

April 5, 2017

Dear Adjacent Property Owner:

This letter is being sent to you because Lee Seigel is proposing a land use project in El Paso at the referenced location below. This information is being provided you prior to a 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 owner 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.

**Request/Justification:**

Lee Seigel, owner of Seigel Boys Racing, is purchasing the 35 acres of land the Seigel Boys Racing track is on and the current owner of the land, Kerry Burt, wishes to retain five (5) acres of the 40 acres he owns. For this land sale to be permitted in El Paso County, Colorado, the 40 acres must be subdivided into 2 parcels and the five (5) acre parcel must be rezoned as an Agricultural-5 parcel as required by the El Paso County Planning Department.

For questions specific to the project, please contact:

Lee Seigel  
12755 Thiebaud Lane  
Colorado Springs, Colorado 80908  
719-492-2635  
SBRMSP@gmail.com

Shawn Hoch or Roger Miller  
Challenger Homes  
8605 Explore Drive Ste 250  
Colorado Springs, CO 80920  
719-598-5192  
[shoch@mychallengerhomes.com](mailto:shoch@mychallengerhomes.com)

<b>Location:</b>	21430 Spencer Rd Calhan, CO 80808-9113
<b>Size:</b>	40 acres
<b>Zoning:</b>	A-35
<b>Proposed Zoning:</b>	A-35, A-5
<b>Existing/Proposed Facilities, Structures, Roads, etc.</b>	Existing 35-acres: Kart Track, storage shed Existing 5-acres: Residential building, storage garage, well/ septic Proposed: None
<b>Vicinity Map</b>	Attached

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Sent To Beverly Blattspieler  
 Street and Apt. No., or PO Box No. 3010 Marilyn Rd  
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PS Form 3800, April 2015 PSN 7530-02-000-9037 See Reverse for Instructions



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Sent To Peter and Linda Bross  
 Street and Apt. No., or PO Box No. 3211 E. Fairbairn Blvd Apt 305  
 City, State, Zip+4 Colorado Springs, CO 80910-2270

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Sent To Marla & Rick Mangik  
 Street and Apt. No., or PO Box No. 10411 N. Log Rd  
 City, State, Zip+4 Calhan, CO 80804

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