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**CENTURY AT MEADOWBROOK, LLC**  
 Street and Apt. No., or PO Box No.  
**8390 E CRESCENT PKWY STE. 650**  
 City, State, ZIP+4®  
**ENGLEWOOD, CO 80111**

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

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☐ Adult Signature Restricted Delivery \$

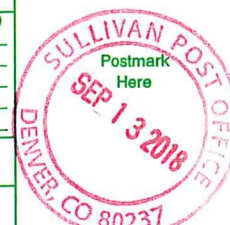
Postage

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 Total Postage and Fees

Sent To  
**CIRCLE K STORE, INC.**  
 Street and Apt. No., or PO Box No.  
**1199 S. BELTLINE RD., STE 160**  
 City, State, ZIP+4®  
**COPPER, TX 75019**

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Postage

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Sent To  
**MEADOWBROOK DEVELOPMENT, LLC**  
 Street and Apt. No., or PO Box No.  
**90 S. CASADE AVE STE 1500**  
 City, State, ZIP+4®  
**COLORADO SPRINGS, CO 80903-4639**

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

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☐ Certified Mail Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Adult Signature Restricted Delivery \$

Postage

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 Total Postage and Fees

Sent To  
**JOHN AND SHELIA VENEZIA**  
 Street and Apt. No., or PO Box No.  
**116 N. NEVADA AVE**  
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**COLORADO SPRINGS, CO 80903**

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

See Reverse for Instructions





September 12, 2018

Century at Meadowbrook, LLC  
8390 E CRESCENT PKWY STE 650  
ENGLEWOOD CO 80111

Dear Property Owner,

This letter is being sent to you because Richmond American Homes is proposing a variance to setback and coverage ratio for a development project in El Paso County located along Meadowbrook Parkway north of Highway 24 and east of Peterson Road in eastern Colorado Springs. This information is being provided to you prior to the submittal with the El Paso County Planning and Community Development Department. Please direct any questions on the proposed variance setback and coverage ratio to the referenced contact(s) listed below.

The proposed variance is being submitted to El Paso County and Richmond American Homes is seeking an administrative approval for under the County's 20% administrative relief process that allows builders to apply for a 20% a maximum reduction in building setbacks and lot coverage ratio. This development is currently platted for 114 detached single family lots on 32.273 acres. The site has been rezoned to RS-5000 (Residential Suburban) allowing for the proposed residential use with a minimum lot size of 5,000 square feet. The site has infrastructure completed and the previous landowner has finished and sold the lots to two different builders. Unfortunately, Richmond American Home's proposed product in the project does not fit without the requested variance.

For questions please contact:

**Richmond American Homes**  
Attention: Travis Book  
4350 S. Monaco Street  
Denver, CO 80237  
Phone: (720) 977 - 3881

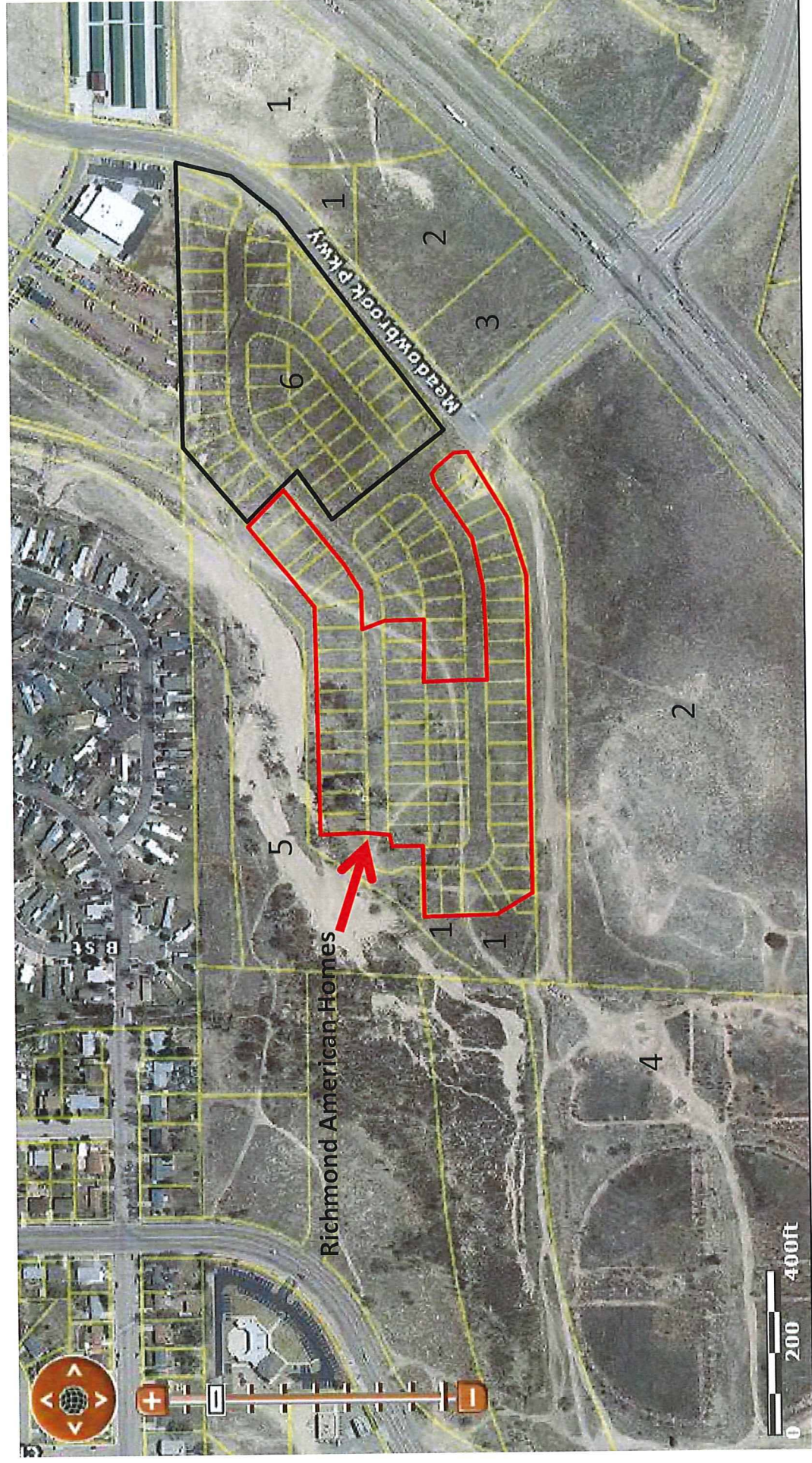
**El Paso County Planning Department**  
Attention: Planning Department  
2880 International Circle  
Colorado Springs, Co 80910  
Phone: (719) 520 – 6300

Sincerely,

**Travis Book**  
*Land Acquisition and Entitlement Manager*  
[Travis.Book@mdch.com](mailto:Travis.Book@mdch.com)



# Vicinity Map – Depicting Existing Owners





Site Plan Drawing





September 12, 2018

ATE Enterprises Liquidating Trust  
C/o John Lucas  
5408 Stonehill Drive  
Latonia, KY 41015

Dear Mineral Rights Owner,

This letter is being sent to you as a Mineral Rights owner of record of a portion of the property known as Improved Lots in Meadowbrook Crossing and more specifically referenced by the specific Tax Schedules in Exhibit A. Richmond American Homes is proposing a setback and coverage ratio reduction to each of the specific lots in Exhibit A. The project is located with the boundaries of El Paso County located along Highway 24 and west of Marksheffel Road in eastern Colorado Springs. The variance request is being submitted to El Paso County for administrative review. The variance will be processed at the Pikes Peak Regional Development Center located at 2880 International Circle, Colorado Springs Colorado. Please see the attached maps for reference to the site.

If you need further information, please contact the Planning and Community Development Department at (719) 520-6300. Copies of the applications material are available for review at the desk of Planning and Community Development Department.

For questions please contact:

**Richmond American Homes**  
Attention: Travis Book  
4350 S. Monaco Street  
Denver, CO 80237  
Phone: (720) 977 - 3881

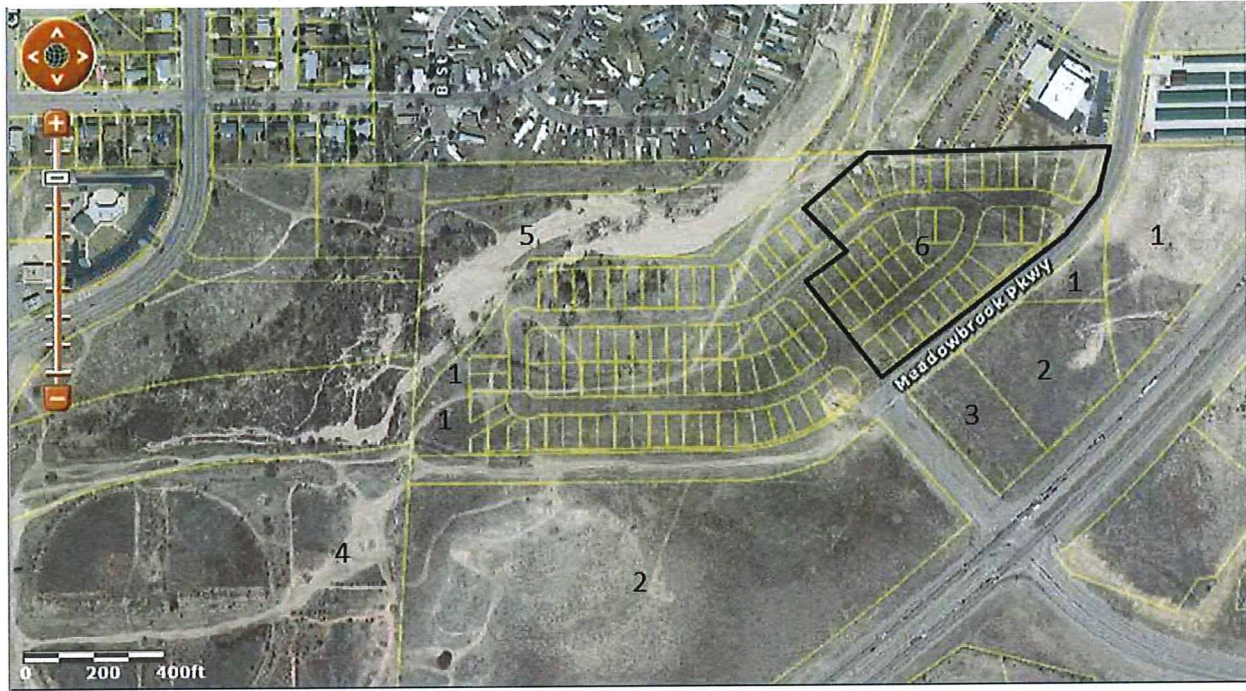
**El Paso County Planning Department**  
Attention: Planning Department  
2880 International Circle  
Colorado Springs, Co 80910  
Phone: (719) 520 – 6300

Sincerely,

**Travis Book**  
*Land Acquisition and Entitlement Manager*  
[Travis.Book@mdch.com](mailto:Travis.Book@mdch.com)



## Exhibit A





September 12, 2018

JOHN & SHEILA VENEZIA  
116 N NEVADA AVE  
COLORADO SPRINGS CO 80903-1336

Dear Property Owner,

This letter is being sent to you because Richmond American Homes is proposing a variance to setback and coverage ratio for a development project in El Paso County located along Meadowbrook Parkway north of Highway 24 and east of Peterson Road in eastern Colorado Springs. This information is being provided to you prior to the submittal with the El Paso County Planning and Community Development Department. Please direct any questions on the proposed variance setback and coverage ratio to the referenced contact(s) listed below.

The proposed variance is being submitted to El Paso County and Richmond American Homes is seeking an administrative approval for under the County's 20% administrative relief process that allows builders to apply for a 20% a maximum reduction in building setbacks and lot coverage ratio. This development is currently platted for 114 detached single family lots on 32.273 acres. The site has been rezoned to RS-5000 (Residential Suburban) allowing for the proposed residential use with a minimum lot size of 5,000 square feet. The site has infrastructure completed and the previous landowner has finished and sold the lots to two different builders. Unfortunately, Richmond American Home's proposed product in the project does not fit without the requested variance.

For questions please contact:

**Richmond American Homes**  
Attention: Travis Book  
4350 S. Monaco Street  
Denver, CO 80237  
Phone: (720) 977 - 3881

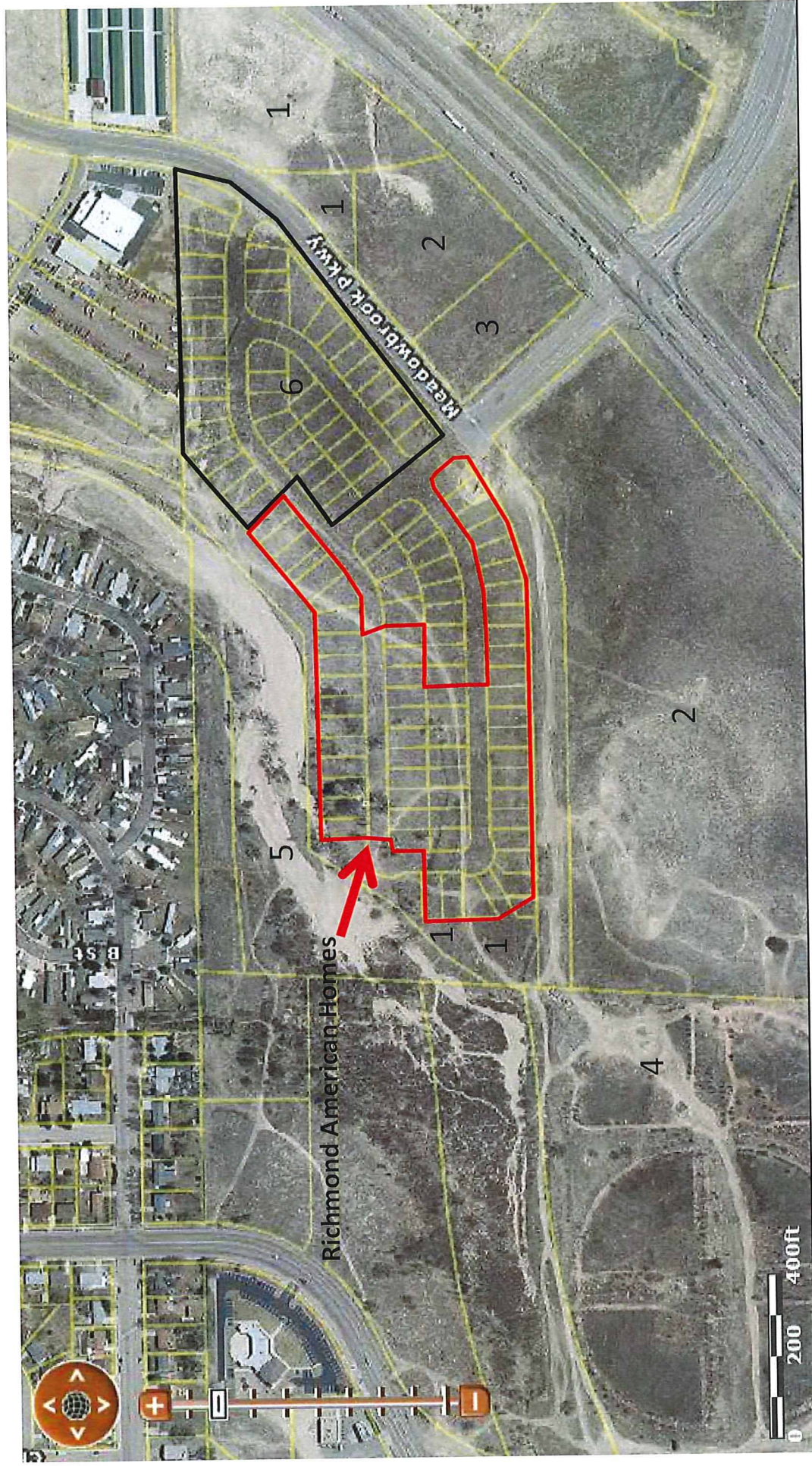
**El Paso County Planning Department**  
Attention: Planning Department  
2880 International Circle  
Colorado Springs, Co 80910  
Phone: (719) 520 – 6300

Sincerely,

**Travis Book**  
*Land Acquisition and Entitlement Manager*  
[Travis.Book@mdch.com](mailto:Travis.Book@mdch.com)



# Vicinity Map – Depicting Existing Owners





# Site Plan Drawing



September 12, 2018

Circle K Stores, INC.  
1199 S BELTLINE RD STE 160  
COPPELL TX 75019-4656

Dear Property Owner,

This letter is being sent to you because Richmond American Homes is proposing a variance to setback and coverage ratio for a development project in El Paso County located along Meadowbrook Parkway north of Highway 24 and east of Peterson Road in eastern Colorado Springs. This information is being provided to you prior to the submittal with the El Paso County Planning and Community Development Department. Please direct any questions on the proposed variance setback and coverage ratio to the referenced contact(s) listed below.

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For questions please contact:

**Richmond American Homes**  
Attention: Travis Book  
4350 S. Monaco Street  
Denver, CO 80237  
Phone: (720) 977 - 3881

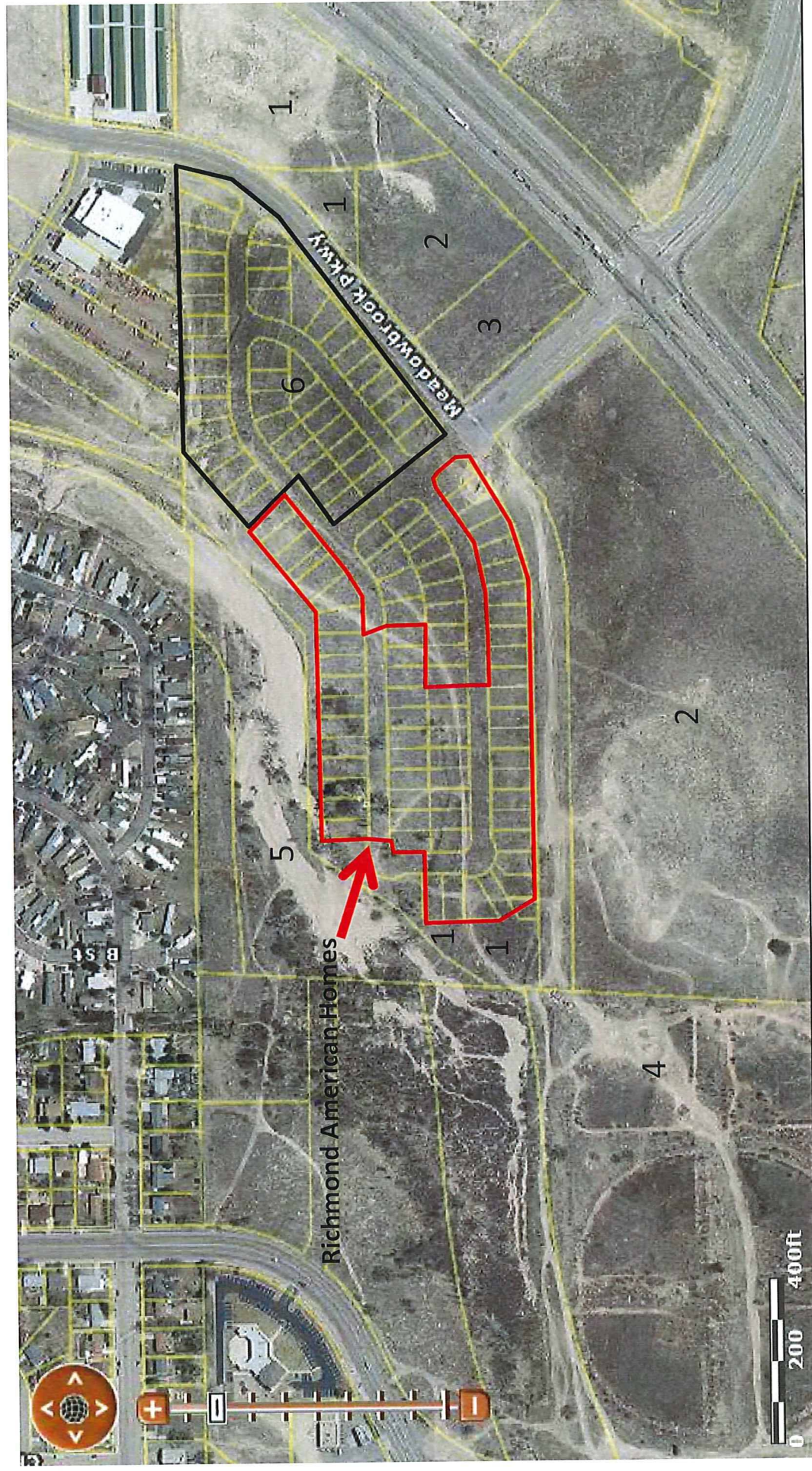
**El Paso County Planning Department**  
Attention: Planning Department  
2880 International Circle  
Colorado Springs, Co 80910  
Phone: (719) 520 – 6300

Sincerely,

**Travis Book**  
*Land Acquisition and Entitlement Manager*  
[Travis.Book@mdch.com](mailto:Travis.Book@mdch.com)



# Vicinity Map – Depicting Existing Owners





# Site Plan Drawing





September 12, 2018

Love In Action  
212 N WAHSATCH AVE STE 301  
COLORADO SPRINGS CO 80903-3476

Dear Property Owner,

This letter is being sent to you because Richmond American Homes is proposing a variance to setback and coverage ratio for a development project in El Paso County located along Meadowbrook Parkway north of Highway 24 and east of Peterson Road in eastern Colorado Springs. This information is being provided to you prior to the submittal with the El Paso County Planning and Community Development Department. Please direct any questions on the proposed variance setback and coverage ratio to the referenced contact(s) listed below.

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For questions please contact:

**Richmond American Homes**  
Attention: Travis Book  
4350 S. Monaco Street  
Denver, CO 80237  
Phone: (720) 977 - 3881

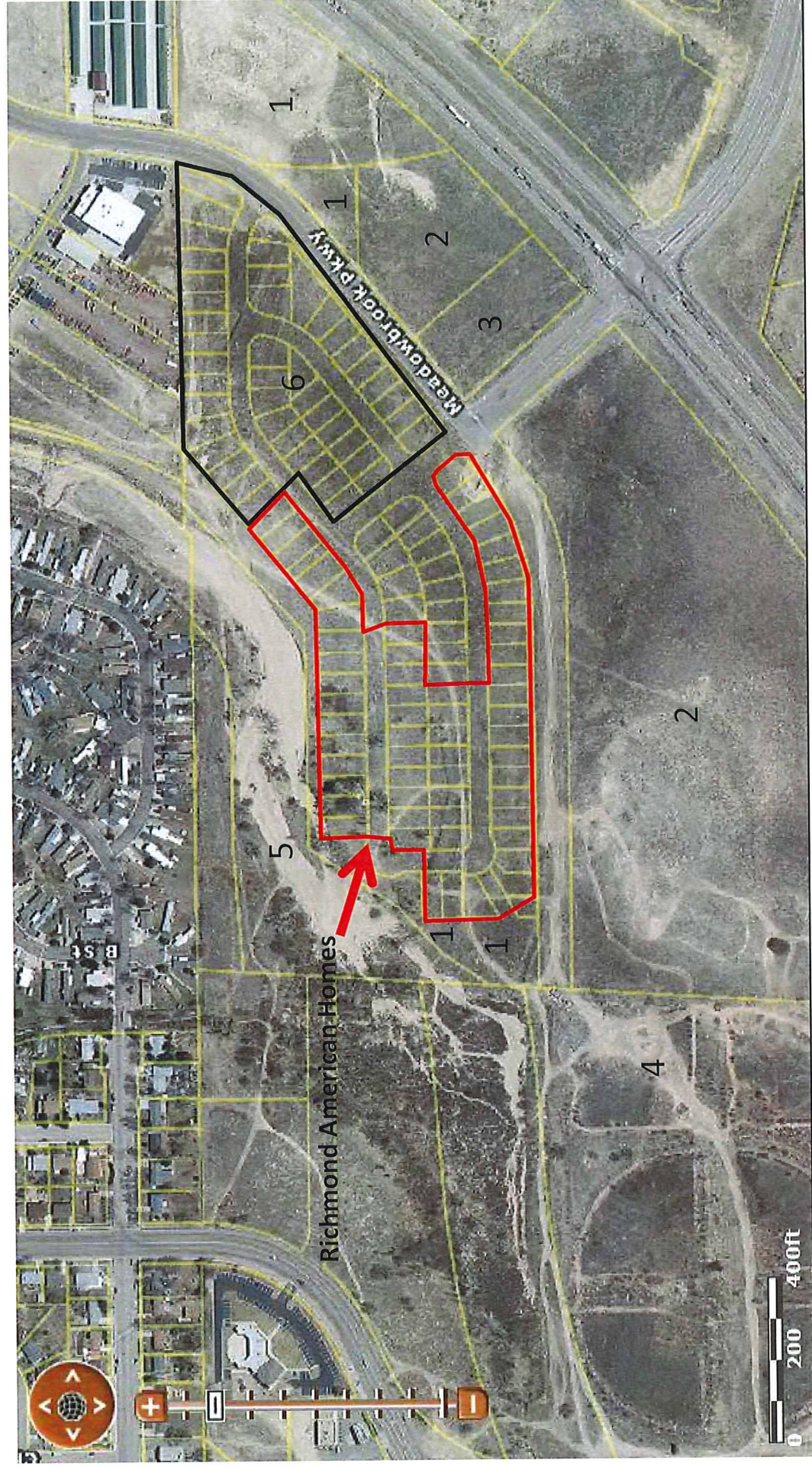
**El Paso County Planning Department**  
Attention: Planning Department  
2880 International Circle  
Colorado Springs, Co 80910  
Phone: (719) 520 – 6300

Sincerely,

**Travis Book**  
*Land Acquisition and Entitlement Manager*  
[Travis.Book@mdch.com](mailto:Travis.Book@mdch.com)



# Vicinity Map – Depicting Existing Owners





# Site Plan Drawing



Century  
Communities  
Lots 23-79

MEADOWBROOK CROSSIN  
THOMAS THOMAS  
DATE: DEC 11, 2017

NORTH  
NOT TO SCALE

September 12, 2018

Meadowbrook Development, LLC  
90 S CASCADE AVE STE 1500  
COLORADO SPRINGS CO 80903-1639

Dear Property Owner,

This letter is being sent to you because Richmond American Homes is proposing a variance to setback and coverage ratio for a development project in El Paso County located along Meadowbrook Parkway north of Highway 24 and east of Peterson Road in eastern Colorado Springs. This information is being provided to you prior to the submittal with the El Paso County Planning and Community Development Department. Please direct any questions on the proposed variance setback and coverage ratio to the referenced contact(s) listed below.

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For questions please contact:

**Richmond American Homes**  
Attention: Travis Book  
4350 S. Monaco Street  
Denver, CO 80237  
Phone: (720) 977 - 3881

**El Paso County Planning Department**  
Attention: Planning Department  
2880 International Circle  
Colorado Springs, Co 80910  
Phone: (719) 520 – 6300

Sincerely,

**Travis Book**  
*Land Acquisition and Entitlement Manager*  
[Travis.Book@mdch.com](mailto:Travis.Book@mdch.com)

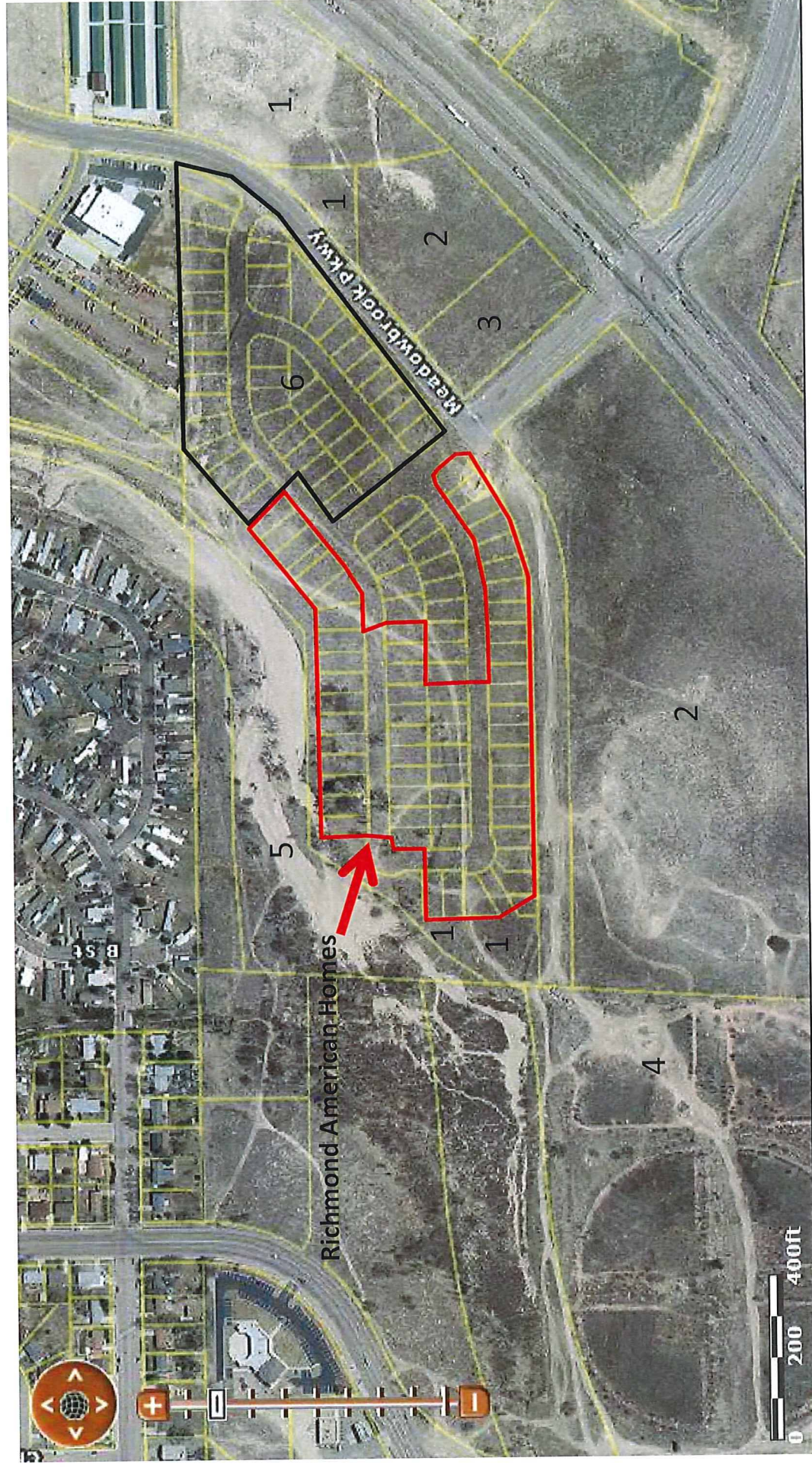


# Site Plan Drawing





# Vicinity Map – Depicting Existing Owners







*Building and Financing  
the American Dream*

*M.D.C. Holdings, Inc.  
4350 S. Monaco Street, Suite 500  
Denver, Colorado 80237*

*MEADOWBROOK DEVELOPMENT, LLC  
90 S CASCADE AVE STE 1500  
COLORADO SPRINGS, CO 80903-1639*

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COLORADO SPRINGS, CO 80903-1639



9590 9402 1728 6074 2804 34

2. Article Number (Transfer from service label)

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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City, State, ZIP+4®  
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<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Insured Mail (over \$500)	<input type="checkbox"/> Signature Confirmation Restricted Delivery

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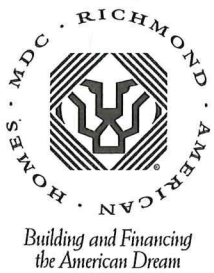
Total Postage and Fees

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark  
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*M.D.C. Holdings, Inc.*  
*4350 S. Monaco Street, Suite 500*  
*Denver, Colorado 80237*

CENTURY AT MEADOWBROOK, LLC  
8390 E. CRESCENT PKWY STE 650  
ENGLEWOOD, CO 80111



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1. Article Addressed to:

**CENTURY AT MEADOWBROOK, LLC**  
**8390 E. CRESCENT PIKE STE 650**  
**ENGLEWOOD, CO 80111**



9590 9402 1728 6074 2804 10

2. Article Number (Transfer from service label)

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PS Form 3811, July 2015 PSN 7530-02-000-9053

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D. Is delivery address different from item 1? ☐ Yes  
 If YES, enter delivery address below: ☐ No

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☐ Adult Signature ☐ Registered Mail™  
☐ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery  
☐ Certified Mail® ☐ Return Receipt for Merchandise  
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™  
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery  
☐ Insured Mail ☐ Registered Mail Restricted Delivery (\$500)

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☐ Return Receipt (hardcopy) \$ \_\_\_\_\_  
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☐ Certified Mail Restricted Delivery \$ \_\_\_\_\_  
☐ Adult Signature Required \$ \_\_\_\_\_  
☐ Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage

Total Postage and Fees

Postmark  
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**CENTURY AT MEADOWBROOK, LLC**  
**Street and Apt. No., or PO Box No.**

**8390 E. CRESCENT PIKE STE 650**

City, State, ZIP+4®

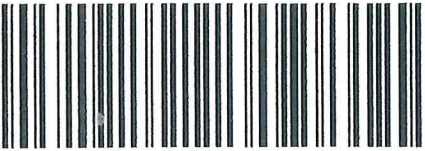
**ENGLEWOOD, CO 80111**

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

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Building and Financing  
the American Dream

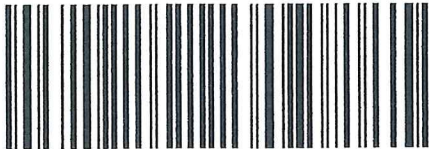
*M.D.C. Holdings, Inc.*  
*4350 S. Monaco Street, Suite 500*  
*Denver, Colorado 80237*

LOVE IN ACTION  
212 N. WAMSATLH AVE., SUITE 301  
COLORADO SPRINGS, CO 80903



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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**Love In Action**  
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212 N. WANSATCH AVE. SUITE 301  
City, State, ZIP+4®  
DENVER, CO 80903

**Certified Mail Fee**  
\$ \_\_\_\_\_

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

**Postage**  
\$ \_\_\_\_\_

**Total Postage and Fees**  
\$ \_\_\_\_\_

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
**LOVE IN ACTION**  
212 N. WANSATCH AVE. SUITE 301  
COLORADO SPRINGS, CO 80903

2. Article Number (Transfer from service label)  
9590 9402 1728 6074 2815 85  
7018 0040 0000 7856 5803

**COMPLETE THIS SECTION ON DELIVERY**

<b>A. Signature</b> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	<b>C. Date of Delivery</b>
<b>B. Received by (Printed Name)</b>	
<b>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</b> If YES, enter delivery address below:	

**3. Service Type**

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Mail	<input type="checkbox"/> Mail Restricted Delivery
<input type="checkbox"/> Mail	<input type="checkbox"/> Mail Restricted Delivery (500)

**Domestic Return Receipt**

PS Form 3811, July 2015 PSN 7530-02-000-9053

10/19/84

AMERICAN

M.D.C. Holdings, Inc.  
4350 S. Monaco Street, Suite 500  
Denver, Colorado 80237

CARLE K STORE, INC.  
1199 S. BERTINE RD STE 100  
COPPELL TX 75019-4054



PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

**Sent To**  
 CIRCLE K STORE, INC.  
 1199 S. BELTLINE RD., STE 160  
 COPPELL, TX 75019

**City, State, ZIP+4®**

**Postage and Fees**  
 Postage \$ 701.8  
 Certified Mail Fee \$ 00.40  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ Adult Signature Restricted Delivery \$  
☐ Adult Signature Required \$  
☐ Certified Mail Restricted Delivery \$  
☐ Return Receipt (electronic) \$  
☐ Return Receipt (hardcopy) \$  
☐ Return Receipt (hardcopy) \$

**Total Postage and Fees** \$ 701.8

**Postmark** Here

701.8 00.40 00.00 785.6 586.5  
 701.8 00.40 00.00 785.6 586.5



**CERTIFIED MAIL**  
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

PS Form 3811, July 2015 PSN 7530-02-000-9053

**SENDER: COMPLETE THIS SECTION**

1. Article Addressed to:  
 Attach this card to the back of the mailpiece, so that we can return the card to you.  
 Complete items 1, 2, and 3.

2. Article Number (Transfer from service label)  
 9590 9402 1728 6074 2816 08

3. Service Type  
☐ Certified Mail®  
☐ Certified Mail Restricted Delivery  
☐ Collect on Delivery  
☐ Collect on Delivery Restricted Delivery  
☐ Mail Restricted Delivery  
☐ Priority Mail Express®  
☐ Registered Mail™  
☐ Registered Mail Restricted Delivery  
☐ Return Receipt for Merchandise  
☐ Signature Confirmation™  
☐ Signature Restricted Delivery

4. Is delivery address different from item 1? Yes ☐ No ☐

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes ☐ No ☐

**Domestic Return Receipt**

*M.D.C. Holdings, Inc.*  
*4350 S. Monaco Street, Suite 500*  
*Denver, Colorado 80237*

JOHN AND SHEILA VENEZIA  
116 N. NEVADA AVE.  
COLORADO SPRINGS, CO 80903



PS Form 3800, April 2015 PSN 7530-02-000-9047  
See Reverse for Instructions

**U.S. Postal Service<sup>TM</sup>**  
**CERTIFIED MAIL<sup>®</sup> RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

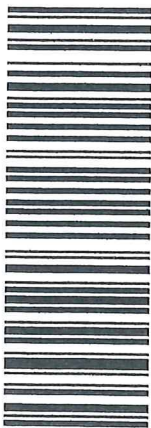
Sent To: **JOHN AND SHEILA VENEZIA**  
 Street and Apt. No., or P.O. Box No.  
**116 N. NEVADA AVE**  
 City, State, ZIP+4<sup>®</sup>  
**Colorado Springs, CO 80903**

Postage and Fees:

Extra Services & Fees (check box, add fee as appropriate)	\$
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
<b>Total Postage and Fees</b>	\$

Postmark Here

7018 0040 0000 7856 5858  
 7018 0040 0000 7856 5858



**CERTIFIED MAIL<sup>®</sup>**  
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
 OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

USPS TRACKING #



9590 9402 1728 6074 2815 78

**United States  
Postal Service**

First-Class Mail  
 Postage & Fees Paid  
 USPS  
 Permit No. G-10

• Sender: Please print your name, address, and ZIP+4<sup>®</sup> in this box•

**MDC HOLDINGS, INC**  
**40 TRAVIS BLVD**  
**4350 S. MONACO ST, SUITE 500**  
**DENVER, COLORADO 80237**