



July 31, 2023

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you on behalf of the owner, Garrett Graupner, concerning a proposed Minor Subdivision request being made to the El Paso County (EPC) Planning and Community Development Department for an unplatted parcel located at 14710 Tanner Trail Road.

The El Paso County Assessors Schedule Number for the subject property is 41320-00-010. The site contains an existing residence with detached garage, barn and other outbuildings which are to remain. A Vicinity Map is included for reference. The property is zoned RR-5 (Rural Residential – 5 acres).

The request is for approval of the Minor Plat titled “Graupner Subdivision” to subdivide the existing 41.0 ± acre site into four rural residential lots of at least 5 acres each. The existing residence, garage, barn and outbuildings will be contained on proposed Lot 4, leaving the remaining three lots available for new single family residential homes. The proposed minor subdivision is in keeping with the current zone designation. Proposed Lots 1-3 will be sized 5 acres each and Lot 4 will contain the remaining 26 ± acres. The access for proposed Lots 2, 3, & 4 will remain at the existing driveway and Lot 1 will have its own driveway connected directly to Tanner Trail.

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

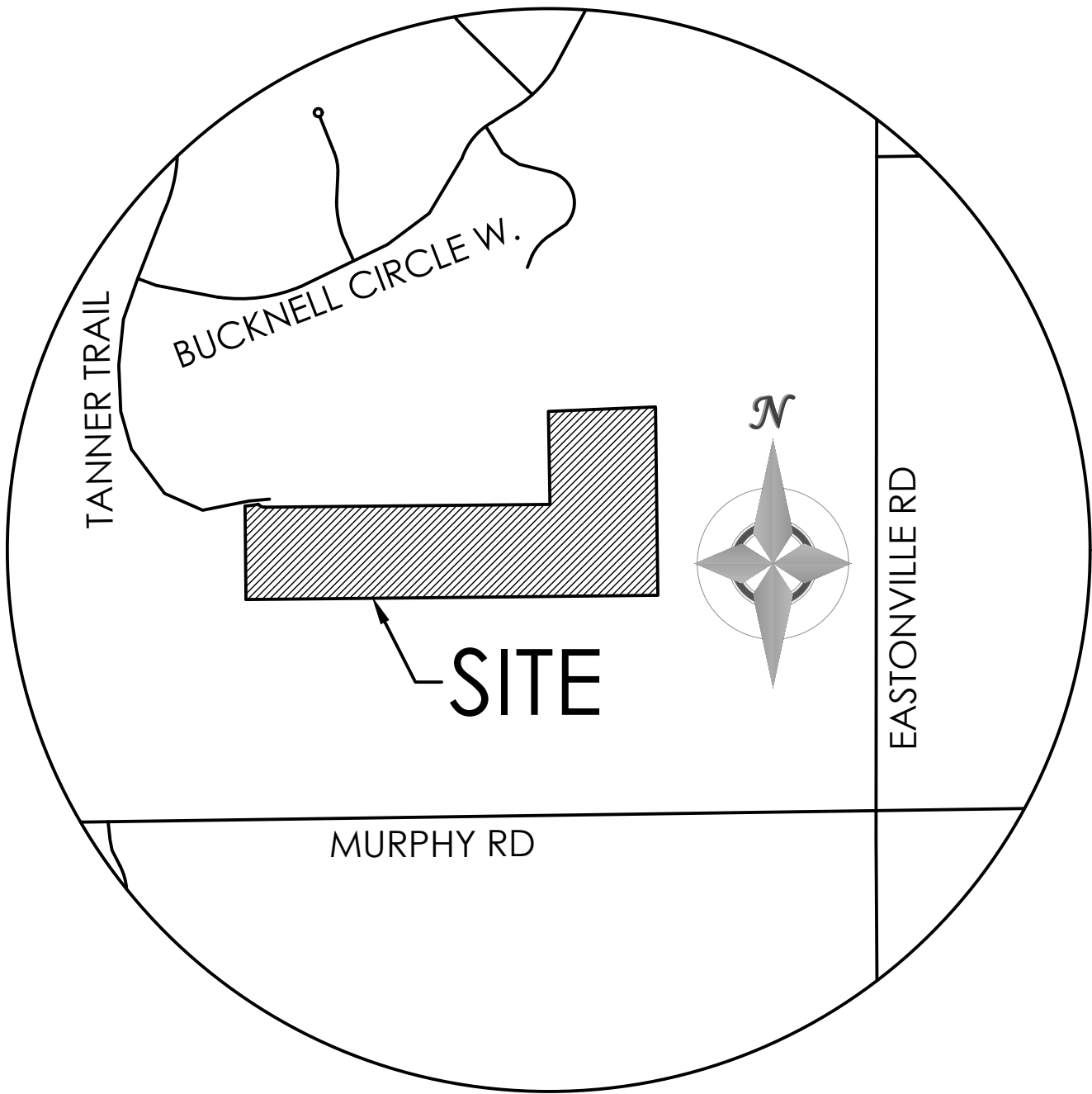
Very truly yours,

M.V.E., Inc.

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

David R. Gorman, P.E.

Z:\61176\Documents\Adjacent Neighbors\61176-Notice_Final Plat.odt

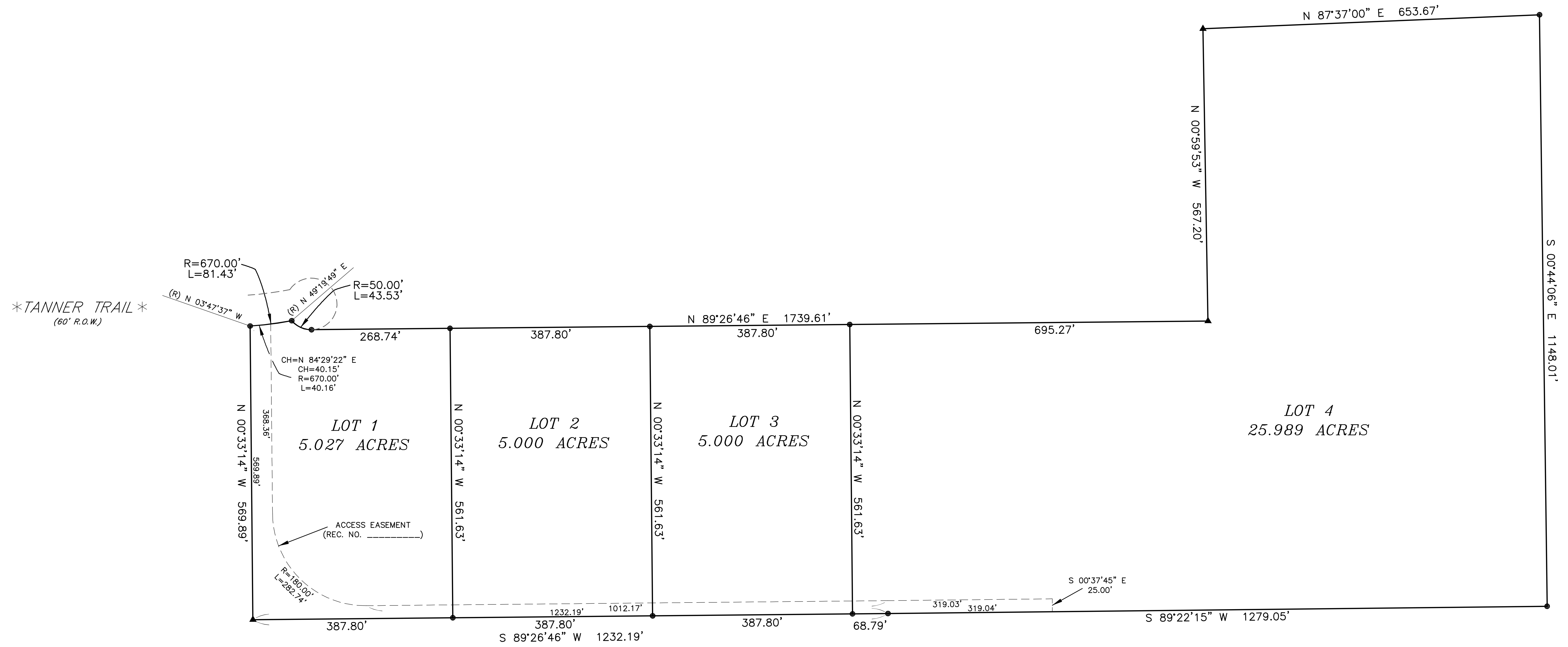


VICINITY MAP

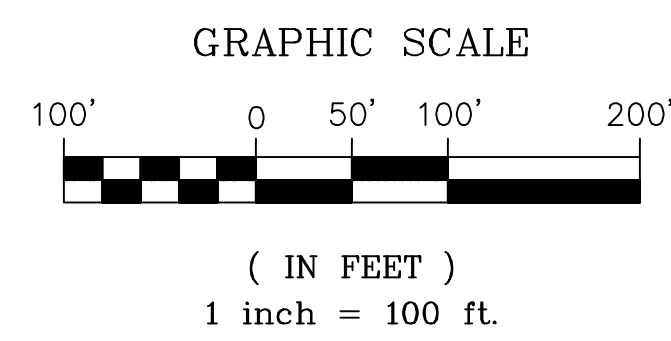
NOT TO SCALE

GRAUPNER SUBDIVISION

A SUBDIVISION OF A PART OF THE SOUTH 1/2 OF SECTION 32
 TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.,
 COUNTY OF EL PASO, STATE OF COLORADO.
 AREA = 41.016 ACRES, MORE OR LESS



AS REPLATTED



LEGEND

- SET NO. 5 REBAR WITH SURVEYORS
CAP STAMPED "37634"
RECOVERED AS NOTED
- ▲
- BOUNDARY LINE
- - - EASEMENT LINE
- (M) MEASURED DIMENSION
- (R) PLATTED DIMENSION



EAGLE
 LAND SURVEYING INC.
 P.O. BOX 5365
 COLORADO SPRINGS, CO
 80931-5365
 PHONE: (719) 382-4150
 FAX: (719) 382-3290

DUPLANTIS MARK W
13675 DECIMAL PT
ELBERT CO 80106

1C4 LLC
13160 HALLELUJAH TRL
ELBERT CO 80106

VILLANUEVA CHRISTOPHER
14710 TANNER TRAIL
ELBERT CO 80106

DUPLANTIS MARK W
13675 DECIMAL PT
ELBERT CO 80106-8906

WILFONG ROBERT L
14855 TANNER TRL
ELBERT CO 80106-9082

PILOT TRUST
15354 BUCK CREEK RD
ELBERT CO 80106-8996

ARTHER VERNISE
14750 TANNER TRL
ELBERT CO 80106-9081

DETURCK ERIN P
13120 MURPHY RD
ELBERT CO 80106-7537

CRAIG TRUST
13210 MURPHY RD
ELBERT CO 80106-8961

KOCIECKI LISA MARIE
4827 LOYOLA DR
MCHENRY IL 60050

WILD MARK A
13330 MURPHY RD
ELBERT CO 80106-8961

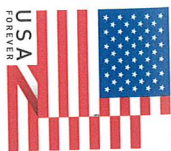
NAUERT LARRY
13420 MURPHY RD
ELBERT CO 80106-8961

EASOM EDWARD A JR
13450 MURPHY RD
ELBERT CO 80106-8961

EMMONS KELLY F
13550 MURPHY RD
ELBERT CO 80106-9065

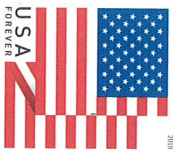
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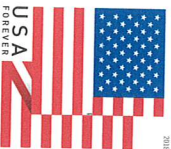


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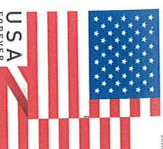
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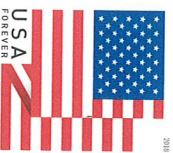


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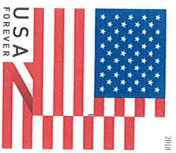
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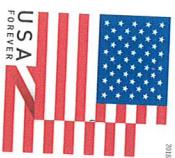
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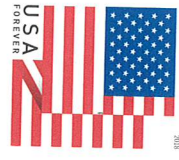
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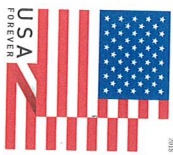


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