

1454 Burnham Street  
Colorado Springs, CO  
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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

El Paso County,

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.

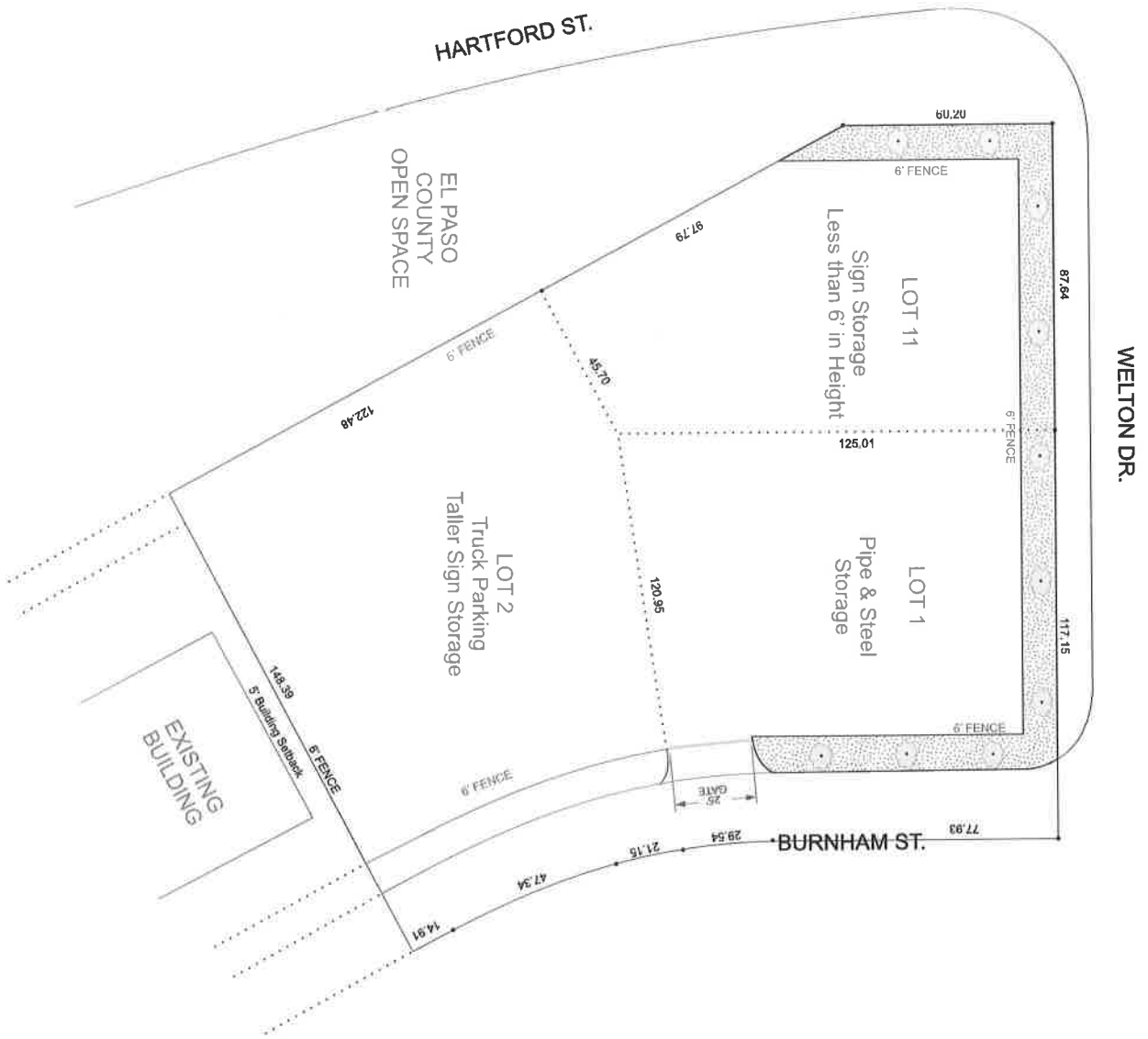
We believe that by proposing a 6' tall privacy fence with landscaping, this will be in harmony with the neighborhood and will no longer be an eyesore to the community. Upon approval of our special use permit application and the minor site development plan, we plan to make these changes within 3-6 months.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



Lot 1 - 65102-140-14 - 1410 Burnham Dr. - 0.31 acres  
 Lot 11 - 65102-140-11 - 1420 Burnham Dr. - 0.24 acres  
 Lot 2 - 65102-140-15 - 1430 Burnham Dr. - 0.38 acres  
**TOTAL ACREAGE .93 acres**

**Legal Description**  
 Lot 1 - S S C SUB  
 Lot 11 - WALBRACH SUB NO 1 SECURITY  
 Lot 2 - S S C SUB



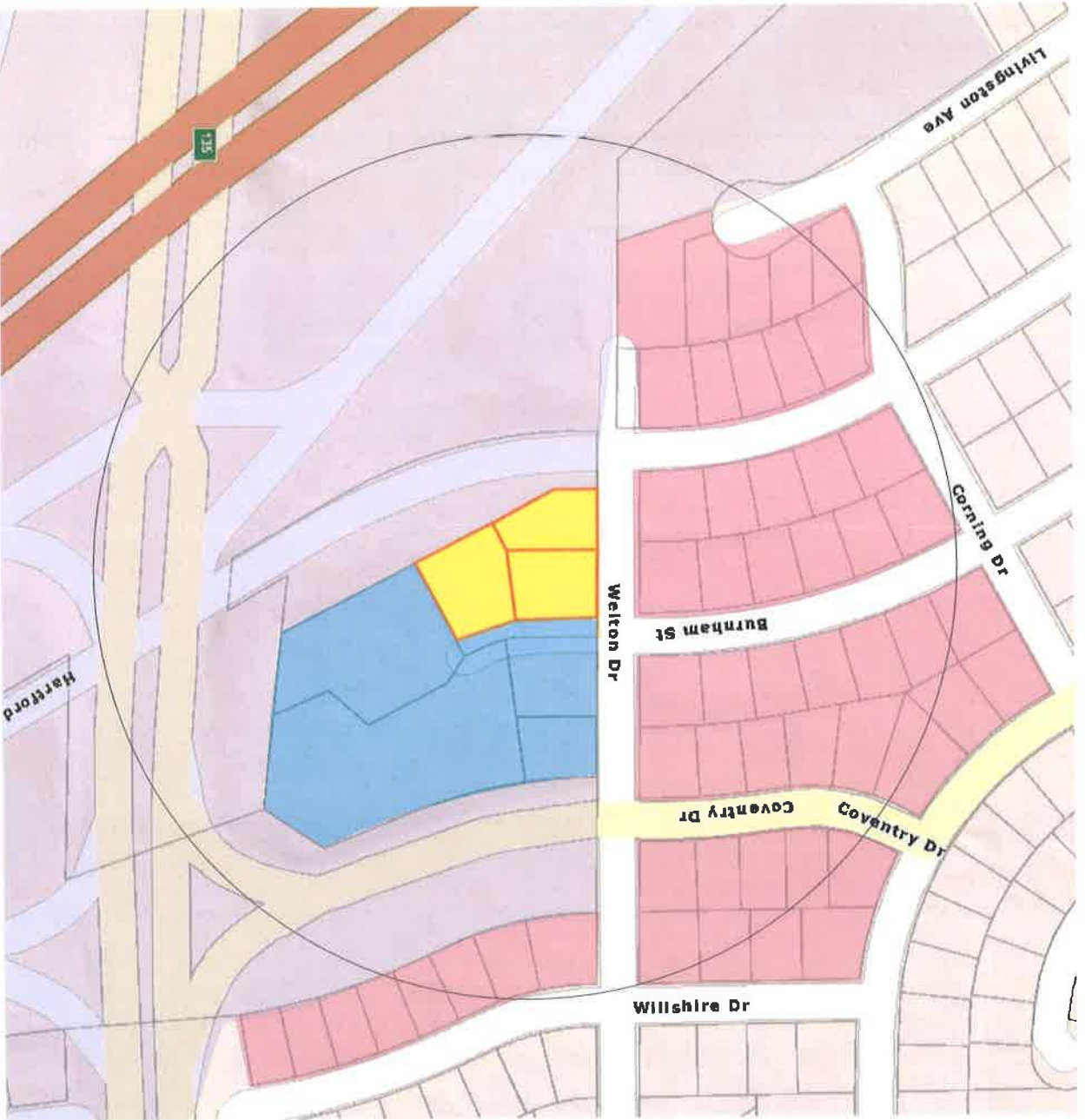
Landscaping to consist of river rock and juniper  
 Move fence south 10' on north side of property  
 and 10' east on northwest corner as mandated  
 by county. County to maintain their property so  
 newly landscaped area will not be overgrown by  
 native flora.

**PLOT PLAN / SPECIAL USE DRAWING**  
 Scale 1" = 20'





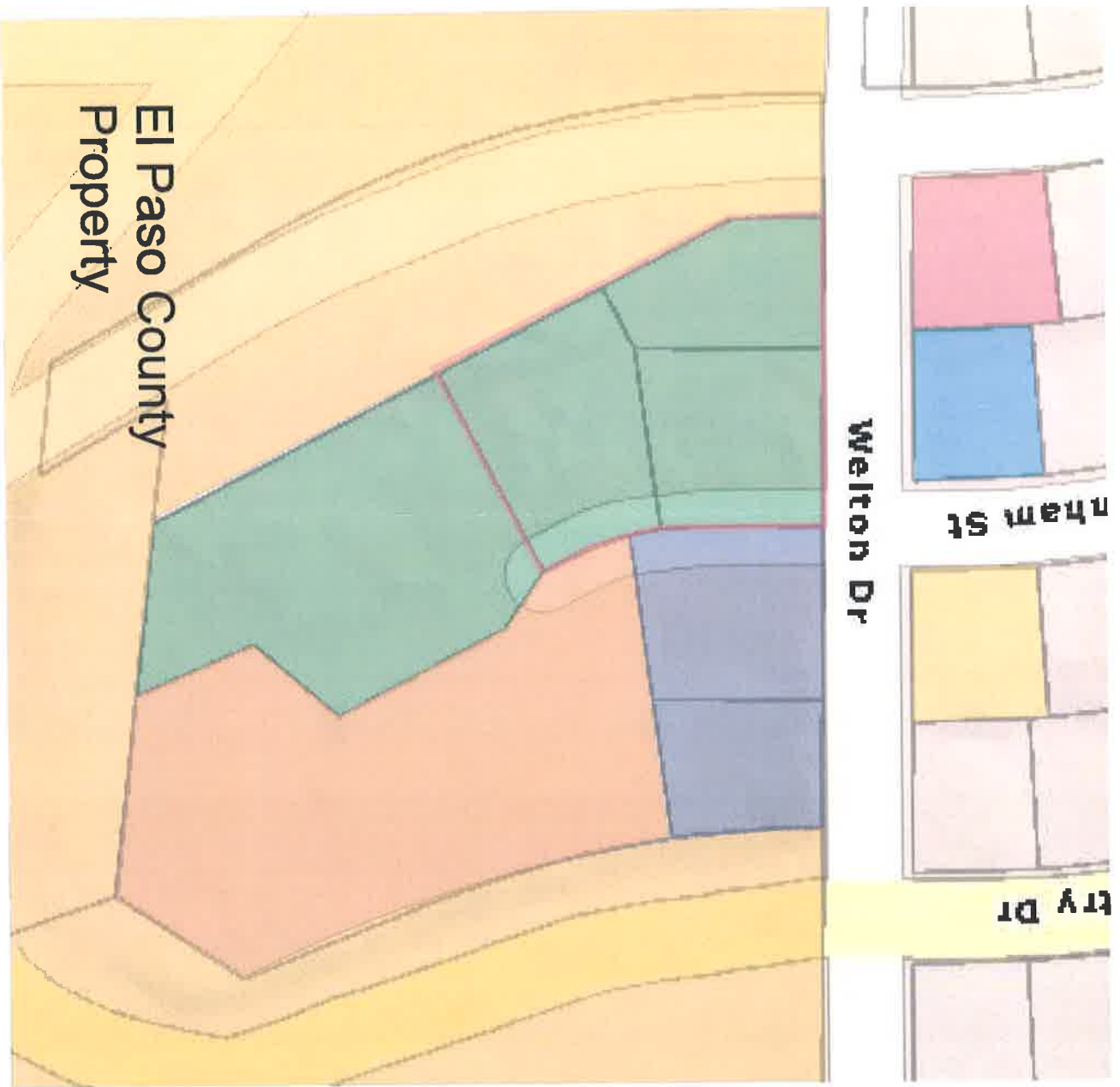
Vicinity Map - Scale Unknown



**ZONING WITHIN 500'  
OF PROPOSED USE PROPERTY**

- ZONED RS 5000 - 6000
- ZONED CS
- ZONED CS
- PROPERTY EL PASO COUNTY





### Ownership of Adjacent Properties

Information found on El Paso County Assessor site

- Colton K. Burks  
1309 Hartford St.  
Colorado Springs, CO 80906
- Frankie and Petra Portrero  
1312 Burnham St.  
Colorado Springs, CO 80906
- Brenda L. Soto  
1313 Burnham St.  
Colorado Springs, CO 80906
- RAJ LLC  
1425 Burnham St.  
Colorado Springs, CO 80906
- Burnham Properties LLC  
1455 Burnham St.  
Colorado Springs, CO 80906
- Cimarron Mountain Properties LLC  
1454 Burnham St.  
Colorado Springs, CO 80906
- El Paso County