

7020 1290 0001 1163 5024

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Certified Mail Fee	\$4.15	0609
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	1
<input checked="" 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	\$0.63	
Total Postage and Fees	\$8.13	



Sent To  
Street and Apt. Thomas E. Burke  
15550 CHAPARRAL LOOP E  
City, State, ZIP+4 PEYTON, CO 80831

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

7020 1290 0001 1163 5302

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Pepton, CO 80831

Certified Mail Fee	\$4.15	0609
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	1
<input checked="" 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	\$0.63	
Total Postage and Fees	\$8.13	



Sent To  
Street and Apt. EDWARD M., LORELLE L., and JAMES T. WILSON  
15320 CHAPARRAL LOOP E  
City, State, ZIP+4 PEYTON, CO, 80831

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

7020 1290 0001 1163 5291

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Pepton, CO 80831

Certified Mail Fee	\$4.15	0609
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	1
<input checked="" 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	\$0.63	
Total Postage and Fees	\$8.13	



Sent To  
Street and Apt. No. PAUL H. OTIS  
15585 WAGON TRL  
City, State, ZIP+4 PEYTON, CO, 80831

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

7020 2450 0000 3659 6230

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Pepton, CO 80831

Certified Mail Fee	\$4.15	0609
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	1
<input checked="" 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	\$0.63	
Total Postage and Fees	\$8.13	



Sent To  
Street a VIRGIL L. and JOAN D. SCHAAL  
15545 CHAPARRAL LOOP E  
City, State, ZIP+4 PEYTON, CO 80831

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

7020 2450 0000 3659 6223

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COLORADO SPRINGS, CO 80922

Certified Mail Fee	\$4.15	0609
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	1
<input checked="" 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	\$0.63	
Total Postage and Fees	\$8.13	



Sent To  
Street and Apt. MADDIE INVESTMENTS LLC  
7702 BARNES RD # 140-58  
City, State, ZIP+4 COLORADO SPRINGS, CO 80922

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

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Pepton, CO 80831

Certified Mail Fee	\$4.15	0609
Extra Services & Fees (check box, add fee as appropriate)	\$3.35	1
<input checked="" 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	\$0.63	
Total Postage and Fees	\$8.13	



Sent To  
Street and Apt. No. ANTHONY HILL and ELAINE HILL  
PO BOX 113  
City, State, ZIP+4 PEYTON, CO, 80831

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

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Colorado Springs, CO 80923

**OFFICIAL USE**

Certified Mail Fee	\$4.15
\$	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input checked="" 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	\$0.63
\$	\$0.63
<b>Total Postage and Fees</b>	<b>\$8.13</b>
\$	\$8.13



Sent To  
 Street JAKE M. SPRITZER, JR. and BECKY L. SPRITZER  
 5330 SLICKROCK DR  
 City, COLORADO SPRINGS, CO, 80923

7020 2450 0000 3659 6216



February 14, 2023

**NOTICE TO PROPERTY OWNERS**

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Fridah Wood, is proposing a land use project in El Paso County on 8.59 ± acres being the southern portion of Lot 104, Peyton Ranches, located on the west side of Chaparral Loop E, south of Sweet Road, and north of Colorado Highway 24. The address of the site is 153300 Chaparral Loop E and the site has Assessor Schedule Number 31330-02-011. A Vicinity Map is included for reference. This portion of said Lot 104 was created back in 2002 by the sale of the northern portion of Lot 104, thus creating an illegal subdivision. The project is a Minor Subdivision Plat of the southern portion of said Lot 104, Peyton Ranches to create one (1) legal single family rural residential lot in the RR-5 (Rural Residential) Zone. The proposal is to create a one (1) lot Minor Subdivision, containing 8.594 acres for future residential development to be consistent with the existing RR-5 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 "Peyton Ranches Filing No. 1A".

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,

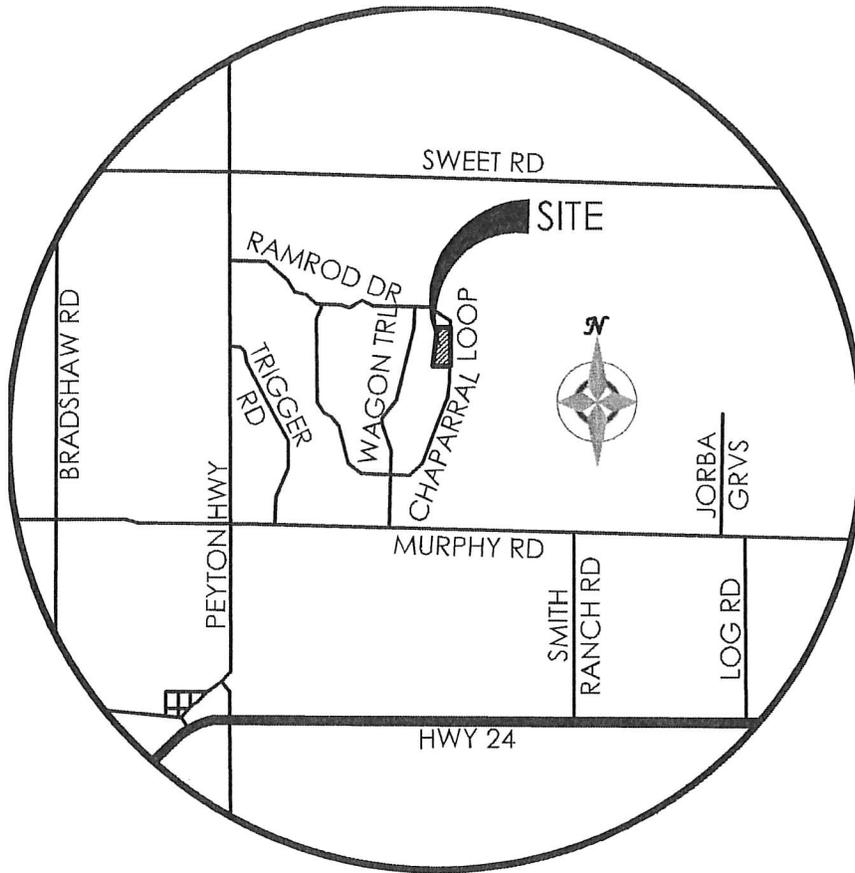
M.V.E., Inc.

A handwritten signature in black ink, appearing to read 'David R. Gorman', written over a horizontal line.

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

Attachment: Vicinity Map, Development Map  
Z:\61140\Documents\Correspondance\61140-NoticeToAdjacentPropertyOwners.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

