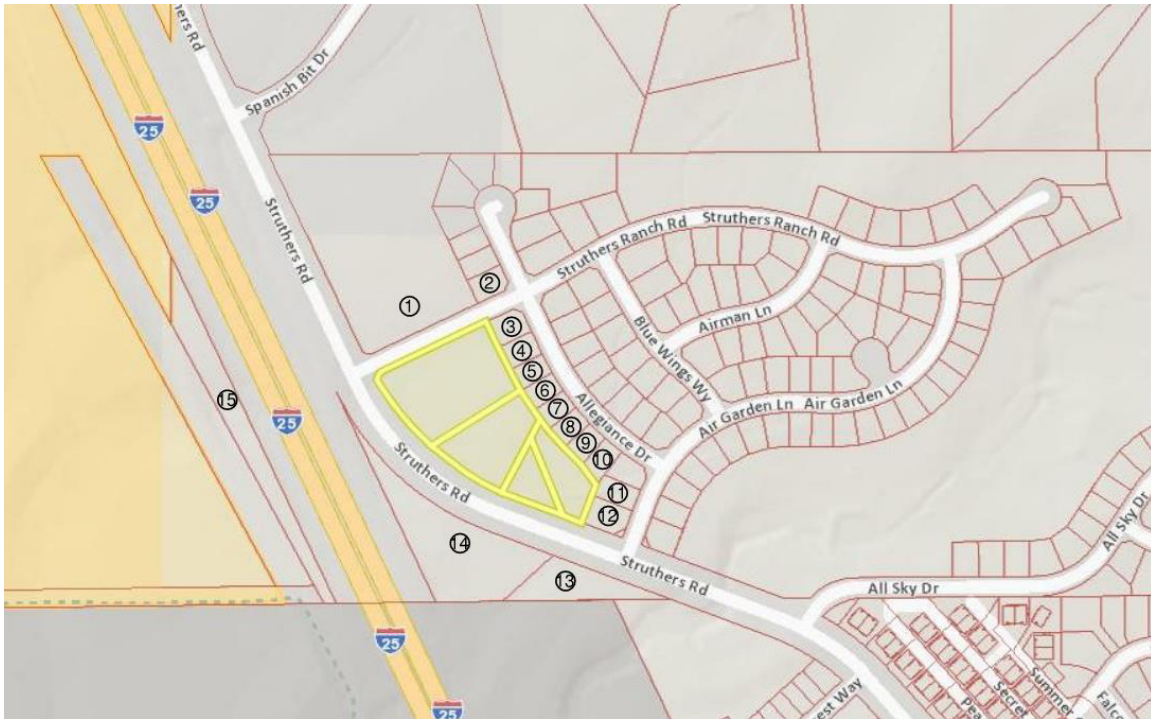




**T-Bone Construction, Inc.**  
1310 Ford St.  
Colorado Springs, CO 80915  
(719) 570-1456 Fax (719) 591-5217  
9 October 2020

## NOTICE TO ADJACENT PROPERTY OWNERS

1. This letter is being sent to you because T-Bone Construction, Inc. is proposing a land use project in El Paso County at the referenced location (see item #3). 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) in item #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 questions specific to this project, please contact:  
Darin Weiss, AIA  
T-Bone Construction  
1310 Ford St.  
Colorado Springs, CO 80915  
719-623-3314
3. Site Location, Size and Zoning:
  - a. Parcel #7136303010 (847 Struthers Ranch Road), zone PUD; 1.75 acres, legal description: Lot 1 Struthers Ranch Sub Fil No 4.
  - b. Parcel #7136303011 (14650 Struthers Road), zone PUD; 1.19 acres, legal description: Lot 2 Struthers Ranch Sub Fil No 4.
  - c. Parcel #7136303012 (14610 Struthers Road), zone PUD; 25,400 SF, legal description: Lot 3 Struthers Ranch Sub Fil No 4.
  - d. Parcel #7136303013 (14605 Struthers Road), zone PUD; 27,935 SF, legal description: Lot 4 Struthers Ranch Sub Fil No 4.
4. Request to vacate all common lot lines between the (4) above referenced lots and re-plat as one parcel in order to develop a potential retail center, an allowed use per the PUD.
5. The property is currently undeveloped. No change to existing facilities required for replat.
6. No waivers are requested in this submittal.
7. Vicinity Map and Adjacent property owners:



Adjacent property owners:

1. Cathedral Rock Church  
590 Hwy 105, Ste 190  
Monument, CO 80132
2. Damon Mueller & Judy Dolan  
14708 Allegiance Dr.  
Colorado Springs, CO 80921
3. Kevin Dickson & Denise Westall  
14688 Allegiance Dr.  
Colorado Springs, CO 80921
4. George Russell & Chiquita Auces  
14678 Allegiance Dr.  
Colorado Springs, CO 80921
5. Marcus & Sara Graves  
14668 Allegiance Dr.  
Colorado Springs, CO 80921
6. Ryan & Lauren Reser  
14658 Allegiance Dr.  
Colorado Springs, CO 80921
7. Russell Munoz  
14648 Allegiance Dr.  
Colorado Springs, CO 80921

8. Ahmed Noreldeen & Safaa Aref  
14638 Allegiance Dr.  
Colorado Springs, CO 80921
9. Christine Petersen  
670 Struthers Ranch Rd.  
Colorado Springs, CO 80921
10. Wasan & Bushita Wongnatikul  
14618 Allegiance Dr.  
Colorado Springs, CO 80921
11. David Salinas  
14520 Air Garden Ln.  
Colorado Springs, CO 80921
12. Brendan & Melinda Odonnell  
14506 Air Garden Ln.  
Colorado Springs, CO 80921
13. Struthers Ranch HOA  
c/o Dorman Association Management  
2760 N. Academy Blvd. #302  
Colorado Springs, CO 80917
14. Struthers Ranch HOA  
c/o Dorman Association Management  
2760 N. Academy Blvd. #302  
Colorado Springs, CO 80917
15. GEB Investment Group LLC  
106 Sunbird Cliffs Ln. E  
Colorado Springs, CO 80919



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**Total Postage and Fees**  
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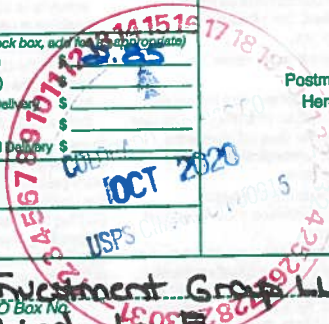
Sent To  
**Smithers Ranch HOA c/o Dorman Assoc. Management**  
**Street and Apt. No., or PO Box No.**  
**2360 N. Academy Blvd #302**  
**City, State, ZIP+4®**  
**CS, CO 80917**

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Postage <b>\$ 0.50</b>	
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Postage \$ <b>0.50</b>	
Total Postage and Fees \$ <b>6.90</b>	
Sent To <b>Ryan &amp; Lauren Besci</b>	
Street and Apt. No., or PO Box No. <b>14058 Allegiance Dr.</b>	
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Postage \$ <b>0.50</b>	
Total Postage and Fees \$ <b>6.90</b>	
Sent To <b>Russell Munoz</b> Street and Apt. No., or PO Box No. <b>141648 Allegiance Dr.</b> City, State, ZIP+4® <b>CS, CO 80921</b>	

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Total Postage and Fees \$ <b>6.90</b>	
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<b>Total Postage and Fees</b>	
\$ <b>4.90</b>	
<b>Sent To</b>	
<b>Marcus &amp; Sara Graves</b>	
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<b>Postage</b>	
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<b>Total Postage and Fees</b>	
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Sent To	
<b>George Russell &amp; Chiquita Bruce</b>	
Street and Apt. No., or PO Box No. <b>14678 Allegiance Dr.</b>	
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<b>Postage</b>	\$ <b>0.50</b>
<b>Total Postage and Fees</b>	\$ <b>6.90</b>
<b>Sent To</b>	<b>Herin Dickson &amp; Denise Westall</b>
Street and Apt. No., or PO Box No. <b>14108 Allegiance Dr.</b>	
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Sent To <b>Damon Mueller &amp; Judy Dolan</b> Street and Apt. No., or PO Box No. <b>14308 Allegiance Dr.</b> City, State ZIP+4® <b>CS CO 80901</b>	
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Postage \$ <b>0.50</b>	
Total Postage and Fees \$ <b>6.90</b>	
Sent To <b>Cathedral Rock Church</b>	
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Postage \$ <b>0.50</b>	
Total Postage and Fees \$ <b>6.90</b>	
Sent To <b>Ahmed Noreldin &amp; Safaa Aref</b> Street and Apt. No., or PO Box No. <b>14638 Allegiance Dr.</b> City, State, ZIP+4® <b>CS, CO 80901</b>	
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Total Postage and Fees  
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Postage <b>\$ 0.50</b>	
Total Postage and Fees <b>\$ 6.90</b>	
Sent To <b>Brendan &amp; Melinda O'Donnell</b> Street and Apt. No., or PO Box No. <b>14506 Air Garden Ln.</b> City, State, ZIP+4® <b>CS, CO 80931</b>	
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Postage \$ <b>0.50</b>	
Total Postage and Fees \$ <b>6.90</b>	
Sent To <b>David Salinas</b> Street and Apt. No. or PO Box No. <b>14320 Air Garden Ln.</b> City, State, ZIP+4® <b>CS CO 80921</b>	
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