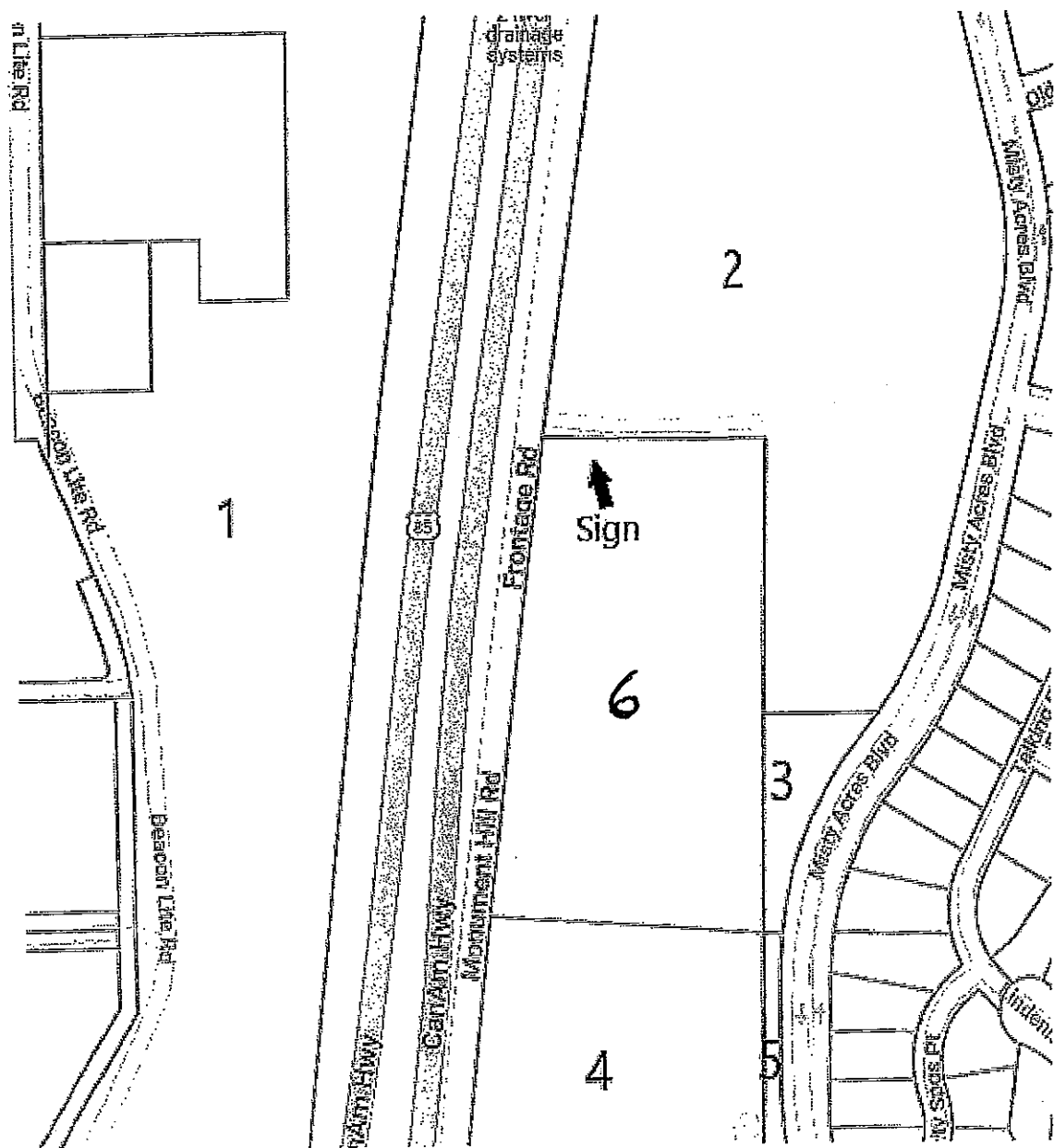


Map #	Owner Name	Property Location	Owner Address	Contact
1	Interstate 25 Properties LTD	Beacon Lite Road	970 CORRAL VALLEY RD, COLORADO SPRINGS CO 80929-9315 R064	Maria Michelle Larsen Bruce Sidebotham Richard Lee Biggs Bruce Sidebotham
2	Monument Ridge East, LLC	Misty Acres Blvd	5055 List Drive, Colorado springs, CO 80919	
3	Araunah Group LLC	Misty Acres Blvd	18245 KNOLLWOOD BLVD, MONUMENT, CO, 80132, US	
4	JT Resorts LLC	19825 Monument Hill Road	19575 Monument Hill Road, Monument, CO, 80132, US	
5	Misty Acres Metro District	19706 Misty Acres Blvd	PO Box 1094, Monument, CO 80132	
6	Araunah Group LLC	19925 Monument Hill Road	18245 KNOLLWOOD BLVD, MONUMENT, CO, 80132, US	



# OUTFRONT/

March 22, 2022

Sent via USPS

Misty Acres Metropolitan District  
P.O. Box 1094  
Monument, CO 80132

Re: Notice to Adjacent Property Owners

Dear Neighbor,

## Introduction

This letter is being sent to you because OUFRONT Media LLC is proposing a land use project in El Paso County ("the County") at the referenced location, as follows:

- 0 Misty Acres Blvd
- East side of Monument Hill Rd (CDOT right-of-way) .5 miles south of E Palmer Divide Ave
- 23.93 Acres
- Zoned PUD

This information is being provided to you prior to our application submittal to the County.

Please direct questions to the following contact:

- Stephen Shinn / Real Estate & Government Affairs Manager
- 4647 Leyden Street, Denver, CO 80216
- 303-316-5809
- [stephen.shinn@outfront.com](mailto:stephen.shinn@outfront.com)

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 El Paso County Planning and Community Development Department. At that time, you will be given the County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing at the public hearing for this proposal.

## Proposal

Our company owns and maintains an existing double-sided "billboard" advertising sign on the above referenced property. We propose to convert the static sign display to a LED digital Electronic Message Display (EMD).

The size (10'6" x 36') and height (30' overall) of the sign structure shall remain exactly the same as it is currently. It was originally permitted and constructed in 1988 in compliance with the County and Colorado Department of Transportation ("CDOT") regulations. It is a legal

conforming land use. The land is vacant with the exception of a dirt road and a utility easement.

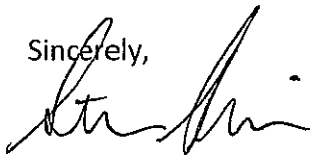
The EMC will be internally illuminated with the light diodes being physically angled downward by a louver system that prevents upward light. In addition, the lighting will be monitored by automatic light sensors that control the brightness depending on ambient light conditions. The advertising messages will change every 8 seconds and will not be animated, show motion, flash or blink. We believe our LED digital signs are "Dark Sky" compliant.

**Administrative Relief / Waiver Request**

With our application, we plan to request a waiver as it would be impractical and unnecessarily expensive to rebuild the entire sign structure to adhere to the 10' side setback requirement. The existing sign structure is 9'8" for the side property line to the north, therefore we will be requesting relief of 4" from the side setback requirement.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Shinn', with a stylized flourish at the end.

Stephen Shinn

Real Estate & Government Affairs Manager

**4647 LEYDEN ST., DENVER, CO 80216 / (303) 333-5400 / FAX: (303) 322-6520  
OUTFRONTMEDIA.COM**

# OUTFRONT/

April 7, 2022

Sent Via Certified Mail

Maria Michelle Larsen  
Monument Ridge East LLC  
5055 List Drive  
Colorado Springs, CO 80919

Re: Notice to Adjacent Property Owners

Dear Neighbor,

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- 0 Misty Acres Blvd
- East side of Monument Hill Rd (CDOT right-of-way) .5 miles south of E Palmer Divide Ave
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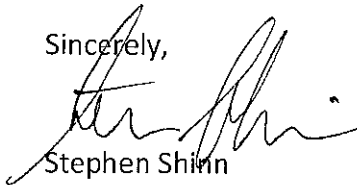
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Thank you for your consideration.

Sincerely,



Stephen Shinn  
Real Estate & Government Affairs Manager

4647 LEYDEN ST., DENVER, CO 80216 / (303) 333-5400 / FAX: (303) 322-6520  
OUTFRONTMEDIA.COM

7007 3020 0002 3773 8377

U.S. Postal Service <sup>TM</sup>	
<b>CERTIFIED MAIL <sup>TM</sup> RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	
TO: <b>MARIA MICHELLE LARSEN</b> Street, Apt. No., or PO Box No. <b>5055 LIST DRIVE</b> City, State, ZIP+4 <b>COLORADO SPRINGS, CO 80919</b>	
PS Form 3800, August 2006 See Reverse for Instructions	

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature X <b>ESTES</b> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) <b>ESTES</b> C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
1. Article Addressed to: <b>MARIA MICHELLE LARSEN</b> <b>MONUMENT RIDGE EAST, LLC</b> <b>5055 LIST DRIVE</b> <b>COLORADO SPRINGS, CO</b> <b>80919</b>		3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
2. Article Number (Transfer from service label) <b>7007 3020 0002 3773 8377</b>		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540			



March 2, 2022

Sent Via Certified Mail

Interstate 25 Properties LTD  
970 Corral Valley Road  
Colorado Springs, CO 80929

Re: Notice to Adjacent Property Owners

Dear Neighbor,

### Introduction

This letter is being sent to you because OUFONT Media LLC is proposing a land use project in El Paso County ("the County") at the referenced location, as follows:

- 0 Misty Acres Blvd
- East side of Monument Hill Rd (CDOT right-of-way) .5 miles south of E Palmer Divide Ave
- 23.93 Acres
- Zoned PUD

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- 4647 Leyden Street, Denver, CO 80216
- 303-316-5809
- [stephen.shinn@outfront.com](mailto:stephen.shinn@outfront.com)

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County and Colorado Department of Transportation ("CDOT") regulations. It is a legal conforming land use. The land is vacant with the exception of a dirt road and a utility easement.

The EMC will be internally illuminated with the light diodes being physically angled downward by a louver system that prevents upward light. In addition, the lighting will be monitored by automatic light sensors that control the brightness depending on ambient light conditions. The advertising messages will change every 8 seconds and will not be animated, show motion, flash or blink. We believe our LED digital signs are "Dark Sky" compliant.

**Administrative Relief / Waiver Request**

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Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Shinn", is written over the printed name.

Stephen Shinn

Real Estate & Government Affairs Manager

4647 LEYDEN ST., DENVER, CO 80216 / (303) 333-5400 / FAX: (303) 322-6520  
OUTFRONTMEDIA.COM

7007 3020 0002 3773 8285

U.S. Postal Service™

## CERTIFIED MAIL™ RECEIPT

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For delivery information visit our website at [www.usps.com](http://www.usps.com)

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.37

Postmark  
Here

Sent To INTERSTATE 25  
 Street, Apt. No.,  
 or PO Box No.  
 City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

## SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- 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:

INTERSTATE 25  
 PROPERTIES LTD  
 970 CORRAL VALLEY RD.  
 COLORADO SPRINGS  
 CO 80929

2. Article Number

(Transfer from service label)

7007 3020 0002 3773 8285

## COMPLETE THIS SECTION ON DELIVERY

A. Signature

\*Robert F. J. J. J.

☐ Agent☐ Addressee

B. Received by (Printed Name)

Robert F. J. J. J.

C. Date of Delivery

3-7-22

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

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☒ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

PS Form 3811, February 2004

Domestic Return Receipt

10269-02-M-1540

# OUTFRONT/

March 2, 2022

Sent Via Certified Mail

Richard Lee Biggs  
J T Resorts LLC  
19575 Monument Hill Road  
Monument, CO 80132

Re: Notice to Adjacent Property Owners

Dear Mr. Biggs,

## Introduction

This letter is being sent to you because OUFROnt Media LLC is proposing a land use project in El Paso County ("the County") at the referenced location, as follows:

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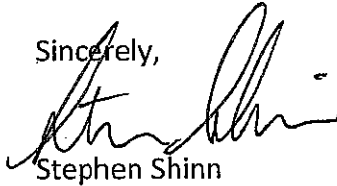
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Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen Shinn', is written over the word 'Sincerely,'.


Stephen Shinn

Real Estate & Government Affairs Manager

4647 LEYDEN ST., DENVER, CO 80216 / (303) 333-5400 / FAX: (303) 322-6520  
OUTFRONTMEDIA.COM

7007 3020 0002 3773 8346

U.S. Postal Service <sup>TM</sup>	
<b>CERTIFIED MAIL<sup>TM</sup> RECEIPT</b>	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at <a href="http://www.usps.com">www.usps.com</a>	
<b>OFFICIAL USE</b>	
Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.33
Postmark Here	
Sent To <b>RICHARD LEE BIGGS</b>	
Street, Apt. No., or PO Box No. <b>19575 MONUMENT HILL RD</b>	
City, State, ZIP+4 <b>MONUMENT, CO 80132</b>	
PS Form 3800, August 2006 See Reverse for Instructions	

<b>SENDER: COMPLETE THIS SECTION</b>		<b>COMPLETE THIS SECTION ON DELIVERY</b>	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		<p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>[Name]</i> C. Date of Delivery <i>3/7</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:</p>	
<p>1. Article Addressed to:</p> <p><b>RICHARD LEE BIGGS</b>  <b>J T RESORTS LLC</b>  <b>19575 MONUMENT HILL RD</b>  <b>MONUMENT, CO 80132</b></p> <p></p> <p>9590 9402 3318 7196 3202 83</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail<sup>TM</sup></p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input checked="" type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation<sup>TM</sup></p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p> <p><input type="checkbox"/> Restricted Delivery (over \$500)</p>	
<p>2. Article Number (Transfer from service label)</p> <p><b>7007 3020 0002 3773 8346</b></p>			
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	



March 2, 2022

Sent Via Certified Mail

Bruce Sidebotham  
Araunah Group LLC  
18245 Knollwood Blvd  
Monument, CO

Re: Notice to Adjacent Property Owners

Dear Mr. Sidebotham,

**Introduction**

This letter is being sent to you because OUFRONT Media LLC is proposing a land use project in El Paso County ("the County") at the referenced location, as follows:

- 0 Misty Acres Blvd
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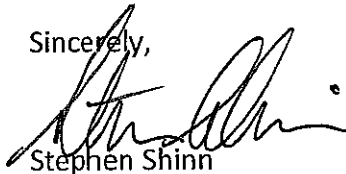
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Thank you for your consideration.

Sincerely,



Stephen Shinn

Real Estate & Government Affairs Manager

4647 LEYDEN ST., DENVER, CO 80216 / (303) 333-5400 / FAX: (303) 322-6520  
OUTFRONTMEDIA.COM

7007 3020 0002 3773 8353

U.S. Postal Service™

**CERTIFIED MAIL™ RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 7.33	

Sent To	RICHARD SIDE BOTHAM
Street, Apt. No., or PO Box No.	
City, State, ZIP+4	

PS Form 3800, August 2006 See Reverse for Instructions

**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:

RICHARD SIDE BOTHAM  
AR AUNA GROUP LLC  
19245 KNOXWOOD BLVD  
MONUMENT, CO 80132



9590 9402 3318 7196 3202 90

## 2. Article Number (Transfer from service label)

7007 3020 0002 3773 8353

**COMPLETE THIS SECTION ON DELIVERY**

## A. Signature

X *[Signature]* ☒ Agent ☐ Addressee

## B. Received by (Printed Name)

## C. Date of Delivery

3/4/22

## D. Is delivery address different from item 1?

If YES, enter delivery address below: ☐ Yes ☐ No

## 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" type="checkbox"/> Certified Mail®              | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input checked="" type="checkbox"/> Return Receipt for Merchandise  |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Restricted Delivery                     |   |