

1454 Burnham Street  
Colorado Springs, CO  
80906 P (719) 391-1924  
F (719) 391-1401  
www.aspensign.com



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CUSTOM NEON & PLASTIC SIGNS ELECTRONIC MESSAGE DISPLAYS LED GAS PRICER SIGNS INSTALLATION MAINTENANCE

December 10<sup>th</sup>, 2018

RE: Notice to Adjacent Property Owners

Brenda Soto,

This letter is being sent to you because Aspen Sign & Lighting Co., Inc. is proposing a land use project in El Paso County at the referenced locations (see paragraph 3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact in paragraph 2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning 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.

For questions specific to this project, please contact:

Jeanne Willey, Office Manager  
(719) 391-1924

[jeanne@aspensign.com](mailto:jeanne@aspensign.com)

Lot 1 - 1410 Burnham Street, Colorado Springs, CO 80906. 0.31 Acres, Zone CS  
Lot 11 - 1420 Burnham Street, Colorado Springs, CO 80906. 0.24 Acres, Zone CS  
Lot 2 - 1430 Burnham Street, Colorado Springs, CO 80906. 0.38 Acres, Zone CS

Aspen Sign & Lighting Co., Inc. is applying for a special use permit to use the parcels mentioned above as a contractor's equipment yard. This will allow us to use the property for outdoor storage for our medium duty trucks, pipe and steel, and signs until we are able to take the signs to the scrap yard. To reduce visibility from our storage we are also applying for a minor site development plan. In this plan, we will be installing a 6' chain link fence with a privacy screen around the perimeter of lots 1, 2, and 11. We will also be proposing landscaping along Welton Dr., Hartford St., and Burnham St. to make this more appealing to the neighborhood, which is a mix of residential and commercial zoned properties. Lot 1 will be used for pipe and steel storage, which will not exceed 6' in height. Lot 11 will be used to store signs that are less than 6' in height. Lot 2 will be used for truck parking and storage of any signs that are taller than 6' in height.

We believe that by proposing a 6' tall privacy fence with landscaping, this will be in harmony with the neighborhood and will no longer be an eyesore to the community. Upon approval of our special use permit application and the minor site development plan, we plan to make these changes within 3-6 months. We appreciate your patience as we work to clean up the property and improve the existing conditions.

Please refer to the enclosures attached for visuals that display our property and how we plan to execute the plans described above.

Sincerely,

Jeanne Willey  
Office Manager

Enclosures: Site plan, vicinity map, map showing zoning within 500' of our property, map showing adjacent property owners.

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Colton Burks,

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El Paso County,

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Burnham Partners LLC,

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Frankie and Petra Portera,

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PostalAnnex+ 6006  
Cheyenne Montana Shopping Center  
6510-A South Academy Boulevard  
Colorado Springs, CO 80906  
719/576-3470 (phone)  
719/576-3468 (fax)

Shipment-----

USPS First Class Mail

Ship To:

BRENDA SOTO

1313 BURNHAM ST

COLORADO SPRINGS, CO 80906-5604

Package ID: 329672 5.34

Tracking #: 9407110200883981936188

Certified [\$4.50]

Shipment-----

USPS First Class Mail

Ship To:

COLTON BURKS

1309 HARTFORD ST

COLORADO SPRINGS, CO 80906-5614

Package ID: 329673 5.34

Tracking #: 9407110200881921119394

Certified [\$4.50]

Shipment-----

USPS First Class Mail

Ship To:

EL PASO COUNTY

27 E VERMIJO AVE

COLORADO SPRINGS, CO 80903-2208

Package ID: 329674 5.34

Tracking #: 9407110200828921318723

Certified [\$4.50]

Shipment-----

USPS First Class Mail

Ship To:

BURNHAM PARTNERS LLC

PO BOX 60280

COLORADO SPRINGS, CO 80960-0280

Package ID: 329676 5.34

Tracking #: 9407110200881921122462

Certified [\$4.50]

Shipment-----

USPS First Class Mail

Ship To:

FRANKIE + PETRA PORTERA  
1101 CAMBRIDGE AVE  
COLORADO SPRINGS, CO 80906-5510

Package ID: 329677 5.34  
Tracking #: 9407110200881921123575  
Certified [\$4.50]

Shipment-----

USPS First Class Mail

Ship To:

RAJ LLC  
1721 E ILEX ST  
PUEBLO, CO 81001-4519

Package ID: 329679 5.34  
Tracking #: 9407110200830122309752  
Certified [\$4.50]

Notary 5.00  
Notary 5.00  
Notary 5.00

SUBTOTAL 47.04  
TAX 0.00  
TOTAL 47.04

TEND American Expres 47.04

Total shipments: 6  
ASPEN SIGN LIGHTING CO

12/13/2018

#295001

03:37 PM

Workstation: 15 - Auxiliary Workstation

CCTran#

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VISIT OUR WEBSITE TO TRACK YOUR PACKAGES  
[WWW.POSTALANNEX.COM/6006](http://WWW.POSTALANNEX.COM/6006)

THANK YOU FROM YOUR FRIENDLY NEIGHBORHOOD  
POSTAL ANNEX STORE

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