

Adjacent Property Owners List w/ Mailing Addresses (61049) 2310 Wakonda Way:

EAST NEIGHBORS:

Schedule No.: 7102300002
Manchester Alder LLC
970 Corral Valley Rd
Colorado Springs, CO 80929

Schedule No.: 7102300001
Interstate 25 Properties LTD
970 Corral Valley Rd
Colorado Springs, CO 80929

NORTH NEIGHBOR:

Schedule No.: 7103001054
Eddie E Moore and Rhonda J Moore
PO BOX 1110
Monument, CO 80132

WEST NEIGHBOR:

Schedule No.: 7103001033
Marcia L Hamula
26024 Mesa Dr
Carmel, CA 93923

SOUTH NEIGHBORS:

Schedule No.: 7110001016
Frederick Scott Griffin and Tamra Lynn Griffin
2285 Wakonda Way
Monument, CO 80132

Schedule No.: 7110001001
Kathryn O Boyd
2215 Wakonda Way
Monument, CO 80132

Schedule No.: 7110001015
Frederick L Judge and Janet H Family Trust
PO BOX 2248
Rancho Santa Fe, CA 92067

Schedule No.: 7111001001
19475 Beacon Lite LLC
19475 Beacon Lite Rd
Monument, CO 80132

7016 1970 0000 5643 8427

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MONUMENT, CO 80132

Certified Mail Fee	\$3.35	0609
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	
<input 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	\$0.49	
Total Postage and Fees	\$6.59	

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Street
Kathryn O Boyd
2215 Wakonda Way
Monument, CO 80132

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

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RANCHO SANTA FE, CA 92067

Certified Mail Fee	\$3.35	0609
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

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Street
Frederick L Judge and Janet H
Family Trust
PO BOX 2248
Rancho Santa Fe, CA 92067

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

7016 1970 0000 5643 8403

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CARMEL, CA 93923

Certified Mail Fee	\$3.35	0609
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	

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Street
Marcia L Hamula
26024 Mesa Dr
Carmel, CA 93923

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

7016 1970 0000 5643 8410

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Total Postage and Fees	\$6.59	

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Street
Frederick Scott Griffin and
Tamra Lynn Griffin
2285 Wakonda Way
Monument, CO 80132

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

7016 1970 0000 5643 8380

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COLORADO SPRINGS, CO 80929

Certified Mail Fee	\$3.35	0609
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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Street
Interstate 25 Properties LTD
970 Corral Valley Rd
Colorado Springs, CO 80929

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

7016 1970 0000 5643 8397

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MONUMENT, CO 80132

Certified Mail Fee	\$3.35	0609
Extra Services & Fees (check box, add fee as appropriate)	\$7.75	
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Postage	\$0.49	
Total Postage and Fees	\$6.59	

Postmark Here
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Street
Eddie E Moore and Rhonda J Moore
PO BOX 1110
Monument, CO 80132

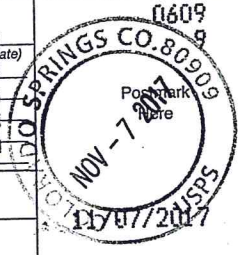
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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59



19475 Beacon Lite LLC
19475 Beacon Lite Rd
Monument, CO 80132

7016 1970 0000 5643 8373

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Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input 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
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Total Postage and Fees	\$6.59



Manchester Alder LLC
970 Corral Valley Rd
Colorado Springs, CO 80929



November 7, 2017

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Jenna and Matthew Arvidson, is proposing a land use project in El Paso County on 5.45± acres located at the northwest corner of Wakonda Way and Beacon Lite Rd. The address of the site is 2310 Wakonda Way. 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 Assessor Schedule Number 7103001034. Please direct any questions on the proposal to the referenced contact below.

The proposal is for approval of a zone change from RR-5 to RR-2.5 (Rural Residential) along with the final plat of Arvidson Subdivision. The proposed subdivision will establish two single family residential lots on the property. Administrative Relief is also being sought to allow lot areas of 2.0 acres minimum to offset the significant amount of property that will be dedicated as right of way for Beacon Lite Road and Wakonda Way.

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.

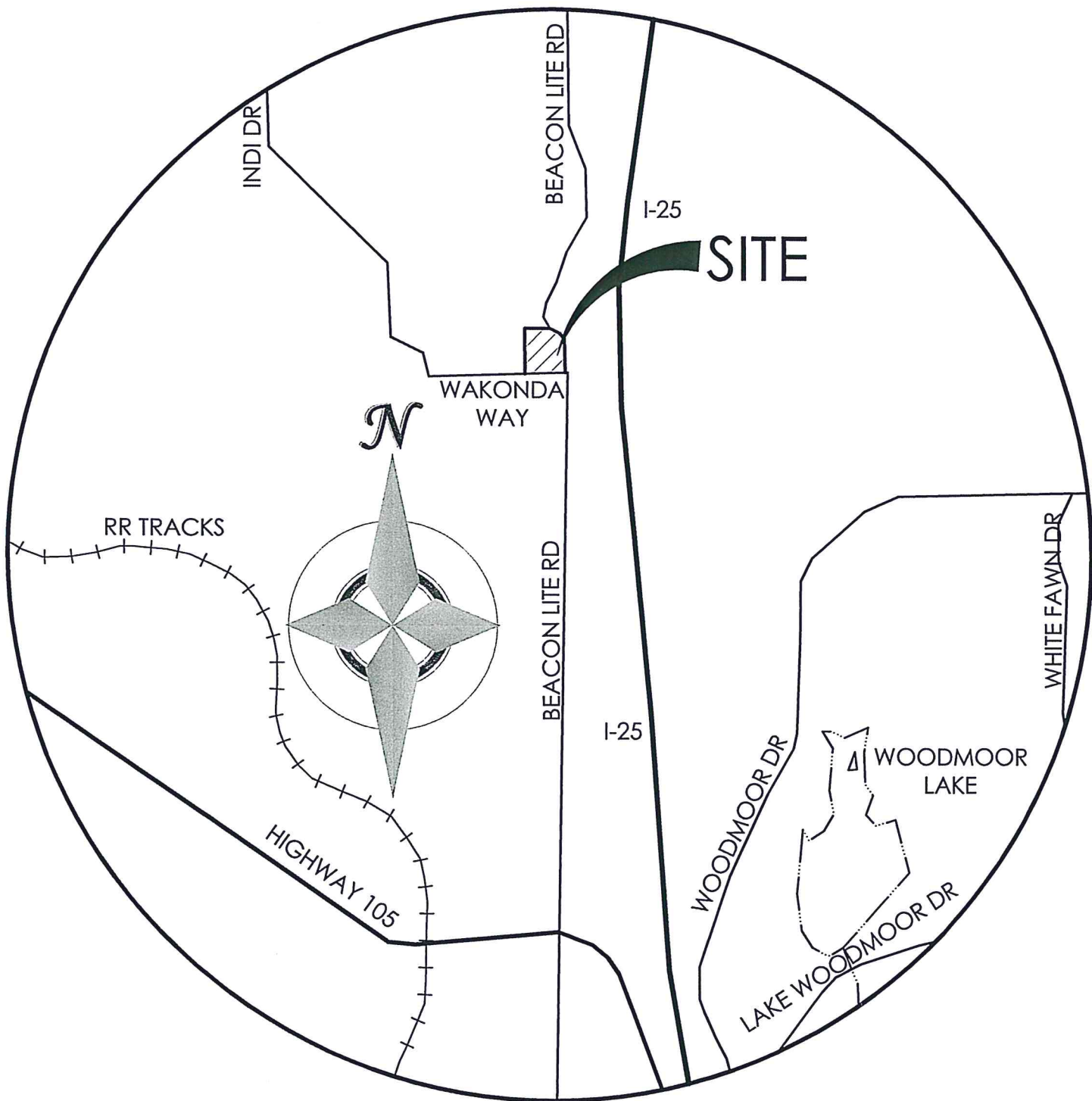
A handwritten signature in black ink, appearing to read 'David R. Gorman', with a long horizontal flourish extending to the right.

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

Attachment: Vicinity Map, Development Map

Z:\61049\Documents\Correspondance\61049-Final Plat Notice to 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

