



## LAW OFFICES OF DEBRA EILAND, PC

March 22, 2022

*via Certified Mail*

Jesus Barron  
10015 Calle Bernardo Point  
Fountain, CO 80817-7051

re: Administrative Amendment to Rural Home Occupation Special Use  
21255 Calle Pacifico Point, Fountain, Colorado

Dear Mr. Barron:

This letter is to notify you that Mr. Gary Meisman is applying for an administrative amendment to the rural home occupation special use approval for his property referenced in item #2 below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts listed in item #1 below. 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.

**1. For questions specific to this application, please contact:**

**Owner/Applicant:**

Gary Meisman  
612 Harvard  
Colorado Springs, Colorado 80911  
(719) 322-9609

**Consultant:**

Debra Eiland, Esq.  
Law Offices of Debra Eiland, P.C.  
24 S. Weber Street, Suite 300  
Colorado Springs, Colorado 80903  
(719) 471-1545  
[debra@eilandlawfirm.com](mailto:debra@eilandlawfirm.com)

## **2. Site address, location, size and zoning:**

Mr. Meisman's property is located at 21255 Calle Pacifico Point in El Paso County. The parcel number is: 5735000001. The property consists of 38.86 acres of vacant land and is zoned RR-5, Residential Rural.

## **3. Request and justification:**

On June 22, 2021, the El Paso County Board of County Commissioners ("BOCC") issued a special use approval to allow a rural home occupation at Mr. Meisman's property that will include outdoor storage of heavy equipment for Mr. Meisman's business. At the public hearing Mr. Meisman's representative and the County Planning Department presented site plans that show slightly different locations for the outdoor storage area.

On the plan presented by the County, the storage area is shown in an area surrounding the proposed shop building, which would make it visible to adjoining properties. However, on the plan presented by Mr. Meisman's representative, the storage area is located behind the shop building and is surrounded by a 50' ridge that will block the view of the storage area from adjoining properties.

The BOCC's approval is limited to the home trucking use that was discussed at the BOCC's hearing. **No changes to that use are proposed.** The sole purpose of the administrative amendment is to confirm that the site plan showing the outdoor storage area located behind the shop building and screened by the surrounding 50' ridge is the correct site plan for this use.

## **4. Existing and proposed facilities:**

Starting in the Spring of 2022 Mr. Meisman will build a 3,200 square foot ranch style home for his family, a 4,000 square foot shop building for his trucking business, and an outdoor storage area for trucks and business equipment. The BOCC approved this development plan on June 22, 2021.

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The location of the outdoor storage area behind the shop building with screening by the natural ridge was presented at the BOCC hearing and discussed extensively at that hearing. This amendment will confirm that location for the outdoor storage area.

**5. Waiver requests:**

The Applicant is making no waiver requests with this application.

A vicinity map showing Mr. Meisman's property and adjacent properties is enclosed. Please do not hesitate to contact me if you have any questions.

Sincerely,



Debra Eiland, Esq.

cc: Mr. Gary Meisman

# El Paso County Assessor's Office

21255 CALLE PACIFICO

SCHEDULE: 5735000001

OWNER: MEISMAN GARY

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## LAW OFFICES OF DEBRA EILAND, PC

March 22, 2022

*via Certified Mail*

10391 Avenida Hermosa Revocable Trust  
10391 Avenida Hermosa View  
Fountain, CO 80817-7001

re: Administrative Amendment to Rural Home Occupation Special Use  
21255 Calle Pacifico Point, Fountain, Colorado

Dear 10391 Avenida Hermosa Revocable Trust:

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Debra Eiland, Esq.

cc: Mr. Gary Meisman

# El Paso County Assessor's Office

21255 CALLE PACIFICO

SCHEDULE: 5735000001

OWNER: MEISMAN GARY

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## LAW OFFICES OF DEBRA EILAND, PC

March 22, 2022

*via Certified Mail*

Tawna Ayers  
10272 Avenida Hermosa View  
Fountain, CO 80817-7083

re: Administrative Amendment to Rural Home Occupation Special Use  
21255 Calle Pacifico Point, Fountain, Colorado

Dear Ms. Ayers:

This letter is to notify you that Mr. Gary Meisman is applying for an administrative amendment to the rural home occupation special use approval for his property referenced in item #2 below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts listed in item #1 below. 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.

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Gary Meisman  
612 Harvard  
Colorado Springs, Colorado 80911  
(719) 322-9609

**Consultant:**

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Law Offices of Debra Eiland, P.C.  
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Debra Eiland, Esq.

cc: Mr. Gary Meisman





## LAW OFFICES OF DEBRA EILAND, PC

March 22, 2022

*via Certified Mail*

Frank Stump  
Savannah Bertschinger  
2150 Calle Pacifico Point  
Fountain, CO 80817-7079

re: Administrative Amendment to Rural Home Occupation Special Use  
21255 Calle Pacifico Point, Fountain, Colorado

Dear Mr. Stump and Ms. Bertschinger:

This letter is to notify you that Mr. Gary Meisman is applying for an administrative amendment to the rural home occupation special use approval for his property referenced in item #2 below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts listed in item #1 below. 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.

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**Owner/Applicant:**

Gary Meisman  
612 Harvard  
Colorado Springs, Colorado 80911  
(719) 322-9609

**Consultant:**

Debra Eiland, Esq.  
Law Offices of Debra Eiland, P.C.  
24 S. Weber Street, Suite 300  
Colorado Springs, Colorado 80903  
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[debra@eilandlawfirm.com](mailto:debra@eilandlawfirm.com)

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Sincerely,



Debra Eiland, Esq.

cc: Mr. Gary Meisman







## LAW OFFICES OF DEBRA EILAND, PC

March 22, 2022

*via Certified Mail*

Paul Conaway  
21495 La Piedra Pt.  
Fountain, CO 80817-7050

re: Administrative Amendment to Rural Home Occupation Special Use  
21255 Calle Pacifico Point, Fountain, Colorado

Dear Mr. Conaway:

This letter is to notify you that Mr. Gary Meisman is applying for an administrative amendment to the rural home occupation special use approval for his property referenced in item #2 below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts listed in item #1 below. 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.

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Gary Meisman  
612 Harvard  
Colorado Springs, Colorado 80911  
(719) 322-9609

**Consultant:**

Debra Eiland, Esq.  
Law Offices of Debra Eiland, P.C.  
24 S. Weber Street, Suite 300  
Colorado Springs, Colorado 80903  
(719) 471-1545  
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## **2. Site address, location, size and zoning:**

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March 22, 2022  
Page 3 of 3

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A vicinity map showing Mr. Meisman's property and adjacent properties is enclosed. Please do not hesitate to contact me if you have any questions.

Sincerely,



Debra Eiland, Esq.

cc: Mr. Gary Meisman

# El Paso County Assessor's Office

21255 CALLE PACIFICO

SCHEDULE: 5735000001

OWNER: MEISMAN GARY

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## LAW OFFICES OF DEBRA EILAND, PC

March 22, 2022

*via Certified Mail*

Cando Properties, LLC  
396 South Forty Road  
Woodland Park, CO 80863

re: Administrative Amendment to Rural Home Occupation Special Use  
21255 Calle Pacifico Point, Fountain, Colorado

Dear Cando Properties, LLC:

This letter is to notify you that Mr. Gary Meisman is applying for an administrative amendment to the rural home occupation special use approval for his property referenced in item #2 below. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts listed in item #1 below. 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.

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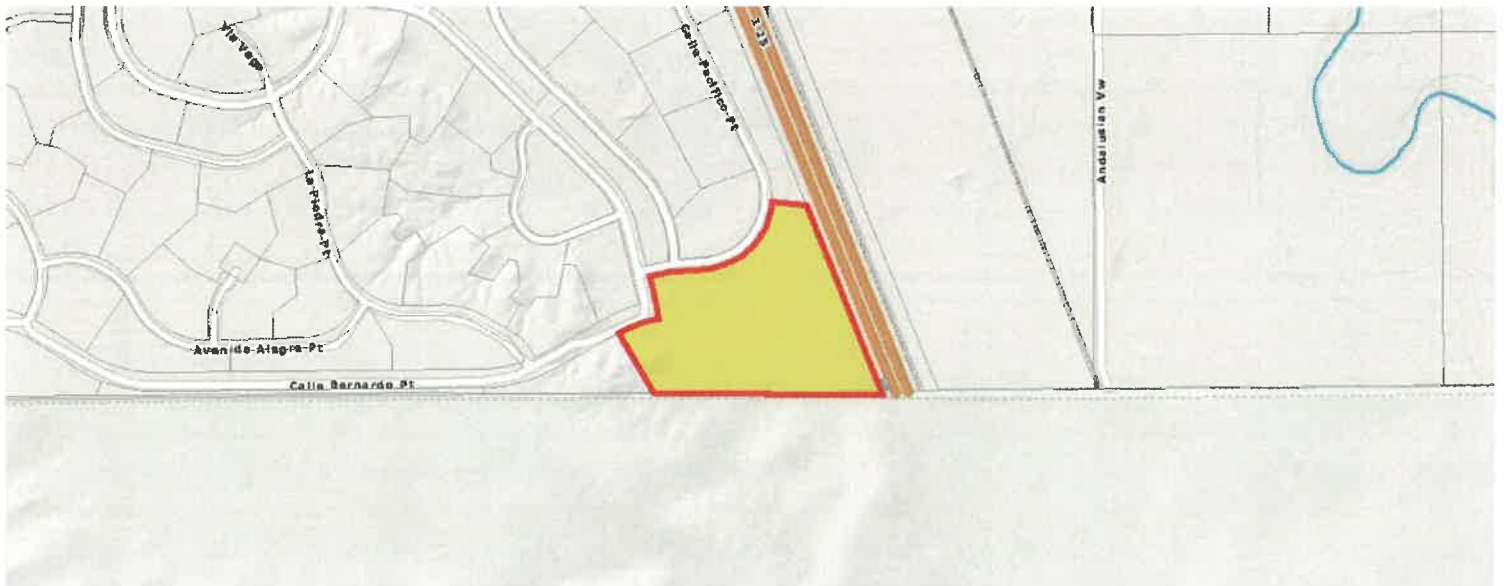
# El Paso County Assessor's Office

21255 CALLE PACIFICO

SCHEDULE: 5735000001

OWNER: MEISMAN GARY

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## LAW OFFICES OF DEBRA EILAND, PC

March 22, 2022

*via Certified Mail*

T Cross Properties, LLC  
970 Summer Games Dr.  
Colorado Springs, CO 80905

re: Administrative Amendment to Rural Home Occupation Special Use  
21255 Calle Pacifico Point, Fountain, Colorado

Dear T Cross Properties, LLC:

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cc: Mr. Gary Meisman

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**21255 CALLE PACIFICO**

SCHEDULE: 5735000001

OWNER: MEISMAN GARY

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**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

10391 Avenida Hermosa  
 Revocable Trust  
 10391 Avenida Hermosa View  
 Fountain, CO 80817-7001



9590 9402 6083 0125 9977 07

2. Article Number (Transfer from service label)

7006 0100 0006 4078 7714

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

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

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

Domestic Return Receipt

7006 0100 0006 4078 7714

U.S. Postal Service™ <b>CERTIFIED MAIL™ RECEIPT</b> (Domestic Mail Only; No Insurance Coverage Provided)											
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>											
OFFICIAL USE											
<table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">Postage</td> <td style="width: 30%;">\$</td> </tr> <tr> <td>Certified Fee</td> <td></td> </tr> <tr> <td>Return Receipt Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td>Restricted Delivery Fee (Endorsement Required)</td> <td></td> </tr> <tr> <td><b>Total Postage &amp; Fees</b></td> <td><b>\$ 7.33</b></td> </tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		<b>Total Postage &amp; Fees</b>	<b>\$ 7.33</b>	Postmark Here  Sent 3/22/22
Postage	\$										
Certified Fee											
Return Receipt Fee (Endorsement Required)											
Restricted Delivery Fee (Endorsement Required)											
<b>Total Postage &amp; Fees</b>	<b>\$ 7.33</b>										
Sent To 10391 Avenida Hermosa Revocable Trust Street, Apt. No.; or PO Box No. 10391 Avenida Hermosa View City, State, ZIP+4 Fountain, CO 80817-7001											
PS Form 3800, June 2002 <span style="float: right;">See Reverse for Instructions</span>											

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Cando Properties, LLC  
 396 South Forty Road  
 Woodland Park, CO  
 80863



9590 9402 6083 0125 9976 60

2. Article Number (Transfer from service label)

7006 0100 0006 4079 5283

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

U.S. Postal Service™

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7006 0100 0006 4079 5283

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.33

Postmark Here

Sent 3/22/22

Sent To

Cando Properties, LLC  
 Street, Apt. No., or PO Box No. 396 South Forty Road  
 City, State, ZIP+4 Woodland Park, CO 80863

PS Form 3800, June 2002

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Frank Stump  
Savannah Bertschinger  
21150 Calle Pacifico Point  
Fountain, CO 80817-7079



9590 9402 6083 0125 9976 84

2. Article Number (Transfer from service label)

7006 0100 0006 4079 5351

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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

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7006 0100 0006 4079 5351

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 7.33</b>

Postmark Here

Sent 3/22/22

Sent To

Frank Stump & Savannah Bertschinger  
Street, Apt. No. or PO Box No. 21150 Calle Pacifico Point  
City, State, ZIP+4 Fountain, CO 80817-7079

PS Form 3800, June 2002

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jesus Barron  
 10015 Calle Bernardo Point  
 Fountain, CO 80817-7051



9590 9402 6083 0125 9977 14

2. Article Number (Transfer from service label)

7006 0100 0006 4078 7707

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

- Yes
- No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
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**OFFICIAL USE**

7006 0100 0006 4078 7707

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 7.33</b>

Postmark Here

Sent 3/22/22

Sent To Jesus Barron  
 Street, Apt. No., or PO Box No. 10015 Calle Bernardo Point  
 City, State, ZIP+4 Fountain, CO 80817-7051

PS Form 3800, June 2002

See Reverse for Instructions



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Paul Conaway  
 21495 La Piedra Pt.  
 Fountain, CO 80817-7050



9590 9402 6083 0125 9976 77

2. Article Number (Transfer from service label)

7006 0100 0006 4079 5276

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?  Yes

If YES, enter delivery address below:  No

3. Service Type

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

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7006 0100 0006 4079 5276

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.33

Postmark Here

Sent  
 3/22/22

Sent To Paul Conaway  
 Street, Apt. No.; or PO Box No. 21495 La Piedra Pt.  
 City, State, ZIP+4 Fountain, CO 80817-7050

PS Form 3800, June 2002

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

T-Cross Properties, LLC  
 970 Summer Games Dr.  
 Colorado Springs, CO  
 80905



9590 9402 6083 0125 9976 53

2. Article Number (Transfer from service label)

7006 0100 0006 4079 5290

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

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**OFFICIAL USE**

7006 0100 0006 4079 5290

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 7.33</b>

Postmark Here

Sent  
3/22/22

Sent To T-Cross Properties, LLC  
 Street, Apt. No., or PO Box No. 970 Summer Games Dr.  
 City, State, ZIP+4 Colorado Springs, CO 80905

PS Form 3800, June 2002

See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tawna Ayers  
 10272 Avenida Hermosa View  
 Fountain, CO 80817-7083



9590 9402 6083 0125 9976 91

2. Article Number (Transfer from service label)

7006 0100 0006 4078 8445

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

**X**

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
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7006 0100 0006 4078 8445

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$ 7.33</b>

Postmark Here

Sent 3/22/22

Sent To Tawna Ayers  
 Street, Apt. No.; or PO Box No. 10272 Avenida Hermosa View  
 City, State, ZIP+4 Fountain, CO 80817-7083

PS Form 3800, June 2002

See Reverse for Instructions