

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
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

Mailing List

All addresses were taken from El Paso County Assessor records.

Owner:	CHAVIS JOHN M
Mailing Address:	6352 GOSSAMER ST COLORADO SPRINGS CO, 80911-2065

Owner:	FERNETT SHANE
Mailing Address:	10871 KLONDIKE DR PEYTON CO, 80831-3002

Owner:	BUCHER SHELDON LEE
Mailing Address:	440 GOLDEN GRAIN LN DIVIDE CO, 80814

Owner:	PRIVETTE FAMILY LIVING TRUST
Mailing Address:	1263 N MEADE AVE COLORADO SPRINGS CO, 80909-3601

Owner:	MOKSAY PROPERTIES LLC
Mailing Address:	3371 SOUTH OWENS CT DENVER CO, 80227-4226

7021 0350 0000 1275 3363

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Colorado Springs, CO 80909

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none of these mail receipts have addresses on them. please provide mail receipts with addresses on them so we can verify where they were sent.



TEMPLETON
4356 MONTEBELLO DR
COLORADO SPRINGS, CO 80918-9998
(800)275-8777

05/17/2021 03:55 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.55
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Colorado Springs, CO 80909

Weight: 0 lb 0.40 oz

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Thu 05/20/2021

Certified Mail®			\$3.60
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Tracking #:

70210350000012764475

Total			\$4.15
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Denver, CO 80227

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Tracking #:

70210350000012764482

Total			\$4.15
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First-Class Mail® Letter	1		\$0.55
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Divide, CO 80814

Weight: 0 lb 0.40 oz

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Tracking #:

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Colorado Springs, CO 80911

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Total			\$4.15
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Grand Total:			\$20.75
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Debit Card Remitted			\$20.75
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Card Name: VISA

Account #: XXXXXXXXXXXX1946