

December 19, 2017

Gregory & Company, LLC
12481 N. Lost Canyon Trl
Parker, CO 80138-8214

RE: Notice to Adjacent Property Owners

This letter is being sent to you because 2862 S. Circle Drive, LLC is proposing a land use project in El Paso County at 2862 S. Circle Drive (see additional information below and attached map). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contact person referenced 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 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.

Contact: For questions specific to this project, please contact:

2862 S. Circle Drive, LLC
Attn: Dixie Snyder
C/O Griffis Blessing, Inc.
102 N. Cascade Ave., 550
Colorado Springs, CO 80905
(719) 520-1234

Site: 2862 S. Circle Drive, Colorado Springs, CO 80905, a 3.25 acre improved parcel, currently zoned Commercial Obsolete and located about 2.5 miles southeast of downtown Colorado Springs in an area of commercial and residential usage, northeast of the intersection of Interstate 25 and Circle Drive.

Existing Building: The existing building on the site is a four-story vacant building totaling 65,856 sq. ft., built in 1970, and previously used by the Department of Corrections. The proposed use will utilize the existing building, parking lot and roads on the site.

Request and justification: The proposed application is for an administrative special use permit to remodel and utilize the existing vacant building for a "hospital" use. Up to three (3) floors of the building will be dedicated to outpatient clinics. Peak Gastroenterology Associates will occupy one floor to provide a new location for the citizens of the southern part of Colorado Springs to access a gastroenterology clinic. The remaining floors will house research patients with the ability to stay overnight for observations, and an acute skilled nursing facility where patients are afforded 24-hour care for 30 to 60 days. Traffic is estimated to be between 8-12 vehicles per hour for clinic patients. Those patients staying on a longer-term basis will not generate daily traffic because they will remain on site for the duration of their recovery.

Approval of the administrative special use will create new jobs, improve access for patients in need of gastroenterology care, primary care, and other potential medical services.

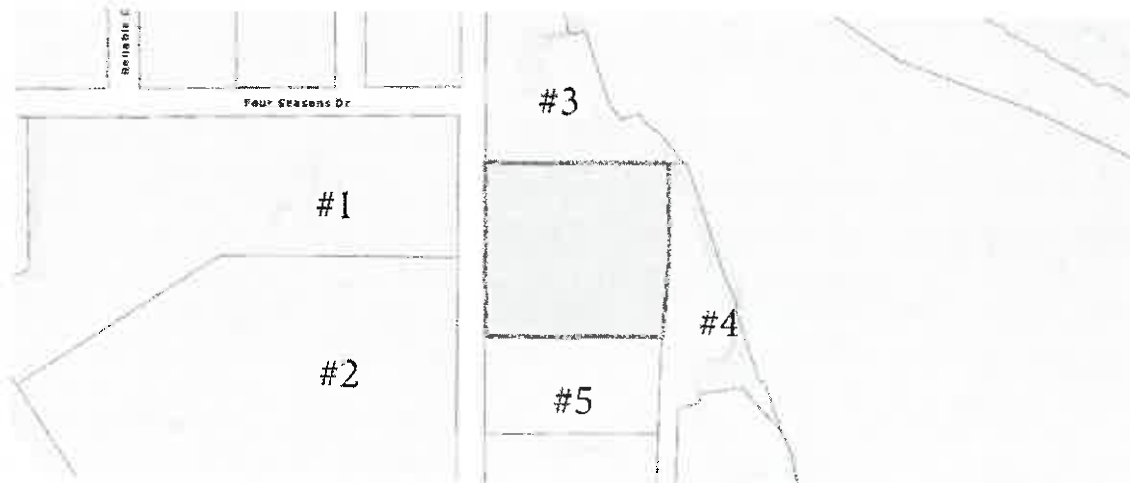
In addition, renovation of the existing vacant building, landscape, and parking lot will increase property values.

Vicinity Map and Adjacent Landowners from Assessor's Records:

El Paso County Assessor's Office

2862 CIRCLE DRIVE
SCHEDULE: 6428300046
OWNER: BUFFALO PROPERTY HOLDINGS LLC

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- 1&2: 513 Hotels Ltd.
PO BOX 2969
ODESSA TX 79760-2969
- 3: Circle Drive South 2860 LLC
6090 S NOME ST
ENGLEWOOD CO 80111
- 4: Gregory & Company LLC
12481 N LOST CANYON TRL
PARKER CO 80138-8214
- 5: Toma Alliance Group LLC
2204 E MAIN ST
CORTEZ CO 81321-4222

Thank you for your time in advance,

2862 S. Circle Drive, LLC
Dixie Snyder, as Agent

NEOPOST

12/19/2017

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ZIP 80903
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1. Article Addressed to:
 Gregory & Company, LLC
 12481 N. Lost Canyon TRL
 Parker, CO 80138-8214



9590 9403 0667 5183 0461 17

2. Article Number (Transfer from service label)

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 Parker, CO 80138-8214

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DEC 19 2017

PS Form 3800, April 2015 PSN 7530-02-000-8047

See Reverse for Instructions

December 19, 2017

513 Hotels Ltd.
P.O. Box 2969
Odessa, TX 79760-2969

RE: Notice to Adjacent Property Owners

This letter is being sent to you because 2862 S. Circle Drive, LLC is proposing a land use project in El Paso County at 2862 S. Circle Drive (see additional information below and attached map). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contact person referenced 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 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.

Contact: For questions specific to this project, please contact:

2862 S. Circle Drive, LLC
Attn: Dixie Snyder
C/O Griffis Blessing, Inc.
102 N. Cascade Ave., 550
Colorado Springs, CO 80905
(719) 520-1234

Site: 2862 S. Circle Drive, Colorado Springs, CO 80905, a 3.25 acre improved parcel, currently zoned Commercial Obsolete and located about 2.5 miles southeast of downtown Colorado Springs in an area of commercial and residential usage, northeast of the intersection of Interstate 25 and Circle Drive.

Existing Building: The existing building on the site is a four-story vacant building totaling 65,856 sq. ft., built in 1970, and previously used by the Department of Corrections. The proposed use will utilize the existing building, parking lot and roads on the site.

Request and justification: The proposed application is for an administrative special use permit to remodel and utilize the existing vacant building for a "hospital" use. Up to three (3) floors of the building will be dedicated to outpatient clinics. Peak Gastroenterology Associates will occupy one floor to provide a new location for the citizens of the southern part of Colorado Springs to access a gastroenterology clinic. The remaining floors will house research patients with the ability to stay overnight for observations, and an acute skilled nursing facility where patients are afforded 24-hour care for 30 to 60 days. Traffic is estimated to be between 8-12 vehicles per hour for clinic patients. Those patients staying on a longer-term basis will not generate daily traffic because they will remain on site for the duration of their recovery.

Approval of the administrative special use will create new jobs, improve access for patients in need of gastroenterology care, primary care, and other potential medical services.

In addition, renovation of the existing vacant building, landscape, and parking lot will increase property values.

Vicinity Map and Adjacent Landowners from Assessor's Records:

El Paso County Assessor's Office

2862 CIRCLE DRIVE
SCHEDULE: 6428300046
OWNER: BUFAJO PROPERTY HOLDINGS LLC

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- 1&2: 513 Hotels Ltd.
PO BOX 2969
ODESSA TX 79760-2969
- 3: Circle Drive South 2860 LLC
6090 S NOME ST
ENGLEWOOD CO 80111
- 4: Gregory & Company LLC
12481 N LOST CANYON TRL
PARKER CO 80138-8214
- 5: Toma Alliance Group LLC
2204 E MAIN ST
CORTEZ CO 81321-4222

Thank you for your time in advance,


2862 S. Circle Drive, LLC
Dixie Snyder, as Agent


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12/19/2017

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 9590 9403 0667 5183 0461 31	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (<i>Transfer from service label</i>) 7015 0640 0007 6702 6971	3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail Restricted Delivery	
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Postage \$ _____ Total \$ 513 Hotels, Ltd. Sent P.O. Box 2969 Street Odessa, TX 79760-2969 City _____	<div style="border: 1px solid black; height: 60px; width: 100%;"></div>
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December 19, 2017

Circle Drive South 2860, LLC
6090 S Nome St.
Englewood, CO 80111

RE: Notice to Adjacent Property Owners

This letter is being sent to you because 2862 S. Circle Drive, LLC is proposing a land use project in El Paso County at 2862 S. Circle Drive (see additional information below and attached map). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contact person referenced 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 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.

Contact: For questions specific to this project, please contact:

2862 S. Circle Drive, LLC
Attn: Dixie Snyder
C/O Griffis Blessing, Inc.
102 N. Cascade Ave., 550
Colorado Springs, CO 80905
(719) 520-1234

Site: 2862 S. Circle Drive, Colorado Springs, CO 80905, a 3.25 acre improved parcel, currently zoned Commercial Obsolete and located about 2.5 miles southeast of downtown Colorado Springs in an area of commercial and residential usage, northeast of the intersection of Interstate 25 and Circle Drive.

Existing Building: The existing building on the site is a four-story vacant building totaling 65,856 sq. ft., built in 1970, and previously used by the Department of Corrections. The proposed use will utilize the existing building, parking lot and roads on the site.

Request and justification: The proposed application is for an administrative special use permit to remodel and utilize the existing vacant building for a "hospital" use. Up to three (3) floors of the building will be dedicated to outpatient clinics. Peak Gastroenterology Associates will occupy one floor to provide a new location for the citizens of the southern part of Colorado Springs to access a gastroenterology clinic. The remaining floors will house research patients with the ability to stay overnight for observations, and an acute skilled nursing facility where patients are afforded 24-hour care for 30 to 60 days. Traffic is estimated to be between 8-12 vehicles per hour for clinic patients. Those patients staying on a longer-term basis will not generate daily traffic because they will remain on site for the duration of their recovery.

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In addition, renovation of the existing vacant building, landscape, and parking lot will increase property values.

Vicinity Map and Adjacent Landowners from Assessor's Records:

El Paso County Assessor's Office

2862 CIRCLE DR S

SCHEDULE# 6428300046


OWNER: DUE PALO PROPERTY HOLDINGS LLC

EL PASO COUNTY, TEXAS, COUNTY CLERK'S OFFICE, 1100 N. GARDEN ST., SUITE 1000, DENVER, CO 80202-1000. ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. THIS INFORMATION IS BEING RELEASED TO THE PUBLIC UNDER THE
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ALL INFORMATION IS SUBJECT TO THE DISCRETION OF THE COUNTY CLERK'S OFFICE.



- 1 & 2: 513 Hotels Ltd.
PO BOX 2969
ODESSA TX 79760-2969
- 3: Circle Drive South 2860 LLC
6090 S NOME ST
ENGLEWOOD CO 80111
- 4: Gregory & Company LLC
12481 N LOST CANYON TRL
PARKER CO 80138-8214
- 5: Toma Alliance Group LLC
2204 E MAIN ST
CORTEZ CO 81321-4222

Thank you for your time in advance,


2862 S. Circle Drive, LLC
Dixie Snyder, as Agent

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12/19/2017

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1. Article Addressed to:

Circle Drive South 2860, LLC
6090 S. Nome St.
Englewood, CO 80111



9590 9403 0667 5183 0461 24

2. Article Number (Transfer from service label)

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- Agent
- Addressee

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Street

Englewood, CO 80111

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

December 19, 2017

Toma Alliance Group, LLC
2204 E. Main St.
Cortez, CO 81324-4222

RE: Notice to Adjacent Property Owners

This letter is being sent to you because 2862 S. Circle Drive, LLC is proposing a land use project in El Paso County at 2862 S. Circle Drive (see additional information below and attached map). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contact person referenced 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 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.

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2862 S. Circle Drive, LLC
Attn: Dixie Snyder
C/O Griffis Blessing, Inc.
102 N. Cascade Ave., 550
Colorado Springs, CO 80905
(719) 520-1234

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Vicinity Map and Adjacent Landowners from Assessor's Records:

El Paso County Assessor's Office

2862 CIRCLE DR S
SCHEDULE: 6128300046
OWNER: BUENALO PROPERTY HOLDINGS LLC

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1&2: 513 Hotels Ltd.
PO BOX 2969
ODESSA TX 79760-2969

3: Circle Drive South 2860 LLC
6090 S NOME ST
ENGLEWOOD CO 80111

4: Gregory & Company LLC
12481 N LOST CANYON TRL
PARKER CO 80138-8214

5: Toma Alliance Group LLC
2204 E MAIN ST
CORTEZ CO 81321-4222

Thank you for your time in advance,


2862 S. Circle Drive LLC
Dixie Snyder, as Agent

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12/19/2017

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Toma Alliance Group, LLC
 2204 E. Main St.
 Cortez, CO 81321-4222



9590 9403 0667 5183 0461 00

2. Article Number (transfer from service label)

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PS Form 3811, April 2015 PSN 7530-02-000-9053

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- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail

B. Received by (Printed Name)

- Agent
- Addressee

C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

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- Registered Mail™
- Registered Mail Restricted Delivery
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- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Post	\$
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Street an	
City, State	

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