



December 2, 2022

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you on behalf of Doug and Katherine Hill concerning the proposed Rezone and Minor Plat request being made to the El Paso County (EPC) Planning and Community Development for Lot 1 and Tract A of C and H Estates. The location of the site is 6910 Alpaca Heights on the east side of Black Forest about one quarter mile south of Hodgen Road. The El Paso County Assessors Schedule Numbers for the affected parcels are 51290-04-018 and 51290-09-002. A Vicinity Map is included for reference. Both parcels are currently zoned Rural Residential – 5 acres (RR-5).

The first request is to rezone 1.783 ± acre vacant Tract A to Rural Residential – 0.5 acres (RR-0.5). This would allow creation of a single 1.783 ± acre lot for development of one single family residence. Existing Tract A was created in 2005 with the dedication of the 100' Right-of-Way for the future realignment of Black Forest Road with the platting of the C and H Estates subdivision, thus creating an undevelopable parcel in the RR-5 zone. The proposed rezone is to allow development of the separated parcel.

The second request is for the approval of a Minor Plat titled “Hill Subdivision Filing No. 1, to subdivide the existing 14.692 ± acre Lot 1 of “C and H Estates” into three lots of approximately 5 acres each. Two of the lots are slightly less than 5.00 acres which is allowed by the El Paso County Land Development Code due to being adjacent to Black Forest Road, a section line road, and right-of-way was dedicated for the road. The access for the three lots will remain at the existing driveway for 6910 Alpaca Heights. The Minor Plat will also create one single family residential lot from existing Tract A with access to Black Forest Road.

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. 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,

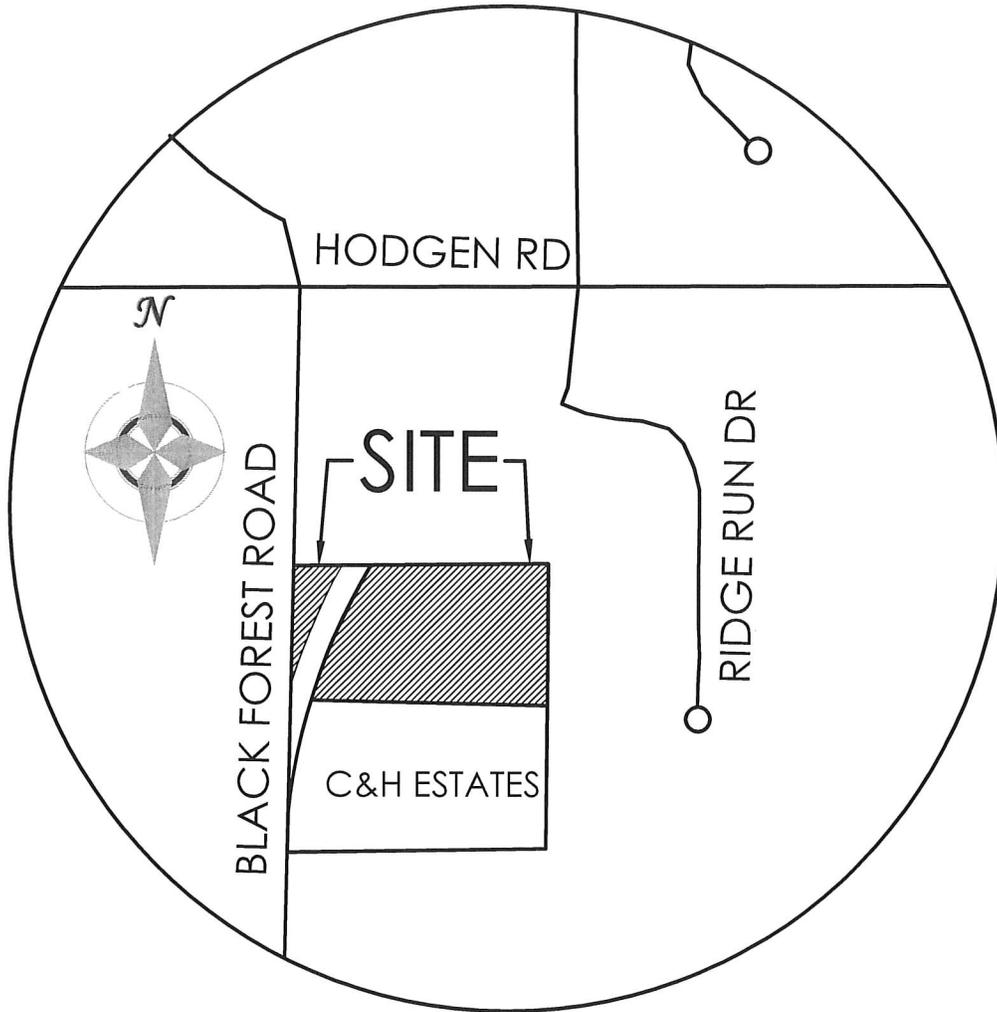
M.V.E., Inc.

A handwritten signature in blue ink, appearing to read 'David R. Gorman', is written over the company name.

David R. Gorman, P.E.

Z:\61174\Documents\Adjacent Owner Notification\61174-Notice_Zone change and Plat.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

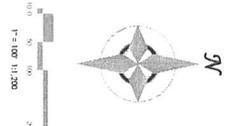


VICINITY MAP

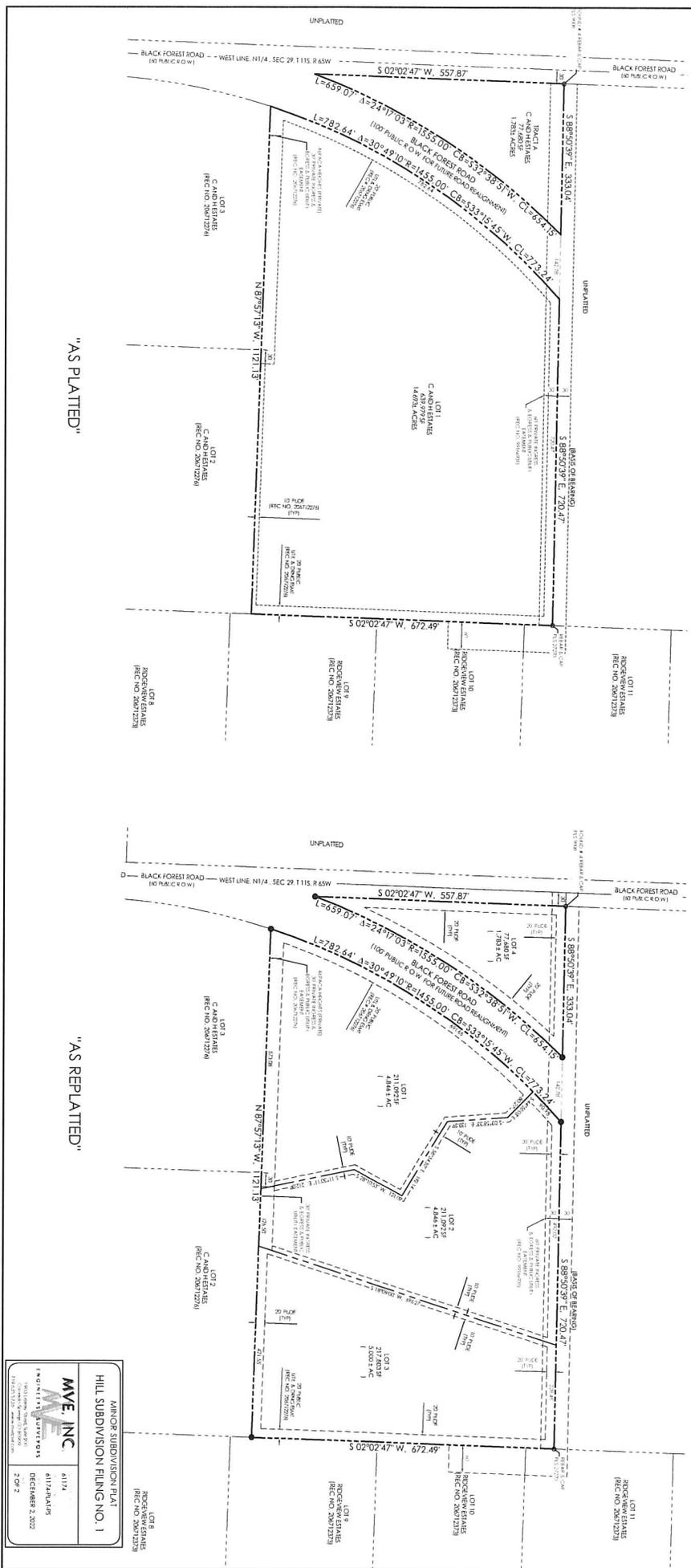
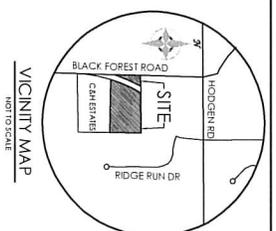
NOT TO SCALE

HILL SUBDIVISION FILING NO. 1

A REPLAT OF TRACT A & LOT 1, C AND H ESTATES TOWNSHIP 11 SOUTH, RANGE 65 WEST, EL PASO COUNTY, COLORADO



- LEGEND**
- PROPOSED BOUNDARY LINE
 - - - - - PROPOSED LOT LINE
 - - - - - PROPOSED EASEMENT
 - - - - - SECTION LINE
 - FOUND CORNER AS SHOWN
 - SET *AS PER A.W. ALTMAN'S C&P MARKED POLARIS PL 27607' WITH THE GROUND
 - (11580) ADDRESS NUMBER
 - PUBLIC UTILITY AND DRAINAGE EASEMENT



MANOR SUBDIVISION PLAT
HILL SUBDIVISION FILING NO. 1

MVE, INC.
17001 S. W. 10th Avenue, Suite 200
Denver, CO 80202
773-444-4444

6177
01/17/2025
DECEMBER 2, 2022
2 OF 2

Adjacent Property Owners List w/ Mailing Addresses (61174) 6910 Alpaca Heights

North

Schedule No.: 5129000008
WHITNEY CHRISTOPHER D,
WHITNEY JULIE D
16485 BLACK FOREST RD
COLORADO SPRINGS CO, 80908-2104

East

Schedule No.: 5129004016
COOPER STEWART H,
COOPER KERRY M
16326 RIDGE RUN DR
COLORADO SPRINGS CO, 80908-6142

Schedule No.: 5129004015
OLSON GEORGE DAVID
OLSON JOYCE
16256 RIDGE RUN DR
COLORADO SPRINGS CO, 80908

Schedule No.: 5129004014
ARCHULETA STEVEN R
ARCHULETA MAXINE P
16186 RIDGE RUN DR
MAILING:
PO BOX 88326
COLORADO SPRINGS CO, 80908-8326

Schedule No.: 5129004013
MARTINEZ RICHARD R,
MARTINEZ BARBARA L
16116 RIDGE RUN DR
COLORADO SPRINGS CO, 80908-6138

South

Schedule No.: 5129004025
SANCHEZ LAISSA,
OLIVAS SOCORRO J
6925 ALPACA HTS
MAILING:
6905 ALPACA HEIGHTS
COLORADO SPRINGS CO, 80908

Schedule No.: 5129004026
OLIVAS SOCORRO J,
SANCHEZ LAISSA
6905 ALPACA HTS
COLORADO SPRINGS CO, 80908-6135

West

Schedule No.: 5130000004

PRI #2 LLC, C/O ELITE PROPERTIES
OF AMERICA

BLACK FOREST ROAD

MAILING:

2138 FLYING HORSE CLUB DR
COLORADO SPRINGS CO, 80921

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LAISSA SANCHEZ
 SOCORRO J OLIVAS
 6905 ALPACA HTS
 COLORADO SPRINGS CO, 80908

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

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EL PASO COUNTY
 27 E VERMIJO AVE
 COLORADO SPRINGS, CO 80903-2208

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PRI #2 LLC,
 C/O ELITE PROPERTIES OF AMERICA
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OLIVAS SOCORRO J,
 SANCHEZ LAISSA
 6905 ALPACA HTS
 COLORADO SPRINGS CO, 80908-6135

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Pepton, CO 80821

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HELEN M PATTON
 SALLY S MCPHERSON
 EDWARD E PATTON
 DOROTH L PATTON
 12320 BRADSHAW RD
 PEYTON, CO 80831-8613

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GEORGE DAVID OLSON
 JOYCE OLSON
 16256 RIDGE RUN DR
 COLORADO SPRINGS CO, 80908

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COOPER STEWART H,
COOPER KERRY M
16326 RIDGE RUN DR
COLORADO SPRINGS CO, 80908-6142

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STEVEN R ARCHULETA
MAXINE P ARCHULETA
PO BOX 88326
COLORADO SPRINGS CO, 80908-8326

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WHITNEY CHRISTOPHER D,
WHITNEY JULIE D
16485 BLACK FOREST RD
COLORADO SPRINGS CO, 80908-2104

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