



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:

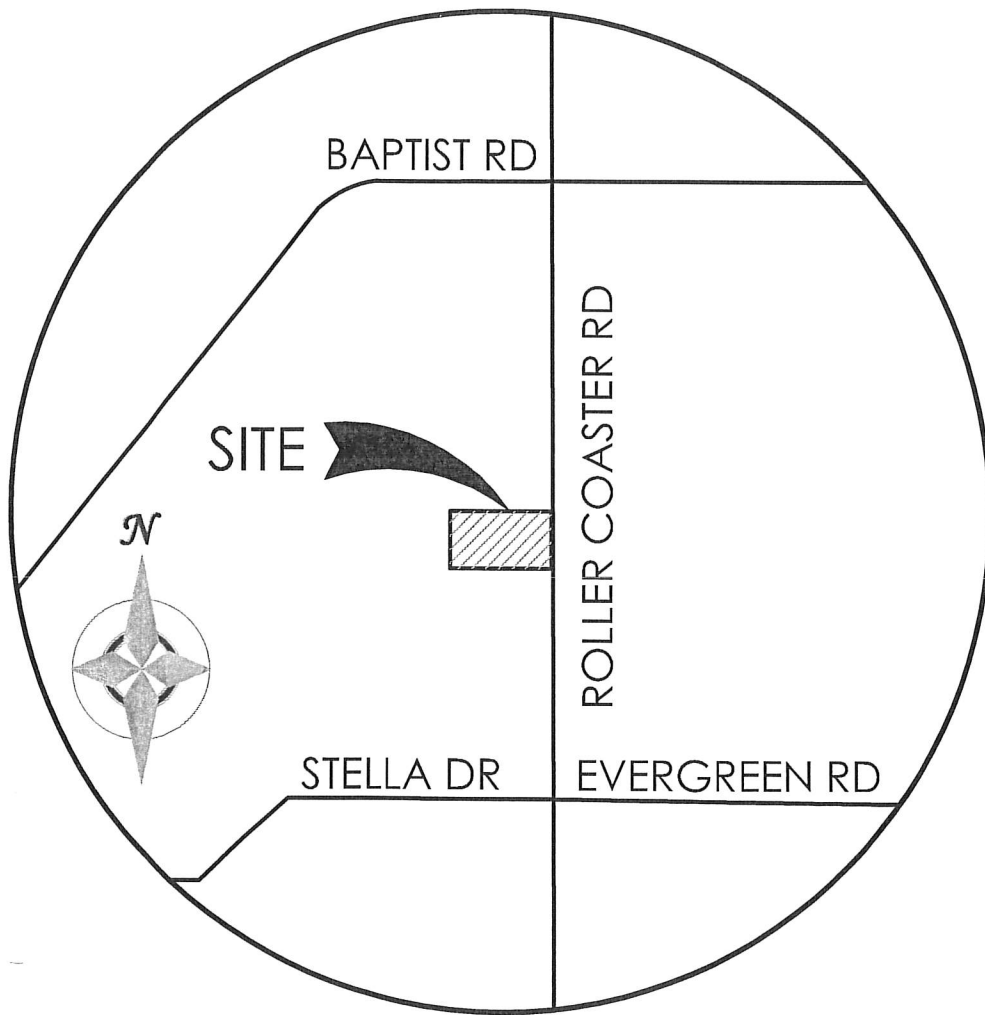
Dave Gorman  
M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
(719) 635-5736  
daveg@mvecivil.com

Very truly yours,

M.V.E., Inc.

A handwritten signature in blue ink that reads "David R. Gorman". The signature is fluid and cursive.

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

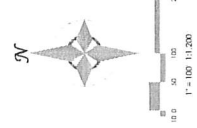
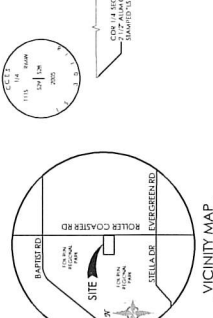
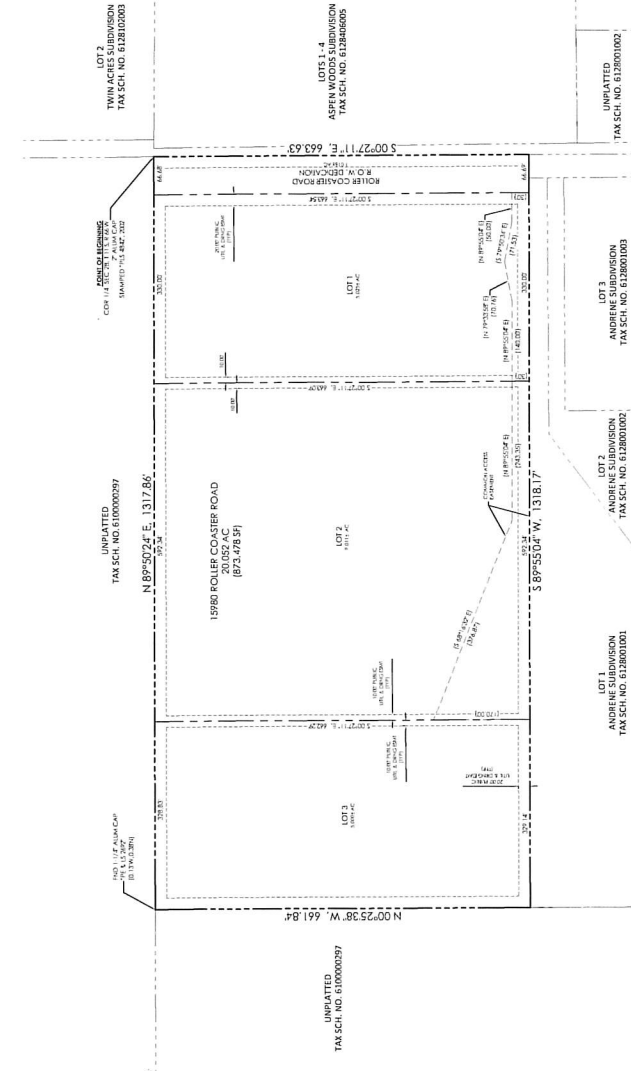


# VICINITY MAP

NOT TO SCALE

# CROWE SUBDIVISION FILING NO. 1

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 11 SOUTH, RANGE 66 WEST, EL PASO COUNTY, COLORADO



**LEGEND**

- PROPOSED BOUNDARY LINE
- SECTION LINE
- SET AS REBAR BY ALUMINUM CAP MARKED POLARIS ITS 2765 FUSION WITH THE GROUND
- (2865) ADDRESS NUMBER

**DEDICATION**

THIS DEED IS A VOLUNTARY DEED OF DEDICATION AND IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE DONOR HEREBY DEDICATES TO THE PUBLIC THE ENTIRE TRACT DESCRIBED HEREIN FOR THE PURPOSES OF A HIGHWAY AND AS SUCH, THE TRACT SHALL BE SUBJECT TO THE EASES AND RESTRICTIONS SET FORTH IN SECTION 28 OF THE DEDICATION ACT, C.R.S. § 31-1-101, AND SHALL BE SUBJECT TO THE EASES AND RESTRICTIONS SET FORTH IN SECTION 28 OF THE DEDICATION ACT, C.R.S. § 31-1-101.

2. THE DONOR HEREBY DEDICATES TO THE PUBLIC THE ENTIRE TRACT DESCRIBED HEREIN FOR THE PURPOSES OF A HIGHWAY AND AS SUCH, THE TRACT SHALL BE SUBJECT TO THE EASES AND RESTRICTIONS SET FORTH IN SECTION 28 OF THE DEDICATION ACT, C.R.S. § 31-1-101, AND SHALL BE SUBJECT TO THE EASES AND RESTRICTIONS SET FORTH IN SECTION 28 OF THE DEDICATION ACT, C.R.S. § 31-1-101.

**BOARD OF COUNTY COMMISSIONERS CERTIFICATE**

THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THE SUBDIVISION PLAN AND HAS CONSENTED TO THE FILING OF THE SAME AND HAS RECORDED THE SAME IN THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

DATE: \_\_\_\_\_

CHESTER M. SMITH, Chairman

**CLERK AND RECORDER**

CLERK AND RECORDER: \_\_\_\_\_

DATE: \_\_\_\_\_

**KNOW ALL MEN BY THESE PRESENTS**

THAT I, \_\_\_\_\_, OF THE COUNTY OF \_\_\_\_\_, STATE OF \_\_\_\_\_, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED WITH ME AND THAT THE SAME IS SUBJECT TO THE EASES AND RESTRICTIONS SET FORTH IN SECTION 28 OF THE DEDICATION ACT, C.R.S. § 31-1-101, AND THAT THE SAME IS SUBJECT TO THE EASES AND RESTRICTIONS SET FORTH IN SECTION 28 OF THE DEDICATION ACT, C.R.S. § 31-1-101.

**COUNTY GOVERNMENT NOTES**

- THE PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE EL PASO COUNTY BOARD OF HEALTH AND THE EL PASO COUNTY BOARD OF WATER UTILITIES.
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**NOTES**

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**EASEMENTS**

THE PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE EL PASO COUNTY BOARD OF HEALTH AND THE EL PASO COUNTY BOARD OF WATER UTILITIES.

**MINOR SUBDIVISION PLAN**

**CROWE SUBDIVISION FILING NO. 1**

**MYE, INC.**

REGISTERED PROFESSIONAL ENGINEER

NO. 15857

STATE OF COLORADO

APRIL 23, 2021

1. LOT 1

**SURVEYOR'S STATEMENT**

THE SURVEYOR HAS REVIEWED THE SUBDIVISION PLAN AND HAS CONSENTED TO THE FILING OF THE SAME AND HAS RECORDED THE SAME IN THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

DATE: \_\_\_\_\_

\_\_\_\_\_

**DECLARATION OF PREPARED BY**

THE SURVEYOR HAS REVIEWED THE SUBDIVISION PLAN AND HAS CONSENTED TO THE FILING OF THE SAME AND HAS RECORDED THE SAME IN THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

DATE: \_\_\_\_\_

\_\_\_\_\_

**CLERK AND RECORDER**

CLERK AND RECORDER: \_\_\_\_\_

DATE: \_\_\_\_\_

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

Schedule No.: 6100000297 / 6128001002 / 6128001001

El Paso County  
200 S. Cascade Ave STE 150  
Colorado Springs, CO 80903



This is the mailing address for the owner of 15870 Roller Coaster Road (Parcel #6128001001) as shown in the El Paso County Assessor's records. We have notified the owners of 15870 Roller Coaster Road as required by the LDC.

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

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 14<sup>th</sup> PL,  
Golden, CO 80401-2875

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

please provide document without this comment

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**Golden, CO 80401**

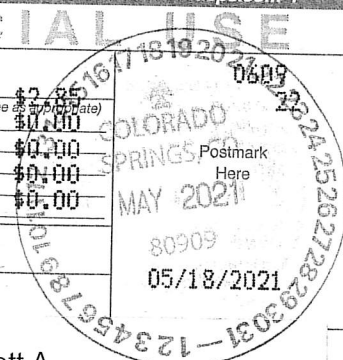
Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> 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, Sta 16486 W 14<sup>th</sup> PL,  
 Golden, CO 80401-2875

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



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**Colorado Springs, CO 80921**

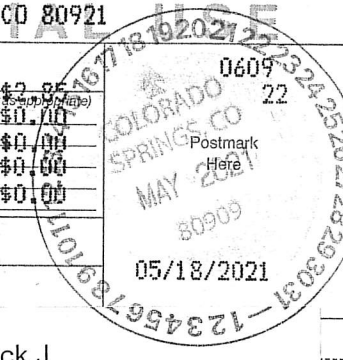
Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To

Street a Charlton, Patrick J  
 City, Sta 15810 Roller Coaster Rd  
 Colorado Springs, CO 80921

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



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**Colorado Springs, CO 80921**

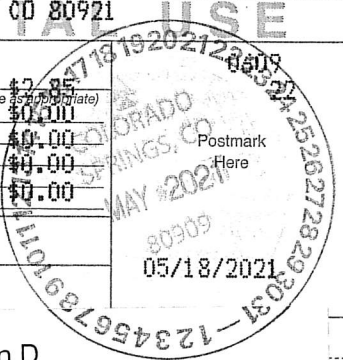
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Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To

Street a Moore, Kenton D  
 City, Sta 15775 Roller Coaster Rd  
 Colorado Springs, CO 80921

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



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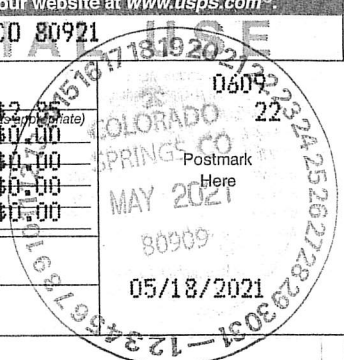
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Total Postage and Fees	\$7.00

Sent To

Street ar Gaffney Jr James P Living Trust  
 City, Sta 15935 Roller Coaster Rd  
 Colorado Springs, CO 80921

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



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**Colorado Springs, CO 80921**

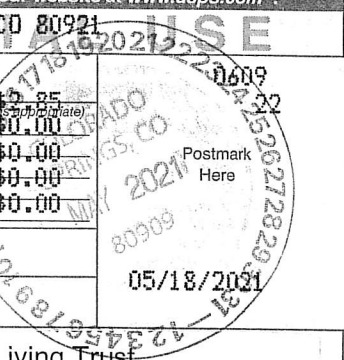
Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.55
Total Postage and Fees	\$7.00

Sent To

Street ar Dix, David E Living Trust  
 City, Sta 16065 Roller Coaster Rd  
 Colorado Springs, CO 80921

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



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**Colorado Springs, CO 80903**

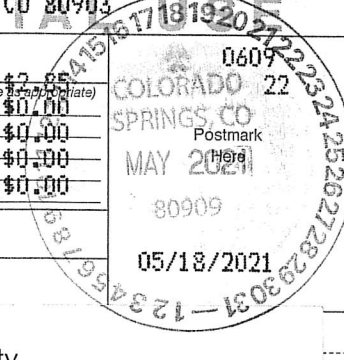
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Total Postage and Fees	\$7.00

Sent To

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

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7020 1290 0000 8817 8358