



August 23, 2019

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Stratmoor Hills Water District and Golden Square Development LLC, is proposing a land use project in El Paso County on 5.71± acres located on the north, west, and south side of the Glenarm Road, cul-de-sac west of US Highway 85/87. The addresses of the site are 3115 & 3018 Glenarm Road and have Assessor Schedule Numbers of 65033-22-006 & 65033-22-007. A Vicinity Map is included for reference. The project is a Minor Subdivision Plat for the vacation and replatting of Tract A & Lot 1, Glenarm Subdivision into two lots. The subject property is currently vacant. The proposal is to create two lots, one containing the proposed Graham Mobile Home Park on 5.20± acres and the other lot containing a water treatment facility on 0.51± acres. 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 vacation & replat titled Glenarm Subdivision Filing No. 2. The proposed subdivision will establish two lots on 5.71± acres.

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:

Charles Crum
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.

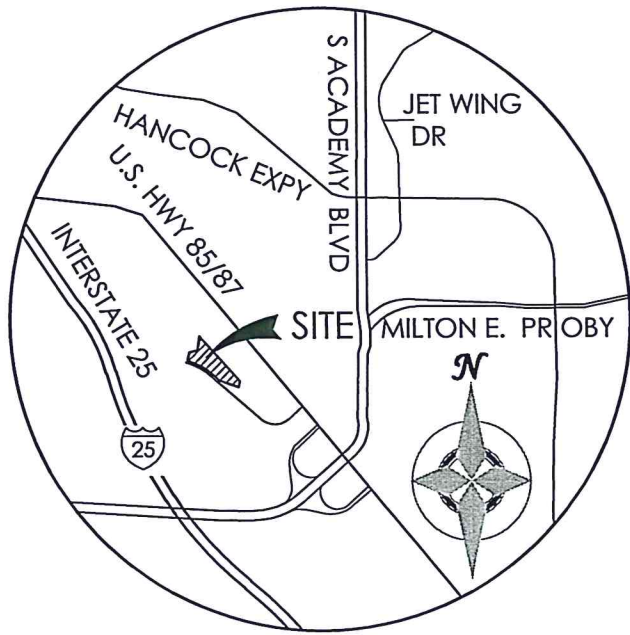
A handwritten signature in blue ink that reads 'Charles C. Crum P.E.' with a stylized flourish at the end.

Charles C. Crum, P.E.
CCC:sh

Attachment: Vicinity Map, Replat Map

Z:\61122\Documents\Correspondance\61122-Replating Notice to Adjacent Property Owners.odt

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com



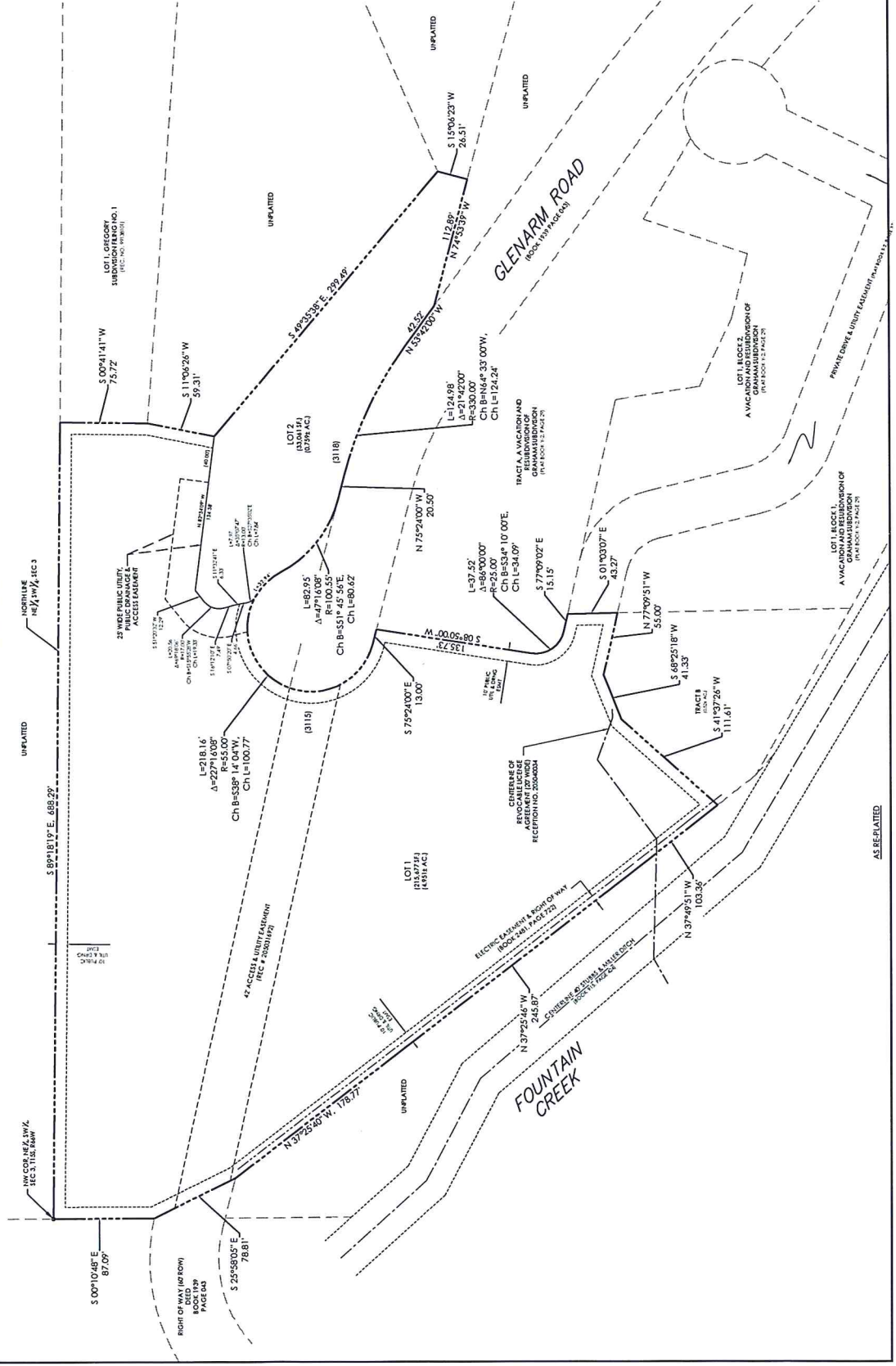
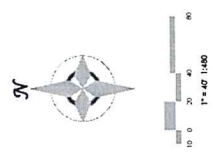
VICINITY MAP

NOT TO SCALE

GLENARM SUBDIVISION FILING NO. 2

A VACATION AND REPLAT OF TRACT A & LOT 1, GLENARM SUBDIVISION, SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

LEGEND
 --- EXISTING BOUNDARY LINE
 --- PROPOSED LOT LINE
 --- EXISTING EASEMENT LINE
 --- LOT ADDRESS



MINOR SUBDIVISION PLAT
 GLENARM SUBDIVISION
 FILING NO. 2

MVE, INC.
 ENGINEERS & SURVEYORS
 1923 W. 10th St., Suite 200
 Fort Collins, CO 80521
 (970) 221-4122
 (970) 221-4123
 (970) 221-4124
 (970) 221-4125
 (970) 221-4126
 (970) 221-4127
 (970) 221-4128
 (970) 221-4129
 (970) 221-4130

DATE: DECEMBER 21, 2019
 SHEET NO. 2 OF 2

AS RE-PLATED

7017 2680 0000 9312 4778

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Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$7.85
<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 \$6.85

85-87 LLC
Po Box 6962
Colorado Springs, Co 80934

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



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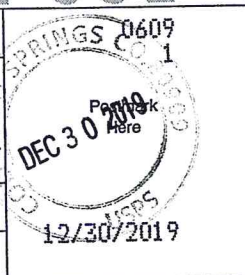
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$6.85

Golden Square Development LLC
3115 Glenarm Rd
Colorado Springs, Co 80911

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



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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 \$6.85

Unl Potential LLC
Po Box 6962
Colorado Springs, Co 80934

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<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 \$6.85

Castillo, Christa M.
3240 Glenarm Rd.
Colorado Springs, Co 80911

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COLORADO SPRINGS, CO 80903

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<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 \$6.85

City Of Colorado Springs
8 S Nevada Ave Ste 410
Colorado Springs, Co 80903

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



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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 \$6.85

Chappell, Randell J.
4050 S Us Highway 85-87
Colorado Springs, Co 80911

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

