



May 18, 2021

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of the Crowe family, is proposing a land use project in El Paso County on 20.05± acres located on the west side of Roller Coaster Road, north of Stella Drive, and south of Baptist Road. The address of the site is 15980 Roller Coaster Road and has El Paso County Tax Assessor Schedule Number 61280-00-001. A Vicinity Map is included for reference. The project is a Minor Subdivision Plat of the existing unplatted 20.05± acre parcel to create three (3) single family rural residential lots in the RR-5 Zone. The subject property currently has one existing residence which will remain in place. The proposal is to create three (3) individual lots, one containing the existing residence on 9.11± acres and two lots containing 5.00± acres each. The remaining 0.94± acres are to be dedicated as Roller Coaster Road right-of-way. The two new lots are for future residential development to be consistent with the existing RR-5 (Rural Residential) zoning. 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 "Crowe 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:

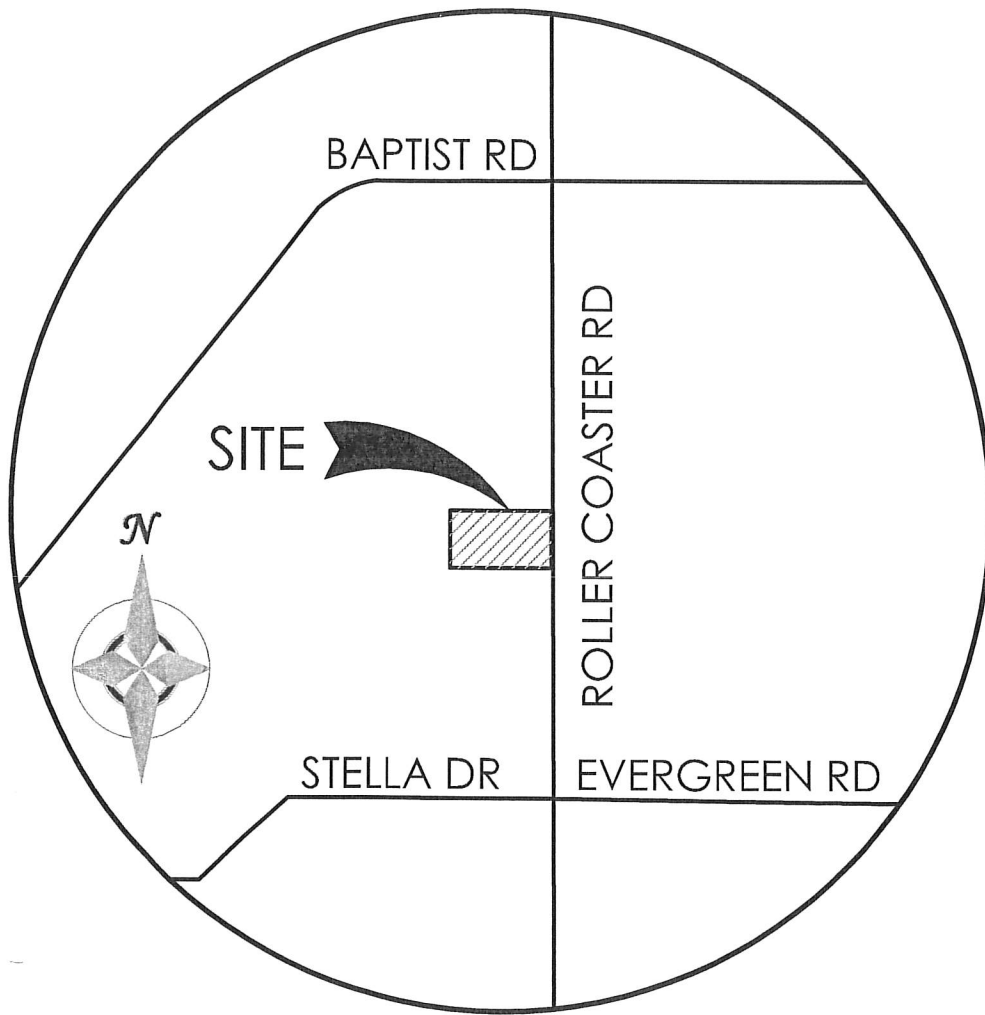
Dave Gorman
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736
daveg@mvecivil.com

Very truly yours,

M.V.E., Inc.

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

David R. Gorman, P.E.
DRG.cwg
Attachment: Vicinity Map, Development Map



VICINITY MAP

NOT TO SCALE

Adjacent Property Owners List w/ Mailing Addresses (61138) 15980 Roller Coaster Road:

NORTH NEIGHBOR:

Schedule No.: 6100000297 / 6128001002 / 6128001001
El Paso County
200 S. Cascade Ave STE 150
Colorado Springs, CO 80903

SOUTH NEIGHBOR:

Schedule No.: 6128001003
Charlton, Patrick J
15810 Roller Coaster Rd
Colorado Springs, CO 80921

EAST NEIGHBOR:

Schedule No.: 6128102003
Dix, David E Living Trust
16065 Roller Coaster Rd
Colorado Springs, CO 80921

Schedule No.: 6128406005
Gaffney Jr James P Living Trust
15935 Roller Coaster Rd
Colorado Springs, CO 80921

Schedule No.: 6128400001
Snowden, Scott A
16486 W 14th PL,
Golden, CO 80401-2875

Schedule No.: 6128400009
Moore, Kenton D
15775 Roller Coaster Rd
Colorado Springs, CO 80921

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Golden, CO 80401

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<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

Sent To

Street a Snowden, Scott A
City, State Golden, CO 80401-2875

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

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Sent To

Street a Charlton, Patrick J
City, State Colorado Springs, CO 80921

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Sent To

Street a Moore, Kenton D
City, State Colorado Springs, CO 80921

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Street a Gaffney Jr James P Living Trust
City, State Colorado Springs, CO 80921

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Street a Dix, David E Living Trust
City, State Colorado Springs, CO 80921

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Colorado Springs, CO 80903

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<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

Sent To

Street a El Paso County
City, State 200 S. Cascade Ave STE 150
Colorado Springs, CO 80903

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