

# Notice to Adjacent Property Owners

1. This letter is being sent to you because C S CPS, LLC is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. 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.
2. For questions specific to this project, please contact:  
Christian Pence, Manager of C S CPS, LLC  
1013 Stanton St.  
Colorado Springs, CO 80907  
719-433-9653  
[ChristianPence@gmail.com](mailto:ChristianPence@gmail.com)
3. Site address, location, size and zoning:  
3060 Flying View Lots 22 and 23  
Calhan, CO 80808  
9,600 SF total lot size  
Zoned PUD
4. Request and Justification:  
Vacation of lot line between lots 22 and 23 which are owned by the same entity. Construction of building(s) to be consistent with the requirements and restrictions in the Springs East Airport Filing No. 1 Development Plan, recorded November 19, 1996, reception number 96145667, and the Amendment to Development Plan, recorded September 12, 1997, reception number 97106987.
5. Existing and proposed facilities, structures, roads, etc.:  
Lots 22 and 23 are currently vacant. The proposed building(s) will be the only structures on the lots.
6. Waiver requests (if applicable) and justification:  
There are no waiver requests associated with this project
7. Vicinity Map showing adjacent property owners:

LOT 27	LOT 28	LOT 29	LOT 30
LOT 21	LOT 22	LOT 23	LOT 24

TAXIWAY

LOT 15	LOT 16	LOT 17	LOT 18
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- Lot 24                      John Chavis
- Lots 15, 21, 27            Shane and Denise Fernett
- Lot 28                      Sheldon and Melissa Bucher
- Lots 17, 18, 29, 30        Privette Family Living Trust
- Lot 16                      Moksay Properties, LLC

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Sent To 1263 N meade Ave  
 Street and Apt. No., or PO Box No. Privett Family Living Trust  
 City, State, ZIP+4® Colorado Springs, CO 80909  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Sent To Moksay Properties LLC  
 Street and Apt. No., or PO Box No. 3371 S Owens Ct  
 City, State, ZIP+4® Denver, CO 80227  
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 Street and Apt. No., or PO Box No. 10571 Klandike Dr  
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Sent To John Chavis  
 Street and Apt. No., or PO Box No. 4352 Gossamer St  
 City, State, ZIP+4® Colorado Springs, CO 80911  
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Total Postage and Fees	\$4.15



Sent To Sheldon & Melissa Bucher  
 Street and Apt. No., or PO Box No. 440 Golden Grain Ln  
 City, State, ZIP+4® Divide, CO 80814  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions





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