

61095

Lake Shore Investments LLC - Adjacent Property Owners

Tax Sched. No. 5406204038

OUTLOOK Investments

6160 Lake Shore Court

Colorado Springs CO 80915-1607

Tax Sched. No. 5406204039

POLKOW LLC

19485 Draco Drive

Monument CO 80132

Tax Sched. No. 5406204043

Jerome Williams

2040 Nielsen Court

Colorado Springs CO 80906-5440

Tax Sched. No. 5406204045

Lyle T King

6240 Lake Shore Court

Colorado Springs CO 80915-1603

Tax Sched. No. 5406204034

Land Acquisition LLC

6472 S Quebec Street

Englewood CO 80111-4628

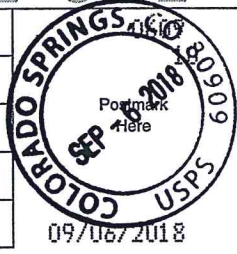
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POLKOW LLC
 19485 Draco Drive
 Monument CO 80132

PS Form 3800, August 2006 See Reverse for Instructions

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 5160 Lake Shore Court
 Colorado Springs CO 80915-1607

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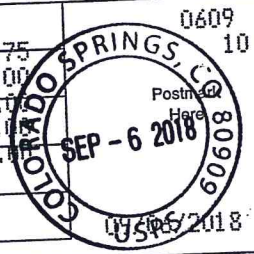
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Sent To
Lyle T King
 5240 Lake Shore Court
 Colorado Springs CO 80915-1603

PS Form 3800, August 2006 See Reverse for Instructions

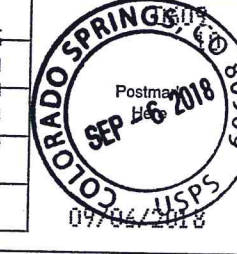
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COLORADO SPRINGS, CO 80906

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Sent To
Jerome Williams
 2040 Nielsen Court
 Colorado Springs CO 80906-5440

PS Form 3800, August 2006 See Reverse for Instructions

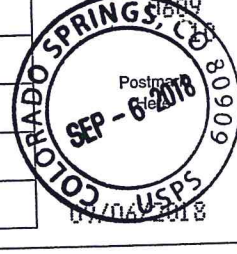
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ENGLEWOOD, CO 80111

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Total Postage & Fees	\$6.91



Sent To
Land Acquisition LLC
 6472 S Quebec Street
 Englewood CO 80111-4628

PS Form 3800, August 2006 See Reverse for Instructions



September 6, 2018

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of Lake Shore Investments LLC who are proposing a land use action in El Paso County at the referenced location (see below). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts (see 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 Development Services 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.

Applicant Contact:

For questions specific to this project, please contact:

Charles Crum, M.V.E., Inc., 1903 Lelaray Street, Suite 200, Colorado Springs, CO 80909
(719) 635-5736, chuckc@mvecivil.com

Site Information:

The site contains one lot having addresses of 6230 and 46220 Lake Shore Court. The total area is 1.23± acres. The property is zoned I-2 (Limited Industrial).

Request and Justification:

The request is for a Variance of Use to allow a Contractor's Equipment Yard and Outside Storage on the property, which is in the I-2 Zone. The owner has used the fenced portion of the site for storage of trailers, vehicles and materials since May 2000 when it was granted a variance (VA-00-010) to operate a contractor's equipment yard which expired in 2015.

The subject property is currently fenced with a 6 foot high chain link fence with gate access to the common access drive along the west side of the property.

Adjacent properties currently store equipment and materials and the continued use of this property as a Contractor's Equipment Yard and Outside Storage would be consistent with adjacent properties.

Without the variance, the existing business would be deprived of an appropriate location to store materials and base operations as they have since 2000. The requested variance is appropriate for this industrial type property located within an industrial park. The strict application of the code and denial of a new variance would result in exceptional hardship to the owner, causing the need to relocate or close their business activities, affecting life and livelihood.

Engineers • Surveyors

1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736

Fax 719-635-5450 • e-mail mve@mvecivil.com

Property Owner
September 6, 2018
Page 2

Existing and Proposed Facilities:

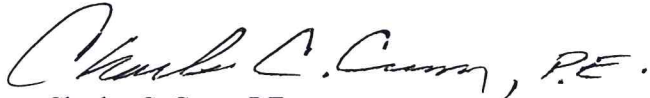
No new roads, buildings, or other structures are proposed with this action.

Vicinity Map and Site Map:

A Vicinity Map and Site Map are included for reference.

Very truly yours,

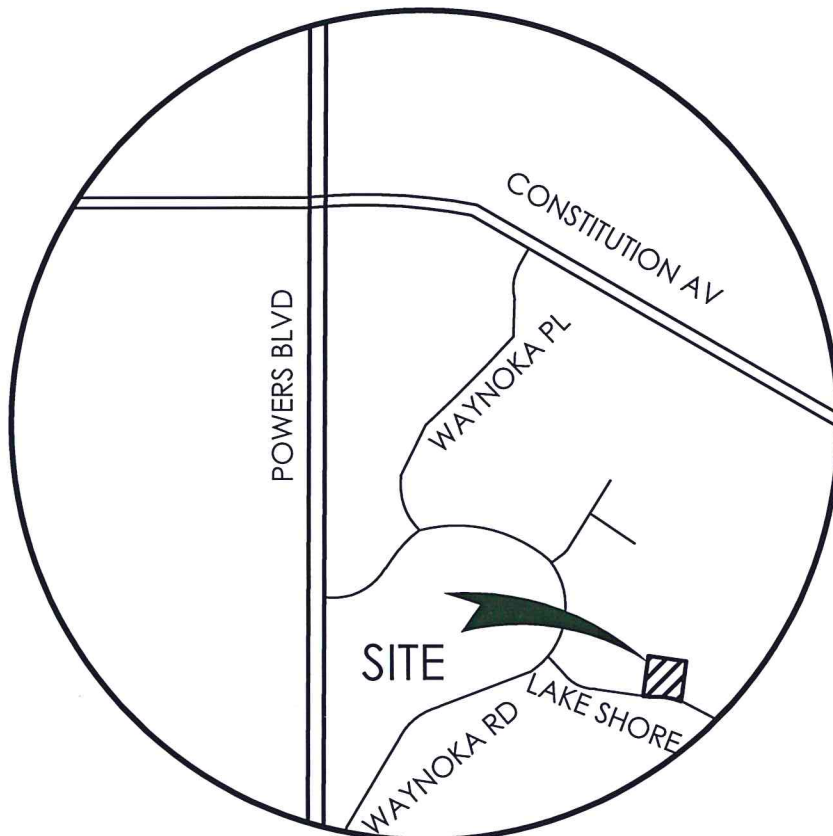
M.V.E., Inc.



Charles C. Crum, P.E.

CCC:sh

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VICINITY MAP

NOT TO SCALE

