



July 21, 2021

Notice of Land Use Application by owner(s): 5250 Pikes Peak Highway, LLC

To Whom it May Concern:

This letter is being sent to you because **5250 Pikes Peak Highway, LLC**, is proposing a land use project in El Paso County located at 5250 Pikes Peak Highway (Parcel ID No.: 8322101001) to rezone the 5.11 AC property from R-T (Residential Topographic) to CC (Commercial Community) for use as a private hospital facility.

This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department.

Please direct any questions on the proposal to the referenced contact(s) as listed below. Prior to any approval actions on this proposal a notification of the time and place of a 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 please contact:

Planning Consultant:
Kimley-Horn and Associates (Attn: Raimere Fitzpatrick)
2 N. Nevada Avenue, Suite 300
Colorado Springs, CO 80903
raimere.fitzpatrick@kimley-horn.com
Ph: 719-284-7299

Owner(s):
Sandstone Care COS LLC (Attn: Edwin Alvarado)
7555 East Hampden Ave, Suite 103
Denver CO 80231
edwin.alvarado@sandstonecare.com
Ph: 719-963-1923

El Paso County Planning Department (Attn: Ryan Howser)
2880 International Circle
Colorado Springs, CO 80910
ryanhowsers@elpasoco.com
Ph:719-520-6049

Sincerely,

Raimere Fitzpatrick
Kimley-Horn and Associates

7016 3560 0000 7664 8814

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Castle Rock, CO 80104

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<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	\$0.55	07/22/2021
Total Postage and Fees	\$4.15	
Sent To <i>Arco Properties</i>		
Street and Apt. No., or PO Box No. <i>200 S. Wilcox ST #501</i>		
City, State, ZIP+4® <i>Castle Rock CO 80104</i>		

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

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Cascade, CO 80809

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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	\$0.55	07/22/2021
Total Postage and Fees	\$4.15	
Sent To <i>LARRY BURESH</i>		
Street and Apt. No., or PO Box No. <i>PO Box 211</i>		
City, State, ZIP+4® <i>Cascade, CO 80809-0211</i>		

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Colorado Springs, CO 80919

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	07/22/2021
Total Postage and Fees	\$4.15	
Sent To <i>WILLIAM & AMBER RILEY</i>		
Street and Apt. No., or PO Box No. <i>5034 WISTERIA DR</i>		
City, State, ZIP+4® <i>COLORADO SPRINGS, CO 80919</i>		

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Dana Point, CA 92629

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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	\$0.55	07/22/2021
Total Postage and Fees	\$4.15	
Sent To <i>IRISH CLOVER LLC</i>		
Street and Apt. No., or PO Box No. <i>25072 DANA CORAL</i>		
City, State, ZIP+4® <i>DANA POINT, CA 92629</i>		

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