

Notice to Adjacent Property Owners

Name and Address of the
 Petitioner(s): ANDRII VARKO
1185 N CURTIS RD COLORADO SPRINGS CO 80930
 Telephone
 Number(s): 720-739-0009

Description of Proposal:
Develop land into outdoor boat, trailer and RV storage
together with cargo containers for enclosed storage


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 submit written comment, appear in person at the advertised public hearing, or appear virtually at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
09/25/2023	yes	• Owner: DRAGON ARMS INC • Mailing Address: 1250 DRAGON MAN DR COLORADO SPRINGS CO, 80929	sent letter
09/25/2023	yes	• Owner: CASE INTERNATIONAL CO • Mailing Address: 119 N WAHSATCH AVE COLORADO SPRINGS CO, 80903	sent letter
09/25/2023	yes	• Owner: LEHN W RICHARD • Mailing Address: 1360 N CURTIS RD COLORADO SPRINGS CO, 80930-9318	sent letter
09/25/2023	yes	• Owner: PIERSON LACRETIA LDEMELLO SHARON NHOWELLS BETTY J • Mailing Address: 1160 HOUSEMAN RD COLORADO SPRINGS CO, 80930-9434	sent letter
09/25/2023	yes	• Owner: CESTER DONALD RCESTER ALANA L • Mailing Address: 1150 HOUSEMAN RD COLORADO SPRINGS CO, 80930-9434	sent letter
09/25/2023	yes	• Owner: ONEIL KELLI • Mailing Address: 2365 TERRI LEE DR PEYTON CO, 80831-7586	sent letter

(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.

 date 09/25/2023 _____ date _____
 (Signature of Petitioner or Owner) (Signature of Petitioner or Owner)

Ref: Land use – Andrii Varko
APN: 4410000052
1185 N. Curtis Road

25 September 2023

Dear Neighbor,

This letter is being sent to you because Andrii Varko is proposing a special land use project in El Paso County at the referenced location in the next paragraph. This information is being provided to you in conjunction with submittal with the County. Please direct any questions on the proposal to the referenced contact(s) 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 and Community Development 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 at the public hearing for this proposal.

Site address, property size, and zoning:

1185 N. Curtis Road
Colorado Springs, CO 80930
5 acres, currently zoned RR-5

Milosh, LLC is representing Andrii Varko for a land use request to allow RR-5 Residential parcel for a special use classification to allow for commercial outdoor boat, trailer, and RV storage together with cargo containers for enclosed storage (see the attached Exhibit to show the vicinity, existing and proposed facilities, structures, roads, etc.).

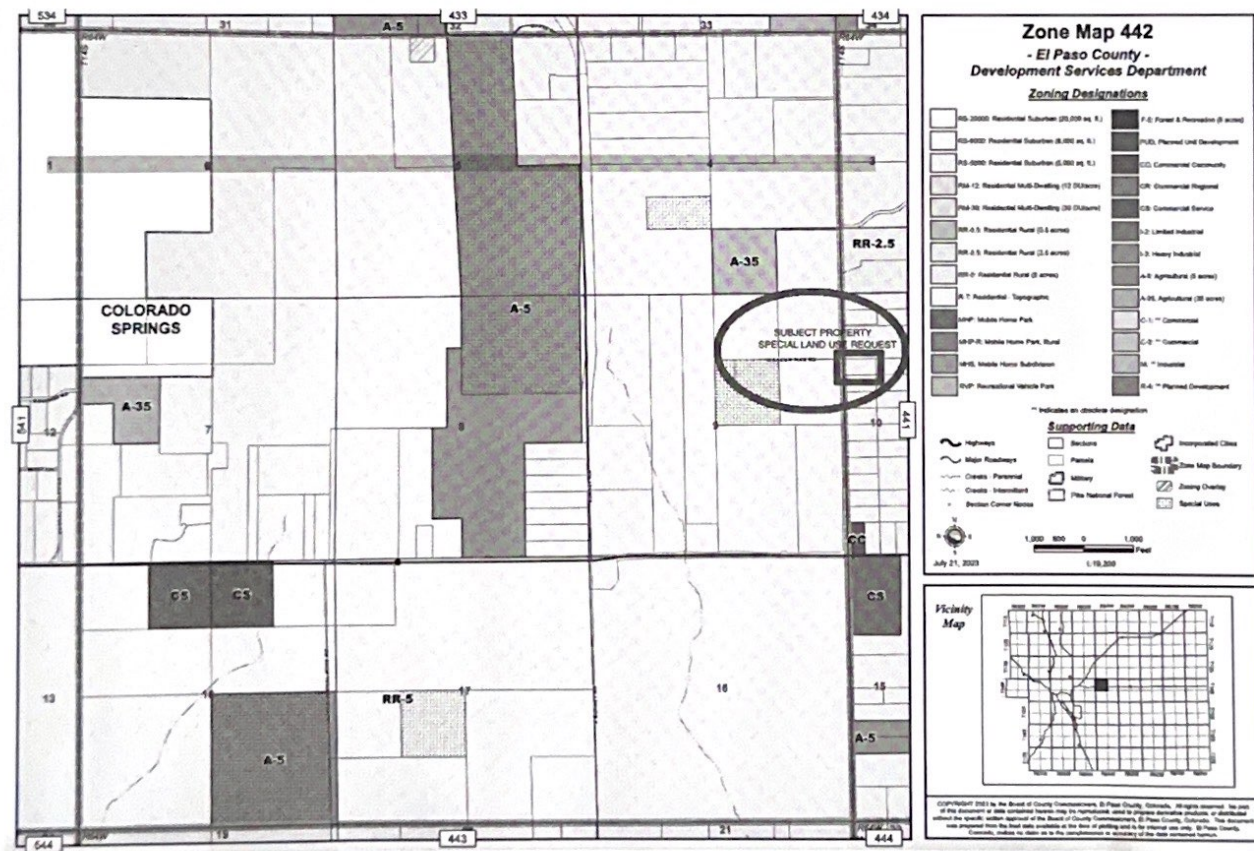
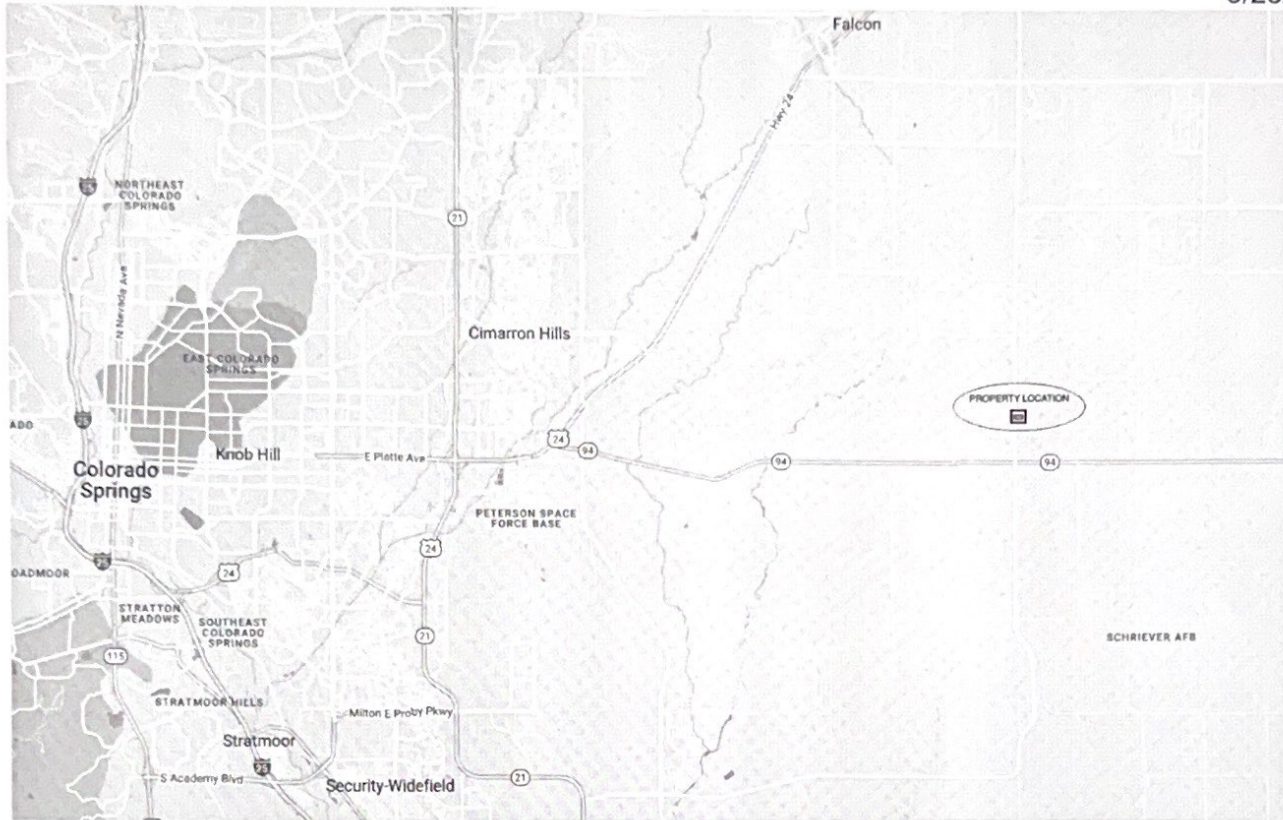
The site is approximately 0.7 miles up north from HWY 94 and Curtis Road intersection and on the east side of Curtis Road. The parcel contains a one-story single-family dwelling and a canopy located on the north side of the parcel. Surrounding zones are RR-5, some with special RR-5 uses. The surrounding special uses include motocross / off-road race tracks, outdoor gun range and military museum to the west and dog kennel to the north. To the east, south and southeast are single family residences.

The property has a well for the expected County Code Landscape requirements and on-grid electric for the minimal electrical requirements. Any additional utility requirements will be coordinated through Mountain View Electric Association and Cherokee Water District. Fire protection is provided by Ellicott Fire Protection District.

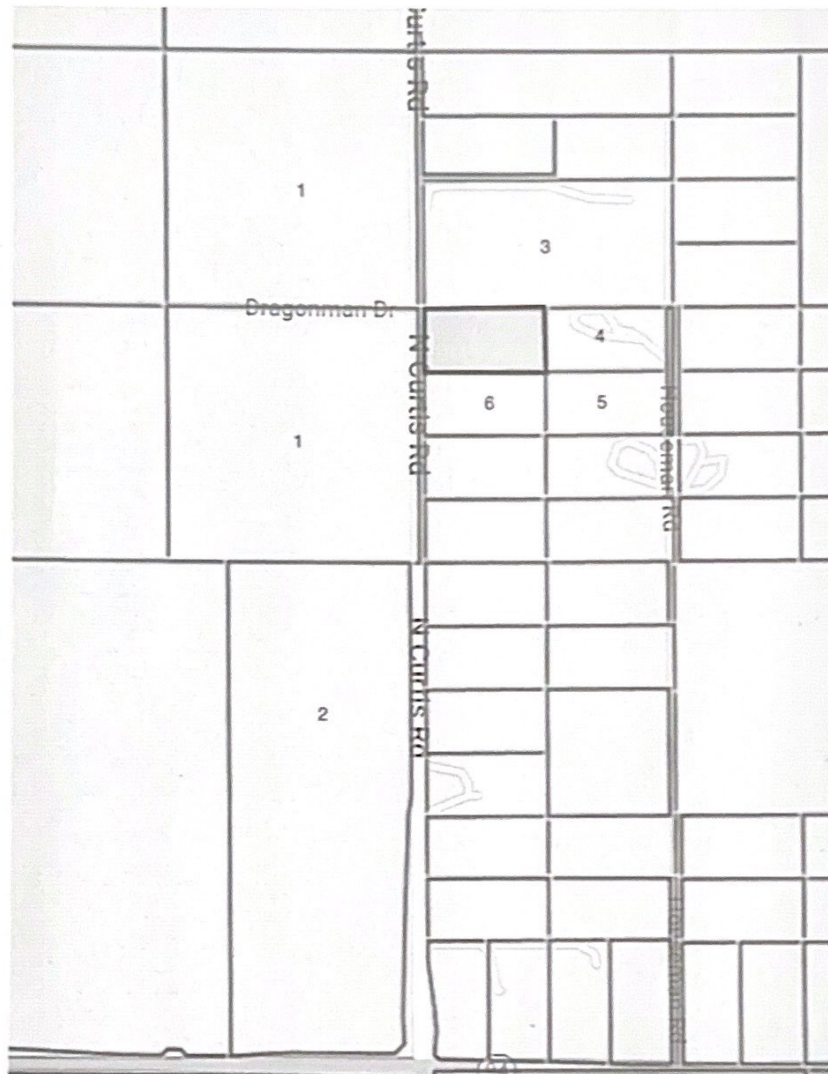
Thank you for your consideration and for questions specific to this project, please contact:

Owner:
Andrii Varko
1185 N Curtis Rd
Colorado Springs, CO 80930
(720) 739-0009
yablokoassets@gmail.com

Consultant:
Milosh, LLC
9235 W Euclid Ave
Littleton, CO 80123
(720) 210-4213
mj@milosheng.com



There are six (6) different owners of the adjacent parcels:



9589 0710 5270 0942 1926 86

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Peñon, CO 80831

OFFICIAL USE

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Postmark Here
SEP 26 2023
09/26/2023

Sent To: **ONEIL KELLI**
Street and Apt. No., or PO Box No.: **2365 Terri Lee Dr**
City, State, ZIP+4®: **Peñon CO 80831-7586**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Postmark Here
SEP 26 2023
09/26/2023

Sent To: **Case International Co**
Street and Apt. No., or PO Box No.: **119 N. Wainwatcher Ave**
City, State, ZIP+4®: **Colorado Springs CO 80903**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Postmark Here
SEP 26 2023
09/26/2023

Sent To: **Dragon Arms INC**
Street and Apt. No., or PO Box No.: **1250 Dragon man dr**
City, State, ZIP+4®: **Colorado Springs CO 80929**

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Colorado Springs, CO 80930

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Postmark Here
SEP 26 2023
09/26/2023

Sent To: **LEMY W Richard**
Street and Apt. No., or PO Box No.: **1360 N Curtis Rd**
City, State, ZIP+4®: **80930 - 9318 Colorado Springs CO**

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Postmark Here
SEP 26 2023
09/26/2023

Sent To: **Cester Donald & Cester Alana**
Street and Apt. No., or PO Box No.: **1150 Houseman Rd**
City, State, ZIP+4®: **Colorado Springs CO 80930-9434**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Colorado Springs, CO 80930

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Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$5.01

Postmark Here
SEP 26 2023
09/26/2023

Sent To: **Pierson Lucratic/Denello Shannon/Howells Dely**
Street and Apt. No., or PO Box No.: **1160 Houseman Rd**
City, State, ZIP+4®: **Colorado Springs CO 80930-9439**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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HOLLYWOOD, FL 33022-9998
(800)275-8777

09/26/2023 05:39 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.66
Colorado Springs, CO 80929			
Weight: 0 lb 1.00 oz			
Estimated Delivery Date			
Mon 10/02/2023			
Certified Mail®			\$4.35
Tracking #:			
9589 0710 5270 0942 1927 09			
Total			\$5.01
First-Class Mail® Letter	1		\$0.66
Colorado Springs, CO 80903			
Weight: 0 lb 1.00 oz			
Estimated Delivery Date			
Mon 10/02/2023			
Certified Mail®			\$4.35
Tracking #:			
9589 0710 5270 0942 1926 93			
Total			\$5.01
First-Class Mail® Letter	1		\$0.66
Payton, CO 80831			
Weight: 0 lb 1.00 oz			
Estimated Delivery Date			
Mon 10/02/2023			
Certified Mail®			\$4.35
Tracking #:			
9589 0710 5270 0942 1926 86			
Total			\$5.01
First-Class Mail® Letter	1		\$0.66
Colorado Springs, CO 80930			
Weight: 0 lb 1.00 oz			
Estimated Delivery Date			
Mon 10/02/2023			
Certified Mail®			\$4.35
Tracking #:			
9589 0710 5270 0942 1927 30			
Total			\$5.01
First-Class Mail® Letter	1		\$0.66
Colorado Springs, CO 80930			
Weight: 0 lb 1.00 oz			
Estimated Delivery Date			
Mon 10/02/2023			
Certified Mail®			\$4.35
Tracking #:			
9589 0710 5270 0942 1927 23			
Total			\$5.01
First-Class Mail® Letter	1		\$0.66
Colorado Springs, CO 80930			
Weight: 0 lb 1.00 oz			
Estimated Delivery Date			
Mon 10/02/2023			
Certified Mail®			\$4.35
Tracking #:			
9589 0710 5270 0942 1927 16			
Total			\$5.01
Grand Total:			\$30.06
Credit Card Remit			\$30.06
Card Name: AMEX			
Account #: XXXXXXXXXX4762			
Approval #: 804518			
Transaction #: 532			
AID: A00000025010901 Contactless			
AL: AMERICAN EXPRESS			
PIN: Verified			

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