

Ref: Rezone – Athio Properties, LLC.
APN: 44000-00-565
415 N. Franceville Coal Mine Road

21 February 2023

Dear Neighbor,

This letter is being sent to you because Athio Properties, LLC. is proposing a land use project in El Paso County at the referenced location in the next paragraph. This information is being provided to you in conjunction with submittal with the County. Please direct any questions on the proposal to the referenced contact(s) 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 and Community Development 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 at the public hearing for this proposal.

Site address, property size, and zoning:

415 N. Franceville Coal Mine Road
Colorado Springs, CO 80929
38.5 acres, currently zoned RR-5

Terra Nova Engineering, Inc. is representing **Athio Properties, LLC.** for a Site Rezone request from RR-5 Residential to CS -Commercial Services District for a commercial use classification to allow outdoor boat, trailer, and RV storage. (see the attached Exhibit to show the vicinity, existing and proposed facilities, structures, roads, etc.).

The site is on the southeast corner of Hwy 94 and Franceville Coal Mine Road and has been undeveloped cattle pasture and recently cleaned up of the old concrete walls, concrete floor remnants and fenced for basic property security with the addition of a 12x16 shed for storage. Surrounding zones are primarily RR-5 with other than RR-5 uses. The surrounding uses include two motocross / off-road race tracks and an auto salvage yard to the north, auto salvage yard to the west and even further west. There are two parcels already rezoned to CS Commercial Services, to the west, including additional vehicle storage. To the southwest is an outdoor gun range and immediately south and east, undeveloped cattle pasture.

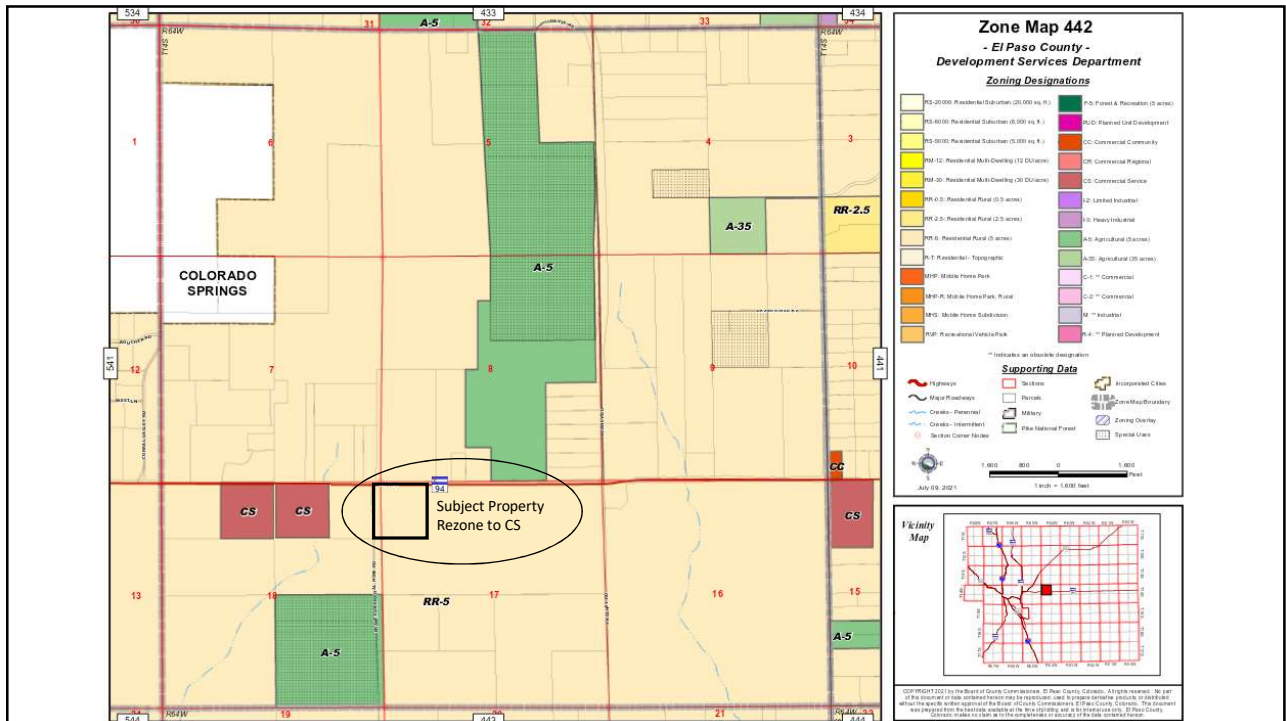
The property has a well for the expected County Code Landscape requirements and off-grid electric for the minimal electrical requirements. Any additional utility requirements will be coordinated through Mountain View Electric Association and Cherokee Water District. Fire protection is provided by Ellicott Fire Protection District.

Thank you for your consideration and for questions specific to this project, please contact:

Owner: Athio Properties, LLC.
Representative: Mike Jacobson
11745 Howells Road
Colorado Springs, CO 80908

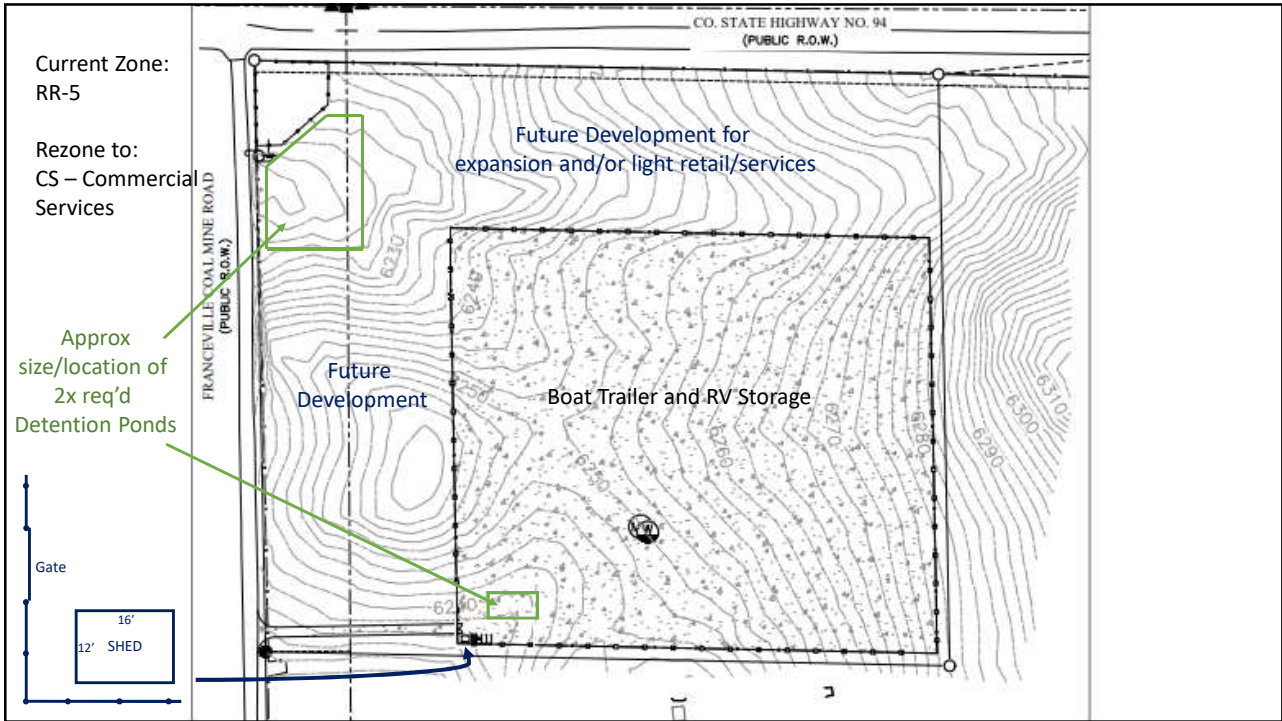
719-235-8195
Mike@FlyingHorseRealty.com

Applicant/Consultant: Terra Nova Engineering, Inc.
L. Ducett, P.E.
President, Terra Nova Engioneerig, Inc.
721 S. 23rd Street
Colorado Springs, CO 80904
719-635-6422
l@tnesinc.com





There are 6 different owners of the adjacent parcels.



7022 2410 0002 2758 1038

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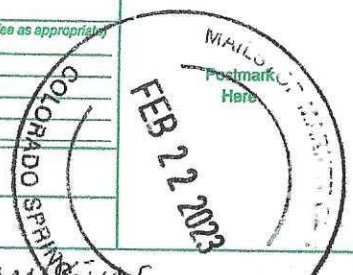
OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
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 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To Jimmy Hawkins
 Street and Apt. No., or PO Box No. 470 S. Blaney Colorado
 City, State, ZIP+4® Colorado Springs, CO 80929

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



#1 Owner Parcels: 4400000393
4400000566

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Postage \$
 Total Postage and Fees \$

Sent To Donna K. Brock
 Street and Apt. No., or PO Box No. 13150 State Hwy 94
 City, State, ZIP+4® Colorado Springs, CO 80929

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#2 Owner Parcel: 4408000005

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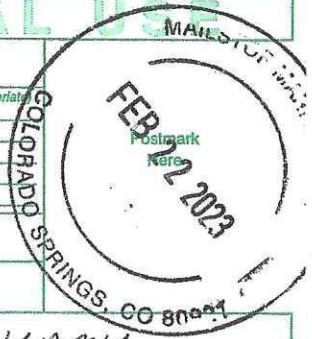
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 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To Steven O. Kuman
 Street and Apt. No., or PO Box No. 495 Rustic Rd
 City, State, ZIP+4® Durango, CO 81301

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



#3 Owner Parcel: 4408000004

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 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To Ray and Katrina
 Street and Apt. No., or PO Box No. 12750 State Hwy 94
 City, State, ZIP+4® Colorado Springs, CO 80929

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



#4 Owner/Owner Rep Parcels: 4408000003
4400000450, 4400000449

7022 2410 0002 2758 1069

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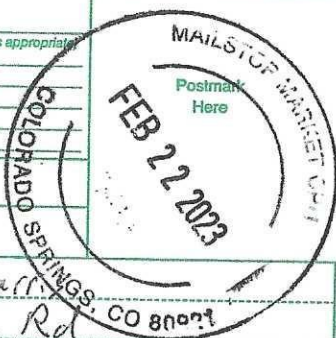
OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To Kenneth D. Harr
 Street and Apt. No., or PO Box No. 11250 Jordan Rd
 City, State, ZIP+4® Fountain, CO 80817

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



#5 Owner Parcel: 4400000367

7022 2410 0002 2758 1076

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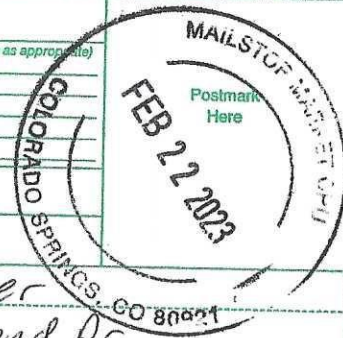
OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$
 Total Postage and Fees \$

Sent To Gary D. Miller
 Street and Apt. No., or PO Box No. 5260 Diamond Dr
 City, State, ZIP+4® Colorado Springs, CO 80918

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



#6 Owner Parcel: 4400000310



CPU MAILSTOP
12225 VOYAGER PKWY STE 4
COLORADO SPRINGS, CO 80921-3754
(800)275-8777

02/22/2023 12:16 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.63
Colorado Springs, CO 80918			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Fri 02/24/2023			
Certified Mail®			\$4.15
Tracking #:			
70222410000227581076			
Total			\$4.78
First-Class Mail® Letter	1		\$0.63
Fountain, CO 80817			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Fri 02/24/2023			
Certified Mail®			\$4.15
Tracking #:			
70222410000227581069			
Total			\$4.78
First-Class Mail® Letter	1		\$0.63
Colorado Springs, CO 80929			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Fri 02/24/2023			
Certified Mail®			\$4.15
Tracking #:			
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Total			\$4.78
First-Class Mail® Letter	1		\$0.63
Colorado Springs, CO 80929			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Fri 02/24/2023			
Certified Mail®			\$4.15
Tracking #:			
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Total			\$4.78
First-Class Mail® Letter	1		\$0.63
Colorado Springs, CO 80929			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Fri 02/24/2023			
Certified Mail®			\$4.15
Tracking #:			
70222410000227581038			
Total			\$4.78
First-Class Mail® Letter	1		\$0.63
Durango, CO 81301			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Sat 02/25/2023			
Certified Mail®			\$4.15
Tracking #:			
70222410000227581021			
Total			\$4.78

Total		\$4.70
First-Class Mail®	1	\$0.63
Letter		
Durango, CO 81301		
Weight: 0 lb 0.60 oz		
Estimated Delivery Date		
Sat 02/25/2023		
Certified Mail®		\$4.15
Tracking #:		
	70222410000227581021	
Total		\$4.78

Grand Total: \$28.68

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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