



November 5, 2021

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Viewpoint Estates, LLC., is proposing a land use project in El Paso County concerning Lot 71 and Lot 72, Viewpoint Estates Filing No. 1 (the site). The site is 24.33± acres located between Colorado HWY 94 and Chesley Drive. The addresses of the existing lots on the site are 21209 & 21307 Chesley Drive, Calhan CO 80808. A Vicinity Map is included for reference. The subject property is zoned RR2.5 (Rural Residential). The property is currently platted with two lots, but contains no buildings. This information is being provided to you prior to the submittal to the County. The area of the proposed development consists of the property having Assessor Schedule Numbers 34100-10-001, 34100-09-001. Please direct any questions on the proposal to the referenced contact below.

The proposal is for approval of a Preliminary Plan and Final Plat. The proposed Final Plat will vacate the existing two lots and establish seven (7) single-family residential lots with minimum lot size of 2.5 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 C. Crum, P.E.
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736
ChuckC@MVECivil.com

Very truly yours,

M.V.E., Inc.

A handwritten signature in black ink that reads 'Charles C. Crum, P.E.' The signature is written in a cursive, flowing style.

Charles C. Crum, P.E.

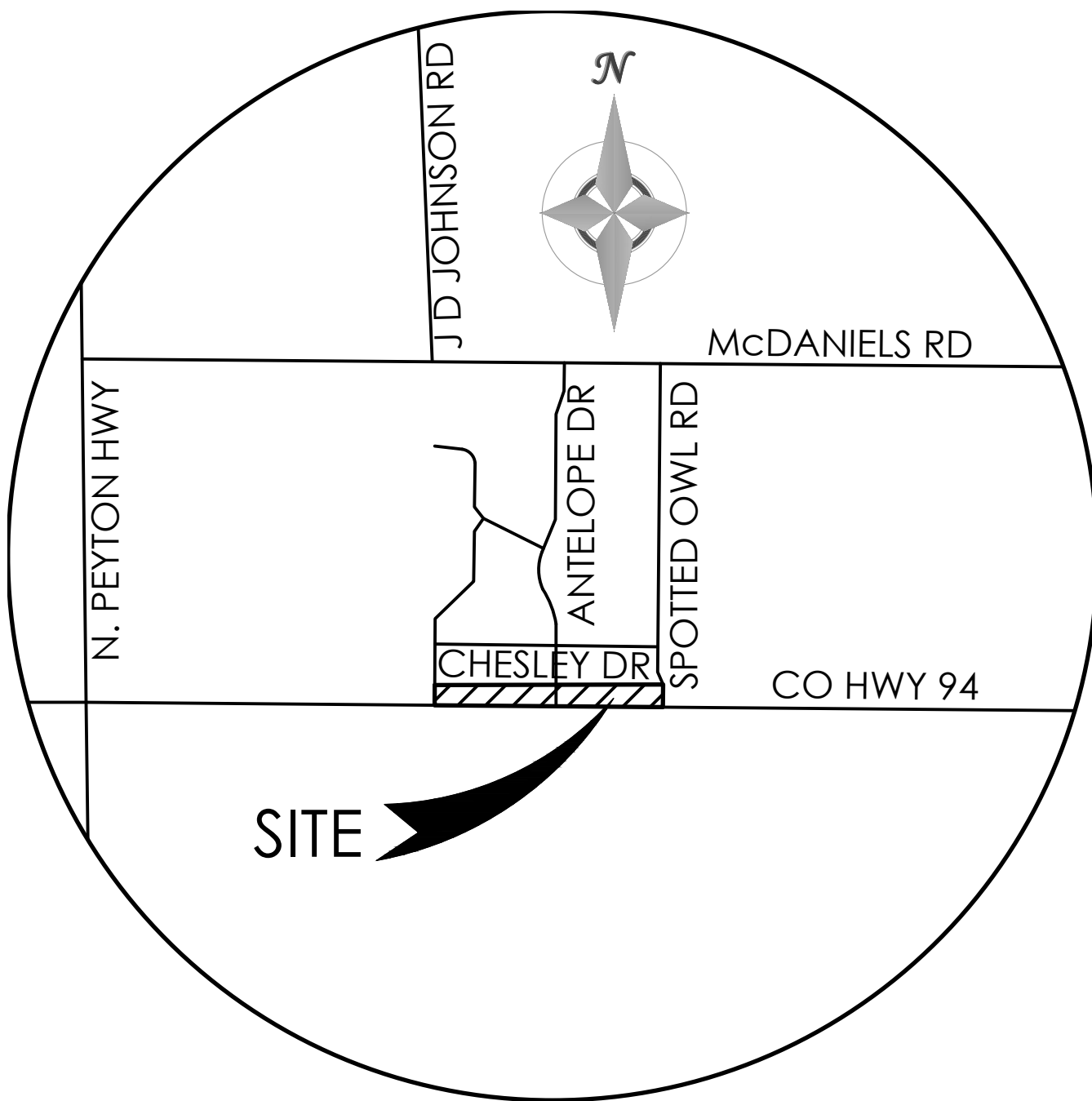
Attachment: Development Plan, Vicinity Map

Z:\61099\Documents\Correspondance\61099-Notice to Property Adjacent 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

A VACATION AND REPLAT OF LOTS 71 AND 72, VIEWPOINT ESTATES
A PORTION OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 63 WEST,
OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



THAT VIEWPOINT ESTATES LLC ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: FINAL DRAINAGE REPORT; WASTE WATER DISPOSAL REPORT MEMO;

- [illegible]

POTABLE WATER SHALL BE PROVIDED AND SUPPLIED BY ELUCOT UTILITIES COMPANY

ALL BEARING REFERRED TO HEREIN ARE BASED ON THE NORTHERLY LINE OF LOT 21. VIEWPOINT ESTATES BEARING N 89° 52' 52" W

- [illegible]

BOTH SIDES OF ALL LOT LINES ARE HEREBY PLATTED WITH TEN (10) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE ADJACENT PROPERTY OWNERS. THE DEFINITION BASH EASEMENT AS RECORDED UNDER RECEPTION NO. 099218271L OF THE RECORDS OF EL PASO COUNTY, SHALL REMAIN IN FULL FORCE AND EFFECT ON THIS REPLATED

BANDALL D. HENRY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT HIS VACATION AND REPEAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 10/01/2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS LIST AS SHOWN HEREON, THAT MATHEMATICAL, CLOSURE, OR LESS THAN 11:00:00, AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SURVEYS, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE BLASO COUNTY LAND DEVELOPMENT CODE.

THIS REPLAY FOR VIEWPOINT ESTATES FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2021. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL.

CLERK AND RECORDER:

COUNTY OF EL PASO)

HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. 145 _____ DAY OF _____ 2021, A.D.
AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SCHOOL FEE _____

BRIDGE FEE: _____

VIEWPOINT ESTATES, LLC, A COLORADO UNITED LIABILITY COMPANY, HAVE CAUSED SAID LOTS TO BE SURVEYED, VACATED, AND REPLATED INTO ZONES AND BASINMENTS AS SHOWN ON THE ACCOMPANYING REPLAT, WHICH REPLAT IS DRAWN TO A FIXED SCALE AS INDICATED HEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID LOTS, AND BASINMENTS WHICH REPLAT SHALL BE KNOWN AS "VIEWPOINT ESTATES FILING NO. 2, EL PASO COUNTY, COLORADO."

IN WITNESS WHEREOF THE AFOREMENTIONED OWNERS HAVE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____

VIEWPOINT ESTATES, L.L.C. MANAGER

STATE OF COLORADO)
) ss

THE FORGIVING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2001 BY _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

FINAL PLAT
VIEWPOINT ESTATES
FILING NO. 2

MVE, INC.
ENGINEERS & SURVEYORS
1903 Laramie Street, Suite 200
Colorado Springs, CO 80909
778.635.5736 www.mveinc.com

DATE PROJECT:
6/099

DATE DRAWING:
6/099-PLAT-CS

DATE:
MARCH 5, 2021

SHEET:
1 OF 1

CATHCART LEE M
20818 CHESLEY DR
CALHAN CO 80808-7887
TAX SCH. NO. 3410007010

RENEE & BRUCE BANKS
20916 CHESLEY DR
CALHAN, CO 80808-7891
TAX SCH. NO. 3410007009

ROBERT W LEWIS
21014 CHESLEY DR
CALHAN CO 80808-7891
TAX SCH. NO. 3410007008

RONALD J & CHRISTEL NIKULSKI
21112 CHESLEY DR
CALHAN, CO 80808-7886
TAX SCH. NO. 3410007007

WESLEY A HOYLE
PO BOX 77261
COLORADO SPRINGS, CO 80970-7261
TAX SCH. NO. 3410007006

RICHARD E WILLIAMS
PO BOX 75186
COLORADO SPRINGS, CO 80970-5186
TAX SCH. NO. 3410008008

JESSE W & LATICIA D SLIFER
21406 CHESLEY DR
CALHAN, CO 80808-7906
TAX SCH. NO. 3410008007

ERIC WILLIAM JOHNSON
21504 CHESLEY DR
CALHAN, CO 80808-8215
TAX SCH. NO. 3410008006

CMH HOMES INC
3912 N FREEWAY RD
PUEBLO, CO 81008-961
TAX SCH. NO. 3410008005

FRANCIS R LEGENDRE & DIANE R BLAIR
513 SPOTTED OWL WAY
CALHAN, CO 80808-7882
TAX SCH. NO. 3410005013

ROCKWOOD HOMES LLC
5436 CARVEL GRV
COLORADO SPRINGS, CO 80922
TAX SCH. NO. 3400000455

LORAIN ANDERSON & GAIL J HEILMANN
5242 FOSSIL CREEK DR
FORT COLLINS, CO 80526-4313
TAX SCH. NO. 3400000139

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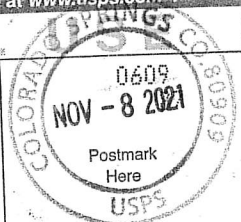
Sent To LEE M CATHCART

Street At 20818 CHESLEY DR

City, Sta CALHAN, CO, 80808

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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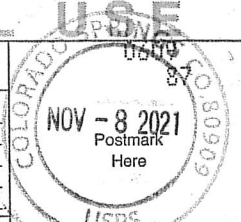
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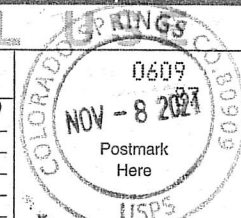
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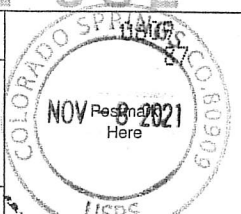
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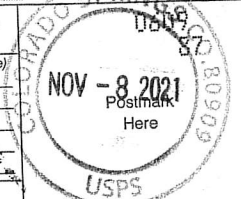
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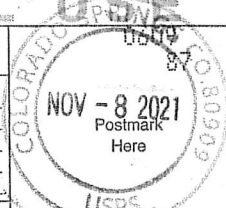
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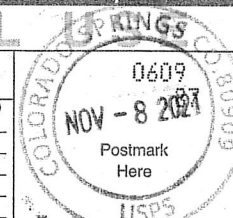
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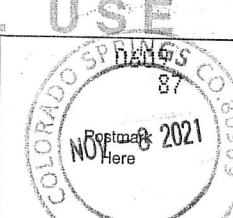
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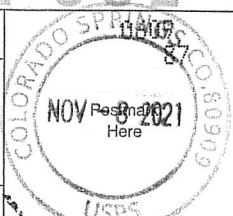
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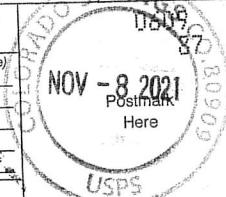
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