



3898 Maizeland Road  
Colorado Springs, CO 80909

Phone: 719-528-6133  
Fax: 719-528-6848

Surveying • Planning

www.ldc-inc.com

August 28, 2017

Re: **ACADEMY VILLAGE FILING NO. 3 – Adjoining Property Owner Letter**  
**El Paso County Assessor's Parcel No. 72014-01-004**

To Whom It May Concern:

This letter is being sent to you because **COVINGTON HOMES, LLC** is proposing a land use project in El Paso County at the referenced location. 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) noted below. 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.

**LAND DEVELOPMENT CONSULTANTS, INC. (LDC)** is representing the owner/applicant of the above referenced property in this application for a Site Development Plan and Final Plat (see attached 2-page Exhibit).

The subject area is Lot 4 within **ACADEMY VILLAGE FILING NO. 2** being a portion of the SE4 of Section 1, Township 12 South, Range 67 West of the 6th P.M., in El Paso County, Colorado. It is located at the Northwest corner of the intersection of Struthers Road at Gleneagle Drive. This parcel is zoned PBD and is planned to be subdivided into a two-lot vacation/resubdivision Final Plat, with planned development of the "vacant land" Northern portion in accordance with the previously-approved Concept Plan's building footprint, to be designated as proposed commercial office space versus retail space.

Water and wastewater services are to be provided by the **DONALA WATER AND SANITATION DISTRICT**. Electric service is to be provided by **MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.** and gas service is to be provided by **COLORADO SPRINGS UTILITIES**. Fire protection is to be provided by the **DONALD WESTCOTT FIRE PROTECTION DISTRICT**.

This application is in complete conformance with the PBD zone and is a normal continuation of the development process. There are no planned variance or waiver requests requested at this time, subject to El Paso County Development Services' review.

Owner: **PEOPLES NATIONAL BANK**  
Attn: Jim Harris (719) 593-7133  
5175 N. Academy Boulevard  
Colorado Springs, CO 80918-4001

Applicant: **COVINGTON HOMES, LLC**  
Attn: Ron Covington (719) 448-5000  
13725 Struthers Road, Suite 201  
Colorado Springs, CO 80921

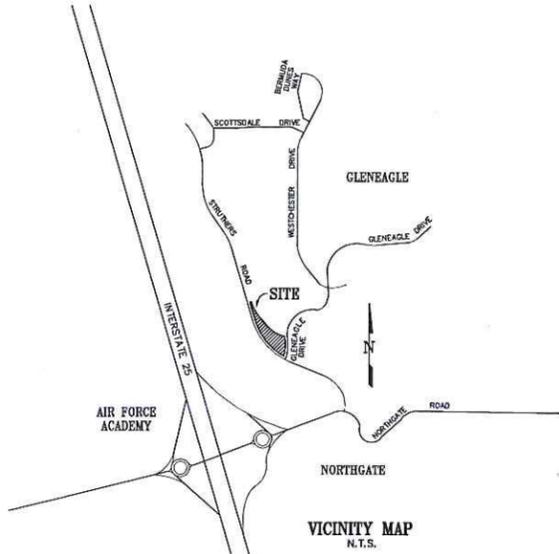
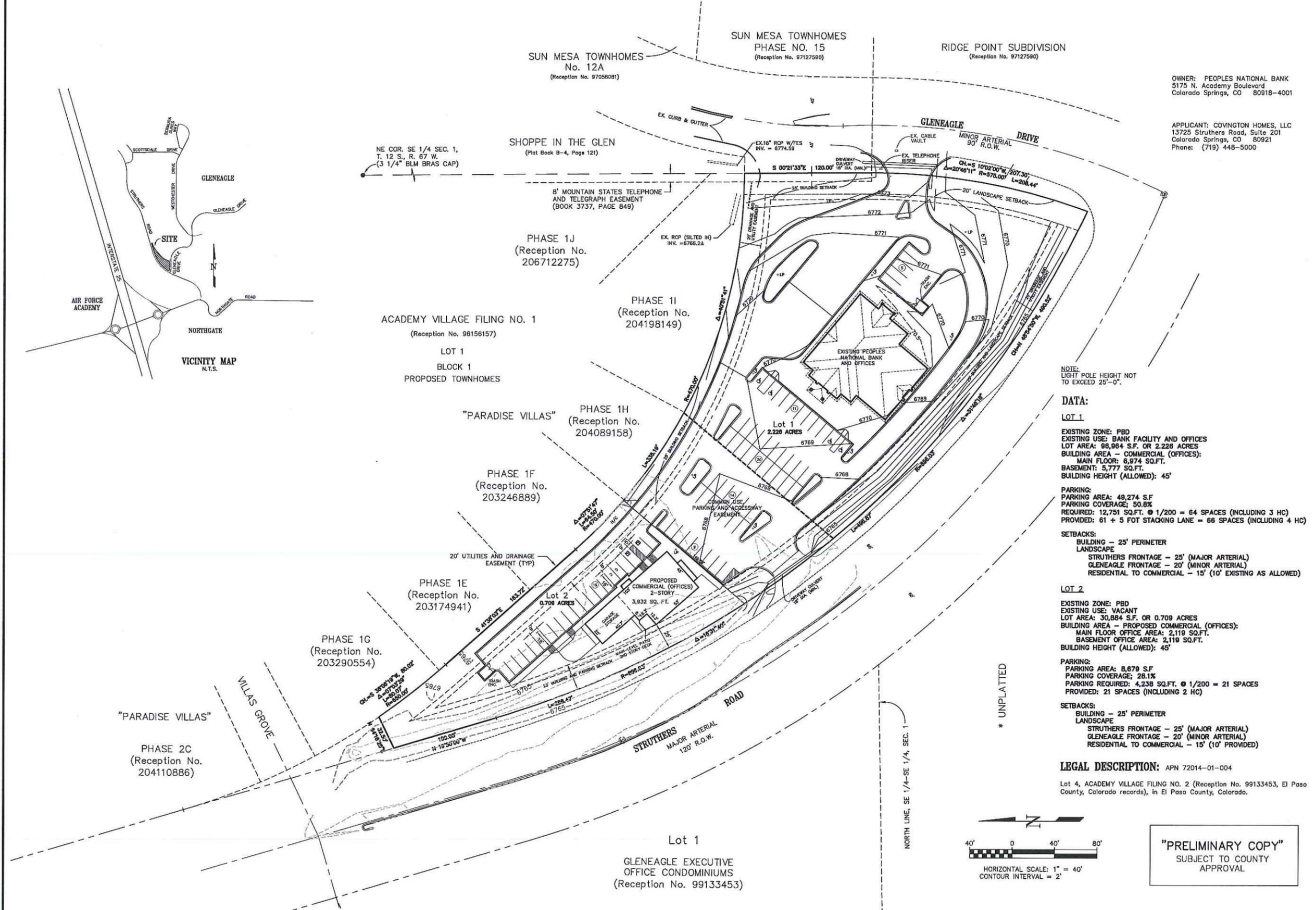
Thank you for your consideration,

**LDC, Inc. by David V. Hostetler**  
dhostetler@ldc-inc.com

A handwritten signature in blue ink, appearing to read "David V. Hostetler", is written over a faint, larger version of the signature.

File: 08013 Adj Owner Ltr 08-28-17

# SITE DEVELOPMENT PLAN



OWNER: PEOPLES NATIONAL BANK  
5175 N. Academy Boulevard  
Colorado Springs, CO 80918-4001

APPLICANT: COVINGTON HOMES, LLC  
13725 Struthers Road, Suite 201  
Colorado Springs, CO 80921  
Phone: (719) 448-5000

CALL BEFORE YOU DIG ...

**811** DIAL 811

FOR LOCATING AND MARKING UTILITIES AND WATER MAINS

No.	Date	By	Description
1	08/17/17	SLG	DATA CLARIFICATION
2	08/17/17	SLG	BUILDING FOOTPRINT PARKING

H Scale: 1" = 40'  
V Scale: N/A

Designed By: N/A  
Drawn By: SLG  
Checked By: DVH  
Date: 04/11/17

**Land Development Consultants, Inc.**

PLANNING • SURVEYING

www.ldc-inc.com TEL: (719) 528-8133 FAX: (719) 528-8848  
3888 MAZELAND ROAD COLORADO SPRINGS, CO 80909

NOTE:  
LIGHT POLE HEIGHT NOT TO EXCEED 25'-0".

**DATA:**

**LOT 1**

EXISTING ZONE: PBD  
EXISTING USE: BANK FACILITY AND OFFICES  
LOT AREA: 96,964 S.F. OR 2.228 ACRES  
BUILDING AREA - COMMERCIAL (OFFICES):  
MAIN FLOOR: 6,974 SQ.FT.  
BASEMENT: 5,777 SQ.FT.  
BUILDING HEIGHT (ALLOWED): 45'

PARKING:  
PARKING AREA: 49,274 S.F.  
PARKING COVERAGE: 50.8%  
REQUIRED: 12,751 SQ.FT. @ 1/200 = 64 SPACES (INCLUDING 3 HC)  
PROVIDED: 61 + 5 FOT STACKING LANE = 66 SPACES (INCLUDING 4 HC)

SETBACKS:  
BUILDING - 25' PERIMETER  
LANDSCAPE  
STRUTHERS FRONTAGE - 25' (MAJOR ARTERIAL)  
GLENEAGLE FRONTAGE - 20' (MINOR ARTERIAL)  
RESIDENTIAL TO COMMERCIAL - 15' (10' EXISTING AS ALLOWED)

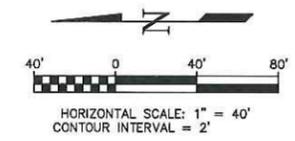
**LOT 2**

EXISTING ZONE: PBD  
EXISTING USE: VACANT  
LOT AREA: 30,884 S.F. OR 0.709 ACRES  
BUILDING AREA - PROPOSED COMMERCIAL (OFFICES):  
MAIN FLOOR OFFICE AREA: 2,119 SQ.FT.  
BASEMENT OFFICE AREA: 2,119 SQ.FT.  
BUILDING HEIGHT (ALLOWED): 45'

PARKING:  
PARKING AREA: 8,679 S.F.  
PARKING COVERAGE: 28.1%  
REQUIRED: 4,238 SQ.FT. @ 1/200 = 21 SPACES  
PROVIDED: 21 SPACES (INCLUDING 2 HC)

SETBACKS:  
BUILDING - 25' PERIMETER  
LANDSCAPE  
STRUTHERS FRONTAGE - 25' (MAJOR ARTERIAL)  
GLENEAGLE FRONTAGE - 20' (MINOR ARTERIAL)  
RESIDENTIAL TO COMMERCIAL - 15' (10' PROVIDED)

**LEGAL DESCRIPTION:** APN 72014-01-004  
Lot 4, ACADEMY VILLAGE FILING NO. 2 (Reception No. 99133453, El Paso County, Colorado records), in El Paso County, Colorado.



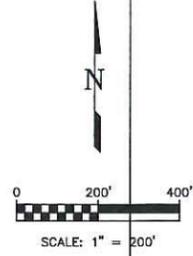
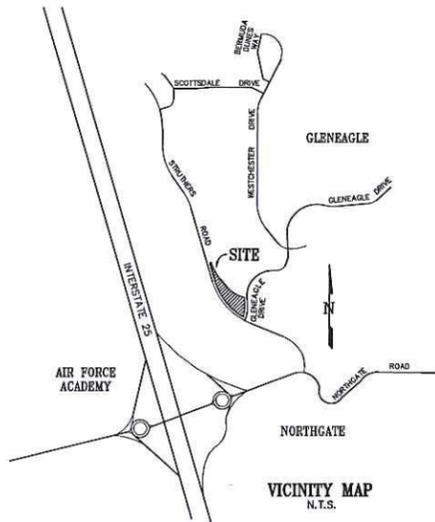
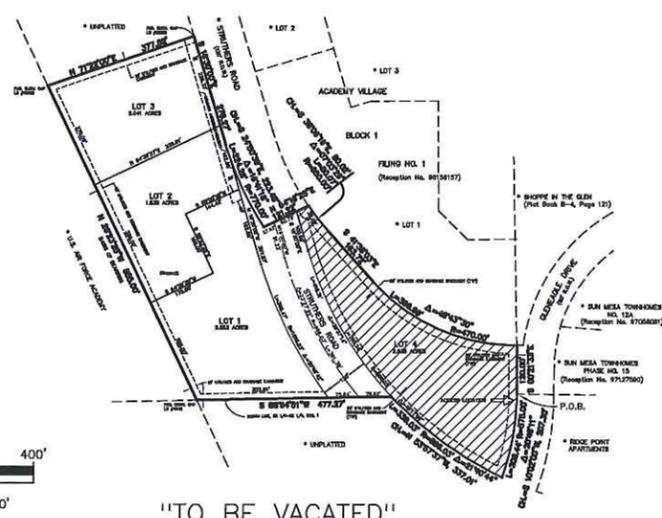
**"PRELIMINARY COPY"**  
SUBJECT TO COUNTY APPROVAL

**ACADEMY VILLAGE FILING NO. 3  
SITE DEVELOPMENT PLAN**

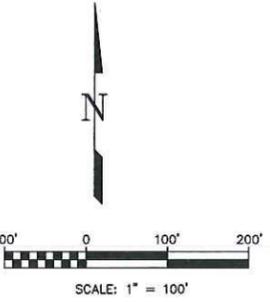
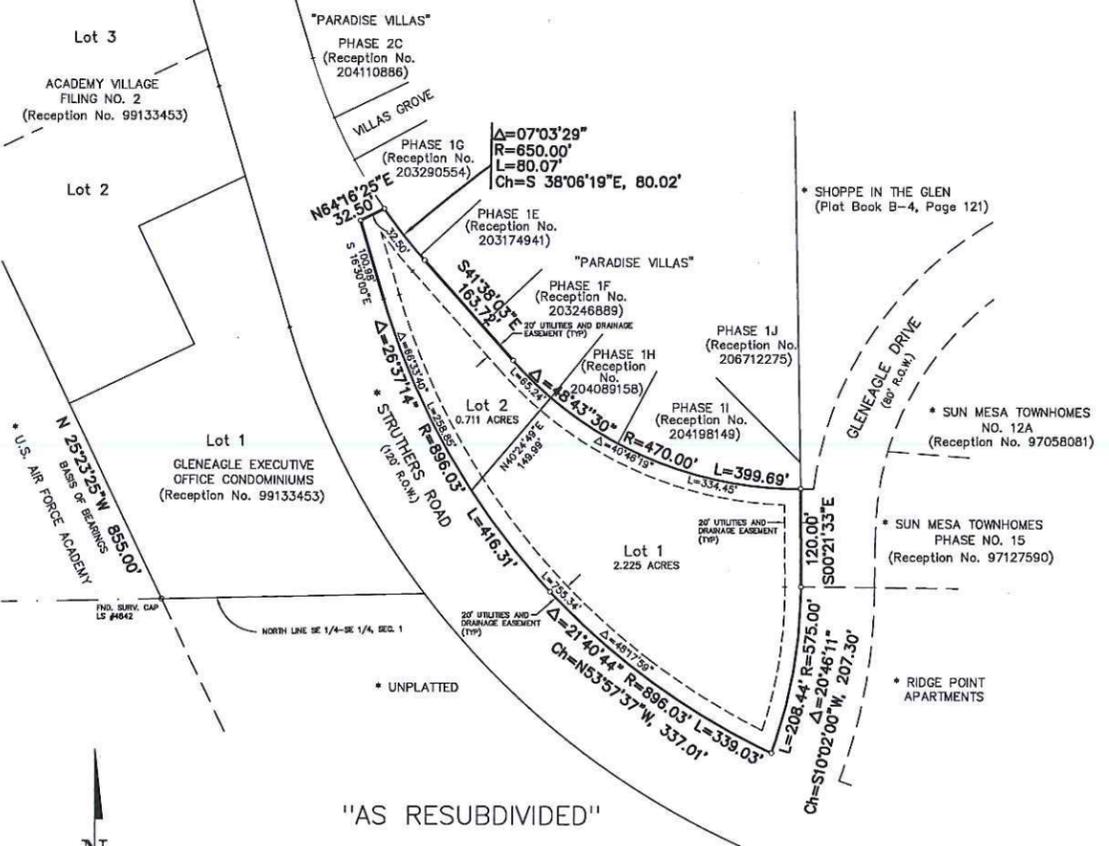
Project No.: 08013  
Sheet: 1 of 1

# ACADEMY VILLAGE FILING NO. 3

A VACATION AND RESUBDIVISION OF LOT 4, "ACADEMY VILLAGE FILING NO. 2", BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



"TO BE VACATED"



"AS RESUBDIVIDED"

### KNOW ALL MEN BY THESE PRESENTS:

That PEOPLES NATIONAL BANK COLORADO, being the owner of the following described tract of land to wit:  
 A portion of the Southeast Quarter of Section 1, Township 12 South, Range 67 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:  
 Lot 4, ACADEMY VILLAGE FILING NO. 2 (Reception No. 99133453, El Paso County, Colorado records);  
 Containing 2.935 acres, more or less.

### DEDICATION:

The above owner has caused said tract of land to be surveyed, vacated and resubdivided into lots and easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the locations of said lots and easements, and which tract so platted shall be known as ACADEMY VILLAGE FILING NO. 3, El Paso County, Colorado.

### IN WITNESS WHEREOF:

The aforementioned, PEOPLES NATIONAL BANK COLORADO, has executed this Instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

PEOPLES NATIONAL BANK COLORADO

By: \_\_\_\_\_  
 Title: Chief Executive Officer

### NOTARIAL:

STATE OF COLORADO }  
 COUNTY OF EL PASO }  
 The above and aforementioned was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D., by Brendan Zahl, Chief Executive Officer of PEOPLES NATIONAL BANK COLORADO.

Witness my hand and seal \_\_\_\_\_

My commission expires \_\_\_\_\_

### SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land, and resubdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

David V. Hostettler  
 Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY  
 SUBJECT TO  
 COUNTY APPROVAL

### NOTES:

- o - Indicates survey monument set with a #4 rebar with Surveyor's Cap, PLS No. 20681.  
 \* - Indicates survey monument found as noted.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by LAND TITLE GUARANTEE COMPANY on behalf of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Order No. SC55062451 dated March 17, 2017 at 5:00 p.m.
- The approval of this resubdivision plat vacates all prior plats for the area described by this resubdivision plat.
- The El Paso County Development Services Department must be contacted prior to the establishment of any driveway.
- Water and wastewater service for this subdivision is provided by the DONALA WATER AND SANITATION DISTRICT subject to the District's rules and specifications.
- Basis of Bearings: All bearings are based upon that portion of the Northwesterly line of INDIAN SPRINGS INDUSTRIAL CENTER (Plat Book Y-3, Page 90, El Paso County, Colorado records), monumented as shown, and assumed to bear N30°30'58"E, a distance of 726.89 feet.
- Easements are as shown hereon with the sole responsibility for maintenance being vested with the individual property owners.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Numbers 08041C0287 F and 08041C0290 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- (19339) - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- All property owners are responsible for maintaining proper storm water drainage in and through their property.
- The following reports have been submitted and are on file at the El Paso County Development Services Department: Geology and Soils Report and Drainage Letter.
- Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

### EASEMENTS:

Unless shown otherwise, all rear lot lines are hereby platted with a seven foot (7') easement for drainage purposes and public utilities only, and both sides of all side lot lines, where grantable, are hereby platted with a five foot (5') easement for public utilities and drainage, with the sole responsibility for maintenance being vested with the property owners.

### APPROVALS:

This subdivision was approved by the El Paso County Development Services Department this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

Approved by the Board of County Commissioners of El Paso County, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

### RECORDING:

STATE OF COLORADO }  
 COUNTY OF EL PASO }  
 I hereby certify that this instrument was filed for record in my office at \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D., and is duly recorded under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.  
 Robert C. Bolink, Recorder

SURCHARGE: \_\_\_\_\_ BY: \_\_\_\_\_ Deputy

FEE: \_\_\_\_\_

Project No.: 08013  
 Sheet: 1 of 1  
 School Fee: \_\_\_\_\_ Drainage Fee: \_\_\_\_\_  
 Bridge Fee: \_\_\_\_\_

CALL BEFORE YOU DIG ...  
 811 DIAL 811  
 #HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR GAS, WATER, ELECTRIC, AND WASTEWATER

No.	Description	By	Date

H Scale: 1" = 100'	V Scale: N/A	Designed By: N/A	Drawn By: SLG	Checked By: DVH	Date: 03/23/17
--------------------	--------------	------------------	---------------	-----------------	----------------

Land Development Consultants, Inc.  
 PLANNING SURVEYING  
 www.ldc-inc.com TEL: (719) 524-1333 FAX: (719) 524-6449  
 3898 MAZELAND ROAD COLORADO SPRINGS, CO 80909

FINAL PLAT  
 ACADEMY VILLAGE FILING NO. 3

F:\08000000\013-Plan-Cover\partofhome\ALL SUBDIVISIONS\Academy Village FI 2426w\09013.P.dwg

72014-00-003 Academy Gateway II, LLC 50 W. Cheyenne Mountain Road Colorado Springs, CO 80906	72014-02-019 PDP, Inc. 13710 Struthers Road, #200 Colorado Springs, CO 80921-2469	72014-02-018 PDP, Inc. 13710 Struthers Road, #200 Colorado Springs, CO 80921-2469
72014-02-015 GAC SHAFFER, LLC 13710 Struthers Road, Suite 220 Colorado Springs, CO 80921-2469	72014-02-016 Development Assoc. International PO Box 49278 Colorado Springs, CO 80949-9278	72014-02-017 Pinnacle North, LLC 13710 Struthers Road, Suite 125 Colorado Springs, CO 80921-2416
72014-02-011 Weston Capital, LLC 356 Fox Run Circle Colorado Springs, CO 80921-3040	72014-02-012 Haycock Ross & Haycock Kaira Living Trust 1111 Vista Oaks Drive Colorado Springs, CO 80921-3693	72014-02-013 Labenz, LLC 13710 Struthers Road, Suite 100 Colorado Springs, CO 80921-2468
72014-02-010 Morris, C Randal & Nancy A. 1111 Vista Oaks Road Colorado Springs, CO 80921-3693	72014-01-034 Trumbull, Thomas W. Trumbull, Jeanne C. Trumbull, Nancy Jo 13610 Paradise Villas Grv. Colorado Springs, CO 80921-3294	72014-01-035 Walko, Louise R. Trustee Walko, Walter A. Trustee Walko, Louise R. Living Trust 13616 Paradise Villas Grv. Colorado Springs, CO 80921-3294
72104-01-023 Mahon, Betty J. Trust 13622 Paradise Villas Grv. Colorado Springs, CO 80921-3294	72104-01-025 Edwards, Darlene F. Edwards Jerry M. 13628 Paradise Villas Grv. Colorado Springs, CO 80921-3294	72104-01-029 Biancur, Andrew W. Rev Living Trust Biancur, Carole S. 13634 Paradise Villas Grv. Colorado Springs, CO 80921-3294
72104-01-31 Turner, Barbara L. 1280 Merrington Ct. Monument, CO 80132-2226	72104-01-045 McNeill, Patrick J. McNeill, Lillian M. 13646 Paradise Villas Grv. Colorado Springs, CO 80921-3294	72104-01-046 Abshire, Robert and Abshire, Jayne Trust 13652 Paradise Villas Grv. Colorado Springs, CO 80921-3294
72104-01-063 Kessler, Regina Kessler, Donald D. 13658 Paradise Villas Grv. Colorado Springs, CO 80921-3294	72104-01-064 B & G Lunde Living Trust 377 Shamrock Drive Ventura, CA 93003-1042	72104-01-065 Paradise Villas Owners Association 4740 Flintridge Drive, Suite 201 Colorado Springs, CO 80918-4273
62063-01-150 Stanton, Beverly A. 3442 Plantation Grv. Colorado Springs, CO 80920-4825	62063-01-149 Meyer, Raymond E. Meyer, Joan D. 254 Luxury Lane Colorado Springs, CO 80921-3304	62063-01-148 Vaughan, James A. Vaughan, Carol A. 258 Luxury Lane Colorado Springs, CO 80921-3304
62063-01-147 Connelly, Edward D. Connelly, Chiyoko 262 Luxury Lane Colorado Springs, CO 80921-3304	62063-01-146 Sun Mesa Townhomes Assn. Inc. 6015 Lehman Drive, Suite 205 Colorado Springs, CO 80918-3421	62063-01-156 GB Ridgepointe, LLC 102 N. Cascade Avenue, Suite 550 Colorado Springs, CO 80903-1427

**U.S. Postal Service  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

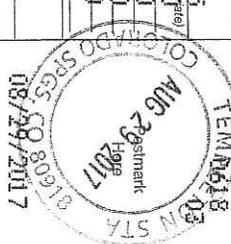
Extra Services & Fees (check box, add fee \$ per fee)  
 Return Receipt (hardcopy) \$ \$0.00  
 Return Receipt (electronic) \$ \$0.00  
 Certified Mail Restricted Delivery \$ \$0.00  
 Adult Signature Required \$ \$0.00  
 Adult Signature Restricted Delivery \$ \$0.00  
 Postage \$0.49

Total Postage and Fees \$5.59

Sent To Haycock Ross & Haycock Kaira

Street: Living Trust  
 City, Sta: 1111 Vista Oaks Drive  
 Colorado Springs, CO 80921-3693

PS Form 3800, October 2010 Edition



**U.S. Postal Service  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

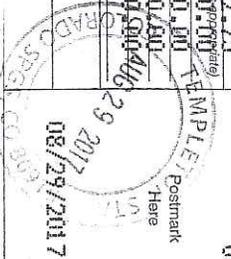
Extra Services & Fees (check box, add fee \$ per fee)  
 Return Receipt (hardcopy) \$ \$0.00  
 Return Receipt (electronic) \$ \$0.00  
 Certified Mail Restricted Delivery \$ \$0.00  
 Adult Signature Required \$ \$0.00  
 Adult Signature Restricted Delivery \$ \$0.00  
 Postage \$0.49

Total Postage and Fees \$5.59

Sent To Pinnacle North, LLC

Street: 13710 Struthers Road, Suite 125  
 City, St: Colorado Springs, CO 80921-2416

PS Form 3800, October 2010 Edition



**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

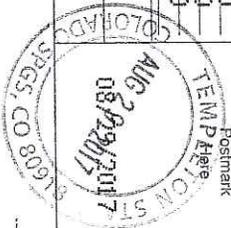
Extra Services & Fees (check box, add fee \$ per fee)  
 Return Receipt (hardcopy) \$ \$0.00  
 Return Receipt (electronic) \$ \$0.00  
 Certified Mail Restricted Delivery \$ \$0.00  
 Adult Signature Required \$ \$0.00  
 Adult Signature Restricted Delivery \$ \$0.00  
 Postage \$0.49

Total Postage and Fees \$5.59

Sent To PDP, Inc.

Street: 13710 Struthers Road, #200  
 City, St: Colorado Springs, CO 80921-2469

PS Form 3800, October 2010 Edition



**U.S. Postal Service  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee \$ per fee)  
 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 \$ \$0.00  
 Postage \$0.49

Total Postage and Fees \$5.59

Sent To Weston Capital, LLC

Street: 356 Fox Run Circle  
 City, St: Colorado Springs, CO 80921-3040

PS Form 3800, October 2010 Edition



**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee \$ per fee)  
 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 \$ \$0.00  
 Postage \$0.49

Total Postage and Fees \$5.59

Sent To Development Assoc. International

Street: PO Box 49278  
 City, St: Colorado Springs, CO 80949-9278

PS Form 3800, October 2010 Edition



**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee \$ per fee)  
 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 \$ \$0.00  
 Postage \$0.49

Total Postage and Fees \$5.59

Sent To PDP, Inc.

Street: 13710 Struthers Road, #200  
 City, St: Colorado Springs, CO 80921-2469

PS Form 3800, October 2010 Edition



7016 0910 0002 1433 2278 7016 0910 0002 1433 2254 7016 0910 0002 1433 2230

**U.S. Postal Service  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee) **\$2.75**
- 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 \$ \$0.00



Postage \$0.49  
Total Postage and Fees \$6.59

Sent To

Street: GAC SHAFFER, LLC

City, St: 13710 Struthers Road, Suite 220  
Colorado Springs, CO 80921-2469

PS Form 3849

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
**COLORADO SPRINGS, CO 80906**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee) **\$2.75**
- 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 \$ \$0.00



Postage \$0.49  
Total Postage and Fees \$6.59

Sent To

Street and Apt: Academy Gateway II, LLC

City, State, Zip: 50 W. Cheyenne Mountain Road  
Colorado Springs, CO 80906

PS Form 3849

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee) **\$2.75**
- 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 \$ \$0.00



Postage \$0.49  
Total Postage and Fees \$6.59

Sent To

Street and Apt: Meyer, Raymond E.

City, State: Meyer, Joan D.  
254 Luxury Lane  
Colorado Springs, CO 80921-3304

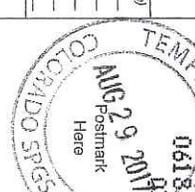
PS Form 3849

**U.S. Postal Service  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee) **\$2.75**
- 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 \$ \$0.00



Postage \$0.49  
Total Postage and Fees \$6.59

Sent To

Street and Apt: Connelly, Edward D.

City, State: Connelly, Chiyoko  
262 Luxury Lane  
Colorado Springs, CO 80921-3304

PS Form 3849

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee) **\$2.75**
- 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 \$ \$0.00



Postage \$0.49  
Total Postage and Fees \$6.59

Sent To

Street and Apt: Vaughan, James A.

City, State: Vaughan, Carol A.  
258 Luxury Lane  
Colorado Springs, CO 80921-3304

PS Form 3849

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee) **\$2.75**
- 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 \$ \$0.00



Postage \$0.49  
Total Postage and Fees \$6.59

Sent To

Street and Apt: Abshire, Robert and

City, State: Abshire, Jayne Trust  
13652 Paradise Villas Grv.  
Colorado Springs, CO 80921-3294

PS Form 3849

**U.S. Postal Service  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee):  
 Return Receipt (hardcopy) \$2.75  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To

Street and Apt. Stanton, Beverly A.

City, State, ZIP+4® Colorado Springs, CO 80920-4825

PS Form 3800

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee):  
 Return Receipt (hardcopy) \$2.75  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To

Street and Apt. Kessler, Regina

City, State, ZIP+4® Kessler, Donald D.  
13658 Paradise Villas Grv.

City, State, ZIP+4® Colorado Springs, CO 80921-3294

PS Form 3800

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee):  
 Return Receipt (hardcopy) \$2.75  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To

Street and Apt. Edwards, Darlene F.

City, State, ZIP+4® Edwards Jerry M.  
13628 Paradise Villas Grv.

City, State, ZIP+4® Colorado Springs, CO 80921-3294

PS Form 3800

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**VENTURA, CA 93003**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee):  
 Return Receipt (hardcopy) \$2.75  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To

Street and Apt. B & G Lunde Living Trust

City, State, ZIP+4® 377 Shamrock Drive  
Ventura, CA 93003-1042

PS Form 3800

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee):  
 Return Receipt (hardcopy) \$2.75  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To

Street and Apt. Biancur, Andrew W. Rev Living Trust

City, State, ZIP+4® Biancur, Carole S.  
13634 Paradise Villas Grv.

City, State, ZIP+4® Colorado Springs, CO 80921-3294

PS Form 3800

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee):  
 Return Receipt (hardcopy) \$2.75  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To

Street and Apt. Mahon, Betty J. Trust

City, State, ZIP+4® 13622 Paradise Villas Grv.  
Colorado Springs, CO 80921-3294

PS Form 3800

**U.S. Postal Service  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee)  \$2.75
- 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  \$0.00

Postage \$0.49  
Total Postage and Fees \$3.84

Sent To: Walko, Louise R. Trustee  
Street: Walko, Walter A. Trustee  
City, Sta: Walko, Louise R. Living Trust  
13616 Paradise Villas Grv.  
Colorado Springs, CO 80921-3294

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee)  \$2.75
- 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  \$0.00

Postage \$0.49  
Total Postage and Fees \$3.84

Sent To: Morris, C Randal & Nancy A.  
Street: 1111 Vista Oaks Road  
City, Sta: 1111 Vista Oaks Road  
Colorado Springs, CO 80921-3693

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee)  \$2.75
- 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  \$0.00

Postage \$0.49  
Total Postage and Fees \$3.84

Sent To: Labenz, LLC  
Street and: 13710 Struthers Road, Suite 100  
City, State: Colorado Springs, CO 80921-2468

**U.S. Postal Service  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee)  \$2.75
- 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  \$0.00

Postage \$0.49  
Total Postage and Fees \$3.84

Sent To: Trumbull, Thomas W.  
Street: Trumbull, Jeanne C.  
City, Sta: Trumbull, Nancy Jo  
13610 Paradise Villas Grv.  
Colorado Springs, CO 80921-3294

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**COLORADO SPRINGS, CO 80918**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee)  \$2.75
- 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  \$0.00

Postage \$0.49  
Total Postage and Fees \$3.84

Sent To: Paradise Villas Owners Association  
Street: 4740 Flintbridge Drive, Suite 201  
City, Sta: Colorado Springs, CO 80918-4273

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**MONUMENT, CO 80132**

Certified Mail Fee \$3.35

- Extra Services & Fees (check box, add fee)  \$2.75
- 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  \$0.00

Postage \$0.49  
Total Postage and Fees \$3.84

Sent To: Turner, Barbara L.  
Street and: 1280 Merrington Ct.  
City, State: Monument, CO 80132-2226

**U.S. Postal Service  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**COLORADO SPRINGS, CO 80921**

Certified Mail Fee \$3.35 0618 03

Extra Services & Fees (check box, add fee)  
 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 \$0.00



Total Postage and Fees \$0.39

Sent to **McNeill, Patrick J.**

Street **McNeill, Lillian M.**

City, St **13646 Paradise Villas Gv.**

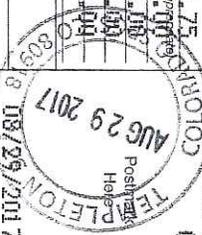
PS Form **Colorado Springs, CO 80921-3294**

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**COLORADO SPRINGS, CO 80918**

Certified Mail Fee \$3.35 0618 03

Extra Services & Fees (check box, add fee)  
 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 \$0.00



Total Postage and Fees \$0.39

Sent to **Sun Mesa Townhomes Assn. Inc.**

Street **6015 Lehman Drive, Suite 205**

City, St **Colorado Springs, CO 80918-3421**

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com)  
**COLORADO SPRINGS, CO 80903**

Certified Mail Fee \$3.35 0618 03

Extra Services & Fees (check box, add fee)  
 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 \$0.00



Total Postage and Fees \$0.39

Sent to **GB Ridgepointe, LLC**

Street **102 N. Cascade Avenue, Suite 550**

City, St **Colorado Springs, CO 80903-1427**

PS Form **Postage and Fees**