

SENDER: COMPLETE THIS SECTION

- 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:

PAUL & SHARON SHEPPARD
5570 COPPER DR
COLORADO SPRINGS CO, 80918



9590 9403 0323 5155 5425 85

2. Article Number (Transfer from service label)

7017 0530 0001 1634 9517

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Paul Sheppard*

- Agent
- Addressee

B. Received by (Printed Name)

Paul Sheppard

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com

COLORADO SPRINGS, CO 80918

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fees as appropriate)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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
Total Postage and Fees \$6.85

Sent To: PAUL & SHARON SHEPPARD
Street: 5570 COPPER DR
City: COLORADO SPRINGS CO, 80918

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

7017 0530 0001 1634 9517



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1. Article Addressed to:

PHILLIP & LESLIE ZABALA
6818 GRAND PRAIRIE
COLORADO SPRINGS CO, 80923



9590 9403 0323 5155 5425 61

2. Article Number (Transfer from service label)

7017 0530 0001 1634 9531

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

Registered Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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COLORADO SPRINGS, CO 80923

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fees as appropriate)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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
Total Postage and Fees	\$6.85



Sent To
Street an PHILLIP & LESLIE ZABALA
City, Stat 6818 GRAND PRAIRIE
COLORADO SPRINGS CO, 80923

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

7017 0530 0001 1634 9531

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1. Article Addressed to:

ANN E FEYERHERM
5560 COPPER DR
COLORADO SPRINGS CO, 80918



9590 9403 0323 5155 5425 78

2. Article Number (Transfer from service label)

7017 0530 0001 1634 9524

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee
 X *Ann Feyerherm*

B. Received by (Printed Name) *A. Feyerherm*

C. Date of Delivery *12-24-19*

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



3. Service Type Certified Mail®
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

7017 0530 0001 1634 9524

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COLORADO SPRINGS CO 80918

Certified Mail Fee	\$3.50	
Extra Services & Fees (check box, add fee as appropriate)	\$2.80	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<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	
Total Postage and Fees	\$6.85	

Sent To
 Street a ANN E FEYERHERM
 5560 COPPER DR
 City, St COLORADO SPRINGS CO, 80918

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

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

HOGLIN REVOCABLE TRUST
5435 SILVER DR
COLORADO SPRINGS CO, 80918



9590 9403 0323 5155 5425 30

2. Article Number (Transfer from service label)

7017 0530 0001 1634 9562

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Dennis M. Hogle Agent Addressee

B. Received by (Printed Name)

Dennis M. Hogle 12-20-19

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®

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

Domestic Return Receipt

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COLORADO SPRINGS, CO 80918 20212223

Certified Mail Fee \$3.50

Extra Services & Fees (check box, add fee) \$2.80

- Return Receipt (hardcopy) \$0.00
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$8.85

Sent To

Street: HOGLIN REVOCABLE TRUST
5435 SILVER DR
City: COLORADO SPRINGS CO, 80918

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 0530 0001 1634 9562



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1. Article Addressed to:

AUSTIN HEIGHTS HOMEOWNERS,
ASSOCIATION INC
4325 N NEVADA AVE STE 100
COLORADO SPRINGS CO, 80907



9590 9403 0323 5155 5425 54

2. Article Number (Transfer from service label)

7017 0530 0001 1634 9548

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

12-12

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
00

Domestic Return Receipt

**U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®

COLORADO SPRINGS, CO 80907

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.40
<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

Total Postage and Fees \$6.85

Sent To
AUSTIN HEIGHTS HOMEOWNERS,
ASSOCIATION INC
4325 N NEVADA AVE STE 100
COLORADO SPRINGS CO, 80907

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7017 0530 0001 1634 9548





ISLAND
CONSTRUCTION SERVICES, LLC
6050 STEINSON HILLS BLVD STE 122
COLORADO SPRINGS, CO 80923

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



7017 0530 0001 1634 9579

**RETURN RECEIPTS
REQUESTED**

80915-422548
80923-3362

DENVER
CO 802
10
PM



1000

80915



U.S. POSTAGE PAID
FCM LETTER
COLORADO SPRINGS, CO
80915
DEC 10, 19
AMOUNT

\$6.85

R2303S102438-5

**NO ANSWER
W/L 12/12
B. Owens**

JANICE HACKWORTH
2118 ALLYN WAY
COLORADO SPRINGS CO 80915

NIXIE 808 DE 1 0001/10/20

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

RC: 20923356759 *1726-00557-11-02

7017 0530 0001 1634 9579

**U.S. Postal Service™
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COLORADO SPRINGS, CO 80915 92021222015

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.30
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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
Total Postage and Fees	\$6.85



Sent To: JANICE HACKWORTH
Street: 2118 ALLYN WAY
City, State: COLORADO SPRINGS CO, 80915

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1. Article Addressed to:

STEVEN & JEANETTE WALGREN
 4685 EMERALD DR
 COLORADO SPRINGS CO, 80918



9590 9403 0323 5155 5425 47

2. Article Number (Transfer from service label)

7017 0530 0001 1634 9555

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X *Handwritten Signature*

B. Received by (Printed Name) *S. Walgren*
 C. Date of Delivery *12-13-19*

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery



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

Domestic Return Receipt

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COLORADO SPRINGS, CO 80918

Certified Mail Fee	\$3.50	
Extra Services & Fees (check box, add fee as appropriate)		\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)		\$0.00
<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	
Total Postage and Fees	\$6.85	

Sent To
 Street: STEVEN & JEANETTE WALGREN
 4685 EMERALD DR
 City, St: COLORADO SPRINGS CO, 80918

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

7017 0530 0001 1634 9555





ISLAND

CONSTRUCTION SERVICES, LLC
6050 STETSON HILLS BLVD STE 122
COLORADO SPRINGS, CO 80923
719-722-9000

December 10, 2019

Re: Vacation of interior lot line notification:

Dear Neighbor,

This letter is being sent to you because Emerald Residential LLC is proposing a land use project in El Paso County at 4660/4680 Emerald Drive, Colorado Springs Colorado, at the Southeast corner of Copper Drive and Emerald Drive.

This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to Jesse Sowanick (Builder) at the mailing address above or by phone (direct line) at 719-722-9000.

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.

4660/4680 Emerald Drive lots are zoned RR-.5. The proposed removal of the interior lot line will create a single lot of 1.14 acres. A drawing of the plan is included with this letter.

Thank You,

Jesse Sowanick

719-722-9000 (phone calls only please if necessary, no text messages)

Island Construction Services LLC
6050 Stetson Hills Blvd Ste 122
Colorado Springs, CO 80923
islandcolorado@gmail.com



4660 EMERALD DR

No Photo Available



**6323101031
EMERALD RESIDENTIAL LLC**

Market Value \$100,000

Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): JESSA SANDRICK
6050 STETSON HILLS BLVD STE 122
CO SPRINGS, CO 80923

Telephone #'s: 719.722-9000

Description of Proposal: VACATE LOT LINE

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
12/10/19	Y	PAUL & SHARON SHEPPARD 5570 COPPER DR COLORADO SPRINGS CO, 80918	MAILED NOTICE
12/10/19	Y	ANN E FEYERHERM 5560 COPPER DR COLORADO SPRINGS CO, 80918	
12/10/19	Y	PHILLIP & LESLIE ZABALA 6818 GRAND PRAIRIE COLORADO SPRINGS CO, 80923	
12/10/19	Y	AUSTIN HEIGHTS HOMEOWNERS, ASSOCIATION INC 4325 N NEVADA AVE STE 100 COLORADO SPRINGS CO, 80907	
12/10/19	Y	STEVEN & JEANETTE WALGREN 4685 EMERALD DR COLORADO SPRINGS CO, 80918	
12/10/18	Y	HOGLIN REVOCABLE TRUST 5435 SILVER DR COLORADO SPRINGS CO, 80918	
12/10/19	Y	JANICE HACKWORTH 2118 ALLYN WAY COLORADO SPRINGS CO, 80915	

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

Jessa Sandrick date 12/10/19
 (Signature of Petitioner or Owner)

 (Signature of Petitioner or Owner)