



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
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Surveying • Planning

www ldc-inc.com

November 19, 2021

Spellman Subdivision Exemption Plat
Project No. EA20170
APN 44000-00-444
2350 Franceville Coal Mine Road

NOTICE TO ADJACENT OWNERS

To Whom It May Concern:

This letter is being sent to you because **TAMMY SPELLMAN** is requesting a SUBDIVISION EXEMPTION 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 AND COMMUNITY DEVELOPMENT 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.

LDC, Inc. is representing:
Tammy Spellman
2350 Franceville Coal Mine Road
Colorado Springs, CO 80929

This is an application for approval of a Subdivision Exemption Plat. This property is located approximately 3.5 miles south of Highway 94 on the west side of Franceville Coal Mine Road. The property is 63.591 acres and is currently unplatted. The property is zoned RR-5, and two lots are proposed. Upon approval of the plat, Spellman Subdivision will contain two lots, 1 of which will be 15 acres in size, the second lot will be 48.59 acres which will include an existing residence, so there will only be 1 new home. The lots will not be listed for sale once the plat is approved. The new lot will be for a single-family residence with barns or other structures permitted by code.

This Subdivision Exemption Plat will be in conformance with:

- County Master Plan;
This proposed subdivision is maintaining the existing land uses and residential densities of the local area and as shown on the Master Plan.
- Consistent with subdivision design standards and regulations and meets the requirements of the County for supporting materials:
We are preparing the submittal requirements for a subdivision exemption in the RR5 Zone on an existing public road.

- Water Supply:
- Water will be by individual wells, The proposed Lot 1 will be served by a private well to be applied for and developed at a future date. The proposed Lot 2 is served by an existing well.
- Wastewater disposal:
- The proposed Lot one will be served by a private septic system to be applied for and developed at a future date
The proposed Lot 2 is served by an existing Septic System.
- Soil and Topographical conditions:
There is no Soils report required for this submittal.
- Legal and physical access:
Access is provided by the existing Franceville Coal Mine Road, an existing El Paso County road . Franceville Coal Mine Road accesses Colorado State Highway 94
- Necessary services:
Fire protection is provided by Ellicott Fire Protection District;
Police protection is provided by El Paso County Sheriffs Office;
Utilities are provided by Mountain View Electric Association and various private propane companies;
- This subdivision meets the applicable sections of Chapter 6 and 8.

Owner: Tammy Spellman and Justin Spellman
2350 Franceville Coal Mine Road
Colorado Springs, CO 80929

Applicant: Land Development Consultants, Inc.
Dan Kupferer (719) 528-6133
3898 Maizeland Road
Colorado Springs, CO 80909

Thank you for your consideration.

Respectfully:

Daniel L. Kupferer, PLS
Land Development Consultants, Inc.

44000-00-550

PHILLIP A. SHROYER III

EMMA L. SHROYER

12790 Shonts Rd.

Colorado Springs, CO

80929-9719

44000-00-549

ROGER & MARTINA METCALF

1449 Bowser Dr.

Colorado Springs, CO

80909-3203

44000-00-445

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Springfield, CO

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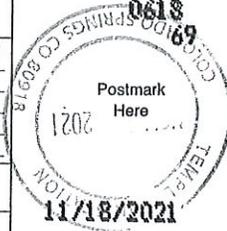
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 12790 Shonts Road
 City, State Colorado Springs, CO 80929-9719



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 1449 Bowser Drive
 City, State Colorado Springs, CO 80909-3203



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