

## Notification of Adjacent Property Owners

**Name and Address of Petitioner(s):** MJN MGMT INC. 24243 Bella Ct, Newhall, CA 91321 Contact: Michael J. Nisenbaum

**Telephone #:** 719-640-7388

**Description of Proposal:** Subdivide Lot 1 Power Center Filing No. 3 into 3 Lots.

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name and Address	Comments
2/22/23	Yes	EASTBOUND & DOWN LLC. 221 Pine St. 4 <sup>th</sup> Floor, San Francisco CA 94104	Sent Letter
2/22/23	Yes	5820 OMAHA COLORADO SPRINGS LLC 7450 E Progress Pl, Englewood CO 80111	Sent Letter
2/22/23	Yes	MONICAS TACO SHOP NO 2 LLC 5829 Palmer Park Blvd, Colorado Springs CO 80915	Sent Letter
2/22/23	Yes	STORE MASTER FUNDING XVI LLC PO Box 783105, Wichita KS 67278	Sent Letter
2/22/23	Yes	US REALTY 87 COLO SPGS 820 Morris Turn Pike, Short Hills NJ 07078	Sent Letter
2/22/23	Yes	1670 PAONIA INC 1670 Paonia St, Colorado Springs CO 80915-2641	Sent Letter
2/22/23	Yes	5922 ELLENVIEW LLC 24243 Bella Ct, Newhall CA 91321	Sent Letter
2/22/23	Yes	POWERS REAL ESTATE PARTNERS LLC 10200 E Girard Ave #A115, Denver CO 80231-5510	Sent Letter
2/22/23	Yes	DORMAN PROPERTIES LLC 7465 Swan Rd, Colorado Springs CO 80908-2843	Sent Letter

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. adjacent of the subject property). I hereby acknowledge that the information provided within this notification is correct.

 Date: 2/21/23  
(Signature of Petitioner or Owner)

\_\_\_\_\_  
(Signature of Petitioner or Owner)

**MJN MGMT INC.  
24243 BELLA CT  
NEWHALL, CA 91321  
719-640-7388**

February 21, 2023

Dear Adjacent Property Owners:

This letter is being sent to you because MJN MGMT INC., is proposing a minor subdivision project in El Paso County at the referenced location listed below and on the attached plans. 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) listed below. Prior to any public hearing on this proposal, a notification of the time and place of 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.

For questions specific to the project, please contact:

Erik S. Watts  
Oliver E. Watts Consulting Engineer, Inc.  
614 Elkton Drive  
Colorado Springs, CO 80907  
719-593-0173  
[olliewatts@aol.com](mailto:olliewatts@aol.com)

Site Address:

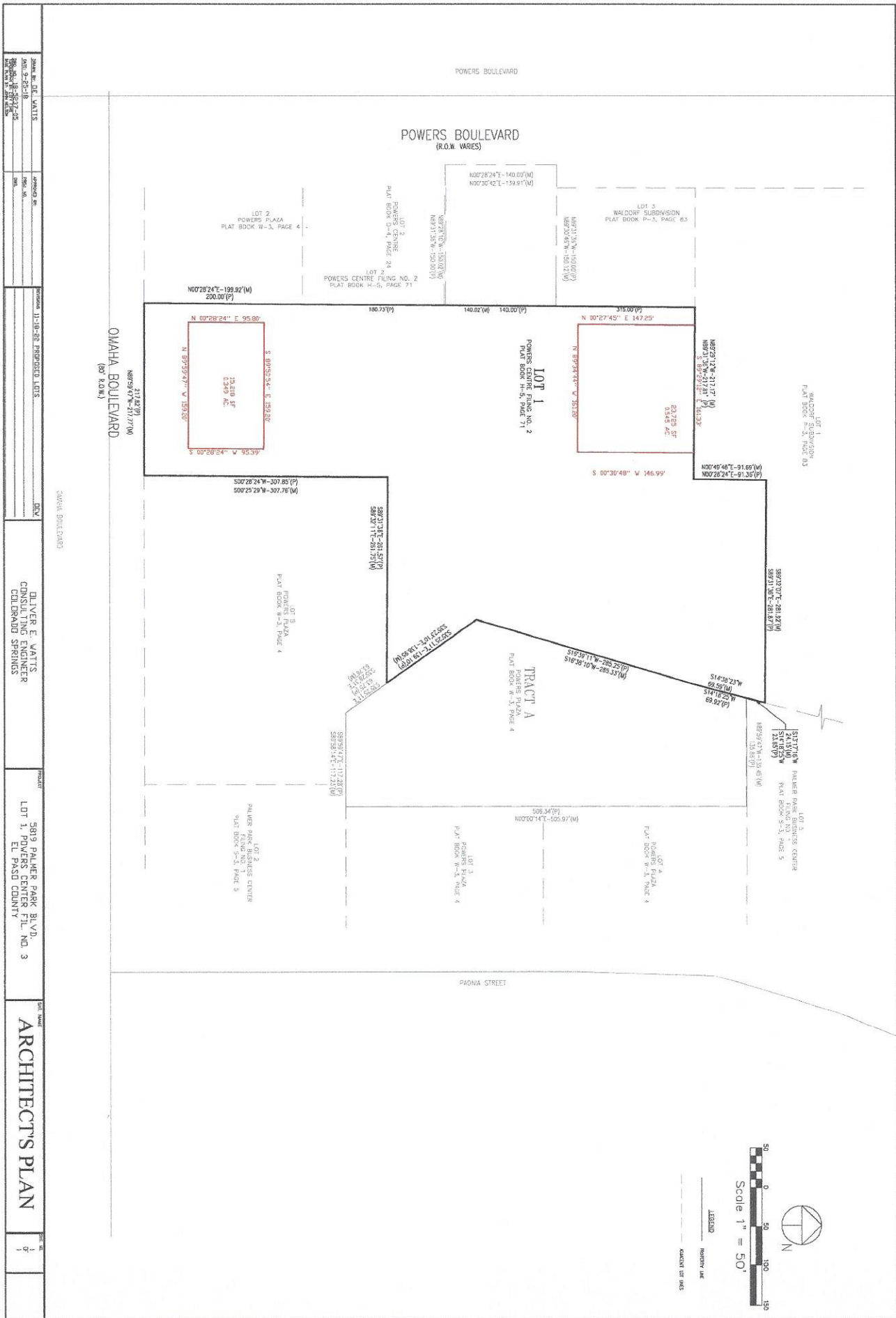
POWER CENTER  
Lot 1 Power Center Filing No. 3  
5819, 5849 – 5883 Palmer Park Blvd  
5830 & 5832 Omaha Blvd.  
Colorado Springs, CO 80915

Location:

SE Corner of Palmer Park Blvd and Powers Blvd.

Request:

The proposal being submitted to El Paso County is seeking approval of a minor subdivision for Lot 1 Power Center Filing No. 3 consisting of approximately 5.55 acres. The proposed subdivision will divide Short Stop Burgers and the Samich Shack into individual sites apart from the Power Center: This will be a 3-lot subdivision. The proposal will identify the parameters of the subdivision and does not include any new construction.

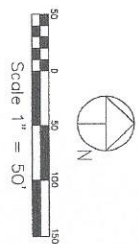
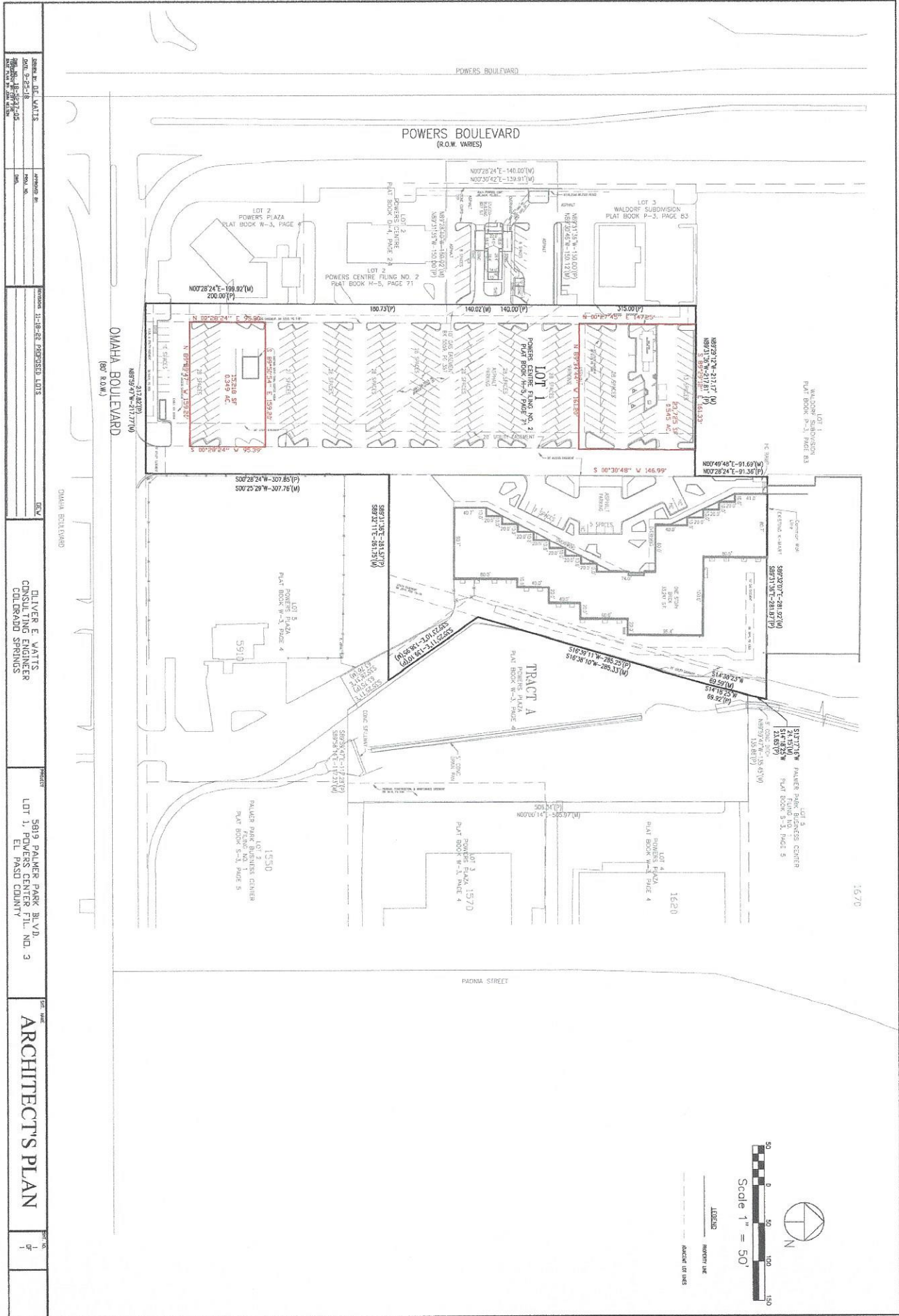


Job No. 01-18-28 Date: 3-25-18 Rev: 1-2-27-28 Job Name: ARCHITECT'S PLAN	Drawing No. Date: Scale:	Proposed: 11-18-28 Projected: LOTS	Job No.: Date: Scale:
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DELIVERED BY: ARCHITECTS  
 CONSULTING ENGINEER  
 COLORADO SPRINGS

3019 PALMER PARK BLVD  
 LOT 1, POWERS CENTER FT. NO. 3  
 EL PASO COUNTY

ARCHITECT'S PLAN



DATE: 11-18-87	PROJECT: 5919 PALMER PARK BLVD.
BY: J.E. WATTS	LOT 1, POWERS CENTER FTG. NO. 3
CHECKED BY: J.E. WATTS	EL PASO COUNTY
PROJECT NO. 11-18-87	ARCHITECT'S PLAN
DATE: 11-18-87	SCALE: 1" = 50'

7022 0410 0001 8778 6166

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San Francisco CA 94104

Certified Mail Fee	\$4.15
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<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

0895 02  
Postmark Here  
02/22/2023

Postage	\$0.63
Total Postage and Fees	\$8.13

Sent To  
EASTBOUND 4 DOWN LLC  
Street and Apt. No., or PO Box No.  
221 PINE ST 4TH FLOOR  
City, State, ZIP+4®  
SAN FRANCISCO CA 94104  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Englewood, CO 80111

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<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

0895 02  
Postmark Here  
02/22/2023

Postage	\$0.63
Total Postage and Fees	\$8.13

Sent To  
5820 OMAHA COLORADO SPRINGS LLC  
Street and Apt. No., or PO Box No.  
7450 E PROGRESS PL  
City, State, ZIP+4®  
ENGLEWOOD CO 80111  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

RUCC 0410 0001 8778 6190

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Colorado Springs CO 80915

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<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

0895 02  
Postmark Here  
02/22/2023

Postage	\$0.63
Total Postage and Fees	\$8.13

Sent To  
MONICAS TACO SHOP NO 2 LLC  
Street and Apt. No., or PO Box No.  
5829 PALMER PARK BLVD  
City, State, ZIP+4®  
COLORADO SPRINGS CO 80915  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Wichita KS 67278

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0895 02  
Postmark Here  
02/22/2023

Postage	\$0.63
Total Postage and Fees	\$8.13

Sent To  
STORE MASTER FUNDING XVI LLC  
Street and Apt. No., or PO Box No.  
PO Box 783105  
City, State, ZIP+4®  
WICHITA KS 67278  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Short Hills NJ 07078

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Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<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

0895 02  
Postmark Here  
02/22/2023

Postage	\$0.63
Total Postage and Fees	\$8.13

Sent To  
US REALTY 87 COLO SRGS  
Street and Apt. No., or PO Box No.  
820 MORRIS TURN PIKE  
City, State, ZIP+4®  
SHORT HILLS NJ 07078  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Colorado Springs CO 80915

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	\$3.35
<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

0895 02  
Postmark Here  
02/22/2023

Postage	\$0.63
Total Postage and Fees	\$8.13

Sent To  
1670 PAONIA INC  
Street and Apt. No., or PO Box No.  
1670 PAONIA ST  
City, State, ZIP+4®  
COLORADO SPRINGS CO 80915-2641  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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**Denver, CO 80231**

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\$	\$3.75	
Extra Services & Fees (check box, add fee as appropriate)		Postmark Here FEB 22 2023
<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	\$0.63	02/22/2023
\$	\$0.63	
Total Postage and Fees	\$8.13	
\$	\$8.13	
Sent To		
POWERS REAL ESTATE PARTNERS LLC		
Street and Apt. No., or PO Box No.		
10200 E GIRARD AVE #A115		
City, State, ZIP+4®		
DENVER CO 80231-5510		
PS Form 3800, April 2015 PSN 7530-02-000-9047		See Reverse for Instructions

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**Newhall, CA 91321**

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\$	\$3.75	
Extra Services & Fees (check box, add fee as appropriate)		Postmark Here FEB 22 2023
<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	\$0.63	02/22/2023
\$	\$0.63	
Total Postage and Fees	\$8.13	
\$	\$8.13	
Sent To		
5922 ELLENVIEW LLC		
Street and Apt. No., or PO Box No.		
24243 BELLA CT		
City, State, ZIP+4®		
NEWHALL CA 91321		
PS Form 3800, April 2015 PSN 7530-02-000-9047		See Reverse for Instructions

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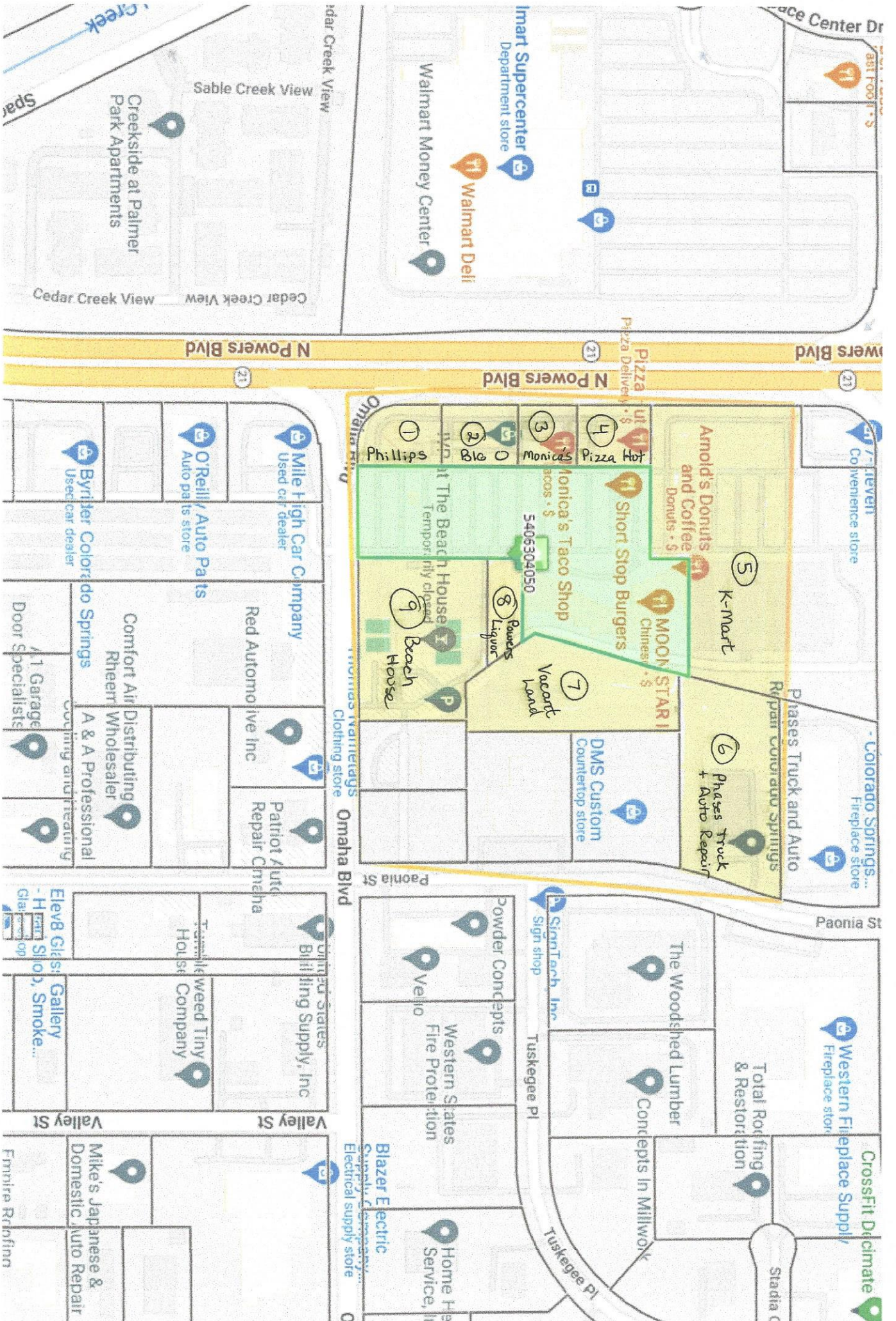
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**Colorado Springs, CO 80908**

**OFFICIAL USE**

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<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	\$0.63	02/22/2023
\$	\$0.63	
Total Postage and Fees	\$8.13	
\$	\$8.13	
Sent To		
DORMAN PROPERTIES LLC		
Street and Apt. No., or PO Box No.		
7465 SWAN RD		
City, State, ZIP+4®		
COLORADO SPRINGS CO 80908-2843		
PS Form 3800, April 2015 PSN 7530-02-000-9047		See Reverse for Instructions

Map from El Paso County Assessor website. Mailed letters to each parcel 1-9, highlighted in yellow. My parcel is in green.



SOUTHLAND CORP  
PO BOX 711  
DALLAS TX 75221-0711

⑤ US REALTY 87 COLO SPGS-  
820 MORRIS TURN PIKE  
SHORT HILLS NJ 07078

④ STORE MASTER FUNDING XVI LLC  
PO BOX 783105  
WICHITA KS 67278

EAST MERIWETHER PROPERTIES LLC  
102 N CASCADE AVE STE 250  
COLORADO SPRINGS CO 80903-1409

⑥ 1670 PAONIA INC  
1670 PAONIA ST  
COLORADO SPRINGS CO 80915-2641

STRUCTURED LLC  
11050 HART LN NE  
BAINBRIDGE ISLAND WA 98110

VISTA PACIFICA ASSOCIATES LP  
3208 VILLA ST  
LOS ALAMOS NM 87544

⑦ 5922 ELLENVIEW LLC  
24243 BELLA CT  
NEWHALL CA 91321

⑨ DORMAN PROPERTIES LLC  
7465 SWAN RD  
COLORADO SPRINGS CO 80908-2843

① EASTBOUND & DOWN LLC  
221 PINE ST 4TH FLOOR  
SAN FRANCISCO CA 94104

③ MONICAS TACO SHOP NO 2 LLC  
5829 PALMER PARK BLVD  
COLORADO SPRINGS CO 80915

② 5820 OMAHA COLORADO SPRINGS  
LLC  
7450 E PROGRESS PL  
ENGLEWOOD CO 80111

5950 OMAHA LLC  
10100 COMMONS ST APT 1007  
LONE TREE CO 80124

ZIEMER LLC  
PO BOX 6239  
COLORADO SPRINGS CO 80934-6239

5922 ELLENVIEW LLC  
24243 BELLA CT  
NEWHALL CA 91321

⑧ POWERS REAL ESTATE PARTNERS LLC  
10200 E GIRARD AVE #A115  
DENVER CO 80231-5510

OMAHA BLVD LLC  
5925 OMAHA BLVD  
COLORADO SPRINGS CO 80915-2809

SA WAREHOUSES LLC  
5160 COPPER DR  
COLORADO SPRINGS CO 80918-5004

A STORAGE PLACE - COLO SPGS LLC  
PO BOX 9443  
RANCHO SANTA FE CA 92067-4443

GUNTER REAL ESTATE  
PO BOX 75340  
COLORADO SPRINGS CO 80970-5340

REALTY INCOME PROPERTIES 13 LLC  
PO BOX 9167  
SPRINGFIELD MO 65801-9167

WAL-MART REAL ESTATE  
PO BOX 8050 M/S 0555  
BENTONVILLE AR 72716-0555

BSP CREEKSIDE COLORADO LLC  
3501 JAMBOREE RD STE 4200  
NEWPORT BEACH CA 92660-2958

Mailing list produced by El Paso County Assessor's Website