



June 10, 2021

**NOTICE TO PROPERTY OWNERS**

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Ramses II Properties LLC, is proposing a land use project in El Paso County on 19.49± acres located on the south side of Burgess Road, east of Herring Road, and west of Pine Meadows Road. The address of the site is 7985 Burgess Road and the site has Assessor Schedule Number 52212-00-027. A Vicinity Map is included for reference. The project is a Minor Subdivision Plat of the existing unplatted 19.49± acre parcel to create three (3) single family rural residential lots in the RR-5 Zone. One existing residence is currently located on the subject property, which will remain in place. The proposal is to create a total of three (3) individual lots, one containing the existing residence on 5.00± acres. One of the lots will be 4.75± acres, which is allowed by the El Paso County Land Development Code since the lot is adjacent to Burgess Road and an additional 20 feet is being dedicated as public right-of-way by the plat for Burgess Road. The third lot will be 9.43± acres. The two new lots are for future residential development to be consistent with the existing RR-5 (Rural Residential) zoning. Access to all lots will be from the existing driveway on the property. 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.

The proposal is for approval of a subdivision plat titled "Skyfall Subdivision Filing No. 1".


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,

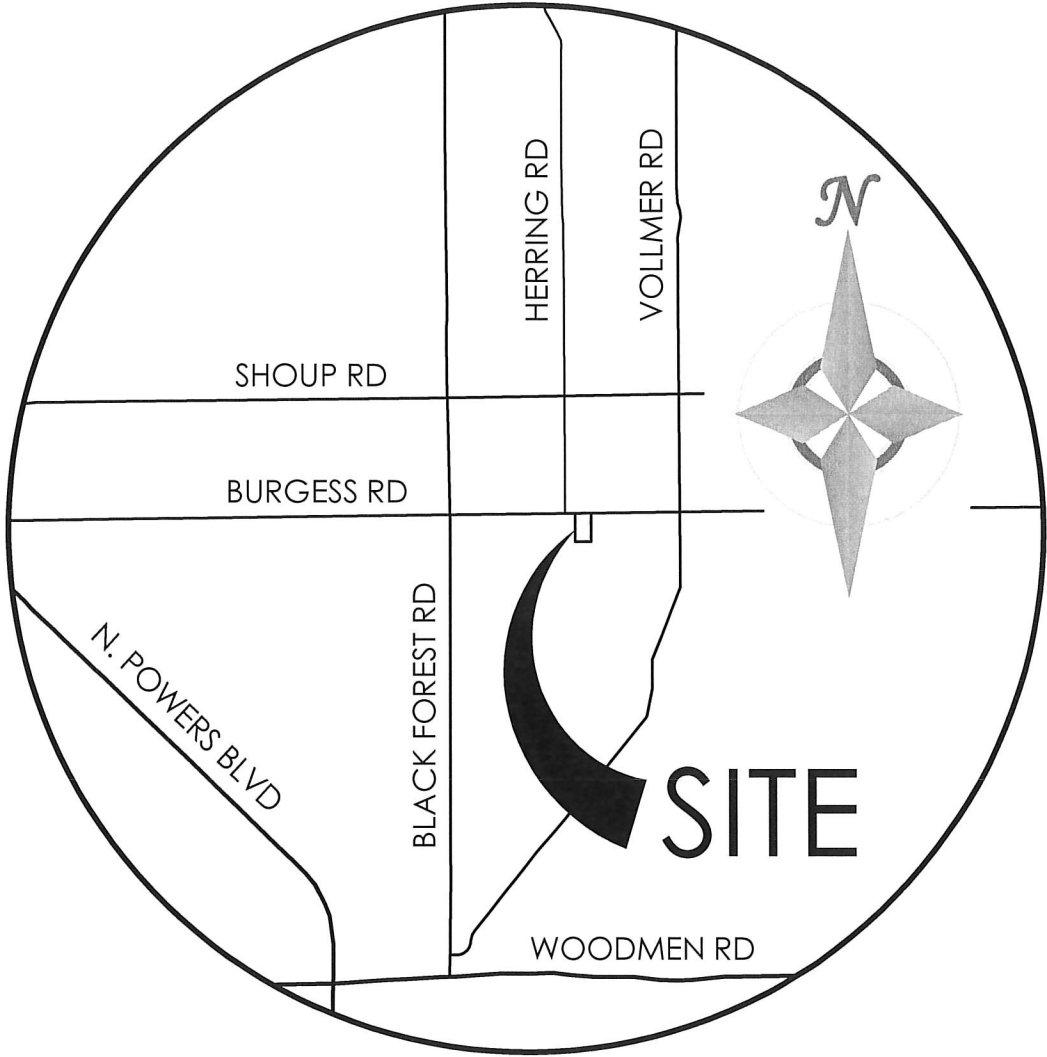
M.V.E., Inc.



David R. Gorman, P.E.  
DRG:cwg

Attachment: Vicinity Map, Development Map  
Z:\61146\Documents\Correspondance\61146-NoticeToAdjacentPropertyOwners.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



**Adjacent Property Owners List w/ Mailing Addresses (61146) 7985 Burgess Road:**

**NORTH NEIGHBOR:**

Schedule No.: 5200000293  
STATE OF COLORADO  
633 17TH ST STE 1520  
DENVER, CO 80202

**EAST NEIGHBOR:**

Schedule No.: 5221200025  
BEVERLY KEASLER  
8075 BURGESS RD  
COLORADO SPRINGS, CO 80908

Schedule No.: 5221200026  
TERRY J SPENCE  
8095 BURGESS RD  
COLORADO SPRINGS, CO 80908

**SOUTH NEIGHBOR:**

Schedule No.: 5221201002  
KENT A BUTLER  
8090 TOLTEC LN  
COLORADO SPRINGS, CO 80908

Schedule No.: 5221201003  
GAGNE-DINWOODIE FAMILY TRUST  
8020 TOLTEC LN  
COLORADO SPRINGS, CO 80908

Schedule No.: 5221201004  
MATHEW & JENNIFER ANDREW  
P.O. BOX 88346  
COLORADO SPRINGS, CO 80908

**WEST NEIGHBOR:**

Schedule No.: 5221200029  
RICHARD T WINTERS  
7835 SUBLETTE RD  
COLORADO SPRINGS, CO 80908

Schedule No.: 5221200028  
MARK P SMITH  
7825 BURGESS RD  
COLORADO SPRINGS, CO 80908

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Postage \$0.55

Total Postage and Fees \$7.00

Sent To  
Street and Apt. MATHEW & JENNIFER ANDREW  
P.O. BOX 88346  
City, State, ZIP COLORADO SPRINGS, CO 80908

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

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Sent To  
Street and Apt. SMITH MARK P  
7825 BURGESS ROAD  
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Postage \$0.55

Total Postage and Fees \$7.00

Sent To  
Street and Apt. BUTLER A KENT  
8090 TOLTEC LANE  
City, State, ZIP COLORADO SPRINGS, CO 80908

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Postage \$0.55

Total Postage and Fees \$7.00

Sent To  
Street and Apt. GAGNE-DINWOODIE FAMILY TRUST  
8020 TOLTEC LANE  
City, State, ZIP COLORADO SPRINGS, CO 80908

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To  
Street and Apt. KEASLER BEVERLY  
8075 BURGESS RD  
City, State, ZIP COLORADO SPRINGS, CO 80908

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$7.00

Sent To  
Street and Apt. SPENCE TERRY J  
8 095 BURGESS ROAD  
City, State, ZIP COLORADO SPRINGS, CO 80908

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Street and Apt. WINTERS RICHARD T  
7835 SUBLETTE ROAD  
City, State, ZIP+4 Colorado Springs, CO 80908

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<input checked="" type="checkbox"/> Certified Mail Restricted Delivery	\$1.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$7.00

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633 17TH STREET, STE 1520  
City, State, ZIP+4 DENVER, CO 80202