

One adjacent neighbor is missing, Parcel Number 7103001004

0600 5635 3935 6090  
7015 3010 0002 3935 6090  
7015 3010 0002 3935 6090

**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

**OFFICIAL USE**

Certified Mail Fee	\$3.35
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	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84

Sent To: Frederick R. Darling  
Street and Apt. No., or PO Box No.: 20190 Beacon Lite Rd  
City, State, ZIP+4®: Monument, CO 80132

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

0219 5635 3935 6120  
7015 3010 0002 3935 6120  
7015 3010 0002 3935 6120

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MONUMENT, CO 80132

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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	\$0.49
Total Postage and Fees	\$3.84

Sent To: LE VU  
Street and Apt. No., or PO Box No.: 20340 Beacon Lite Rd  
City, State, ZIP+4®: Monument CO 80132

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

Name on assessor's is United States of America

0600 5635 3935 6137  
7015 3010 0002 3935 6137  
7015 3010 0002 3935 6137

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MONUMENT, CO 80132

**OFFICIAL USE**

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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	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84

Sent To: Dwight Wahlberg  
Street and Apt. No., or PO Box No.: 20370 Bull Pine Pt  
City, State, ZIP+4®: Monument CO 80132

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

0419 5635 3935 6147  
7015 3010 0002 3935 6147  
7015 3010 0002 3935 6147

**U.S. Postal Service™  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

COLORADO SPRINGS, CO 80929

**OFFICIAL USE**

Certified Mail Fee	\$3.35
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	\$0.00
Postage	\$0.49
Total Postage and Fees	\$3.84

Sent To: Interstate 25 Properties LTD  
Street and Apt. No., or PO Box No.: 970 Caccal Valley Rd  
City, State, ZIP+4®: Colo. Springs, CO 80929-9315

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



## Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Shawn Chin  
20270 Beacon Lite Rd. Monument, CO 80132

Telephone #'s: 720-318-3886

Description of Proposal: Rural Home Occupation as a Special Use for  
an Auto Repair Facility.  
To operate an auto repair shop on my R-R-5 zoned property

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 (Signature) and Address	Comments
12-4-17	NO	Frederick R. Darling 20190 Beacon Lite Rd. Monument, CO 80132	mailed certified copy → see receipt attachment
12-4-17	NO	Le Vu 20740 Beacon Lite Rd. Monument, CO 80132	mailed certified copy → see receipt attachment
12-4-17	NO	Dwight Wahlborg 20370 Bull Pine Pt. Monument, CO 80132	mailed certified copy → see receipt attachment
12-4-17	NO	Interstate 25 Properties LTD 970 Corral Valley Rd. Colorado Springs, CO 80921-9315	mailed certified copy → see receipt attachment

(For additional space, attach a separate sheet of paper)

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. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

 date 12-4-17  
 (Signature of Petitioner or Owner)

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

**Central Autos Repair Shop**

**20270 Beacon Lite Road**

**Monument, CO 80132**

**PH: 720.318.3886**

December 4, 2017

**RE: NOTICE TO ADJACENT PROPERTY OWNERS**

1. This letter is being sent to you because Shawn Chin, owner of Central Autos Repair Shop, is proposing a land use project in El Paso County at the referenced location (see #3 below). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal for a Special Use for an Auto Repair Facility to the contact persons listed below (see #2). Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.
2. **For question specific to this project, please contact:**  
Shawn Chin, Owner and Applicant  
20270 Beacon Lite Rd. Monument, CO 80132 720.318.3886
3. **Site address:** 20270 Beacon Lite Rd. Monument, CO 80132  
Lot 16 Beacon Heights Subdivision. Unincorporated El Paso County. Located on Beacon Lite Road at the address provided on 4.75 acres, on the West Side of HWY 1-25.  
El Paso County Assessor Parcel #7103001001 in zoning district RR-5.
4. **Request:** To use my Rural Home Occupation as a Special use for an Auto Repair Facility which allows me to operate an auto repair shop on my RR-5 zoned property at the address listed above. There will be no change to any structures nor any changes to the land use with this proposal. The structures have been in place for at least a decade now, and would like to operate an Auto Repair Shop from my home-based property.
5. **Existing and proposed facilities, structures, roads, etc:** The auto repair structure/building is located at the address above on my property parcel located in Monument, CO on Beacon Lite Road. My wishes are to operate an auto repair facility on my property parcel in the El Paso County area.
6. **Waiver Requests:** None.
7. Vicinity Map showing adjacent neighbors is attached.



Archer | Road



Bull Pine Pt

20370  
Bull Pine Pt.

20340 Beacon  
Lite Rd.

★ Site  
Location  
20270 Beacon Lite  
Rd.

20190 Beacon  
Lite Rd.


Beacon Lite Rd

Interstate 25 Properties LTD. →  
←

126



Bricker Rd

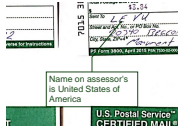
KEY:  = adjacent neighbors

# Markup Summary

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## Locked (2)

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**Lock:** Locked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdsevigny  
**Date:** 2/15/2018 11:01:46 AM  
**Color:** ■

Name on assessor's is United States of America



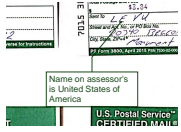
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**Page Label:** 1  
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**Author:** dsdsevigny  
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**Color:** ■

One adjacent neighbor is missing, Parcel Number 7103001004

# Markup Summary

Locked (4)



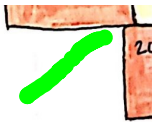
**Subject:** Callout  
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**Date:** 2/15/2018 11:01:46 AM  
**Color:** ■

Name on assessor's is United States of America

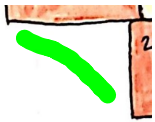


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**Checkmark:** Unchecked  
**Author:** dsdsevigny  
**Date:** 2/15/2018 11:01:45 AM  
**Color:** ■

One adjacent neighbor is missing, Parcel Number 7103001004



**Subject:** Highlight  
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**Author:** dsdsevigny  
**Date:** 2/15/2018 11:03:06 AM  
**Color:** ■



**Subject:** Highlight  
**Page Label:** 4  
**Lock:** Locked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdsevigny  
**Date:** 2/15/2018 11:03:07 AM  
**Color:** ■