

**Notification of Adjacent Property Owners**


Name and Address of Petitioner(s): MONUMENT HILL BUSINESS PARK, LLC  
 ATTN: STAN SIEVERS

Telephone #'s: 714-264-1376

Description of Proposal: THE BUILDINGS 31,000 SQ FT

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
12/8	No	Tom Hein - Assistant Pastor  18725 Monument Hill Rd.	For Monument Hill Church
			RECEIVED      VERSION FEB 16 2017      1

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

  
 \_\_\_\_\_  
 (Signature of Petitioner or Owner)

date 12-8-16 \_\_\_\_\_ date \_\_\_\_\_  
 (Signature of Petitioner or Owner)



**ASSESSOR PROPERTY APPRAISAL INFORMATION**

**EL PASO COUNTY**

**Parcel Number:** 99000-02-392

**Master Parcel No:**

**Owner:** FRAZER CLARA C BRIAN  
 C/O MR WILLIAM BRIAN JR  
 2807 S LIPSCOMB ST  
 AMARILLO TX 79109-3531

**Location:** 11-11-67

**Legal Description:** MR PART OF W2NW4NW4 SEC 11-11-67 LY W OF W R/W LN OF STATE HWY SW4 EX A SQ TRACT CONT 5 ACRES IN SW COR SW4NW4 EX TRACT BEG AT A PT ON N LN OF SW4NW4 SD SEC FROM WHICH PT THE NW COR SD SEC BEARS N 23<06'30" W 14923<06'30TH S 5<42' E 3926.9 FT TO S LN OF SD SEC, TH ALG S LN SD SEC N 88<24', E 300.8 FT, TH N 5<42' W 3920.1 FT TO N LN OF SW4NW4 SD SEC, TH ALG N LN SW4NW4, S 89<41' W 301.3 FT TO POB, EX PART CONV TO BRICKER, EX PART SW4SW4 DES AS FOLS, FROM NE COR OF TR OF LAND DES AS SQUARE TR OF LAND IN SW COR OF SD SEC + CONT 5 ACRES RUNNING, TH DUE E 42 FT TO POB OF TR TO BE DES HEREBY, TH ELY ON LN PARA WITH SLY LN OF SD SEC TO WLY BDRY LN OF HWY, TH SLY ALG SD WLY BDRY LN SD HWY TO S LN SD SEC, TH WLY ON SD SEC SLY LN TO PT DUE S OF POB OF TR DES HEREBY, TH IN STRAIGHT LN TO POB

<u>Txd</u>	<u>Levy</u>	<u>Neighborhood</u>	<u>Plat</u>	<u>Create Date</u>
PBG	58.227	0	0	

	<u>Use Code</u>	<u>Area</u>	<u>Assessed Value</u>	<u>Market Value</u>	<u>Appraisal Date</u>
Land:	5170	100AC	200	690	3/15
		<b>Total:</b>	200	690	

<u>Taxing Entities</u>	<u>Mill Rate</u>
ELPASO COUNTY	7.869
LEWIS-PALMER SCHOOL NO 38	46.501
PIKES PEAK LIBRARY	3.857
<b>2015 Tax Rate:</b>	<b>58.227</b> mills

Please note that appraisal records are subject to change without notification.



**ASSESSOR PROPERTY APPRAISAL INFORMATION**

**EL PASO COUNTY**

**Parcel Number:** 99000-02-392

**Printed:** 12/15/2016 4:04:25 PM

**By:** ASRMAPPING



**COMPLETE THIS SECTION**

Items 1, 2, and 3.  
 Your name and address on the reverse  
 it we can return the card to you.  
 this card to the back of the mailpiece,  
 the front if space permits.  
 Addressed to:

HUN. ST HILL  
 SELF STORAGE, LLC  
 BOX 310  
 HUNMENT, CO 80132



9402 1903 6104 8782 41

70 0001 2252 2711

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 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

**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:  
 FRAZER CLARA C BZIAN  
 40 WILSON TERRACE JR.  
 2807 S LISCOMB ST  
 AMARILLO, TX 79109-3531



9590 9402 1903 6104 8782 03

7016 0750 0000 9174 2054

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 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

**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:  
 INTERNATIONAL  
 STUDENTS, INC  
 PO BOX C  
 COLORADO SPRINGS, CO  
 80901-3600



9590 9402 1903 6104 8782 89

9692 2522 T000 02ET 9T02

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 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

USPS TRACKING#



590 9402 1903 6104 8782 41

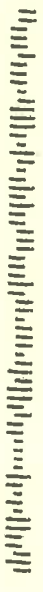


First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box\*

MONUMENT HILL  
BUSINESS PARK, LLC  
PO BOX 2490  
MONUMENT, CO 80132



USPS TRACKING#



9590 9402 1903 6104 8782 03

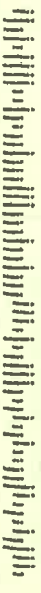


First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box\*

MONUMENT HILL BUSINESS PARK  
PO BOX 2490  
MONUMENT, CO 80132



USPS TRACKING#



9590 9402 1903 6104 8782 89



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

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box\*

MONUMENT HILL BUSINESS  
PARK, LLC  
PO BOX 2490  
MONUMENT, CO 80132



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

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

**OPTIONAL USE**

Certified Mail Fee \$3.30

Extra Services & Fees (check box, add fee) \$2.70

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.47

Total Postage and Fees \$6.47

Sent To **MON HILL SELF SDR**

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

See Reverse for Instructions

0317 07  
 Postmark Here  
 11/18/2016

7016 1370 0001 2252 2711

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Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.47

Total Postage and Fees \$6.47

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

See Reverse for Instructions

0352 06  
 JAN 16 2017  
 04981/10/2017  
 02352-USPS

7016 0750 0000 9174 20

**U.S. Postal Service™**  
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**OPTIONAL USE**

Certified Mail Fee \$3.30

Extra Services & Fees (check box, add fee) \$2.70

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.47

Total Postage and Fees \$6.47

Sent To **Timberlind and Students**

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

See Reverse for Instructions

0317 07  
 Postmark Here  
 11/18/2016

7016 1370 0001 2252 2698

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

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

**OPTIONAL USE**

Certified Mail Fee \$3.30

Extra Services & Fees (check box, add fee) \$2.70

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.47

Total Postage and Fees \$6.47

Sent To **FRANK BASTYR**

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

See Reverse for Instructions

0317 07  
 Postmark Here  
 11/18/2016

7016 1370 0001 2252 2704



**MONUMENT HILL BUSINESS PARK, LLC  
PO BOX 2490  
Monument, Co 80132**

November 18, 2016

This letter is sent to you because Monument Hill Business Park, LLC is proposing a land use project in El Paso County at the NWC of Monument Hill Road and Deer Creek Road aka 1945 Deer Creek Road Monument, Colorado.

The development we are proposing consist of two buildings totally approximately 31,000 square feet. The typical use will be commercial/industrial broken down into spaces of 1500-1700 square feet. We have attached a proposed site plan and exterior elevations. We believe our proposal will be in keeping with surrounding improvements, zoning and development.

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:

**Applicant: Monument Hill Business Park, LLC**  
Stan Sievers, Manager  
PO Box 2490  
Monument, Co 80132  
714-264-1376  
[stansrsco@aol.com](mailto:stansrsco@aol.com)

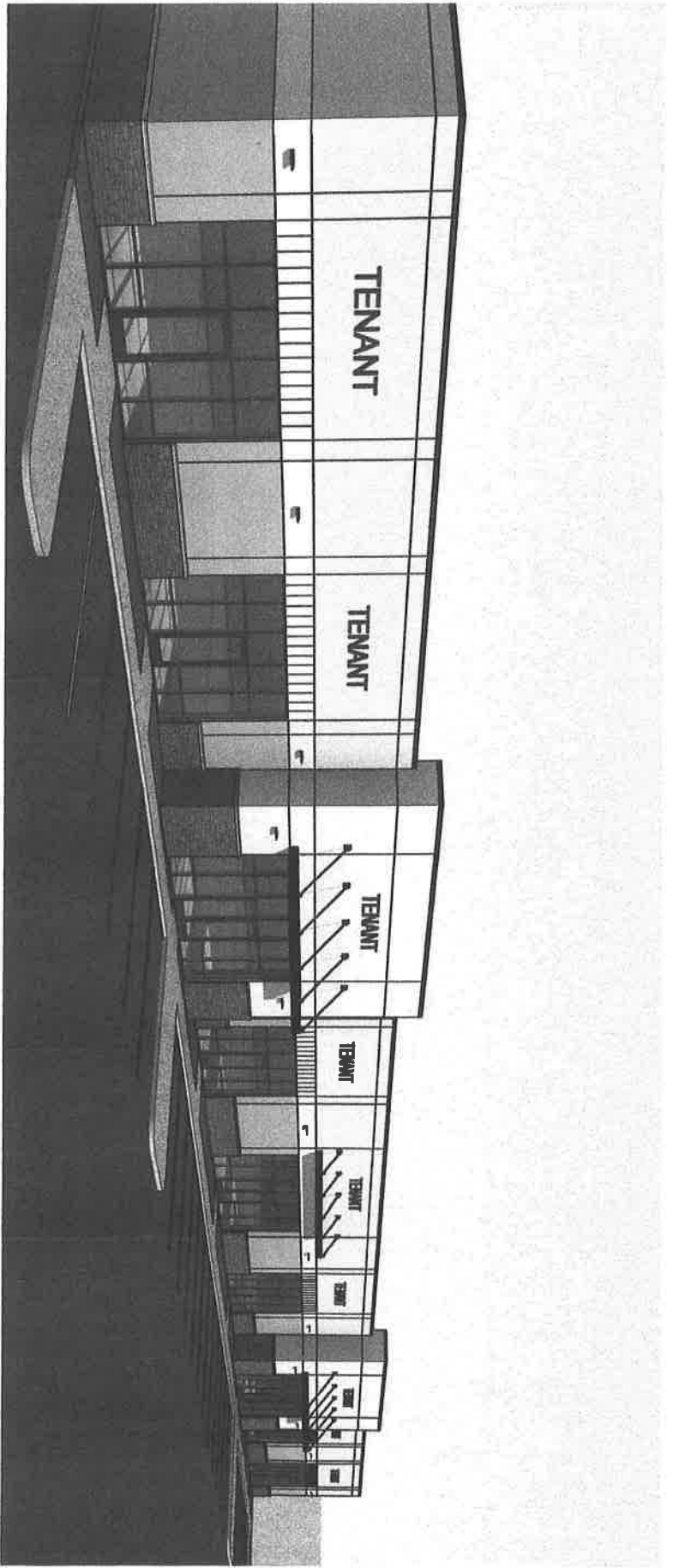
**Architect: Troy Kirshman**  
Hover Architecture  
303-437-4320  
[jtkirschman@hoverarchitecture.com](mailto:jtkirschman@hoverarchitecture.com)

Respectfully submitted,



Stan Sievers, Manager  
Monument Hill Business Park, LLC



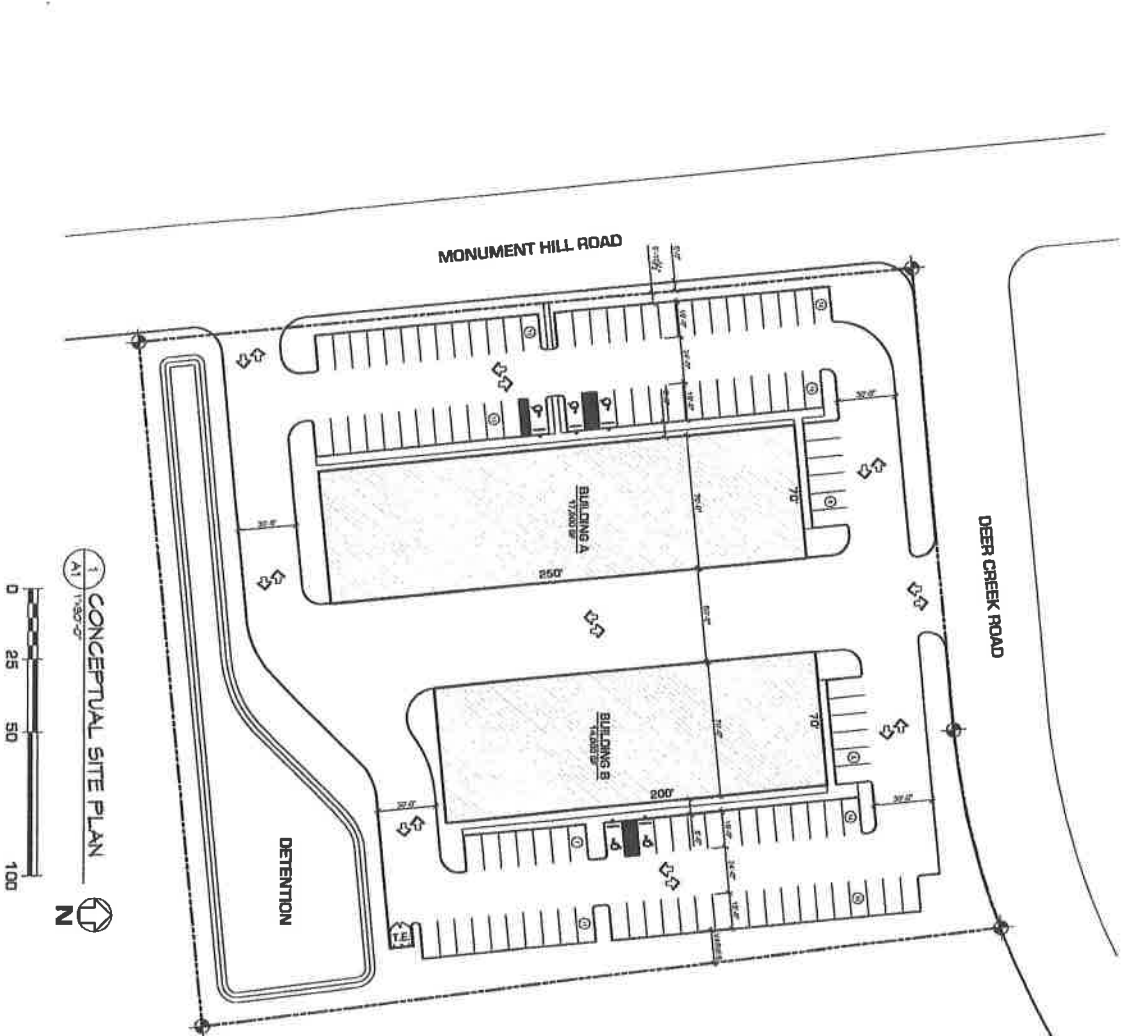


monument hill business park  
monument, colorado

rendering-01  
11.05.16

**H** **VER**  
ARCHITECTURE





1  
A1  
CONCEPTUAL SITE PLAN  
N



SITE DATA TABLE	
BLDG. FOOTPRINT:	31,500 SF (21.8A)
PARKING & DRIVEWAY:	68,340 SF (49.8A)
LANDSCAPING:	40,000 SF (29.2A)
TOTAL LOT AREA:	140,440 SF (132 ACRES)

PARKING TABLE	
TOTAL PARKING REQUIRED (1:300):	105 SPACES
TOTAL PARKING PROVIDED:	110 SPACES
ACCESSIBLE SPACES REQUIRED:	5 SPACES
ACCESSIBLE SPACES PROVIDED:	5 SPACES

**SIEVERS BUSINESS CENTER**  
1945 DEER CREEK ROAD  
MONUMENT, CO

PROJECT NUMBER:  
0103-05

DATE OF ISSUE: 10.08.11  
SCALE: 1"=50'-0"  
DRAWN BY: JT  
CHECKED BY: JT  
**H. YEER ARCHITECTURE**  
ARCHITECTS  
1175 MONUMENT HILL RD.  
MONUMENT, CO 80131

SHEET:  
**A1**  
CONCEPTUAL  
SITE PLAN





# EL PASO COUNTY COLORADO

- Help
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