



LAMAR ADVERTISING COMPANY - COLORADO SPRINGS

P.O. BOX 6010, COLORADO SPRINGS, COLORADO 80934-6010, PH. (719) 473-4747, FAX (719)473-0124

October 27th, 2018

Standards Properties LLC  
PO Box 38580  
Colorado Springs, CO 80937-8580

To Whom It May Concern:

This letter is being sent to you because Lamar Advertising is proposing a land use project in El Paso County at the location referenced below. This information is being provided to you prior to submittal with the County. Please direct any questions on the proposal to the referenced contract.

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For questions specific to this project, please contact:

Lamar Advertising / Adam Sanchez  
2110 Naegele Road  
Colorado Springs, CO 808904  
719-473-4747  
[asanchez@lamar.com](mailto:asanchez@lamar.com)

Location: 7185 E. Highway 24  
Colorado Springs, CO 80970  
Zoned CS (Commercial Service)

Land Use Project



Allow an off premise advertising sign to remain 215 feet from adjacent residential zoning where 500 feet is required. Request is for a variance of 285 feet from residential zoning.

The Board of County Commissioners has previously approved a Special Use to allow the billboard to be expanded from 242 square feet to 300 square feet.

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Sincerely,

A handwritten signature in black ink, appearing to read "Adam Sanchez", with a large, sweeping flourish at the end.

Adam Sanchez  
Lamar Advertising

5649 9626 1000 0960 9102

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**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

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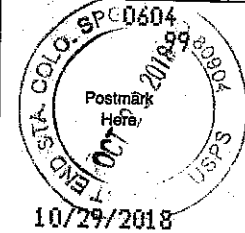
~~COLORADO SPRINGS, CO 80937~~

**OFFICIAL USE**

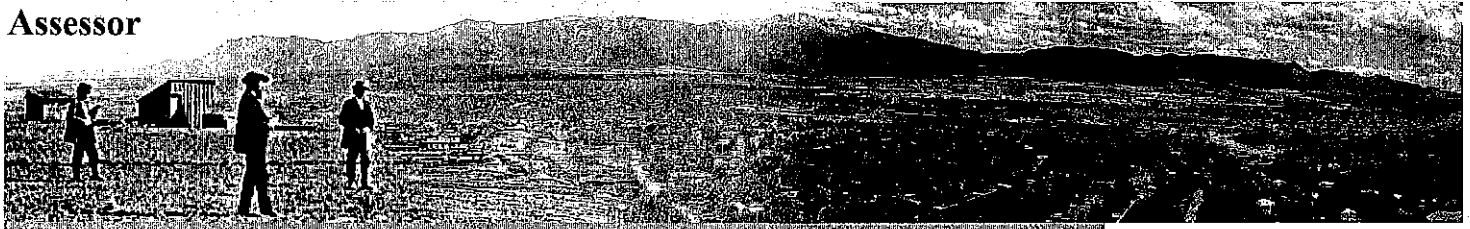
Certified Mail Fee	\$3.45
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.50

Total Postage and Fees \$3.95



Sent To STANDARD Properties LLC  
 Street and Apt. No., or PO Box No. P.O. Box 38580  
 City, State, ZIP+4® Colorado Springs Co 80937



## Public Record Property Information

[Property Search](#)

### Personal Information

[Parcel Map](#)  
[Print Data](#)  
[County](#)  
[Zoning](#)

Schedule No: 5408001052  
 Owner Name:  ▾  
 Location:  ▾  
 Mailing Address: PO BOX 38580  
 COLORADO SPRINGS CO 80937-8580

[Map Sheet 54080.tif](#)  
[Map Sheet 54080d.tif](#)

### Legal Description

[Recent Sales Database](#)

LOT 20 HILLCREST ACRES EX THAT PT TO D.O.T BY RECEPTION NUMBER 202058754 AND THAT PART OF LOT 20 HILLCREST ACRES DESC AS FOLS: COM AT THE SE COR LOT 20 HILLCREST ACRES, TH N 00<32'50" W 710.00 FT M/L FOR

Plat No: 1950

### Market Information (2018 Values)

Levy Year: 2017 Mill Levy: 64.276 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	VACANT INDUSTRIAL LOTS	94830	27500	
	<b>Total Value \$</b>	<b>94830</b>	<b>27500</b>	

Estimated Taxes Payable in 2019: **\$1,767.59**

### Tax Entity and Levy Information [County Treasurer Tax Information](#)

( District: FB1 )

Taxing Entity	Contact Name	Contact Phone



Assessor:  
**Steve Schleiker**

Location:  
 1675 W. Garden of the Gods Rd  
 Suite 2300  
 Colorado Springs, CO 80907

Telephone:  
 (719) 520-6600

Fax Number:  
 (719) 520-6635

Hours:  
 8:00 AM - 5:00 PM  
 Monday - Friday  
 Offices closed:  
 Saturday - Sunday, weekly

Send any concerns or comments to:  
[asrweb@elpasoco.com](mailto:asrweb@elpasoco.com)





LAMAR ADVERTISING COMPANY - COLORADO SPRINGS

P.O. BOX 6010, COLORADO SPRINGS, COLORADO 80934-6010, PH. (719) 473-4747, FAX (719)473-0124

October 27th, 2018

7235 E HWY24 LLC  
1459 Woolsey Hts  
Colorado Springs, CO 80915

To Whom It May Concern:

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Colorado Springs, CO 808904  
719-473-4747  
[asanchez@lamar.com](mailto:asanchez@lamar.com)

Location: 7185 E. Highway 24  
Colorado Springs, CO 80970  
Zoned CS (Commercial Service)

Land Use Project



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Adam Sanchez  
Lamar Advertising

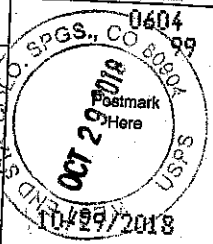
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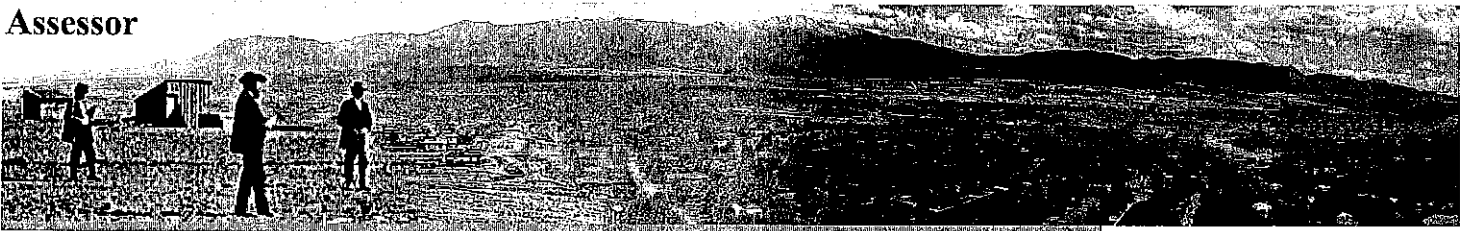
**COLORADO SPRINGS CO 80915**

7012 8102 0900 1000 9626 1059

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>



Sent To: 7235 Hwy 24 LLC  
Street and Apt. No., or PO Box No.:  
1459 Woodsey Hts  
City, State, ZIP+4: Colorado Springs CO 80915



## Public Record Property Information

### Property Search

[Parcel Map](#)

[Print Data](#)

[County Zoning](#)

[Map Sheet](#)

[54080.tif](#)

[Map Sheet](#)

[54080d.tif](#)

### Personal Information

Schedule No: 5408001061

Owner Name: 7235 E HWY 24 LLC ▼

Location: HIGHWAY 24 ▼

Mailing Address: 1459 WOOLSEY HTS  
COLORADO SPRINGS CO 80915

### Recent Sales

[Database](#)

### Legal Description

UNIT A, BUILDING 3, IN THE HIGHWAY 24 EASTGATE BUSINESS PARK BUILDING NO 3 IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED ON 10/21/2009 RECEPTION NO. 209122752, AND THE CONDOMINIUM PLAT

Plat No: 1005

### Market Information (2018 Values)

Levy Year: 2017 Mill Levy: 80.476 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	INDUSTRIAL CONDOMINIUMS	22084	6400	
Imp	INDUSTRIAL CONDOMINIUMS	751182	217840	
	<b>Total Value \$</b>	<b>773266</b>	<b>224240</b>	

Estimated Taxes Payable in 2019: \$18,045.94

Tax Entity and Levy Information [County Treasurer Tax Information](#)



Assessor:  
**Steve Schleiker**

Location:  
1675 W. Garden of the Gods Rd  
Suite 2300  
Colorado Springs, CO 80907

Telephone:  
(719) 520-6600

Fax Number:  
(719) 520-6635

Hours:  
8:00 AM - 5:00 PM  
Monday - Friday  
Offices closed:  
Saturday - Sunday, weekly

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P.O. BOX 6010, COLORADO SPRINGS, COLORADO 80934-6010, PH. (719) 473-4747, FAX (719)473-0124

October 27th, 2018

Viara Pinello  
PO Box 6200  
Colorado Springs, CO 80934-6200

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2110 Naegele Road  
Colorado Springs, CO 808904  
719-473-4747  
[asanchez@lamar.com](mailto:asanchez@lamar.com)

Location: 7185 E. Highway 24  
Colorado Springs, CO 80970  
Zoned CS (Commercial Service)

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Adam Sanchez  
Lamar Advertising

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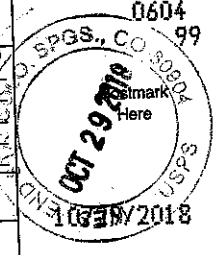
COLORADO SPRINGS, CO 80934

**OFFICIAL USE**

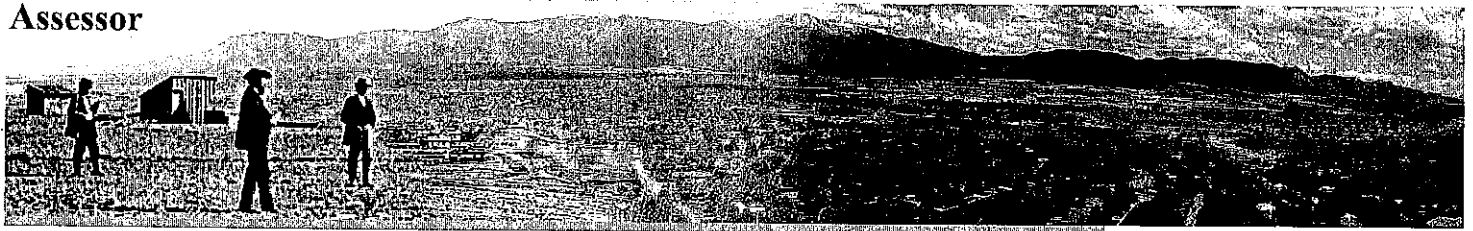
2559 9126 1000 0960 8102

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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 \$0.50  
Total Postage and Fees \$3.95



Sent To Viara Pinello  
Street and Apt. No. or PO Box No. P.O. Box 6200  
City, State, ZIP+4® Colorado Springs, CO 80934



## Public Record Property Information

Property Search

Parcel Map

Print Data

County Zoning

Map Sheet

54080.tif

Map Sheet

54080d.tif

### Personal Information

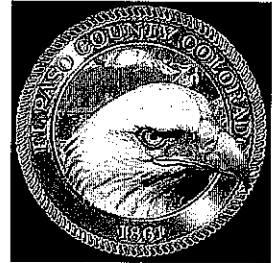
Schedule No: 5408001041, 42

Owner Name: PINELLO VIRAL ▼

Location: MARKSHEFFEL RD ▼

Mailing Address: PO BOX 6200

COLORADO SPRINGS CO 80934-6200



Assessor:  
**Steve Schleiker**

Location:  
1675 W. Garden of the Gods Rd  
Suite 2300  
Colorado Springs, CO 80907

Telephone:  
(719) 520-6600

Fax Number:  
(719) 520-6635

Hours:  
8:00 AM - 5:00 PM  
Monday - Friday  
Offices closed:  
Saturday - Sunday, weekly

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to:  
asrweb@elpasoco.com



Recent Sales Database

### Legal Description

LOT 16 HILLCREST ACRES, EX PT TO COUNTY BY REC ▲  
214116022

Plat No: 1950

### Market Information (2018 Values)

Levy Year: 2017 Mill Levy: 64.276 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	AG. GRAZING LAND	178	50	
	<b>Total Value</b>	<b>178</b>	<b>50</b>	
	<b>\$</b>			

Estimated Taxes Payable in 2019: **\$3.21**

### Tax Entity and Levy Information County Treasurer Tax Information

( District: FCH )

Taxing Entity	Contact Name	Contact



LAMAR ADVERTISING COMPANY - COLORADO SPRINGS

P.O. BOX 6010, COLORADO SPRINGS, COLORADO 80934-6010, PH. (719) 473-4747, FAX (719)473-0124

October 27th, 2018

Gerald Trujillo  
7205 E. Highway 24  
Colorado Springs, CO 80915-9703

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2110 Naegele Road  
Colorado Springs, CO 808904  
719-473-4747  
[asanchez@lamar.com](mailto:asanchez@lamar.com)

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Colorado Springs, CO 80970  
Zoned CS (Commercial Service)

Land Use Project



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Sincerely,

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Adam Sanchez  
Lamar Advertising

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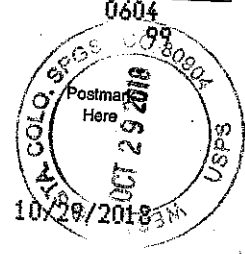
COLORADO SPRINGS CO 80915

**OFFICIAL USE**

Certified Mail Fee \$3.45  
 \$  
 Extra Services & Fees (check box, add fee as appropriate)  
 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 \$

Postage \$0.50  
 \$

Total Postage and Fees \$3.95  
 \$



Sent To Gerald Trujillo  
 Street and Apt. No., or PO Box No. \_\_\_\_\_  
 City, State, ZIP+4® 1205 E Highway 24  
Colorado Springs CO 80915

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

See Reverse for Instructions

9559 9626 1000 0360 9296 6556  
 7018 0360 0001 9296 6556



## Public Record Property Information

[Property Search](#)

### Personal Information

[Parcel Map](#)  
[Print Data](#)  
[County](#)  
[Zoning](#)

Schedule No: 5408001036, 37, 38,  
 Owner Name:   
 Location:   
 Mailing Address: 7205 E US HIGHWAY 24  
 COLORADO SPRINGS CO 80915-9703

[Map Sheet 54080.tif](#)  
[Map Sheet 54080d.tif](#)

### Legal Description

[Recent Sales Database](#)

CONDOMINIUM UNIT A, BLDG 1, IN THE HIGHWAY 24 EASTGATE BUSINESS PARK REC #209122752 IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED ON 10/21/2009, & THE CONDOMINIUM PLAT RECORDED ON 10/21/2009,

Plat No: 917

### Market Information (2018 Values)

Levy Year: 2017 Mill Levy: 80.476 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	INDUSTRIAL CONDOMINIUMS	4499	1300	
Imp	INDUSTRIAL CONDOMINIUMS	99358	28810	
	<b>Total Value \$</b>	<b>103857</b>	<b>30110</b>	

Estimated Taxes Payable in 2019: \$2,423.13

Tax Entity and Levy Information [County Treasurer Tax Information](#)



Assessor:  
**Steve Schleiker**

Location:  
 1675 W. Garden of the Gods Rd  
 Suite 2300  
 Colorado Springs, CO 80907

Telephone:  
 (719) 520-6600

Fax Number:  
 (719) 520-6635

Hours:  
 8:00 AM - 5:00 PM  
 Monday - Friday  
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 Saturday - Sunday, weekly

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[asrweb@elpasoco.com](mailto:asrweb@elpasoco.com)







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P.O. BOX 6010, COLORADO SPRINGS, COLORADO 80934-6010, PH. (719) 473-4747, FAX (719)473-0124

October 27th, 2018

Laca-Loja LP  
PO Box 75903  
Colorado Springs, CO 80970-5903

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Adam Sanchez  
Lamar Advertising

7018 0360 0001 9296 6570

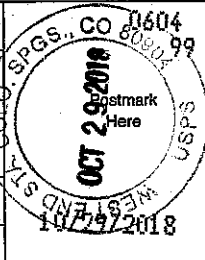
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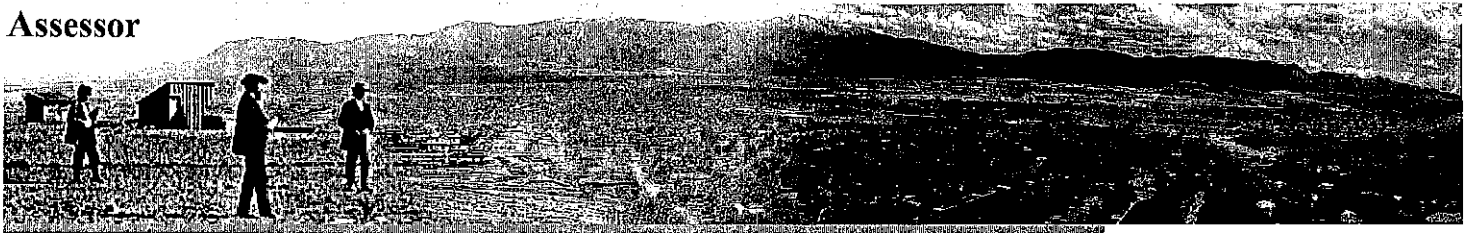
**OFFICIAL USE**

Certified Mail Fee	\$3.45
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$0.50  
 \$  
 Total Postage and Fees \$3.95



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 Street and Apt. No., or PO Box No. P.O. Box 75903  
 City, State, ZIP+4® Colorado Springs CO 80970



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### Property Search

[Parcel Map](#)  
[Print Data](#)  
[County Zoning](#)

[Map Sheet 54080.tif](#)  
[Map Sheet 54080d.tif](#)

### Personal Information

Schedule No: 5408001039 *162*  
 Owner Name: LACA-LOJA LP ▼  
 Location: 7205 - D E HIGHWAY 24 ▼  
 Mailing Address: PO BOX 75903  
 COLORADO SPRINGS CO 80970-5903

### Recent Sales Database

### Legal Description

DESIGNATED UNIT D, BLDG 1, HWY 24 EASTGATE BUSINESS  
 PARK AS DESC BY REC #211101895 & 211101896

Plat No: 0

### Market Information (2018 Values)

Levy Year: 2017 Mill Levy: 80.476 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	INDUSTRIAL CONDOMINIUMS	13628	3950	
Imp	INDUSTRIAL CONDOMINIUMS	309681	89810	
<b>Total Value \$</b>		<b>323309</b>	<b>93760</b>	

Estimated Taxes Payable in 2019: **\$7,545.43**

Tax Entity and Levy Information [County Treasurer Tax Information](#)



Assessor:  
**Steve Schleiker**

Location:  
 1675 W. Garden of the Gods Rd  
 Suite 2300  
 Colorado Springs, CO 80907

Telephone:  
 (719) 520-6600

Fax Number:  
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October 27th, 2018

Eastgate LLC  
1770 Suclusion Pt. APT D  
Colorado Springs, CO 80918-7960

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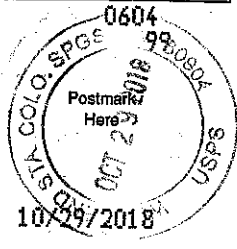
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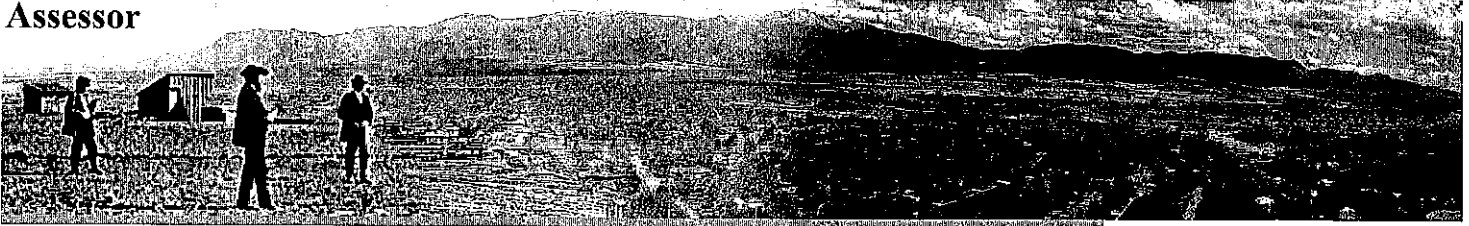
COLORADO SPRINGS, CO 80918

**OFFICIAL USE**

Certified Mail Fee	\$3.45
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.50
\$	\$0.50
Total Postage and Fees	\$3.95
\$	\$3.95



Sent To Eastgate LLC  
 Street and Apt. No., or PO Box No. 1770 Seclusion Pt Apt D  
 City, State, ZIP+4® Colorado Springs CO 80918



## Public Record Property Information

Property Search

Parcel Map  
Print Data  
County  
Zoning

Map Sheet  
54080.tif

Map Sheet  
54080d.tif

Recent Sales Database

### Personal Information

Schedule No: 5408001043, 44, 45  
 Owner Name: EASTGATE LLC ▼  
 Location: 7215 E HIGHWAY 24 UNIT A ▼  
 Mailing Address: 1770 SUCLUSION PT APT D  
 COLORADO SPRINGS CO 80918-7960

### Legal Description

CONDOMINIUM UNIT A BUILDING 4 IN THE HIGHWAY 24 EASTGATE BUSINESS PARK BUILDING 4 IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED ON 8/29/2014 RECEPTION NO 214079078, AND THE CONDOMINIUM PLAT

Plat No: 973

### Market Information (2018 Values)

Levy Year: 2017 Mill Levy: 80.476 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	INDUSTRIAL CONDOMINIUMS	6131	1780	
Imp	INDUSTRIAL CONDOMINIUMS	97007	28130	
<b>Total Value \$</b>		<b>103138</b>	<b>29910</b>	

Estimated Taxes Payable in 2019: **\$2,407.04**

**Tax Entity and Levy Information** County Treasurer Tax Information



Assessor:  
**Steve Schleiker**

Location:  
 1675 W. Garden of the Gods Rd  
 Suite 2300  
 Colorado Springs, CO 80907

Telephone:  
 (719) 520-6600

Fax Number:  
 (719) 520-6635

Hours:  
 8:00 AM - 5:00 PM  
 Monday - Friday  
 Offices closed:  
 Saturday - Sunday, weekly

Send any concerns or comments

to:  
[asrweb@elpasoco.com](mailto:asrweb@elpasoco.com)







LAMAR ADVERTISING COMPANY - COLORADO SPRINGS

P.O. BOX 6010, COLORADO SPRINGS, COLORADO 80934-6010, PH. (719) 473-4747, FAX (719)473-0124

October 27th, 2018

Larry Ourada  
4225 Saddle Rock Rd.  
Colorado Springs, CO 80918-9023

To Whom It May Concern:

This letter is being sent to you because Lamar Advertising is proposing a land use project in El Paso County at the location referenced below. This information is being provided to you prior to submittal with the County. Please direct any questions on the proposal to the referenced contract.

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For questions specific to this project, please contact:

Lamar Advertising / Adam Sanchez  
2110 Naegele Road  
Colorado Springs, CO 808904  
719-473-4747  
[asanchez@lamar.com](mailto:asanchez@lamar.com)

Location: 7185 E. Highway 24  
Colorado Springs, CO 80970  
Zoned CS (Commercial Service)

Land Use Project



Allow an off premise advertising sign to remain 215 feet from adjacent residential zoning where 500 feet is required. Request is for a variance of 285 feet from residential zoning.

The Board of County Commissioners has previously approved a Special Use to allow the billboard to be expanded from 242 square feet to 300 square feet.

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Sincerely,

A handwritten signature in black ink that reads "Adam Sanchez". The signature is written in a cursive style with a large, looping "S" at the end.

Adam Sanchez  
Lamar Advertising

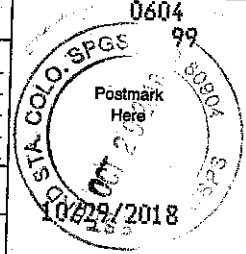
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COLORADO SPRINGS, CO 80918

**OFFICIAL USE**

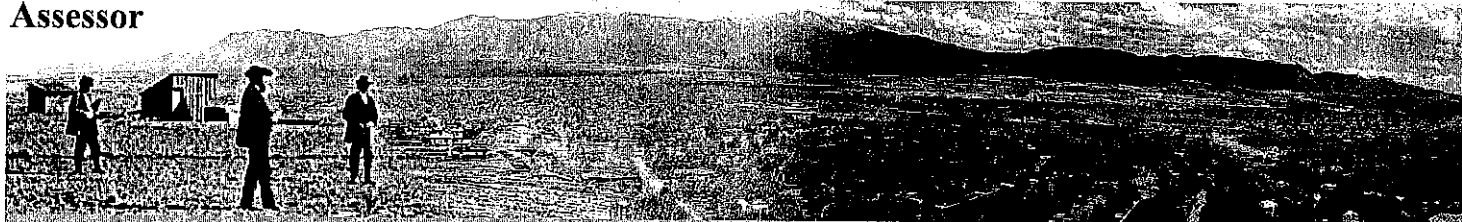
Certified Mail Fee	\$3.45
\$	\$0.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$0.50
\$	\$
Total Postage and Fees	\$3.95
\$	\$



Sent To CARRY Ovanda  
 Street and Apt. No., or PO Box No. 4225 Saddle Rock Rd  
 City, State, ZIP+4® Colorado Springs, CO 80918

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

5259 9626 7000 09ED 9T02



## Public Record Property Information

Property Search

### Personal Information

Parcel Map

Print Data

County

Zoning

Map Sheet  
54080.tif

Map Sheet  
54080d.tif

Recent Sales  
Database

Schedule No: 5408001046, 47, 48, 53, 54, 55, 56, 57, 58  
 Owner Name: OURADA LARRY ▼  
 Location: 7215 E HIGHWAY 24 UNIT D ▼  
 Mailing Address: 4225 SADDLE ROCK RD  
 COLORADO SPRINGS CO 80918-9023

### Legal Description

CONDOMINIUM UNIT D BUILDING 4 IN THE HIGHWAY 24 EASTGATE BUSINESS PARK BUILDING 4 IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION RECORDED ON 8/29/2014 RECEPTION NO 214079078, AND THE CONDOMINIUM PLAT

Plat No: 973

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<b>Total Value \$</b>		<b>103138</b>	<b>29910</b>	

Estimated Taxes Payable in 2019: \$2,407.04

Tax Entity and Levy Information [County Treasurer Tax Information](#)



Assessor:  
**Steve Schleiker**

Location:  
1675 W. Garden of the Gods Rd  
Suite 2300  
Colorado Springs, CO 80907

Telephone:  
(719) 520-6600

Fax Number:  
(719) 520-6635

Hours:  
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Monday - Friday  
Offices closed:  
Saturday - Sunday, weekly

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LAMAR ADVERTISING COMPANY - COLORADO SPRINGS

P.O. BOX 6010, COLORADO SPRINGS, COLORADO 80934-6010, PH. (719) 473-4747, FAX (719)473-0124

October 27th, 2018

CLC CO SPRINGS I SPE LLC  
40 Fulton St. 6<sup>th</sup> Fl.  
New York, NY 10038-1850

To Whom It May Concern:

This letter is being sent to you because Lamar Advertising is proposing a land use project in El Paso County at the location referenced below. This information is being provided to you prior to submittal with the County. Please direct any questions on the proposal to the referenced contract.

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Lamar Advertising / Adam Sanchez  
2110 Naegele Road  
Colorado Springs, CO 808904  
719-473-4747  
[asanchez@lamar.com](mailto:asanchez@lamar.com)

Location: 7185 E. Highway 24  
Colorado Springs, CO 80970  
Zoned CS (Commercial Service)

Land Use Project



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Sincerely,

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Adam Sanchez  
Lamar Advertising

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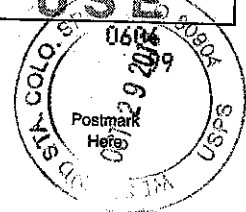
NEW YORK NY 10038

**OFFICIAL USE**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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 \$0.50

Total Postage and Fees \$3.95

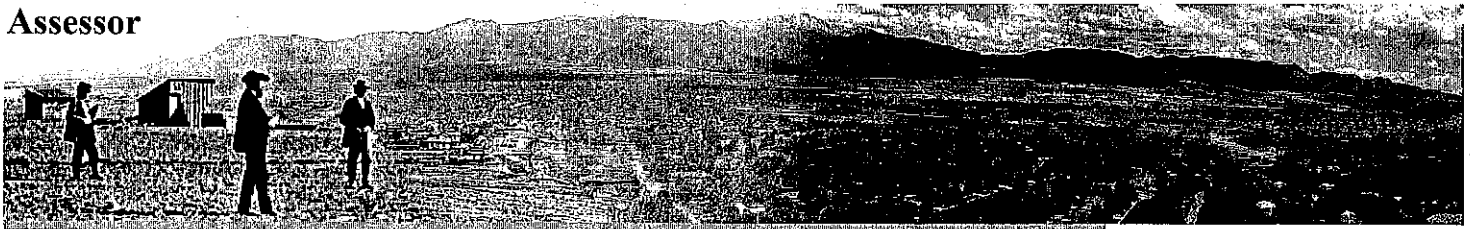


10/29/2018

Sent To CIC CO SPRINGS I SPE LLC  
 Street and Apt. No., or PO Box No. 40 Fulton St 6th Floor  
 City, State, ZIP+4® New York NY 10038

7016 0360 0001 9296 6488

**Assessor**



**Public Record Property Information**

Property Search

[Parcel Map](#)

[Print Data](#)

[County Zoning](#)

[Map Sheet](#)

[54080.tif](#)

[Map Sheet](#)

[54080d.tif](#)

[Photo](#)

[5408001016.jpg](#)

[Sketch](#)

[5408001016-](#)

[1.pdf](#)

[Sketch](#)

[5408001016-](#)

[2.pdf](#)

[Sketch](#)

[5408001016-](#)

[3.pdf](#)

[Sketch](#)

[5408001016.pdf](#)

[Sketch](#)

[5408001016C-](#)

[1.pdf](#)

[Sketch](#)

[5408001016C-](#)

[2.pdf](#)

[Recent Sales](#)

[Database](#)

**Personal Information**

Schedule No: 5408001016

Owner Name:

Location:

Mailing Address: 40 FULTON ST 6TH FL  
NEW YORK NY 10038-1850

**Legal Description**

Plat No: 1950

**Market Information (2018 Values)**

Levy Year: 2017 Mill Levy: 80.476 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	WAREHOUSE/STORAGE	283140	82110	
Imp	OFFICE	7340	2130	
Imp	COM. IMP. AT RES. RATE	17973	1290	
Imp	MINI WAREHOUSE	50853	14750	
Imp	MINI WAREHOUSE	33902	9830	
Imp	MINI WAREHOUSE	33902	9830	
Imp	MINI WAREHOUSE	33902	9830	
Imp	MINI WAREHOUSE	40682	11800	
Imp	MINI WAREHOUSE	38422	11140	
Imp	MINI WAREHOUSE	33902	9830	



Assessor:  
**Steve Schleiker**

Location:  
1675 W. Garden of the Gods Rd  
Suite 2300  
Colorado Springs, CO 80907

Telephone:  
(719) 520-6600

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P.O. BOX 6010, COLORADO SPRINGS, COLORADO 80934-6010, PH. (719) 473-4747, FAX (719)473-0124

October 27th, 2018

Larry Williams  
3775 S Enoch Rd  
Colorado Springs, CO 80930-9517

To Whom It May Concern:

This letter is being sent to you because Lamar Advertising is proposing a land use project in El Paso County at the location referenced below. This information is being provided to you prior to submittal with the County. Please direct any questions on the proposal to the referenced contract.

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Lamar Advertising / Adam Sanchez  
2110 Naegele Road  
Colorado Springs, CO 808904  
719-473-4747  
[asanchez@lamar.com](mailto:asanchez@lamar.com)

Location: 7185 E. Highway 24  
Colorado Springs, CO 80970  
Zoned CS (Commercial Service)

Land Use Project



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Sincerely,

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Adam Sanchez  
Lamar Advertising

710 030 0001 9296 6471

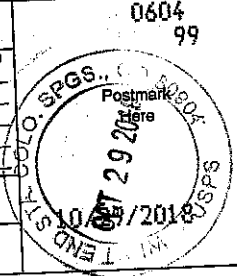
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COLORADO SPRINGS CO 80930

**OFFICIAL USE**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fees as appropriate)	\$0.00
<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	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>



0604  
99

Sent To LARRY WILLIAMS  
 Street and Apt. No. or PO Box No. 3775 Erach Rd.  
 City, State, ZIP+4® Colorado Springs, CO 80930

**Assessor**

## Public Record Property Information

### Property Search

[Parcel Map](#)

[Print Data](#)

[County Zoning](#)

[Comparable Search](#)

[Map Sheet 54080.tif](#)

[Map Sheet 54080d.tif](#)

[Recent Sales Database](#)

### Personal Information

Schedule No: 5408001025

Owner Name: WILLIAMS LARRY J ▼

Location: 7160 SPACE VILLAGE AVE ▼

Mailing Address: 3775 S ENOCH RD  
COLORADO SPRINGS CO 80930-9517

### Legal Description

TRACT IN SW4 OF SEC 8-14-65 AS FOLS, COM AT A  
PT ON S SEC LN 2055.40 FT E FROM SW COR THEREOF,  
N 0<13' E 50.0 FT TO N LN OF ST HWY 94 FOR POB,  
CONT N 0<13' E 464,84 FT, S 83<13' W 224.6 FT,

Plat No: 0

### Market Information (2018 Values)

Levy Year: 2017 Mill Levy: 80.476 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	SINGLE FAMILY RES.	72896	5250	
Land	WELL AND SEPTIC	5000	360	
Imp	FRAME FAIR QUALITY	91681	6600	
<b>Total Value \$</b>		<b>169577</b>	<b>12210</b>	

Estimated Taxes Payable in 2019: **\$982.61**

**Tax Entity and Levy Information** [County Treasurer Tax Information](#)



Assessor:  
**Steve Schleiker**

Location:  
1675 W. Garden of the Gods Rd  
Suite 2300  
Colorado Springs, CO 80907

Telephone:  
(719) 520-6600

Fax Number:  
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P.O. BOX 6010, COLORADO SPRINGS, COLORADO 80934-6010, PH. (719) 473-4747, FAX (719)473-0124

October 27th, 2018

Esteban Rodriguez  
11890 Garrett Rd.  
Peyton, CO 80831-7685

To Whom It May Concern:

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719-473-4747  
[asanchez@lamar.com](mailto:asanchez@lamar.com)

Location: 7185 E. Highway 24  
Colorado Springs, CO 80970  
Zoned CS (Commercial Service)

Land Use Project



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Sincerely,

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Adam Sanchez  
Lamar Advertising

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PEYTON CO 80831

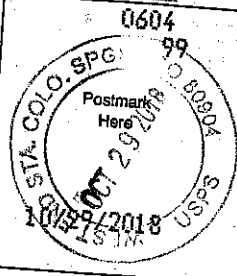
**OFFICIAL USE**

9159 9626 1000 0960 8102  
7018 0360 0001 9516 6518

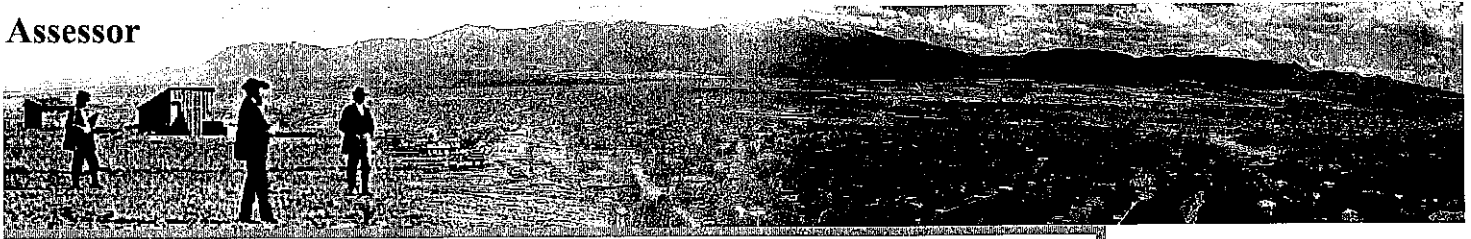
Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.50

Total Postage and Fees \$3.95



Sent To Esteban Rodriguez  
Street and Apt. No. or PO Box No. 11840  
City, State, ZIP+4® PEYTON CO 80831  
CARRETT Road



## Public Record Property Information

Property Search

Parcel Map

Print Data

County Zoning

Map Sheet

54080.tif

Map Sheet

54080d.tif

**Personal Information**

Schedule No: 5408001050 *151*  
 Owner Name: RODRIGUEZ ESTEBAN D ▼  
 Location: 08-14-65 ▼  
 Mailing Address: 11890 GARRETT RD  
 PEYTON CO 80831-7685

Recent Sales Database

**Legal Description**

LOT 17 HILLCREST ACRES, EX THAT PT TO COUNTY BY REC #214119767 ▲  
 ▼

Plat No: 1950

**Market Information (2018 Values)**

Levy Year: 2017 Mill Levy: 64.276 Exempt Status: Not Exempt

Table	Use Code	2018 Market Value	2018 Assessed Value	Exempt
Land	AG, GRAZING LAND	189	50	
	<b>Total Value</b>	<b>189</b>	<b>50</b>	
	<b>\$</b>			

Estimated Taxes Payable in 2019: **\$3.21**

**Tax Entity and Levy Information** County Treasurer Tax Information

( District: FCH )

Taxing Entity	Contact Name	Contact



Assessor:  
**Steve Schleiker**

Location:  
 1675 W. Garden of the Gods Rd  
 Suite 2300  
 Colorado Springs, CO 80907

Telephone:  
 (719) 520-6600

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