



Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Number of Identical Weight Pieces

Class of Mail

Postage for Each Mailpiece Paid

Verified

Total Number of Pounds

Total Postage Paid for Mailpieces

Fee Paid

Mailed For

Mailed By

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

PS Form 3606-D, January 2016 PSN 7530-17-000-5548

See Reverse for Instructions

Postage: Mailers must affix meter, PC, Postage[®], or (uncanceled) postage stamps here in payment of total fee due.

Acceptance employee must cancel postage affixed (by round-date) at the time of mailing.

If payment of total fee due is being paid by Permit Imprint, include the PostalOne![®] Transaction Number here: _____

AUG 23



0000

U.S. POSTAGE PAID
COLORADO SPRINGS, CO
80909
AUG 23 24
AMOUNT

\$12.50
\$2324E501006-1

Schedule Number	Owner Name	Location
5119004001	SCHNEIDER STEVEN M, SCHNEIDER KIMBERLY R	5770 MOUNTAIN SHADOW VW
6124000006	DAVID JOHN PAUL, DAVID GABRIELLE MARIE	5753 WINDRIDGE PT
6124000012	ZIEK PETER J, ZIEK BARBARA B	5815 MOUNTAIN SHADOW VW
6124000013	MCDONALD MARK E, ENLOE AMANDA M	5775 MOUNTAIN SHADOW VW
6124001008	KILMER MARTIN R, KILMER TERESA D PETERS	16824 PONY POND DR
6124001011	MESZLER DUANE, MESZLER JENNIFER M	16925 PONY POND DR
6124001013	WILLIAMS RICHARD K, WILLIAMS CRYSTAL L	5421 ROUNDUP RIDGE RD
6124001014	ASHLEY THOMAS J, ASHLEY KERI A	5471 ROUNDUP RIDGE RD
6124001015	FITZGERALD JAMES M, FITZGERALD KANDICE M	5470 ROUNDUP RIDGE RD
6124001016	KENDALL CORDELIA, KENDALL DOUGLAS L	5420 ROUNDUP RIDGE RD
6124001017	JAEGER EDWARD J, JAEGER LORRAINE M	17081 TRAIL BLAZER CT
6124001026	KILMER MARTIN R, KILMER TERESA PETERS	16825 PONY POND DR
6124001027	DUCKETT RANDALL L, DUCKETT HELEN J	16875 PONY POND DR
6125001003	DUNSTON MATTHEW W, DUNSTON GENE W JR	5525 HODGEN RD
6125004001	LAWSON RICHARD A, MARTINEZ-LAWSON STEPHANIE K	5490 HAES HAVEN VW
6125004008	HAES MARC, HAES CHERYL	HAES HAVEN VW

SCHNEIDER STEVEN M
5770 MOUNTAIN SHADOW VW
COLORADO SPRINGS CO 80908-1421

DAVID JOHN PAUL
5753 WINDRIDGE PT
COLORADO SPRINGS CO 80908-1423

ZIEK PETER J
5815 MOUNTAIN SHADOW VW
COLORADO SPRINGS CO 80908-1422

MCDONALD MARK E
5775 MOUNTAIN SHADOW VW
COLORADO SPRINGS CO 80908-1421

KILMER MARTIN R
16824 PONY POND DR
COLORADO SPRINGS CO 80908-2048

MESZLER DUANE
16925 PONY POND DR
COLORADO SPRINGS CO 80908-2049

WILLIAMS RICHARD K
5421 ROUNDUP RIDGE RD
COLORADO SPRINGS CO 80908-2046

ASHLEY THOMAS J
5471 ROUNDUP RIDGE RD
COLORADO SPRINGS CO 80908-2046

FITZGERALD JAMES M
5470 ROUNDUP RIDGE RD
COLORADO SPRINGS CO 80908-2046

KENDALL CORDELIA
5420 ROUNDUP RIDGE RD
COLORADO SPRINGS CO 80908-2046

JAEGER EDWARD J
17081 TRAIL BLAZER CT
COLORADO SPRINGS CO 80908-2047

KILMER MARTIN R
16824 PONY POND DR
COLORADO SPRINGS CO 80908-2048

DUCKETT RANDALL L
16875 PONY POND DR
COLORADO SPRINGS CO 80908-2048

DUNSTON MATTHEW W
1230 SCARSBROOK CT
MONUMENT CO 80132-8487

LAWSON RICHARD A
8735 MOSSY BANK LANE
COLORADO SPRINGS CO 80927

HAES MARC
5404 HAES HAVEN VW
COLORADO SPRINGS CO 80908-2005



August 19, 2024

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you on behalf of Mark E. McDonald and Amanda M. Enloe concerning a proposed Minor Subdivision request being made to the El Paso County (EPC) Planning and Community Development Department for the property located at 5775 Mountain Shadow View in El Paso County, Colorado. This letter is being sent to you as a nearby property owner according to the records of El Paso County, Colorado.

The property consists of an existing home and contains 35.729 acres and has El Paso County Tax Schedule No. 6124000013. The site is situated on the north side by Hodgen Road, to the west by the Long View Estates Subdivision, to the north and east by +35 acre parcels. The site currently has one existing residence. 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 “Misfit Crew Estates” which is a Minor Plat to subdivide the existing 35.729± acre site into three (3) rural residential lots. The three proposed lots of the subdivision are 5.0005 acres in area for two of the lots and one of the lots will be 25.692 acres. A small area of the parcel will be for 10' of additional right-of-way and contains 0.027 acres. A sketch of the proposal is attached with this letter. The proposed minor plat is in keeping with the current zone designation. Proposed Lot 1 will have immediate access to Mountain Shadow View via an existing gravel driveway. Proposed Lots 2 & 3, will access Mountain Shadow View via a new driveway which shall be located within the 30.0' Common Access Easement as shown on the Plat. A waiver is being requested with application to allow the shared driveway.

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,

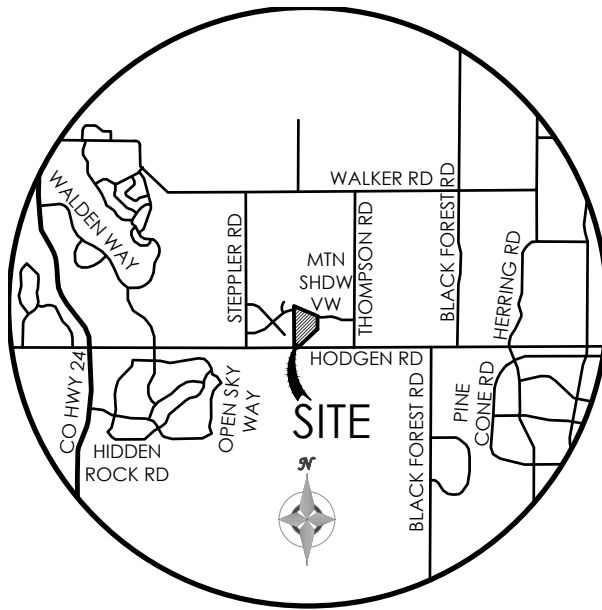
M.V.E., Inc.

A handwritten signature in black ink, appearing to read 'David R. Gorman', is written over a horizontal line.

David R. Gorman, P.E.

Z:\61160\Documents\Neighborhood Notification Letter\61160-Neighborhood Notification Letter.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



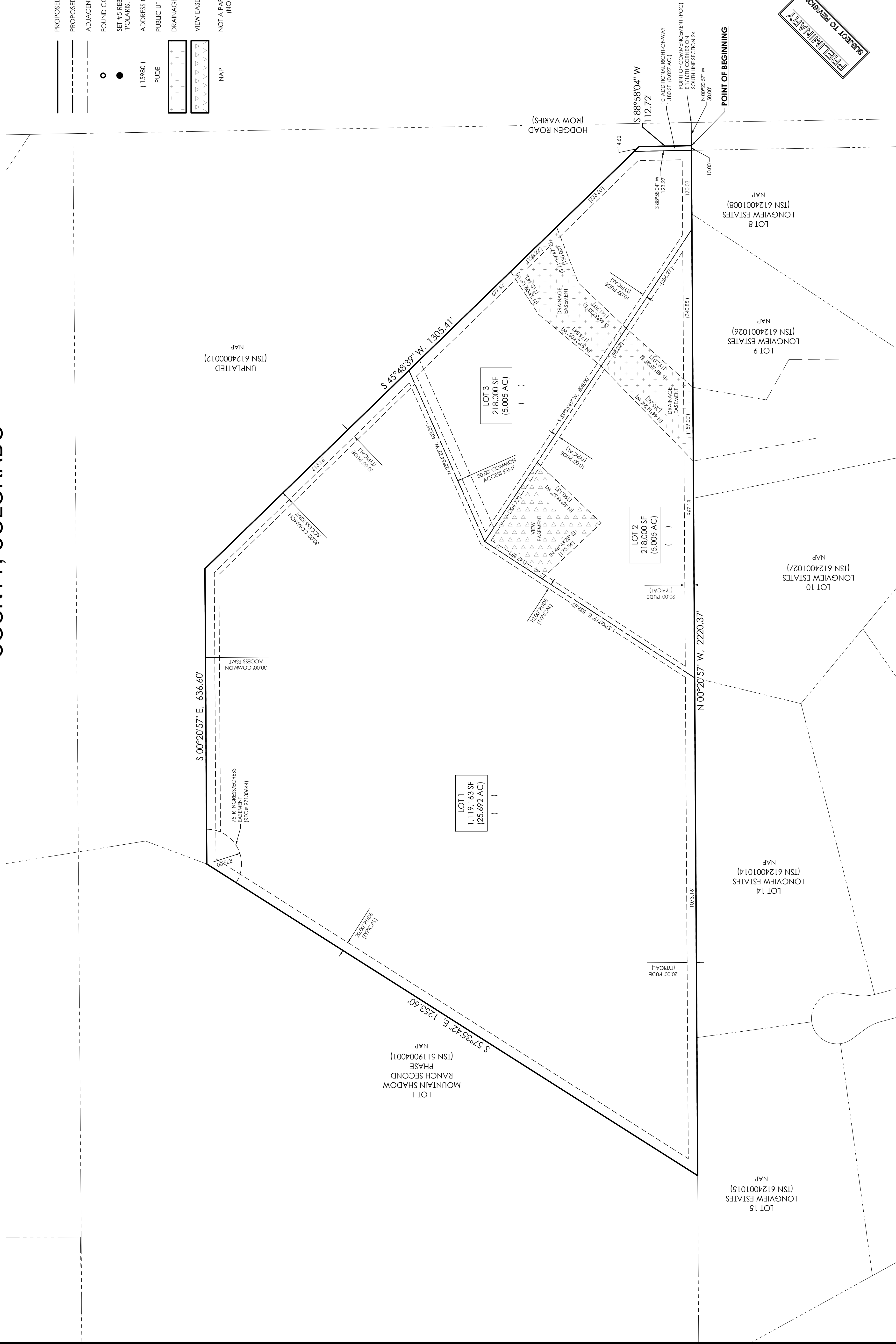
VICINITY MAP

NOT TO SCALE

MISFIT CREW ESTATES

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

- LEGEND**
- PROPOSED SUBDIVISION BOUNDARY LINE
 - - - PROPOSED LOT LINE
 - - - ADJACENT BOUNDARIES
 - FOUND CORNER AS SHOWN
 - SET #6 REBAR W/ ALUMINUM CAP MARKED POLARIS. PLS 27'60" FLUSH WITH THE GROUND
 - (15980) ADDRESS NUMBER
 - PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
 - DRAINAGE EASEMENT WITH NO BUILD AND NO STORAGE OF MATERIALS
 - VIEW EASEMENT
 - NAP NOT A PART OF THIS SUBDIVISION (NO AREAS OUTSIDE OF THE SHOWN BOUNDARY ARE A PART OF THIS SUBDIVISION)



PRELIMINARY
SUBJECT TO REVISION

MINOR SUBDIVISION PLAT
MISFIT CREW ESTATES

MVE INC.
ENGINEERS & SURVEYORS

1903 Leaning Street, Suite 300
El Paso, Colorado 80904
719.655.5236 www.mveinc.com

MVE PROJECT: 61160
MVE DRAWING: 61160-PLAT-FS1
DATE: MAY 21, 2024
SHEET: 2 OF 2