



February 11, 2020

Dear Property Owner:

This letter is being sent to you because Daniel S. Abeyta is proposing a land use project in El Paso County at 13251 Vollmer Road. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the contacts 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 questions specific to this project, please contact:

Brett Louk  
SMH Consultants  
411 S. Tejon St., Ste. I  
Colorado Springs, CO 80903  
719-465-2145  
[blouk@smhconsultants.com](mailto:blouk@smhconsultants.com)

Daniel S. Abeyta  
13251 Vollmer Road  
Colorado Springs, CO 80908  
719-531-5000  
[dsa@aztecg.com](mailto:dsa@aztecg.com)

The site is 37.7 acres and is located at 13251 Vollmer Road. The site is currently zoned RR-5 and will remain zoned RR-5. The applicant is requesting to subdivide the site into four single family residential lots. The existing site consists of a single-family residence and a gravel drive serving the residence. A map of the site location has been included with this letter.

Sincerely,

A handwritten signature in black ink that reads "Brett Louk".

Brett Louk, P.E.  
SMH Consultants

Parcel Number	Property Location	Owner Name.1	Owner Name.2	Owner Name.3	Mailing Address
5200000356	10-12-65	SAN MIGUEL VALLEY CORP			7800 E DORADO PL STE 250 ENGLEWOOD CO 80111
5200000366	02-12-65	EL PASO COUNTY			27 E VERMILIO AVE COLORADO SPRINGS CO 80903
5200000368	10-12-65	SAN MIGUEL VALLEY CORP			7800 E DORADO PL STE 250 ENGLEWOOD CO 80111
5203001024	8845 WHISPERING PINE TRL	CHUPKA JEFFREY A	CHUPKA KELLY A		8845 WHISPERING PINE TRL COLORADO SPRINGS CO 80908
5203001025	8835 WHISPERING PINE TRL	JOHNSON NATHAN A	JOHNSON MEGAN L		8835 WHISPERING PINE TRL COLORADO SPRINGS CO 80908
5203001026	8825 WHISPERING PINE TRL	DOVERSPIKE AARON	DOVERSPIKE CANDACE		8825 WHISPERING PINE TRL COLORADO SPRINGS CO 80908
5204012004	8750 SWAN RD	ADAMS JOHN M & JENNIFER G			8750 SWAN RD COLORADO SPRINGS CO 80908
5209001014	13135 FRANK RD	PETERSON ALAN J	PETERSON ELAINE M		13275 FRANK RD COLORADO SPRINGS CO 80908
5209001015	13160 VOLLMER RD	BRODISH TROY	BRODISH HAYLEY		13205 FRANK RD COLORADO SPRINGS CO 80908
5209001016	13275 FRANK RD	PETERSON ALAN J & ELAINE M			13275 FRANK RD COLORADO SPRINGS CO 80908
5209001017	13345 FRANK RD	LOCKHART JEREMIAH			5543 WOODMEN RIDGE VW APT 206 COLORADO SPRINGS CO 80923
5209001018	13395 FRANK RD	YOUNG JIMMY W	YOUNG JEAN P		1663 MONROE ST STRASBURG CO 80136
5209001019	13455 FRANK RD	MASTIN J A TRUSTEE	MASTIN LIVING TRUST		13455 FRANK RD COLORADO SPRINGS CO 80908

This is not the correct owner as listed on the Property Assessor's website. Property Assessor shows Melissa Ann Johnson as owner of 8845 Whispering Pine Trail.

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jimmy W and Jean Young  
1663 Monroe Street  
Strasburg, Colorado 80136

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Addressee
- B. Received by (Printed Name) **JEAN YOUNG**
- C. Date of Delivery **2/22/20**
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number

(Transfer from service label)

7004 0550 0000 3905 7407

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

San Miguel Valley Corp  
7800 E Dorado Place  
Suite 250  
Englewood, Colorado 80111

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Addressee
- B. Received by (Printed Name)
- C. Date of Delivery **2-21**
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number

(Transfer from service label)

7004 0550 0000 3905 7353

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

John and Jennifer Adams  
8750 Swan Road  
Colorado Springs,  
Colorado 80908

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  Agent  
 Addressee
- B. Received by (Printed Name) **John M Adams**
- C. Date of Delivery **2/19/20**
- D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number

(Transfer from service label)

7004 0550 0000 3905 7322

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Domestic Return Receipt

102595-02-M-1540

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

El Paso County  
 21 E Vermijo Avenue  
 Colorado Springs,  
 Colorado 80903

2. Article Number  
(Transfer from service label)

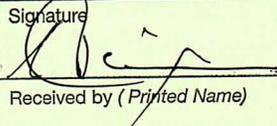
7004 0550 0000 3905 7346

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 2/18/20

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Alan and Elaine Peterson  
 13275 Frank Road  
 Colorado Springs,  
 Colorado 80908

2. Article Number  
(Transfer from service label)

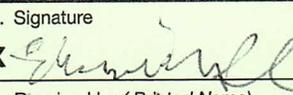
7004 0550 0000 3905 7339

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 Elaine Peterson 2/19/20

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mastin JA Trustee  
 Mastin Living Trust  
 13455 Frank Road  
 Colorado Springs,  
 Colorado 80908

2. Article Number  
(Transfer from service label)

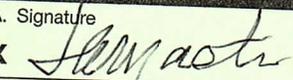
7004 0550 0000 3905 7391

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X   Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery  
 J. A. MASTIN 2/19/20

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

7004 0550 0000 3905 6295

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Postage	\$ 0.50
Certified Fee	3.55
Return Receipt Fee (Endorsement Required)	2.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.90

Postmark Here  
02/26/2020

Sent To  
Lockhart  
Street, Apt. No., or PO Box No. 13245 Frank Road  
City, State, ZIP+4 CO Springs, CO 80923  
PS Form 3800, June 2002 See Reverse for Instructions

7004 0550 0000 3905 6288

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OFFICIAL USE

Postage	\$ .50
Certified Fee	3.55
Return Receipt Fee (Endorsement Required)	2.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.90

Postmark Here  
02/26/2020

Sent To  
Brodish  
Street, Apt. No., or PO Box No. 13160 Vollmer Road  
City, State, ZIP+4 CO Springs, CO 80908  
PS Form 3800, June 2002 See Reverse for Instructions

7004 0550 0000 3905 7360

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Postage	\$ .50
Certified Fee	3.55
Return Receipt Fee (Endorsement Required)	2.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.90

Postmark Here  
02/11/2020

Sent To  
Chupka, Jeff and Kelly  
Street, Apt. No., or PO Box No. 8845 Whispering Pine Trail  
City, State, ZIP+4 CO Springs, CO 80908  
PS Form 3800, June 2002 See Reverse for Instructions

7004 0550 0000 3905 7377

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Postage	\$ .50
Certified Fee	3.55
Return Receipt Fee (Endorsement Required)	2.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.90

Postmark Here  
02/11/2020

Sent To  
Johnson, Nathan + Megan  
Street, Apt. No., or PO Box No. 8835 Whispering Pine Trail  
City, State, ZIP+4 Colorado Springs, CO 80908  
PS Form 3800, June 2002 See Reverse for Instructions

7004 0550 0000 3905 7384

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OFFICIAL USE

Postage	\$ .50
Certified Fee	3.55
Return Receipt Fee (Endorsement Required)	2.85
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.90

Postmark Here  
02/11/2020

Sent To  
Deverspike, Aaron and Candace  
Street, Apt. No., or PO Box No. 8825 Whispering Pine Trail  
City, State, ZIP+4 Colorado Springs, CO 80908  
PS Form 3800, June 2002 See Reverse for Instructions