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Pepton, CO 80831

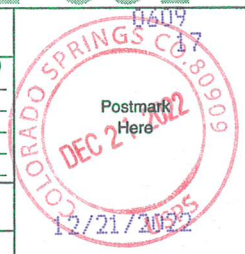
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Certified Mail Fee	\$4.00	
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
<b>Total Postage and Fees</b>	<b>\$7.85</b>	

Sent To

Street and Apt. No., or PO# WENDELL TIMOTHY SMITH  
11405 FALCON HWY,  
City, State, ZIP+4® PEYTON CO, 80831-8117

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



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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
<b>Total Postage and Fees</b>	<b>\$7.85</b>	

Sent To

Street and Apt. No., c DEMARK LLC  
11145 E US HIGHWAY 24  
City, State, ZIP+4® PEYTON CO, 80831-8126

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



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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
<b>Total Postage and Fees</b>	<b>\$7.85</b>	

Sent To

Street and, JAMES C. AND DELIA L. OZBURN  
11150 E US HIGHWAY 24  
City, State, ZIP+4® PEYTON CO, 80831-8106

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



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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
<b>Total Postage and Fees</b>	<b>\$7.85</b>	

Sent To

Street and Apt. JAMES C. AND DELIA L. OZBURN  
11150 E US HIGHWAY 24  
City, State, ZIP+4® PEYTON CO, 80831-8106

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



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Colorado Springs, CO 80920

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
<b>Total Postage and Fees</b>	<b>\$7.85</b>	

Sent To

Street and Apt. BRIAN M MOODY  
8605 EXPLORER DR, SUITE 250,  
City, State, ZIP+4® COLORADO SPRINGS CO, 80920-1013

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



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Colorado Springs, CO 80903

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Certified Mail Fee	\$4.00	
Extra Services & Fees (check box, add fee as appropriate)	\$3.25	
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.60	
<b>Total Postage and Fees</b>	<b>\$7.85</b>	

Sent To

Street and Apt. BLH No. 2, LLC  
111 S TEJON ST, STE 222,  
City, State, ZIP+4® COLORADO SPRINGS CO, 80903-2246

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





December 19, 2022

**NOTICE TO PROPERTY OWNERS**

Dear Property Owner:

M.V.E., Inc., on behalf of Steve Kang and Annie Kwon, is requesting an application for a rezone with El Paso County on the 14.35± acre lot located on the south side of Falcon Highway adjacent to the Falcon Highway and U.S. Highway No. 24 intersection. This letter is being sent to you as an adjacent property owner according to the records of El Paso County, Colorado.

The address of the site is 11401 E. Highway 24, Peyton, CO 80831 and the site has Assessor Schedule Number 5313001013. A Vicinity Map is included for reference. The project is a rezone of the existing platted 14.35± acre Lot 1, Abiding Word Lutheran Church Subdivision from Rural Residential (RR-5) to Commercial Service (CS). The proposed use of the site is for the operation of a mini-warehouse/self-storage facility. The subject property is currently vacant land with no significant improvements. Access to the lot will provided by a primary driveway on Falcon Highway.

This information is being provided to you as part of the land use application submittal process with the County. Please direct any questions on the proposal to the referenced contact below.

Prior to any public hearing on this proposal a notification of the time and place of public hearing will be sent to the adjacent property owners by the El Paso County Development Services 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

Any questions regarding this project should be directed to:

Dave Gorman, M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
(719) 635-5736, daveg@mvecivil.com

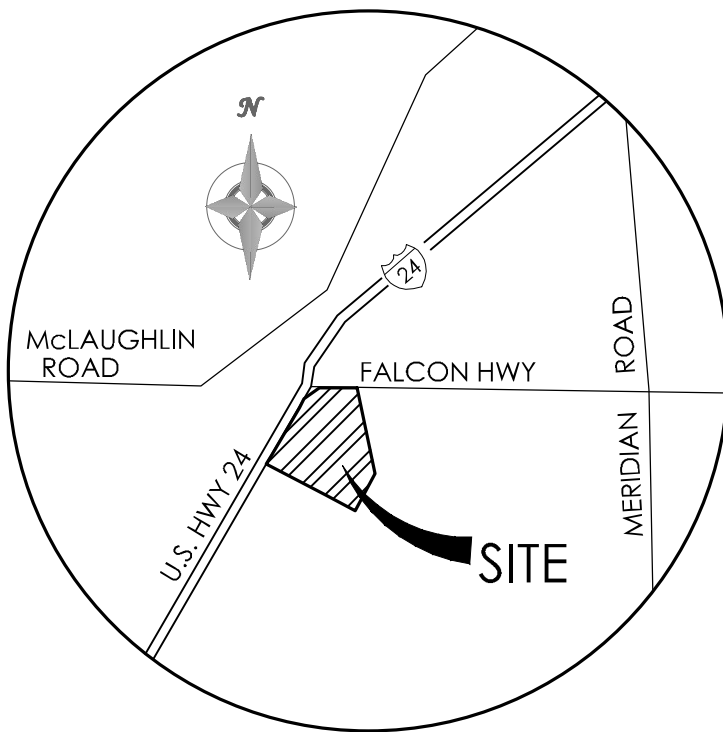
Very truly yours,

M.V.E., Inc.

David R. Gorman, P.E.  
DRG:cwg

Attachment: Vicinity Map, Site Exhibit  
Z:\61189\Documents\Adjacent Property Owners\61189-AdjacentNotice-FalconHwyMiniStorage.odt

***Engineers • Surveyors***  
***1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736***  
***Fax 719-635-5450 • e-mail mve@mvecivil.com***

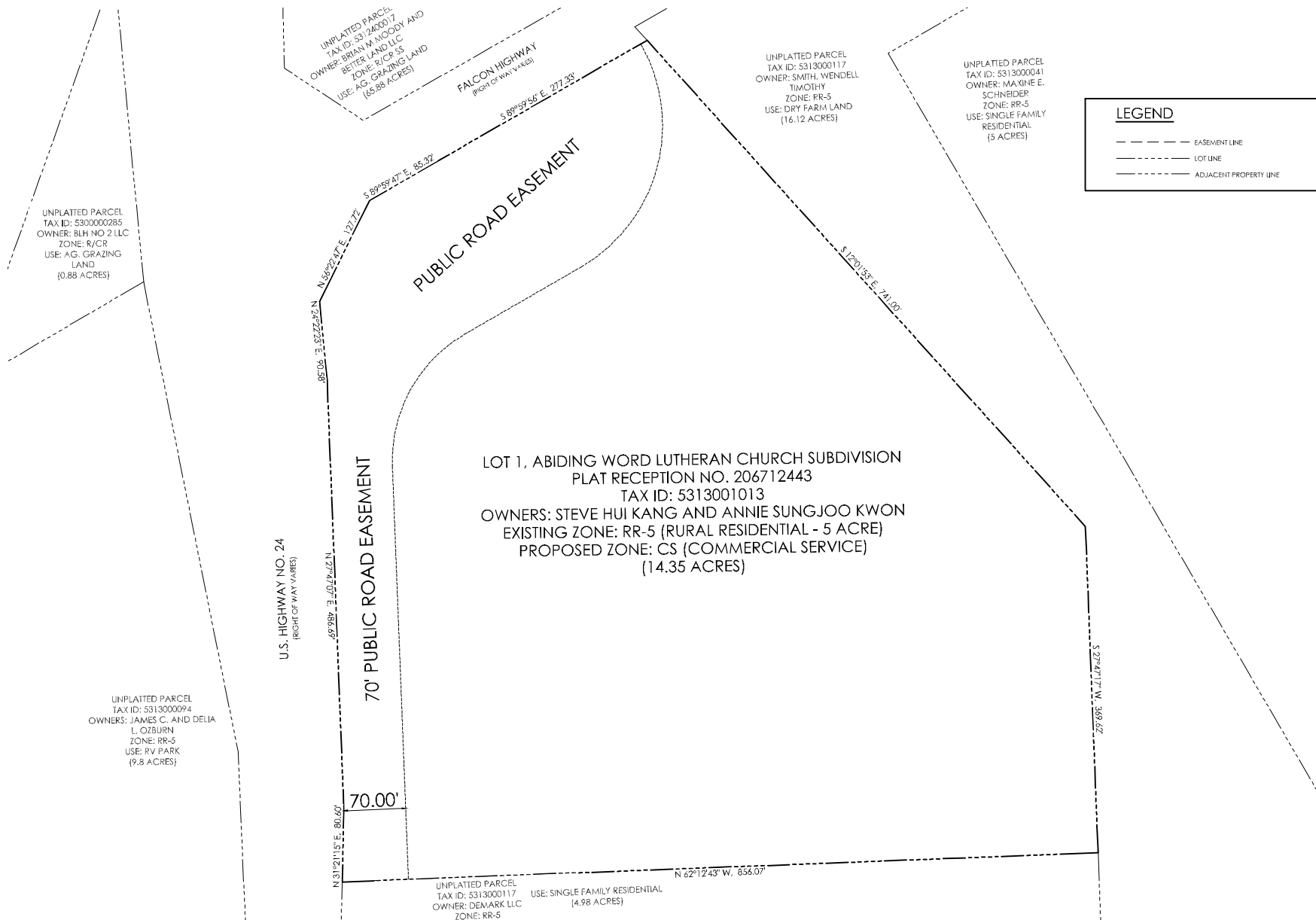


VICINITY MAP

NOT TO SCALE

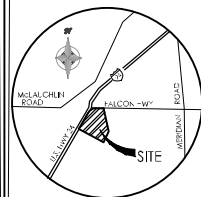
# FALCON HIGHWAY MINI STORAGE

## 11401 E. HIGHWAY 24



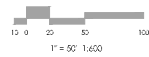
**LEGEND**

- EASEMENT LINE
- - - LOT LINE
- ADJACENT PROPERTY LINE



VICINITY MAP  
NOT TO SCALE

BENCHMARK:



REVISIONS

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILT BY \_\_\_\_\_

FALCON HIGHWAY  
MINI STORAGE

Property Owner  
Notification  
SITE EXHIBIT

MVE PROJECT: 61189  
MVE DRAWING: -ADJ-EXH