

**CERTIFICATION:**

I William Griffin researched the records of the El Paso County Clerk and Recorder and established that there was was not a mineral estate owner( s) on the real property known as

Lot 57, Valerosa Village Filing No 1 . An initial public hearing on Special Use  
which is the subject of the hearing, is schedules for TBD , ~~2000~~ 21 .

Pursuant to §24-65.5-103( 4), C.R.S., I certify that a Notice of an initial public hearing was mailed to the mineral estate owner(s) (if established above) and a copy was uploaded to the El Paso County Planning Department on

July 29th , ~~200~~ 21

Dated this 29th day of July , ~~200~~ 21

By:



William Griffin

STATE OF COLORADO ) ) s.s.  
COUNTY OF EL PASO ) )

The foregoing certification was acknowledged before me this 29th day of July ,  
~~200~~ 21 , by William GRIFFIN @ 9:30 am.

Witness my hand and official seal.

My Commission Expires: 07-01-2023

THOMAS J. WENDLAND  
Notary Public  
State of Colorado  
Notary ID # 20034002891  
My Commission Expires 07-01-2023



Notary Public



July 29, 2021

**NOTICE TO SEVERED MINERAL ESTATE OWNER**

Dear Severed Mineral Estate Owner:

This letter is being sent to you as the Owner of Record for a severed mineral estate interest having El Paso County Parcel Number 99001-02-191 in the vicinity of El Valle View in El Paso County. This letter is to notify you that M.V.E., Inc., on behalf of James Ostler, is proposing a land use project in El Paso County on 5.7± acres located on the north side of El Valle View, south of Indian Village Heights, and east of Armadillo Heights. Your severed mineral estate interest may concern this property. The address of the site is 19840 El Valle View and has Assessor Schedule Number 57330-02-004. A Vicinity Map is included for reference. The project involves a special use for the existing platted 5.7± acre parcel to be utilized as a rural residential occupation. The subject property currently has one residence. The proposal is to develop the lot with a detached garage that will be the base of operations for an auto repair shop. This information is being provided to you as part of the land use application submittal process with the County. The proposal is for approval of a special use permit for the rural residential occupation.

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:

David R. 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.

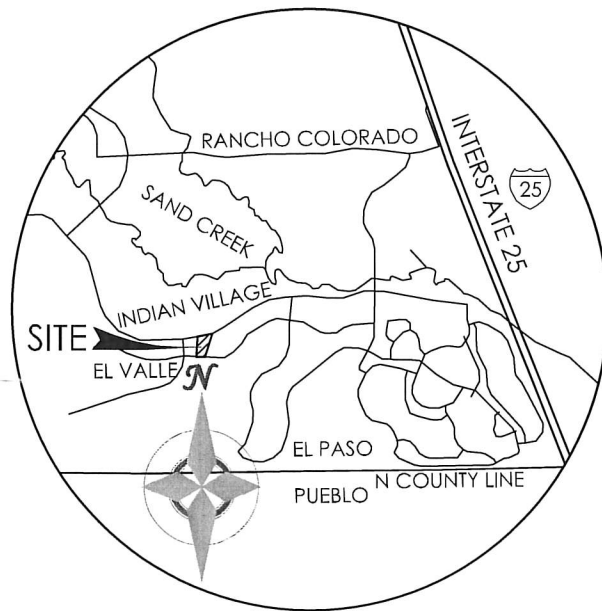
A handwritten signature in blue ink, appearing to read 'David R. Gorman', is written over the typed name.

David R. Gorman, P.E.  
DRG:wcg

Attachment: Vicinity Map, Development Map

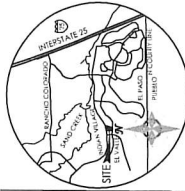
Z:\61150\Documents\Correspondance\61150-Final Plat Notice to Severed Mineral Estate Owner.odt

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

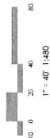


## VICINITY MAP

NOT TO SCALE



**VICINITY MAP**  
 BOUNDARIES: METRO DENVER AREA, COLORADO SPRINGS, FORT COLLINS, DENVER  
 PROJECT LOCATION: 19840 EL VALLE VIEW, DENVER, CO 80299



DESIGNED BY: MVE  
 CHECKED BY: MVE  
 DATE: 11/11/2021  
 19840 EL VALLE VV

DEVELOPMENT PLAN  
 SITE PLAN  
 SP-1  
 DATE PROJECT: 6/11/50  
 MVE DRAWING: DEV-SP  
 June 30, 2021  
 SHEET 1 OF 1

**LEGEND**

- |   |   |  |
|---|---|--|
| <b>ADJUSTMENTS</b>  | <b>PROPOSED</b>   | <b>EXISTING</b>  |
| <ul style="list-style-type: none"> <li>— BLDG</li> <li>— DRIVE</li> <li>— LOT LINE</li> <li>— ADJACENT PROPERTY LINE</li> </ul> | <ul style="list-style-type: none"> <li>— PARK CONTOUR</li> <li>— INTERMEDIATE CONTOUR</li> <li>— CONCRETE AREA</li> <li>— ASPHALT AREA</li> <li>— CURB AND GUTTER</li> <li>— BUILDING OVERHANG</li> <li>— SIGN</li> <li>— CHAIN LINK FENCE</li> <li>— TREE (IN RED/SHED/SHEDS)</li> <li>— SHRUB</li> <li>— ROCK</li> <li>— WATER MAIN</li> <li>— WATER SERVICE LINE</li> <li>— WATER VALVE</li> <li>— FIRE HYDRANT</li> <li>— SANITARY SEWER MAIN</li> <li>— SANITARY SEWER SERVICE LINE</li> <li>— SANITARY SEWER MANHOLE</li> <li>— SANITARY SEWER CLEANOUT</li> <li>— GAS MAIN</li> <li>— OVERHEAD ELECTRIC LINE</li> <li>— UNDERGROUND ELECTRIC LINE</li> <li>— MANHOLE</li> <li>— UNDERGROUND VALVE</li> <li>— WATER SAUCER VALVE</li> <li>— ELECTRIC TRANSFORMER/VARIT</li> <li>— TELEPHONE/POSTAL</li> <li>— LIGHT POLE</li> </ul> | <ul style="list-style-type: none"> <li>— PROPERTY LINE</li> <li>— EASEMENT LINE</li> <li>— LOT LINE</li> <li>— BUILDING SETBACK LINE</li> <li>— ADJACENT PROPERTY LINE</li> <li>— INTERMEDIATE CONTOUR</li> <li>— CONCRETE AREA</li> <li>— ASPHALT AREA</li> <li>— CURB AND GUTTER</li> <li>— BUILDING OVERHANG</li> <li>— SIGN</li> <li>— TREE (IN RED/SHED/SHEDS)</li> <li>— SHRUB</li> <li>— ROCK</li> <li>— WATER MAIN</li> <li>— WATER SERVICE LINE</li> <li>— WATER VALVE</li> <li>— FIRE HYDRANT</li> <li>— SANITARY SEWER MAIN</li> <li>— SANITARY SEWER SERVICE LINE</li> <li>— SANITARY SEWER MANHOLE</li> <li>— SANITARY SEWER CLEANOUT</li> <li>— GAS MAIN</li> <li>— OVERHEAD ELECTRIC LINE</li> <li>— UNDERGROUND ELECTRIC LINE</li> <li>— MANHOLE</li> <li>— UNDERGROUND VALVE</li> <li>— WATER SAUCER VALVE</li> <li>— ELECTRIC TRANSFORMER/VARIT</li> <li>— TELEPHONE/POSTAL</li> <li>— LIGHT POLE</li> </ul> |

**SITE DATA**

**OWNER**  
 JAMES OTTER  
 19840 EL VALLE VIEW  
 DENVER, CO 80299  
 PH: (719) 635-7533

**APPLICANT**  
 MVE, INC.  
 DAVID E. GORMAN, P.E.  
 19840 EL VALLE VIEW  
 COLORADO SPRINGS, CO 80909  
 PH: (719) 635-5736  
 DAVE@MVEINC.COM

**TAX SCHEDULE NO.**  
 5740007004

**CURRENT ADDRESS**  
 19840 EL VALLE VIEW

**LAND USE**  
 CURRENT: RESIDENTIAL, PROPOSED: RESIDENTIAL

**ACREAGE**  
 5.73+ ACRES

**LEGAL DESCRIPTION**  
 LOT 57, VALEROSA VILLAGE PLAT # 101  
 (OFF ST. VALEROSA VILLAGE PLAT # 101)  
 CONTAINING AN AREA OF 274,883.51  
 (5.73+ ACRES), MORE OR LESS.

**ZONING**  
 CURRENT ZONING: MULTIFAMILY RESIDENTIAL (M-3)

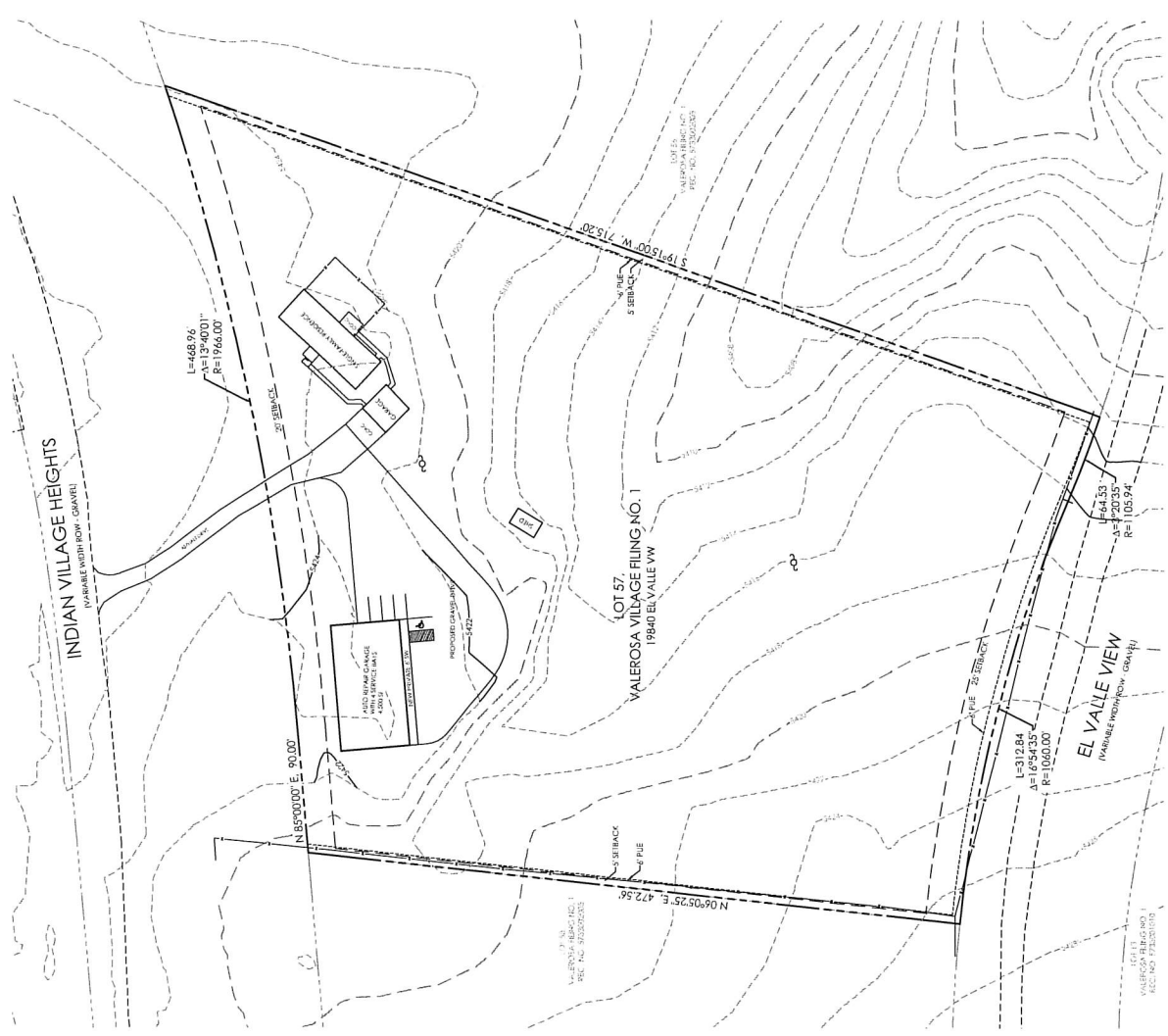
**SETBACKS**  
 FRONT SETBACK = 30'  
 SIDE SETBACK = 5'  
 REAR SETBACK = 5'

**MAX BUILDING HEIGHT**  
 4'

**SCHEDULE**  
 FALL 2021

**COVERAGE DATA**  
 BUILDING FOOTPRINT: 7,361 SF (12.95%)  
 PAVEMENT: 2,984 SF (5.14%)  
 PATIO/DECK/STAIR: 22,877 SF (39.92%)  
 GRAVEL: 12,477 SF (21.67%)  
 TOTAL AREA: 29,705 SF (51.68%)  
 5.73+ ACRES

**PARKING DATA**  
 REQUIRED PARKING (A)  
 4 SPACES PER SERVICE BAY = 4 SPACES  
 1 TO 32 PARKING SPACES = 1 HANDICAP SPACE  
 PROVIDED PARKING (B)  
 4 STANDARD SPACES  
 1 HANDICAP SPACE  
 TOTAL = 5 SPACES PROVIDED



**FLOODPLAIN STATEMENT**

THE CITY OF DENVER HAS REVIEWED THIS DEVELOPMENT PLAN AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS NOT IN A FLOODPLAIN. THEREFORE, NO FLOODPLAIN STATEMENT IS REQUIRED FOR THIS DEVELOPMENT.

**NOT A CONSTRUCTION DOCUMENT**

THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT A CONSTRUCTION DOCUMENT. NO PART OF THIS PLAN SHALL BE USED FOR CONSTRUCTION PURPOSES. IT IS REQUIRED FOR THE CITY OF COLORADO SPRINGS TO REVIEW THIS PLAN FOR CONFORMANCE WITH THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

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Denver, CO 80202

Certified Mail Fee \$3.60

Extra Services & Fees (check box, add fees as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$0.55

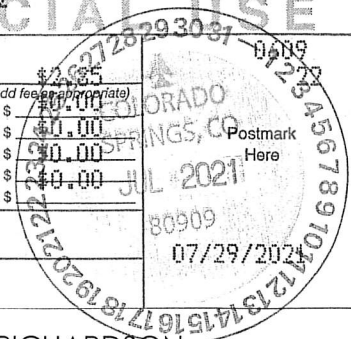
Total Postage and Fees \$7.00

Sent To

Street an

City, State

JOHN G. RICHARDSON  
1825 LAWRENCE ST STE 112  
DENVER, CO 80202



7017 2680 0000 9318 5861

PS Form