



T-Bone Construction, Inc.
1310 Ford St.
Colorado Springs, CO 80915
(719) 570-1456 Fax (719) 591-5217
June 08, 2021

NOTICE TO ADJACENT PROPERTY OWNERS

1. This letter is being sent to you because T-Bone Construction, Inc., on behalf of HCD Properties, Inc., is working with El Paso County Planning to correct an illegal subdivision of a property at the referenced location (see item #3). This information is being provided to you prior to a Subdivision submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. 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.
2. For questions specific to this project, please contact:
Darin Weiss, AIA
T-Bone Construction
1310 Ford St.
Colorado Springs, CO 80915
719-623-3314
3. 6201 East Platte Avenue, Colorado Springs, CO 80915; located on the south side of Platte Avenue approximately ½ mile from Powers Blvd.; 7.13 acres; zoned CS CAD-O.
4. Intent: HCD Minor Sub-Division to correct an illegal subdivision.

On November 21, 1996, the 7.13-acre parcel was illegally subdivided from the larger parent parcel in a land purchase by the City of Colorado Springs. The larger parent parcel was subsequently annexed into the City of Colorado Springs in 2014 for the Colorado Springs Airport (ANX-14-010).

The 7.13-acre parcel is considered an illegal division of land because it is less than 35 acres and was conveyed by deed rather than being divided through the El Paso County subdivision process.

5. No change to existing facilities required for subdivision.
6. No waivers are requested in this submittal.
7. Vicinity Map attached to application

VICINITY MAP



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To: City of Colorado Springs
 Street and Apt. No., or PO Box No.
 50 S Nevada Ave #105
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 Colorado Springs CO 80903

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Sent To: Donald W Humphrey
 Street and Apt. No., or PO Box No.
 6001 Platte Ave
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 CO, CO 80915

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To: Edrallinn, LLC
 Street and Apt. No., or PO Box No.
 515 Valley St
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Sent To: Heddon Living Trust
 Street and Apt. No., or PO Box No.
 6302 Platte Ave
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To: Bong Chang Holding LTD
 Street and Apt. No., or PO Box No.
 6025 Platte Ave
 State, ZIP+4®
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Sent To: Hartman Enterprises, LLC
 Street and Apt. No., or PO Box No.
 6055 Terminal Ave
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