargain and Sale Deeds, one (1) for each adjacent owner.

Justification; The platted roads have never been cut in or developed, while existing un-platted roadways exist. These existing roadways and their use will be perpetuated via access easements. One of the easements has been recorded (under Reception No. 218026510), while two others will be prepared and recorded in conjunction with this road vacation. Since access easements will be recorded at the same time as the road vacation, vacating these roads does not create any access issues for other lots or parcels in the vicinity.

At this time, there is one existing single-family home on Lot 12. Currently, there are no plans for additional facilities, structures or roads.

Contact Information:	Larry Mitchell Mitchell Family Enterprises LLC PO Box 1827 Woodland Park, CO 80866 (719) 233-5346	Robert & Lora Schleicher 11750 Woodland Road Woodland Park, CO 80863 (719) 314-7522
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Adjacent land owners, listed below, were notified of this request on September 17, 2018 by certified mail. All PS Form 3811 (green certified mailing cards) were signed and returned to this office, indicating that all adjacent land owners are aware of this request. Only one (1) adjacent land owner, The City of Woodland Park, responded, by email, copy attached. The adjacent land owners that did not respond apparently have no concerns regarding this request. Therefore, we are assuming their silence indicates their tacit approval.

- 1.) Sched. No. 8217302011
City of Woodland Park
PO Box 9007
Woodland Park, CO 80866

- 2.) Sched. No. 8217302020, No. 8217302021, No. 8217404011, No. 8217404013, No. 8217404016
Mitchell Family Enterprises LLC
PO Box 1827
Woodland Park, CO 80866

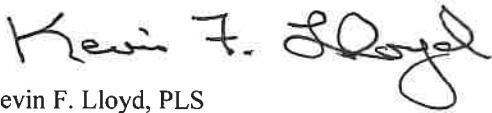
- 3.) Sched. No. 8200000062
Mark Lynn & Rebecca Susan Johnson
John G & Alice R Ramsay
PO Box 977
Berthoud, CO 80513

- 4.) Sched. No. 8217306001
Jeffrey D & Anne E Bodin
11690 Rampart Range Road
Woodland Park, CO 80863

Please let us know if you have any additional questions or concerns.

Thank you for your consideration in this matter.


Sincerely,




Kevin F. Lloyd, PLS
Survey Manager
kevin@rampartls.com

Attachment

nlf

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Larry Mitchell</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery <i>Larry Mitchell</i> <i>9-19-18</i></p>																
<p>1. Article Addressed to:</p> <p><i>Mitchell Family Ent, LLC</i> <i>PO Box 1827</i> <i>Woodland Park CO 80866</i></p>  <p>9590 9402 3435 7275 9999 00</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2. Article Number (Transfer from service label)</p> <p>7017 2400 0000 1585 6646</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> d Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> d Mail Restricted Delivery (500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> d Mail		<input type="checkbox"/> d Mail Restricted Delivery (500)	
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<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>																	

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1. Article Addressed to:

City of Woodland Park
 PO Box 9007
 Woodland Park CO 80866



9590 9402 3435 7275 9999 17

2. Article Number (Transfer from service label)

7017 2400 0000 1585 6653

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Beckie Parker*

- Agent
- Addressee

B. Received by (Printed Name)

Beckie Parker

C. Date of Delivery

9-19-18

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jeffrey & Anne Bodin
 11690 Rampart Range Rd
 Woodland Park CO 80863



9590 9402 1546 5362 0152 13

2. Article Number (Transfer from service label)

7017 3380 0000 5583 6879

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jeffrey Bodin*

- Agent
- Addressee

B. Received by (Printed Name)

Jeffrey Bodin

C. Date of Delivery

9/19/18

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

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- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

Nancy Fraser

From: Kelly Simpkins <ksimpkins@city-woodlandpark.org>
Sent: Wednesday, September 26, 2018 11:12 AM
To: Kevin Lloyd; Nancy Fraser
Subject: Vacation of Logger Rd & Woodland Rd

Hello Kevin and Nancy,

We wanted to respond to the certified letter we received concerning the vacation of Logger Rd and Woodland Rd. This does not affect the Utility Department from any access to the Loy Gulch Reservoir, which I'm sure you both are aware. We do not have any concerns with this request for vacation.

Thank you for the notification.

Kelly Simpkins
Utilities Technician
City of Woodland Park
719-687-5208 phone
719-687-5221 fax