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MARK D. FRANCIS
ATTORNEY AND COUNSELOR AT LAW

1880 OFFICE CLUB POINTE, SUITE 1000
COLORADO SPRINGS, CO 80920
TELEPHONE (719) 265-6900
FACSIMILE (719) 272-8051
EMAIL mdfesq@earthlink.net

Via Certified Mail

October 31, 2018

Mr. Andrew and Ms. Heather Austin
3251 Poughkeepsie
Colorado Springs, CO 80916

Re: EA 18248 – Notice to Adjacent Property Owners concerning 13980 Black Forest Road

Dear Mr. Andrew and Ms. Heather Austin,

1. This letter is being sent to you because my client, Goebel Construction, Inc., is proposing a land use project in El Paso County at the referenced location (see item #3). 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) in item #2. 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 opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

2. For questions specific to this project, please contact:

The Owner/Applicant: Goebel Construction, Inc., c/o Marvin Goebel
6840 Brentwood Drive, Colorado Springs, CO 80908
719-650-8586

The Consultant/Attorney: Mark D. Francis, Esq.
1880 Office Club Pointe, Suite 1000
Colorado Springs, CO 80919
719-265-6900

3. Site address: 13980 Black Forest Road and 6770 Jicarilla Drive
Location: Vicinity of Shoup Road and Elementary Drive on the South and Vessey Road on the North
Size: 5 acres at present
Zoning: RR-5

4. The Request and Justification:

This is a request to reinstate an interior lot line that was vacated in 1991 so as to reestablish the original platting of the now 5 acre property into the two separate 2.5 acre parcels that were originally approved for the neighborhood.

The Applicant owns Lot 7, Block 1, Apache Woods Subdivision. The Applicant is requesting that the interior lot line that was vacated by the planning commission on September 18, 1991, to create a five acre Lot 7 now be reinstated in its original location (as shown on the attached drawings from Rocky Mountain Land Services dated October 26, 2018) so that the property will be returned to its original configuration and so that the properties will be once again legally described as Lot 6, Block 1, Apache Woods Subdivision, and Lot 7, Block 1, Apache Woods Subdivision.

This property is located on the corner of Black Forest Road and Jicarilla Drive. As noted above, the interior lot line between Lots 6 and 7 was vacated and the two lots were combined into Lot 7, Block 1, Apache Woods Subdivision, through an Administrative Vacation of Interior Lot Lines that was approved by the El Paso County Planning Department on September 18, 1991. The Recording information for the approval was recorded in the El Paso County real property records on September 19, 1991, at Book 5883, Page 813.

On June 6, 2018, the Applicant secured a permit from the El Paso County Planning Department for driveway access from Lot 7 onto Black Forest Road (Permit Number ESR18-123). Lot 7 has been assigned the address of 13980 Black Forest Road. Lot 6 fronts Jicarilla Drive and will continue to have an address of 6770 Jicarilla Drive. Therefore, both properties will continue to have direct access to public roads.

There will be no detriment to the adjoining properties from approving this request as the surrounding properties are all also 2.5 acre parcels. The reestablishment of the original lot configuration will not increase development density or traffic nor be inconsistent with the character of the surrounding properties. There will be no appreciable increase in traffic as traffic from the reestablished properties will be no more than was originally envisioned when the plat was initially approved. Therefore, the reestablishment of the original platting will not have any detrimental effect on the adjoining properties.

Mr. Andrew and Ms. Heather Austin
October 31, 2018
Page 3

5. Existing and Proposed Facilities, Structures, Roads:

This is a vacant lot with no existing facilities or structures. If this request is approved, two new residential units will be constructed on the properties and the density will be identical to the adjoining properties, 1 unit on each 2.5 acre parcel. The roads accessing the properties are public roads that already exist. The reestablished Lot 7 will have access from Black Forest Road and the reestablished Lot 6 will have access from the existing Jicarilla Drive.

6. Waiver Requests: The applicant is not making any requests for waivers.

7. Vicinity Map – Please see attached.

With best regards,



Mark D. Francis, Attorney for Applicant

Enclosures: Vicinity Map, Drawings from Rocky Mountain Land Services dated October 26, 2018

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Via Certified Mail

October 31, 2018

Mr. Patrick A. Herklotz
9055 Smoketree Road
Phelan, CA 92371

Re: EA 18248 – Notice to Adjacent Property Owners concerning 13980 Black Forest Road

Dear Mr. Patrick A. Herklotz,

1. This letter is being sent to you because my client, Goebel Construction, Inc., is proposing a land use project in El Paso County at the referenced location (see item #3). 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) in item #2. 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 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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Mr. Patrick A. Herklotz
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7. Vicinity Map – Please see attached.

With best regards,

A handwritten signature in blue ink, appearing to read "Mark D. Francis".

Mark D. Francis, Attorney for Applicant

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October 31, 2018

Mr. Patrick S. Nichols
6775 Jicarilla Drive
Colorado Springs, CO 80908

Re: EA 18248 – Notice to Adjacent Property Owners concerning 13980 Black Forest Road

Dear Mr. Patrick S. Nichols,

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October 31, 2018

Mr. Patrick E. Hoeffel
13970 Wyandott Drive
Colorado Springs, CO 80908

Re: EA 18248 – Notice to Adjacent Property Owners concerning 13980 Black Forest Road

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Via Certified Mail

October 31, 2018

Hamel Family Living Trust
13920 Wyandott Drive
Colorado Springs, CO 80908

Re: EA 18248 – Notice to Adjacent Property Owners concerning 13980 Black Forest Road

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Markup Summary

dskendall (1)

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