



December 31, 2019

Dear Adjacent Property Owner:

This letter is being sent to you because Mountain States Pipe and Supply is proposing a land use project in El Paso County at the referenced location. This information is being provided to you prior to submittal with the County. Please direct any questions on the proposal to the referenced contact(s). 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 with for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

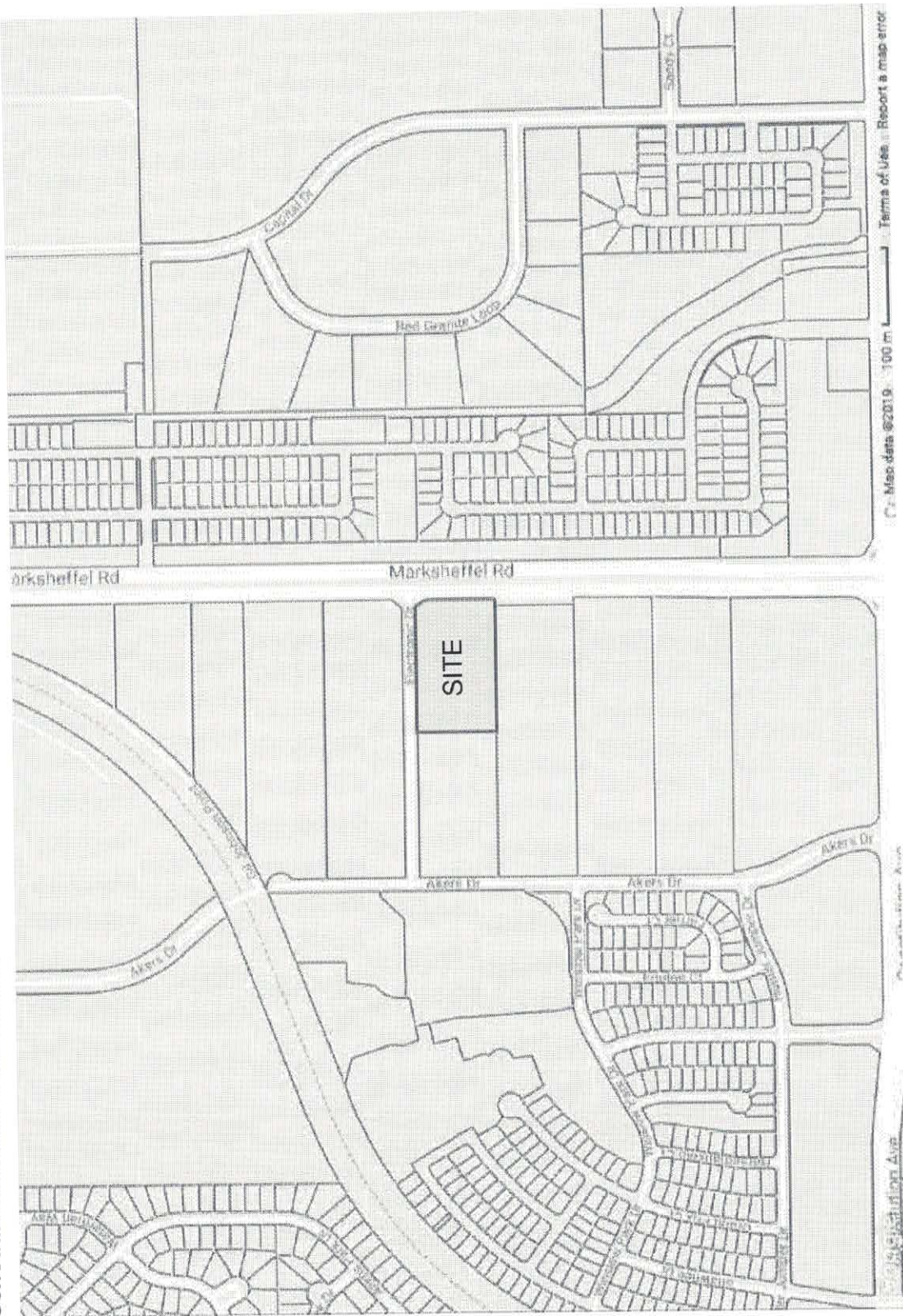
For questions specific to the project, please contact:

Dane Frank  
Terra Nova Engineering  
721 S. 23<sup>rd</sup> Street  
Colorado Springs, CO 80904  
719.635.6422  
[dane@tnesinc.com](mailto:dane@tnesinc.com)

Location:	7765 Electronic Drive, southwest corner of Electronic Drive and Marksheffel Road
Size:	4.48 Acres
Current Zoning:	M (industrial)
Proposal:	Replat the parcel to split it into two lots. There is one existing building onsite. No new development is proposed.

El Paso County - Community: Property Search  
Schedule Number: 5332002019

Mountain States Pipe  
Vicinity Map



North

Parcel Number	Property Location	Owner Name.1	Mailing Address	State	Zip
5332001009	7720 ELECTRONIC DR	7720 ELECTRONIC DRIVE LLC	7720 ELECTRONIC DR	CO	80922-1505
5332002007	7655 ELECTRONIC DR	GARRETT WILLIAM C & LINDA K	6025 LUTHER RD	CO	80927-9622
5332002017	2750 N MARKSHEFFEL RD	CV MARKSHEFFEL PROPERTY LLC	2710 W APPALOOSA RD	AZ	85742-8880
5333304050	2824 GOBI DR	BABCOCK LAND CORP	212 N WAHSATCH AVE STE 301	CO	80808
5333304051	2832 GOBI DR	BABCOCK LAND CORP	212 N WAHSATCH AVE STE 301	CO	80808
5333304052	2840 GOBI DR	BABCOCK LAND CORP	212 N WAHSATCH AVE STE 301	CO	80808
5333304053	2848 GOBI DR	BABCOCK LAND CORP	212 N WAHSATCH AVE STE 301	CO	80808
5333304054	2856 GOBI DR	BABCOCK LAND CORP	212 N WAHSATCH AVE STE 301	CO	80808
5333304078	2894 NAMIB DR	BABCOCK LAND CORP	212 N WAHSATCH AVE STE 301	CO	80808

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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Sent To Garrett William C + Linda K  
 Street and Apt. No., or PO Box No. 6025 Luther Road  
 City, State, ZIP+4® Colorado Springs, CO 80927-9622

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

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Sent To 7720 Electronic Drive LLC  
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 City, State, ZIP+4® Colorado Springs, CO 80922

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

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Sent To Balrock Land Corp  
 Street and Apt. No., or PO Box No. 212 N. Wahsatch Ave, STE 301  
 City, State, ZIP+4® Colorado Springs, CO 80903

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Postage \$0.55

Total Postage and Fees \$6.85

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Sent To CV Markshettel Property LLC  
 Street and Apt. No., or PO Box No. 2710 W Appaloosa Road  
 City, State, ZIP+4® Tucson, AZ 85742-6880

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