



May 11, 2018

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Bradley Investment Group LLC (Owner) and J. Elliot Construction (Builder), are proposing a land use project on the property currently addressed as 4735 Bradley Road in El Paso County, Colorado. The project site is 5.24± acres in area and is located North of Gladiator Drive just East of Lincoln Commons Townhomes as shown on the attached Vicinity Map. The subject property is currently zoned CC (Community Commercial) and is being proposed to change to RM-30 (Residential Multi-Dwelling) for multi-dwelling family residential use. This information is being provided to you prior to the Zone Change submittal with the County. The property is currently undergoing a re-plat to reconfigure the Lots to allow for a more efficient use of the Lots and current access to the property.

The proposal is for approval of the Zone Change to allow for the future development of a 78 Townhome unit project. This will consist of 19 – 4 unit buildings and 1 – 2 unit buildings where each unit will become a fee simple ownership lot. All of the other areas surrounding the Units will be classified as open space and managed by the Bradley Crossroads Homeowners Association. Proposed utilities required for the development include water, sanitary sewer, storm sewer (drainage), gas and electric, all of which currently exist adjacent to the site.

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 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 or in person at the public hearing for this proposal.

M.V.E., Inc. along with J. Elliot Construction will be hosting a Neighborhood Meeting to present the development and answer questions prior to the submittal to the County. This meeting will be May 23rd at 6pm in Security Fire Station No. 1 Board Room, 400 Security Blvd, Security, CO 80911.

Any questions regarding this project should be directed to:

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

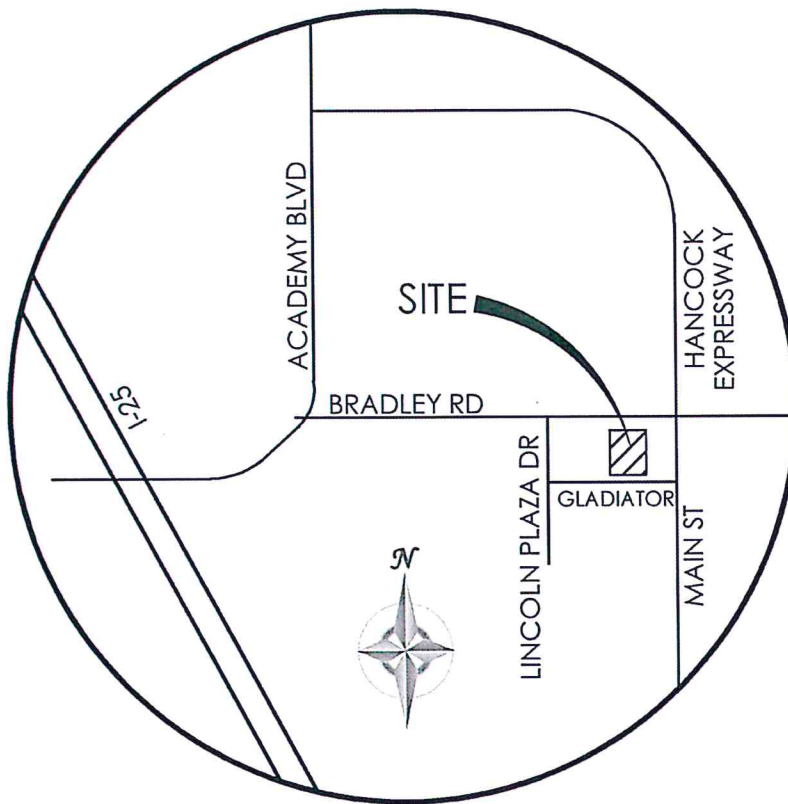
Very truly yours,

M.V.E., Inc.
Thomas Wendland

Attachment: Vicinity Map

Z:\61093\Documents\Correspondance\61093-Zone Change Notice to Property Owners.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
N.T.S.

Adjacent Property Owners List w/ Mailing Addresses (61093) Bradley Crossroads:

EAST NEIGHBORS:

Schedule No.: 6502407012
Keep-M-Clean LLC
150 Wuthering Heights Drive
Colorado Springs, CO 80921

Schedule No.: 6502407011
1810 Main LLC
PO Box 60253
Colorado Springs, CO 80960

Schedule No.: 6501305030
Block 260 LTD
3 Widefield Blvd
Colorado Springs, CO 80911

Schedule No.: 6501318001
Pikes Peak Christian Church
4955 Bradley Road
Colorado Springs, CO 80911

Schedule No.: 6502000028
1919 Main Street LLC
12005 Calle Corvo
Colorado Springs, CO 80926

SOUTH NEIGHBORS:

Schedule No.: 6502000120
Widefield School District No. 3
1820 Main Street
Colorado Springs, CO 80911

Schedule No.: 6502401049
Hall, Gabriel L.
4902 Witches Hollow Ln.
Colorado Springs, CO 80911

Schedule No.: 6502401050
Wells, Wendy S.
4910 Witches Hollow Ln.
Colorado Springs, CO 80911

Schedule No.: 6502401051
Story, Joshua

4918 Witches Hollow Ln.
Colorado Springs, CO 80911

Schedule No.: 6502401052
Velazquez, Giovanni
4926 Witches Hollow Ln.
Colorado Springs, CO 80911

Schedule No.: 6502401053
Jackson, Lynette R.
4934 Witches Hollow Ln.
Colorado Springs, CO 80911

WEST NEIGHBORS:

Schedule No.: 6502407100
Lincoln Commons LLC
3830 Tahoe Forest Ln.
Colorado Springs, CO 80925

NORTH NEIGHBORS:

Schedule No.: 6502408003
Bradley Condominiums LLLP
PO Box 9
Yampa, CO 80483

Schedule No.: 6502002015
RLH Properties LLC
9768 Cairngorm Way
Colorado Springs, CO 80908

61093

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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 MAY 11 2018

Sent To: **Keep-M-Clean LLC**
 150 Wuthering Heights Drive
 Colorado Springs, CO 80921

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

2965 6725 0000 5219 5362

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Sent To: **Pikes Peak Christian Church**
 4955 Bradley Road
 Colorado Springs, CO 80911

PS Form 3800, August 2006 See Reverse for Instruction

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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
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Sent To: **1810 Main LLC**
 PO Box 60253
 Colorado Springs, CO 80960

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Restricted Delivery Fee (Endorsement Required)	\$0.00
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Sent To: **1919 Main Street LLC**
 12005 Calle Corvo
 Colorado Springs, CO 80926

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Sent To: **Block 260 LTD**
 3 Widefield Blvd
 Colorado Springs, CO 80911

PS Form 3800, August 2006 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Total Postage and Fees	\$6.70

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Sent To: **Widefield School District No. 3**
 1820 Main Street
 Colorado Springs, CO 80911

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Hall, Gabriel L.
 4902 Witches Hollow Ln.
 Colorado Springs, CO 80911

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 Colorado Springs, CO 80911

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$6.70

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Story, Joshua
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 Colorado Springs, CO 80911

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70

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Velazquez, Giovanni
 4926 Witches Hollow Ln.
 Colorado Springs, CO 80911

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Certified Fee	\$2.75
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.70

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Lincoln Commons LLC
 3830 Tahoe Forest Ln.
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.20

Total Postage & Fees \$6.70

Bradley Condominiums LLLP
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 Yampa, CO 80483

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 COLORADO SPRINGS, CO 80908

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Certified Fee	\$2.75
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$10.20

Total Postage & Fees \$6.70

RLH Properties LLC
 9768 Cairngorm Way
 Colorado Springs, CO 80908

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