

(NOTICE TO ADJACENT PROPERTY OWNERS
Minor Subdivision and Zone Change

This letter is being sent to you because Mose Gilbert Perry Jr. and Jeanette Marie Mose (Owner) and Alessi and Associates, Inc (consultants) are proposing a land use project in El Paso County at the attached subject property (see attached map). 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).

OWNERS: Mose Gilbert Perry Jr., & Jeanette Marie Mose
12752 Mt. Oxford Place
Peyton, CO 80831-8205

CONSULTANT: Alessi and Associates, Inc.
Joseph Alessi PLS
2989 Broadmoor Valley Road, Suite C
Colorado Springs, CO 80906
719-540-8832(office) (fax) 719-540-2781
jalessi@alessi3a.com

SITE LOCATION: Property Address: 0 Halleluiah Trail
Re-Zone from A-5 RR-5 to RR-2.5
El Paso County, Colorado
East of the intersection of
Meridian Rd and Latigo Blvd
Then North on Halleluiah Trial to site

REQUEST: Two Lots; 3.00 & 3.12 Acre Re-Zone request to RR-2.5

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 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.

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Sent To Goldie Ryan & Angela
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Sent To anson Charles & Nancy
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Sent To Asha Deborah Sue
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Sent To SACHJ ERIC
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Sent To
 Mansberg Susan & Liesel
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Sent To
 Martin Mark & Tina
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 13526 Hallelujah Trail
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 Elbert CO 80106-7521

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Sent To: Stephanie
 P. Veer Peak Range Riders Fossingen
 Street, Apt. No., or PO Box No. 13570 Halleluiah Trail
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Postage	\$0.55	
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Sent To: Falcon Hatigo LLC
Street and Apt. No., or PO Box No.: 5350 S. Redlyn St. Ste 400
City, State, ZIP+4®: Englewood CO 80111-2125
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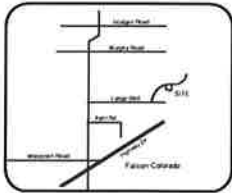
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Sent To: Anderson Jason & Erin
Street and Apt. No., or PO Box No.: 420 W. Spentus
City, State, ZIP+4®: Hobbs New Mexico 88240
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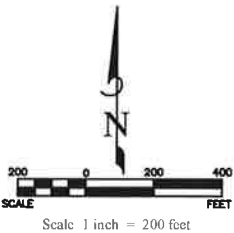
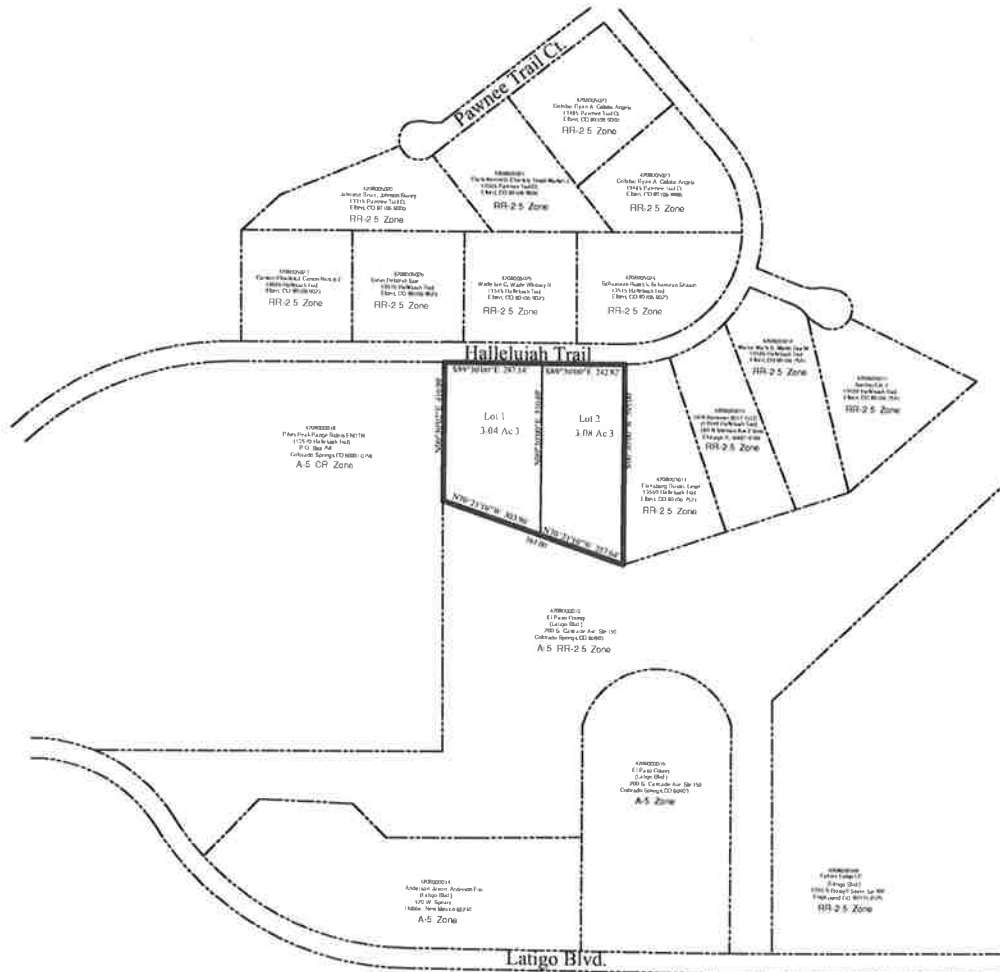
Jeanette Mose Subdivision

A portion of the Southeast Quarter of Section 8, Township 12 South,
Range 64 West of the 6th P.M., County of El Paso, State of Colorado.

Proposed Zone Change RR-5 & A-5 to RR-2.5

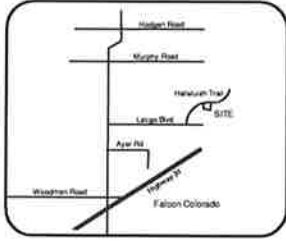


VICINITY MAP
Not to Scale



Jeanette Mose Subdivision

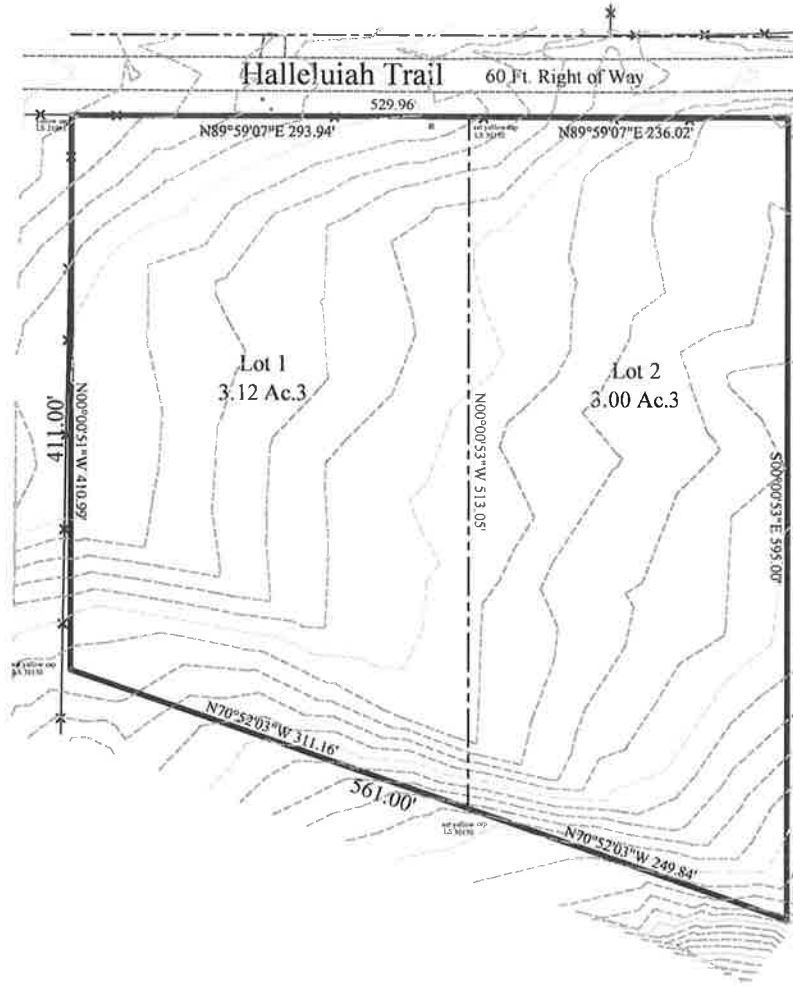
A portion of the Southeast Quarter of Section 8,
Township 12 South, Range 64 West of the 6th P.M.,
County of El Paso, State of Colorado.



VICINITY MAP
Not to Scale



Scale 1 inch = 50 feet



Total Acreage:

Lot 1 = 3.12 Acres
Lot 2 = 3.00 Acres
Total = 6.12 Acres

Service Providers:

Falcon Fire Protection District
Individual Sewage Disposal Systems
Domestic Wells

Flood Statement:

This site, "JEANETTE MOSE SUBDIVISION" is NOT within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 80041C0326C, effective December 7, 2016.

Easements:

Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10-foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20-foot public utility and drainage easement. The site responsibility for maintenance of these easements is hereby vested with the individual property owners.

Legend:

- Found Monument as Shown
- Set #5 Meter with Yellow Plastic Cap P.L.B. 100130

Fees:

Dark Fee _____ School Fee _____
Severance Fee _____

Notice:

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

Notes:

1. This survey does not constitute a title search by Atlas and Associates, Inc. to determine ownership or encumbrances of record. For information regarding easements, rights of way, Atlas and Associates, Inc. relied upon the Title Policy prepared by Land Title Guaranty Company of Colorado, File Number SC25074893 2, dated February 14, 2019.
2. The property owner, its successors and assigns, and all future lot owners in this development are hereby on notice that they may be required to comply with applicable rules, if any, of the Colorado Ground Water Commission and/or the Upper Black, Squirrel Creek Ground Water Management District, which compliance may result in a reduction of well withdrawal limits, and thus a reduction in water availability.
3. Basis of Bearings: A line beginning at the Northwest corner of Lot 1, The Trails Filing No. 3 as recorded in the Office of the El Paso County Clerk and Recorder, under Reception Number 201018130, dated February 5, 2001, said corner being monumented by a #4 rebar with a white cap, 1.5" diameter and terminating at the Southeast corner of said Lot 1, going bearing of #4 rebar with a white cap, S 56°46' E, a distance of 561.00 feet.
4. Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department and Environment must approve each system and, in some cases, the Department may require an engineer designed system prior to permit approval.
5. Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
6. Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life, however, for El Paso County planning purposes, water in the Denver Basin Aquifers is allocated based on a 200-year aquifer life. Applicants to the Home Owners Association, and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 200 years indicated, due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
7. No driveway shall be established unless an access permit has been granted by El Paso County.

8. All Property owners are responsible for maintaining proper storm drainage easements as specifically noted on the plat shall be maintained, otherwise indicated Structures, fences, materials or landscaping not placed in drainage easements.
9. Markings shall be installed in accordance with all El Paso County and State Patrol Service regulations.
10. Developer shall comply with federal and state laws, regulations, and other agency requirements, if any, of applicable agencies such as Wildlife, Colorado Department of Transportation, U.S. Army Corps regarding the Endangered Species Act, particularly as it relates to threatened species.
11. The following reports have been submitted and are on file at the Department: Soils and Geological, Water Supply, Drainage Report.
12. All structural foundations shall be located and designed by a Professional Engineer. Natural drainage locations shall be avoided by construction and investigations shall be required.
13. No Structures or major material storage activities are permitted except fences, fences shall not impede runoff from reaching drainage and are subject of change.
14. The addresses exhibited on this plat are for informational purposes only and are subject of change.
15. Property within the subdivision is subject to the terms and provisions of the Home Owners Association and any subsequent amendments. Fees paid in full at the time of building permit issuance.
16. The private roads as shown on the plat will not be maintained or constructed in conformance with El Paso County standards in effect at the time of this plat.