



December 19, 2022

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you on behalf of Steven and Jennifer Liebowitz concerning a proposed Rezone request being made to the El Paso County (EPC) Planning and Community Development for Lot 14 of Overlook Estates. The location of the site is 1825 Summit Drive, approximately a quarter mile north of Old North Gate Road. This property has El Paso County Assessors Schedule Number 6204-001-018. This parcel is currently zoned Rural Residential – 5 acres (RR-5). A Vicinity Map is included for reference.

The request is to rezone the existing 5.23 acre lot from RR-5 to RR-2.5 (Rural Residential - 2.5 Acres). The proposed rezone would allow the lot to be subdivided into two lots each with a minimum lot size of 2.5 acres. The existing Single-Family Residence would remain. Access will remain on Summit Drive.

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,

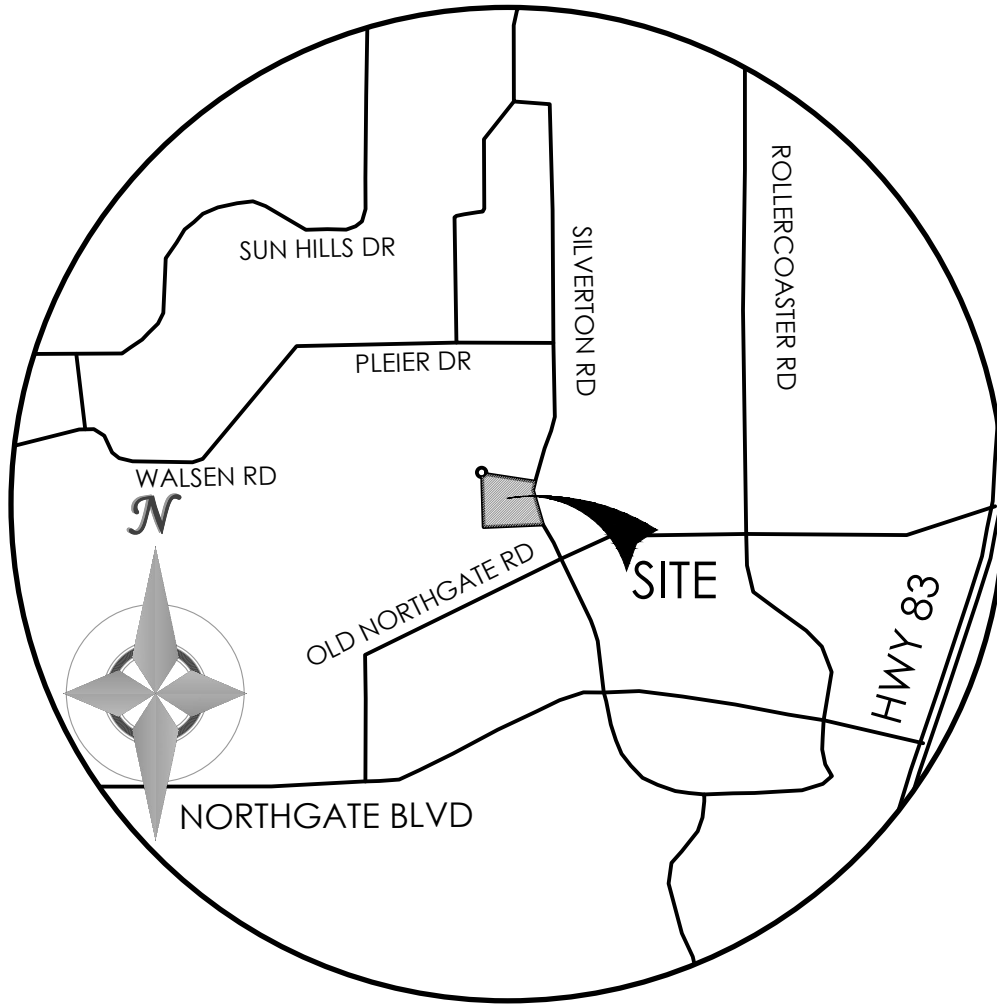
M.V.E., Inc.

A handwritten signature in black ink, appearing to read 'David R. Gorman', with a long, sweeping underline.

David R. Gorman, P.E.

Z:\61191\Documents\Adjacent Owners\61191-Notice_Zone change.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

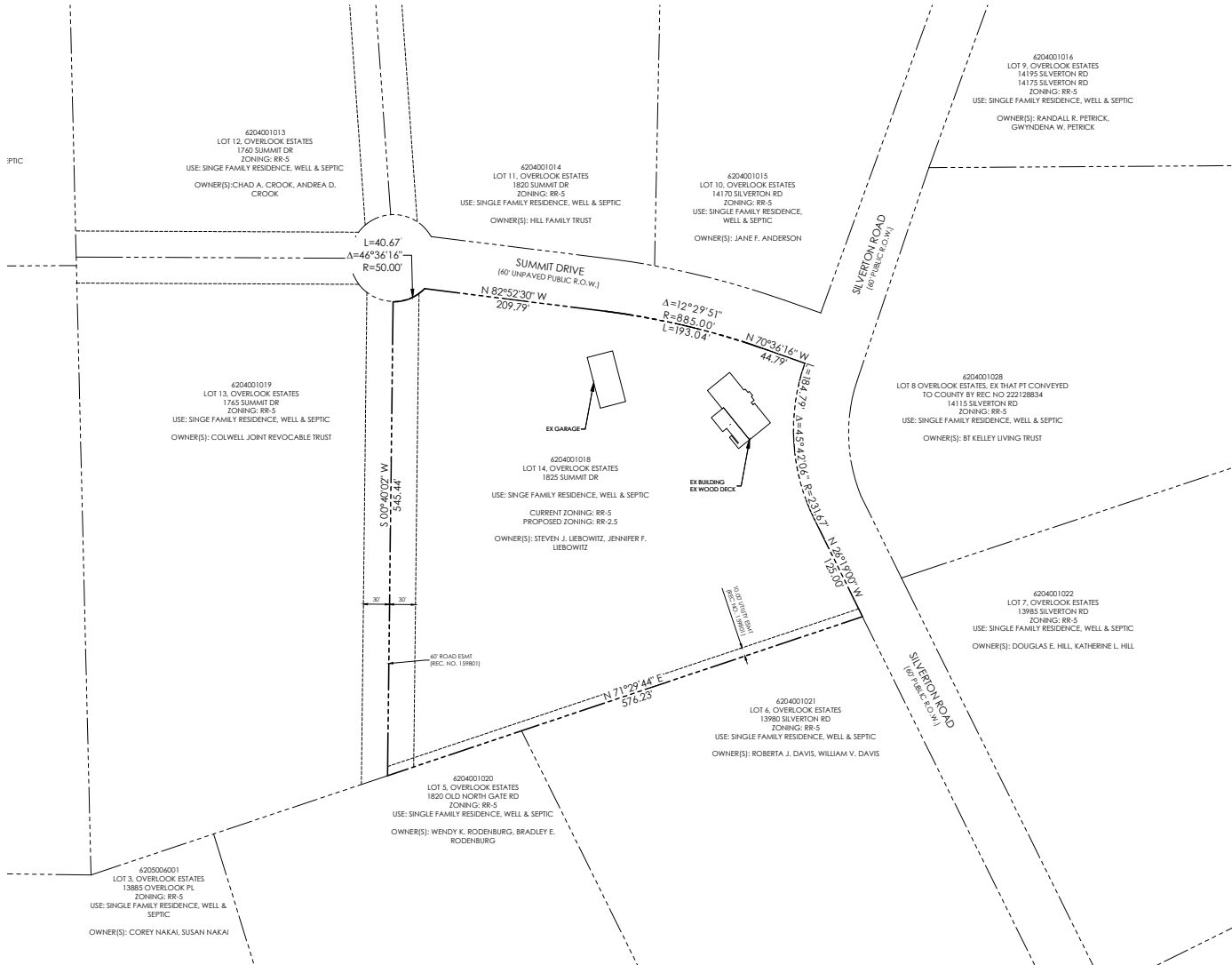


VICINITY MAP

NOT TO SCALE

1825 SUMMIT DR- ZONING EXHIBIT

FOR LOT 14, OVERLOOK ESTATES
EL PASO COUNTY, COLORADO



SITE DATA

OWNERS

STEVEN J. LIEBOWITZ
JENNIFER F. LIEBOWITZ
1825 SUMMIT DR.
COLORADO SPRINGS, CO 80921

CONSULTANT

M.V.E., INC.
DAVID GORMAN, P.E.
1903 LELARAY STREET
COLORADO SPRINGS CO 80909
PH: (719) 435-5736
FAX: (719) 435-5450
DAVE@MVEENGINEERS.COM

TAX SCHEDULE NO.

62040-01-018

CURRENT ADDRESS

1825 SUMMIT DR

LAND USE

CURRENT & PROPOSED:
SINGLE FAMILY RESIDENTIAL,
WELL & SEPTIC

ACREAGE

5.23 ± ACRES

ZONING

CURRENT ZONING: RR-5
PROPOSED ZONING: RR-2.5

RR-5 DIMENSIONAL STDS.

FRONT - 25' SETBACK
SIDE - 25' SETBACK
REAR - 25' SETBACK

MAX LOT COVERAGE

25%

MAX BUILDING HEIGHT

30'

RR-2.5 DIMENSIONAL STDS.

FRONT - 25' SETBACK
SIDE - 15' SETBACK
REAR - 25' SETBACK

MAX LOT COVERAGE

30%

MAX BUILDING HEIGHT

NONE

LEGAL DESCRIPTION

LOT 14 OVERLOOK ESTATES, EL PASO COUNTY, COLORADO AS RECORDED UNDER RECEPTION NO. 159801 IN THE RECORDS OF EL PASO COUNTY, COLORADO.

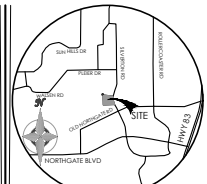
FLOODPLAIN STATEMENT

THIS PROPERTY IS LOCATED WITHIN FEMA DESIGNATED ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER DB041C0295G, EFFECTIVE DECEMBER 7, 2018.

MINERAL RIGHTS OWNERS

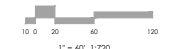
NONE MINERAL RIGHTS OWNERS IDENTIFIED

SETBACKS	ZONING DIMENSIONAL STANDARDS	
	RR-5(CURRENT)	RR-2.5 (PROPOSED)
FRONT	25 FT	25 FT
REAR	25 FT	25 FT
SIDE	25 FT	15 FT
MAX BUILDING HEIGHT	30 FT	30 FT
MAX LOT COVERAGE	25 %	NONE



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
AS-BUILTS BY _____
CHECKED BY _____

1825 SUMMIT DR.
REZONE / MINOR PLAT
ZONING MAP

MVE PROJECT 61174
MVE DRAWING REZONE
DECEMBER 19, 2022
SHEET 1 OF 1

Adjacent Owners List

SSW

6204001020, LOT 5 OVERLOOK ESTATES
WENDY K RODENBURG
BRADLEY E RODENBURG
1820 OLD NORTH GATE RD
COLORADO SPRINGS CO, 80921-3101

SSE

6204001021, LOT 6 OVERLOOK ESTATES
ROBERTA J DAVIS
WILLIAM V DAVIS
13980 SILVERTON RD
COLORADO SPRINGS CO, 80921-2932

SE

6204001022, LOT 7 OVERLOOK ESTATES
DOUGLAS E HILL
KATHERINE L HILL
13985 SILVERTON RD
COLORADO SPRINGS CO, 80921-2933

E

6204001028, LOT 8 OVERLOOK ESTATES, EX THAT PT CONVEYED TO COUNTY BY REC NO 222128834
BT KELLEY LIVING TRUST
14115 SILVERTON RD
COLORADO SPRINGS CO, 80921-2937

NNE

6204001015, LOT 10 OVERLOOK ESTATES
JANE F ANDERSON
14170 SILVERTON RD
COLORADO SPRINGS CO, 80921-2936

NNW

6204001014, LOT 11 OVERLOOK ESTATES
HILL FAMILY TRUST
1820 SUMMIT DR
COLORADO SPRINGS CO, 80921-2109

NW

6204001013, LOT 12 OVERLOOK ESTATES
CHAD A CROOK
ANDREA D CROOK
1760 SUMMIT DR
COLORADO SPRINGS CO, 80921-2108

W
6204001019, LOT 13 OVERLOOK ESTATES
COLWELL JOINT REVOCABLE TRUST
1765 SUMMIT DR
COLORADO SPRINGS CO, 80921-2110

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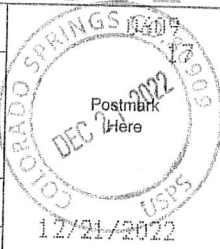
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Extra Services & Fees (check box, add fee as appropriate)	\$3.75
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.60
Total Postage and Fees	\$7.85

DOUGLAS E HILL
KATHERINE L HILL
13985 SILVERTON RD
COLORADO SPRINGS CO, 80921-2933



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BRADLEY E RODENBURG,
WENDY K RODENBURG
1820 OLD NORTH GATE RD
COLORADO SPRINGS CO, 80921-3101



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7020 2450 0000 3659 6087

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COLWELL JOINT REVOCABLE TRUST
1765 SUMMIT DR
COLORADO SPRINGS CO, 80921-2110



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HILL FAMILY TRUST
1820 SUMMIT DR
COLORADO SPRINGS CO, 80921-2109



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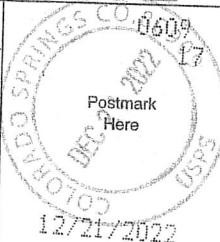
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BT KELLEY LIVING TRUST
14115 SILVERTON RD
COLORADO SPRINGS, CO 80921-2937



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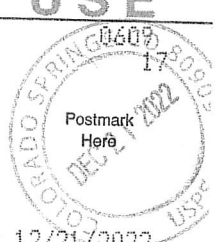
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CHAD A CROOK
ANDREA D CROOK
1760 SUMMIT DR
COLORADO SPRINGS CO, 80921-2108



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ROBERTA J DAVIS
 WILLIAM V DAVIS
 13980 SILVERTON RD
 COLORADO SPRINGS CO, 80921-2932

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JANE F ANDERSON
 14170 SILVERTON RD
 COLORADO SPRINGS CO, 80921-2936

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