



November 3, 2020

Dear Property Owner:

This letter is being sent to you because Daniel S. Abeyta is proposing a land use project in El Paso County at 13251 Vollmer Road. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts 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 questions specific to this project, please contact:

Brett Louk
SMH Consultants
411 S. Tejon St., Ste. I
Colorado Springs, CO 80903
719-465-2145
blouk@smhconsultants.com

Daniel S. Abeyta
13251 Vollmer Road
Colorado Springs, CO 80908
719-531-5000
dsa@aztecg.com

The site is 37.7 acres and is located at 13251 Vollmer Road. The site is currently zoned RR-5 and will remain zoned RR-5. The applicant is requesting to subdivide the site into three single family residential lots. The existing site consists of a single-family residence and a gravel drive serving the residence. A map of the site location has been included with this letter.

Sincerely,

A handwritten signature in black ink that reads "Brett Louk".

Brett Louk, P.E.
SMH Consultants



REVISION	DESCRIPTION
DATE	(DESCRIPTION)
000000	

REVISION	DESCRIPTION
DATE	(DESCRIPTION)
000000	

VICINITY MAP

7004 0550 0000 3905 7278

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PETERSON ALAN J & ELAINE M
13275 FRANK RD
COLORADO SPRINGS, CO 80908

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MASTIN J A TRUSTEE
MASTIN LIVING TRUST
13455 FRANK RD
COLORADO SPRINGS, CO 80908

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BRODISH TROY
BRODISH HAYLEY
13205 FRANK RD
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YOUNG JIMMY W
YOUNG JEAN P
1663 MONROE ST
STRASBURG, CO 80136

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PETERSON ALAN J
PETERSON ELAINE M
13275 FRANK RD
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LOCKHART JEREMIAH
5543 WOODMEN RIDGE VW APT. 206
COLORADO SPRINGS, CO 80923

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DOVERSPIKE CANDACE
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ADAMS JOHN M & JENNIFER G
8750 SWAN RD
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Johnson Melissa Ann
Johnson Jeremy Nels
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JOHNSON NATHAN A
JOHNSON MEGAN L
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EL PASO COUNTY
200 S. Cascade Ave Ste 150
COLORADO SPRINGS, CO 80903

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SAN MIGUEL VALLEY CORP
7800 E DORADO PL STE 250
ENGLEWOOD, CO 80111

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