



April 27, 2023

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you on behalf of Doug and Katherine Hill concerning a proposed Minor Plat request being made to the El Paso County (EPC) Planning and Community Development Department for Lot 1, C and H Estates. This notice informs of a modification to the request for which a notice was previously sent and dated December 2, 2022. A Zone Change is no longer requested and the property of Tract A, C and H Estates is no longer a part of the Minor Plat request.

The project site, Lot 1, C and H Estates, is located at the current address of 6910 Alpaca Heights on the east side of Black Forest Road approximately one-quarter mile south of Hodgen Road. The El Paso County Assessors Schedule Numbers for the subject property is 51290-04-018. The site contains an existing residence with associated 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 "Hill Subdivision Filing No. 1 which is a vacation and replat to subdivide the existing 14.692± acre site into three rural residential lots of approximately 5 acres each. The existing residence, garage, barn and outbuildings will be contained on one of the new lots, leaving the remaining two lots available for new single family residential homes. The proposed minor plat is in keeping with the current zone designation. Two of the lots are slightly less than 5.00 acres which is allowed by the El Paso County Land Development Code due to being adjacent to Black Forest Road, a section line road for which right-of-way was dedicated. The access for all three lots will remain at the existing driveway for 6910 Alpaca Heights.

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

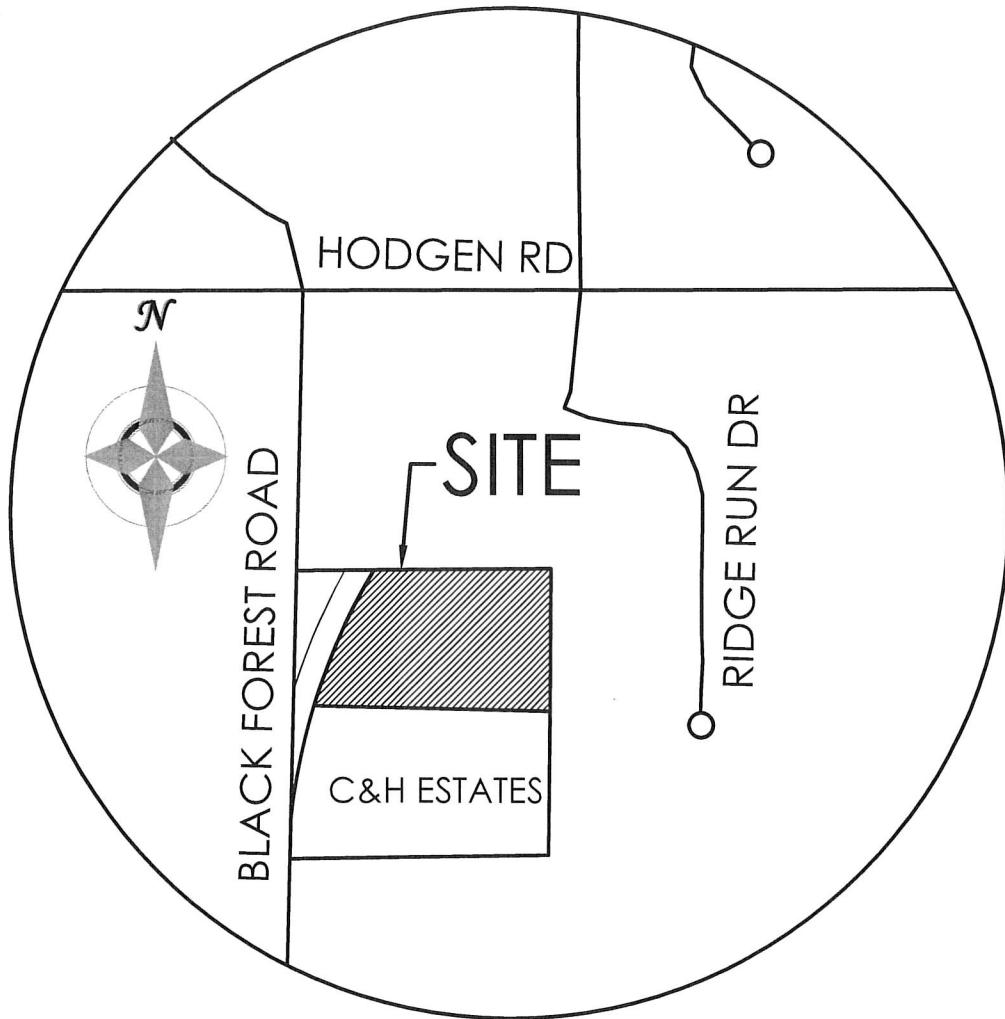
Very truly yours,

M.V.E., Inc.

A blue ink signature of David R. Gorman, appearing to read 'David R. Gorman'.

David R. Gorman, P.E.

Z:\61174\Documents\Adjacent Owner Notification\61174-Notice_Plat.odt



VICINITY MAP

NOT TO SCALE

HILL SUBDIVISION FILING NO. 1

A REPLAT OF LOT 1, C AND H ESTATES
 TOWNSHIP 11 SOUTH, RANGE 65 WEST, EL PASO COUNTY, COLORADO

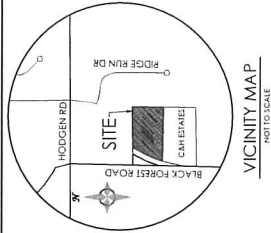
3/4"



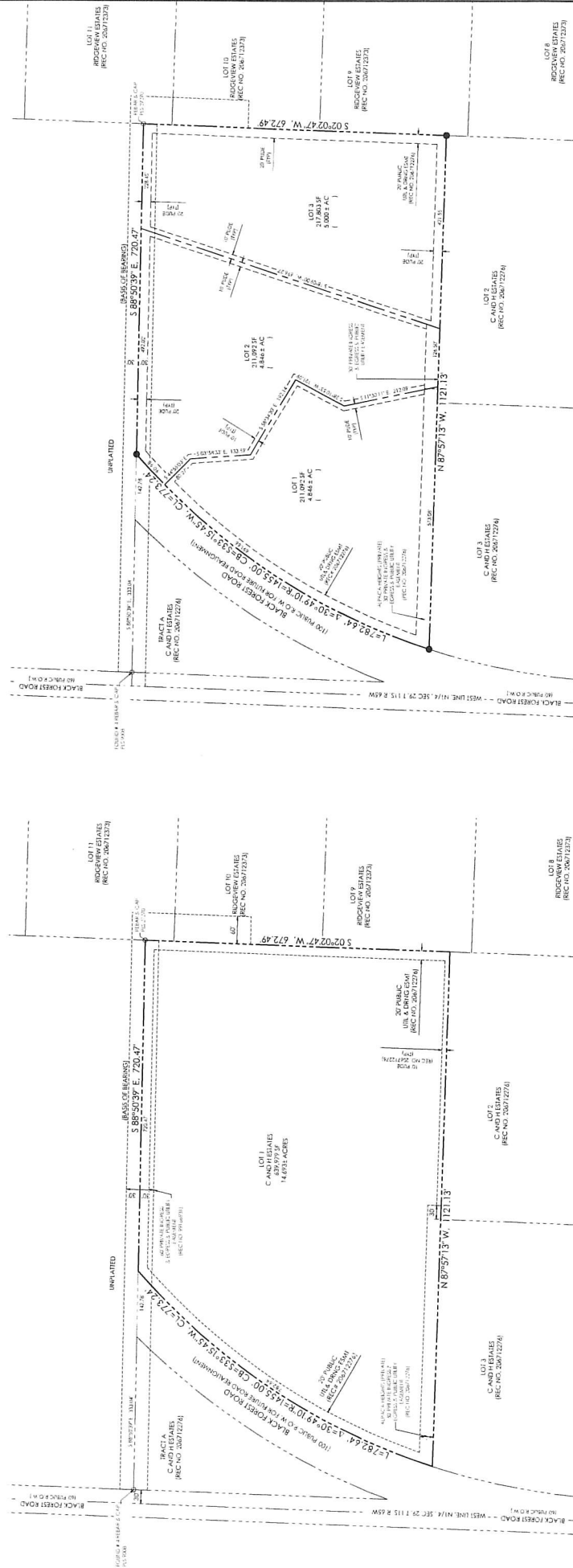
LEGEND

- PROPOSED BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- SECTION LINE
- FOUND CORNER AS SHOWN
- SET AS PERMANENT ALUMINUM CAP MARKED POLYLINE PER 27007 TUGG WITH THE GROUND
- (11962) ADDRESS NUMBER
- PUBLIC UTILITY AND DRAINAGE EASEMENT

SCALE: 1" = 100'



VICINITY MAP
 PHOTO SCALE



MIRCOR SUBDIVISION PLAT
 HILL SUBDIVISION FILING NO. 1

MVE, INC
 ENGINEERS & SURVEYORS

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 Fort Collins, CO 80501
 (970) 221-3750 www.mveinc.com

APRIL 28, 2023
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"AS REPLATTED"

"AS PLATTED"

