

AFFIDAVIT OF NOTIFICATION TO SEVERED MINERAL ESTATE OWNER(S)

I James Oakden (applicant/owner/consultant) researched the records of the El Paso County Clerk and Recorder and established that there ✓ was / was not a mineral estate owner(s) on the real property known as Proposed Hill Subdivision Filing No. 1.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing/administrative decision will be mailed to the mineral estate owner(s) (if established above) and a copy will be mailed to the El Paso County Planning and Community Development Department no less than thirty (30) days prior to the initial public hearing/administrative decision.

Dated this 14 day of July, 2022.

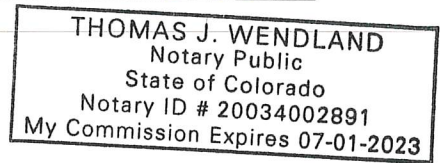
James Oakden

STATE OF COLORADO)
) s.s.
 COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 14th day of July, 2022, by JAMES OAKDEN @ 1:40 pm.

Witness my hand and official seal.

My Commission Expires: 07-01-2023



Thomas J. Wendland
 Notary Public

ASSESSOR PROPERTY APPRAISAL INFORMATION
EL PASO COUNTY

Parcel Number: 99000-02-406

Master Parcel No:

Owner: PATTON HELEN M
 MCPHERSON SALLY S
 PATTON EDWARD E ESTATE
 PATTON DOROTH L PERS REP
 12320 BRADSHAW RD
 PEYTON CO 80831-8613

Location: 29-11-65

Legal Description: 1/4 INT MR NW4, W2NW4NE4, SW4 SEC 29-11-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
PBG	50.395	0	0	

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	5170	85AC	170	587	4/21
	Total:		170	587	

<u>Sales:</u>	<u>Date</u>	<u>Sale Price</u>	<u>Doc fee</u>	<u>Reception #</u>	<u>Book</u>	<u>Page</u>	<u>Sale Code</u>	<u># Parcels</u>
	10/27/2020		\$0.00	220171526				0
	05/28/2021		\$0.00	221105408				0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	7.45
LEWIS-PALMER SCHOOL NO 38	39.455
PIKES PEAK LIBRARY	3.49
2021 Tax Rate:	<u>50.395</u> mills

Please note that appraisal records are subject to change without notification.

Printed: 6/20/2022 4:37:25 PM **By:** ASRVANDYKE

ASSESSOR PROPERTY APPRAISAL INFORMATION

EL PASO COUNTY

Parcel Number: 99001-02-628

Master Parcel No: 99000-02-403

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

Location: 29-11-65

Legal Description: 1/4 INT MR ONLY NW4, EX PT DESC BY REC #98136035,
W2W2NW4NE4, SW4 SEC 29-11-65

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
PBG	50.395	0	0	11/17/1998

	<u>Exempt</u>	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	EX	9139	337AC	670	2325	4/21
	Total:			0	0	

Sales:	Date	Sale Price	Doc fee	Reception #	Book	Page	Sale Code	# Parcels
	01/11/1989		\$0.00	1785081	5595	80		0

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	7.45
LEWIS-PALMER SCHOOL NO 38	39.455
PIKES PEAK LIBRARY	3.49
2021 Tax Rate:	<u>50.395</u> mills

Please note that appraisal records are subject to change without notification.

Printed: 6/20/2022 4:36:35 PM **By:** ASRVANDYKE



December 2, 2022

NOTICE TO MINERAL ESTATE OWNER

Dear Mineral Estate 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 C and H Estates, 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 mineral estate 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

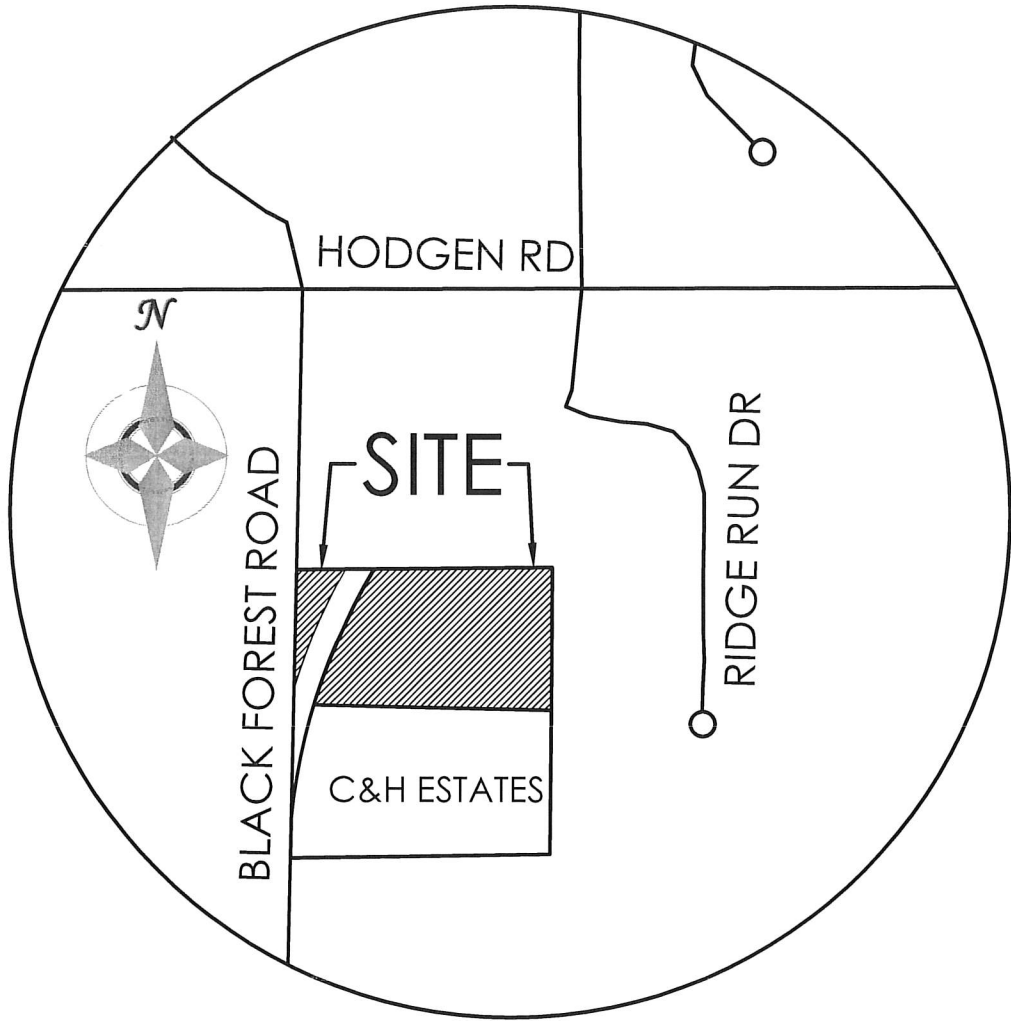
Very truly yours,

M.V.E., Inc.

A blue ink signature of David R. Gorman, P.E. The signature is written in a cursive style and is positioned above the printed name.

David R. Gorman, P.E.

Z:\61174\Documents\Mineral Rights\61174-Notice_Mineral Rights.odt

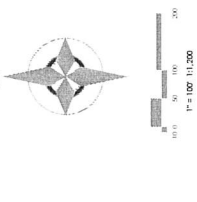
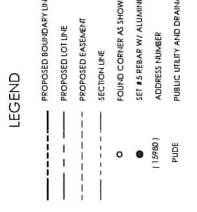
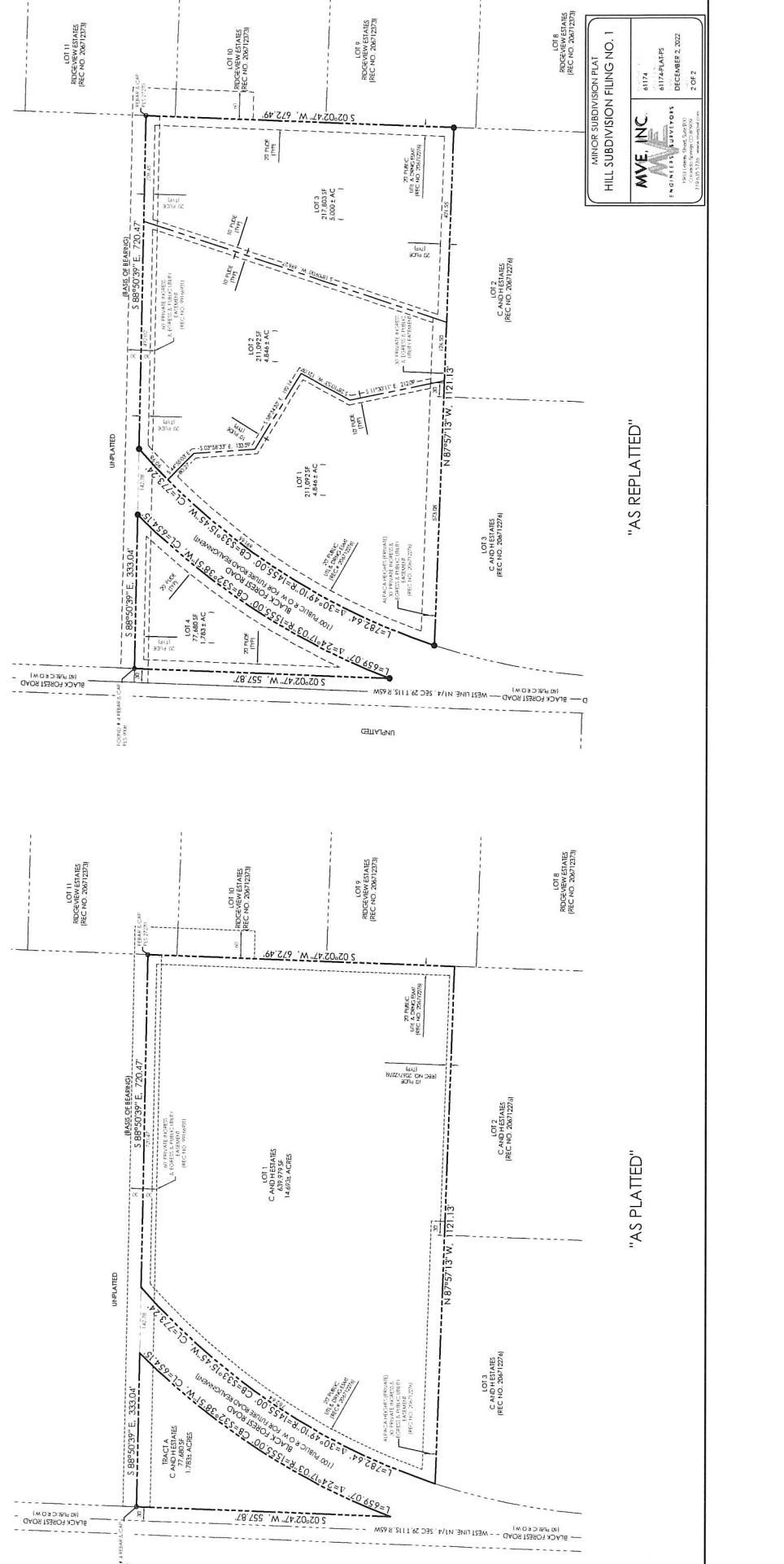
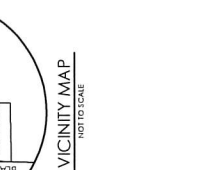
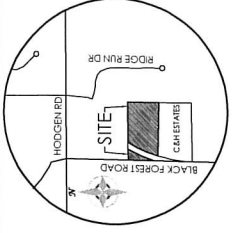


VICINITY MAP

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



HILL SUBDIVISION FILING NO. 1

MVE, INC.

ENGINEERS, SURVEYORS

19401 County Road 5340 P.O.
P.O. Box 1713, Fort Collins, Colorado 80501

6174
61174-B-RFP
DECEMBER 2, 2022

2 OF 2

"AS REPLATED"

"AS PLATTED"

7022 2410 0001 9563 5382

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<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	\$0.60	
Total Postage and Fees	\$7.85	

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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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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
Total Postage and Fees	\$7.85	

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

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Postage	\$0.60	
Total Postage and Fees	\$7.85	

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PRI #2 LLC,
 C/O ELITE PROPERTIES OF AMERICA
 2138 FLYING HORSE CLUB DR
 COLORADO SPRINGS CO, 80921

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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

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

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

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