

June 8, 2026

El Paso County Planning and Community Development Department  
2880 International Circle  
Colorado Springs, CO 80910



Re: Submittal letter Milka/Smith Replat/Lot line adjustment Application EA 2592, Lots 1, 2 & 3,  
Block 3, Pine Hills Sub

Property Addresses: 17290 Mitchell Ave; 17220 Mitchell Ave; 17150 Mitchell Ave

Owners: Nancy D. Milka Trust; Nancy D. Milka; James S. Smith

Contact information: Debra Fortenberry, Fortenberry Law Group P.C.  
[debra@fortenberrylawgroup.com](mailto:debra@fortenberrylawgroup.com); (719) 576-4030

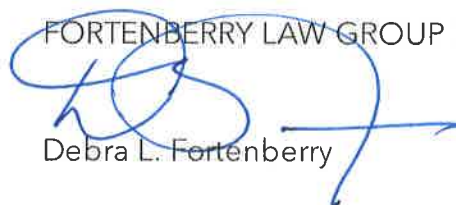
Dear Planning and Community Development Department,

This firm submits the replat application for the applicants Nancy D. Milka Trust, Nancy D. Milka, and James S. Smith, the three owners of the lots subject to the replat application. The following documents are submitted in support of the application:

1. Application form signed by applicants;
2. Map of newly proposed lot lines and showing compliance with setback requirements;
3. Flood zone lines depicted on Map;
4. Legal descriptions of portions of Lot 1 and Lot 2 to be transferred via deed prior to plat recording;
5. Letter of Intent from applicant's representative;
6. Title commitments for all three lots
7. Drainage letter and drainage basin fees waived;
8. PCM Application Form waived (no construction proposed)

Thank you for your time and consideration.

Sincerely,

FORTENBERRY LAW GROUP P.C.  
  
Debra L. Fortenberry

DLF  
Encls.  
Cc  
N. Milka and J. Smith