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**OFFICIAL USE**

Certified Mail Fee \$ 3.50

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 55

Total Postage and Fees \$ 4.05

Sent To Rebecca Garlets

Street and Apt. No., or PO Box No. 7315 Maine Ln

City, State, ZIP+4® Colorado Springs CO 80923-4239



PS Form 3800, April 2015 PSN 7550-02-000-9/17 See Reverse for Instructions

7018 1830 0001 2669 5676

**Ms. Debra Greer**  
13075 Sunny Slope Rd  
Peyton, CO 80831-7861



7018 1830 0001 2669 5676

*Sandra Jee*  
*7305 Maine Ln.*  
*Colorado Springs CO*

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 55

Total Postage and Fees \$ 4.05

Sent To Greener Pastures LLC

Street and Apt. No., or PO Box No. 4450 Main Dabbling Blvd

City, State, ZIP+4® Colorado Springs, CO 80907



PS Form 3800, April 2015 PSN 7550-02-000-9/17 See Reverse for Instructions

7018 0680 0026 5594

U.S. POSTAGE  
FCML 0000  
Orig: 80831  
04/11/19  
11082459  
R2304E105070



*Noted*  
*4-15-19*

NIXIE 808 DC 1 0005/06/19

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

UNC  
80831>7861

BC: 80831786175 \*1668-06471-06-31

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 1.55

Total Postage and Fees \$ 4.05

Sent To Woodmen-Walk LLC / Vantage  
 Street and Apt. No., or PO Box No. 1710 Jet Stream Dr. Ste 200  
 City, State, ZIP+4® Colorado Springs, CO 80921-3937

PS Form 3800, April 2015 PSN 7530-02-004-9047 See Reverse for Instructions

0095 92E0 2000 0890 8T02

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 1.55

Total Postage and Fees \$ 4.05

Sent To Anthony Salazar  
 Street and Apt. No., or PO Box No. 310 California Dr.  
 City, State, ZIP+4® Colorado Springs CO 80923-4216

PS Form 3800, April 2015 PSN 7530-02-004-9047 See Reverse for Instructions

0695 6992 1000 0E8T 8T02

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 CPU THE STATE BANK  
 7495 MCLAUGHLIN RD STE 100  
 PEYTON  
 CO  
 80831-4714  
 077110-5555  
 (800)275-8777  
 04/11/2019 12:39 PM  
 =====

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (COLORADO SPRINGS, CO 80923) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Saturday 04/13/2019)	1	\$0.55
Certified (@@USPS Certified Mail #) (70181830000126695690)	1	\$3.50
First-Class Mail Letter (Domestic) (COLORADO SPRINGS, CO 80921) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Saturday 04/13/2019)	1	\$0.55
Certified (@@USPS Certified Mail #) (70180680000203265600)	1	\$3.50
First-Class Mail Letter (Domestic) (COLORADO SPRINGS, CO 80923) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Saturday 04/13/2019)	1	\$0.55
Certified (@@USPS Certified Mail #) (70181830000126695683)	1	\$3.50
First-Class Mail	1	\$0.55

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 55

**Total Postage and Fees** \$ 4.05

Sent to Mountain Spring Church  
 Street and Apt. No., or PO Box No. 7345 Adventure Way  
 City, State, ZIP+4® Colorado Springs Co 80923-5000

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

8895 6992 1000 DEPT RT02

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$ 55

**Total Postage and Fees** \$ 4.05

Sent to Sandra Gee  
 Street and Apt. No., or PO Box No. 1305 Maine Ln  
 City, State, ZIP+4® Colorado Springs, Co 80923-4239

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

9295 6992 1000 DEPT RT02

Letter  
 (Domestic)  
 (COLORADO SPRINGS, CO 80923)  
 (Weight: 0 Lb 0.50 Oz)  
 (Estimated Delivery Date)  
 (Saturday 04/13/2019)

Certified 1 \$3.50  
 (@@USPS Certified Mail #)  
 (70181830000126695676)

First-Class 1 \$0.55  
 Mail

Letter  
 (Domestic)  
 (COLORADO SPRINGS, CO 80923)  
 (Weight: 0 Lb 0.50 Oz)  
 (Estimated Delivery Date)  
 (Saturday 04/13/2019)

Certified 1 \$3.50  
 (@@USPS Certified Mail #)  
 (70181830000126695669)

First-Class 1 \$0.55  
 Mail

Letter  
 (Domestic)  
 (COLORADO SPRINGS, CO 80907)  
 (Weight: 0 Lb 0.50 Oz)  
 (Estimated Delivery Date)  
 (Saturday 04/13/2019)

Certified 1 \$3.50  
 (@@USPS Certified Mail #)  
 (70180680000203265594)

Total \$24.30  
 Credit Card Remitd \$24.30

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

All sales final on stamps and postage. Thank you for your business.

Bill #: 840-28002672-2-1498277-2  
 Login ID: FALCON1

Greetings Neighbor!

April 10, 2019

This Letter is being sent to you because BSK Investments, with the assistance of D.D. Greer Design Studio is proposing a land use project in El Paso County at the 7340 Utah Lane, Colorado Springs, CO. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contact below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to 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:

Debra Greer

D.D. Greer Design Studio  
719-499-3874, deb.j.greer@gmail.com  
13075 Sunny Slope Rd.  
Peyton, CO 80831 by appointment only.

<u>Site Address:</u>	<u>Zone:</u>	<u>Area:</u>	<u>Use Variance:</u>
7340 Utah Lane Colorado Springs, CO 80923	RR-5 CAD-O	5 acres	Contractor's Equipment Yard VA-08-010 current

**Proposal:**

Allow the current and historic Variance of Use for Contractor's Equipment Yard File # VA-08-010 to be continued. Owners propose to eliminate further applications for the continuing use by attaching the Land Use Variance to the Deed to the Property. If the Land Use were to change, the standard County application process would still apply.

**Justification:**

The property has been in use in the same manner and intensity, by the same owners for over 20 years. Eliminating the need to renew the Variance of Use with a periodic public hearing will conserve small business dollars and County time and resources. There is no negative effect, as any change in land use or buildings are required to be reviewed by the County. The property is served by central utility services, a well and septic system, typical of small properties in the area. It is accessed via a private street, Utah Lane, which services multiple properties and interconnects with both public and privately maintained roads. Existing Site development consists of an existing building, parking lot, fencing near the street, screened storage area behind, with a fenced off lower area in the rear that is a natural drainage. No additions are anticipated to the building or parking lot.

Please see the attached map for the location of this parcel and the adjacent property owner information.

E. WOODMEN RD

WOODMEN ROAD

NEVADA LN. (PRIVATE)

CIHAI LN. (PRIVATE)

ADA LN. (PRIVATE)

RR-5/UV

RR-5/UV

RR-5/UV

RR-5

RR-5

RR-5

RR-5

RR-5

RR-5

RR-5

A-5

SITE

RR-5

CALIFORNIA DR. (PRIVATE)

MAINE LN. (PRIVATE)

OHIO LN. (PRIVATE)

CITY BOUNDARY

CITY A-AO

CITY A-AO

PARCEL INFORMATION  
OWNER: WOODMEN LPA LLC  
ZONE: RR-5  
USE: RESIDENTIAL

PARCEL INFORMATION  
OWNER: A-5  
ZONE: A-5  
USE: RESIDENTIAL

PARCEL INFORMATION  
OWNER: ANTHONY SALAZAR  
ZONE: RR-5  
USE: RESIDENTIAL

PARCEL INFORMATION  
OWNER: RR-5  
ZONE: RR-5  
USE: RESIDENTIAL

PARCEL INFORMATION  
OWNER: RR-5  
ZONE: RR-5  
USE: RESIDENTIAL

PARCEL INFORMATION  
OWNER: CITY A-AO  
ZONE: A-AO  
USE: RESIDENTIAL

PARCEL INFORMATION  
OWNER: CITY A-AO  
ZONE: A-AO  
USE: RESIDENTIAL

6660

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