

Date: May 04, 2017

NOTICE TO ADJACENT PROPERTY OWNERS:

This letter is being sent to you because David Hellbusch 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 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:

Jerome W. Hannigan and Associates, Inc.
19360 Spring Valley Road
Monument, Co. 80132
481-8292

Owner: Dave Hellbusch
137 N. Monument Lake Road
Monument, Co. 80132
488-3230

3.) Site Address: 0 Davidson Road, aka 137 N. Monument Lake Road, Monument, Co.
location: North of the intersection of Monument Lake Road and Mitchell Ave.
Parcel size: 3.86 acres
zoning: Original zone RR-5, Proposed CS

4.) Request and Justification: Rezone to permit existing uses. Please see enclosed Narrative.

5.) Waiver Requests: None.

6. Vicinity Map showing adjacent owners: Enclosed.

Adjacent Owners:

1.) Gene P. Huisman & Sue N. Johnson
P.O. Box 992
Monument, Co. 80132

2.) Thomas Penewell
137 Monument Lake Road
Monument, Colorado 80132-7924

3, 4 & 5.) Thomas Penewell, Debroah S. Litgen
137 Monument Lake Rd.
Monument, Colorado 80132-7924

El Paso County Assessor's Office

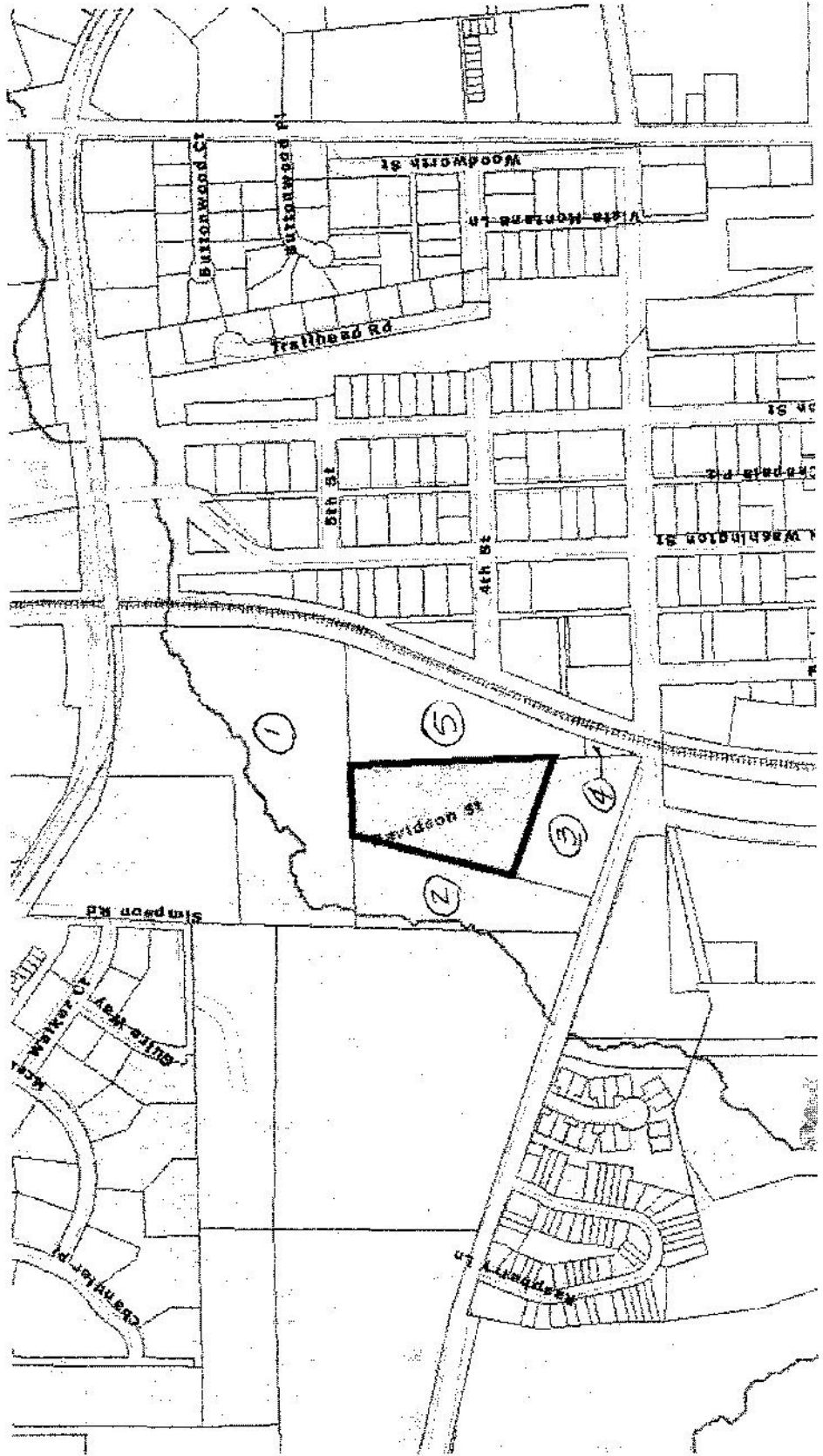
0 DAVIDSON ST

SCHEDULE: 7115100008

OWNER: HELLBUSCH DAVID P



COPYRIGHT 2010 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of plotting and is for internal use only. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.



7015 0640 0000 1892 0751

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

MONUMENT, CO 80132

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.75
<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

80132 0290
MAY - 4 2017
Postmark Here
05/04/2017

Postage	\$0.49
Total Postage and Fees	\$6.59

Sent To
Thomas Reuened
Street and Apt. No., or PO Box No.
137 Monument Lake Rd
City, State, ZIP+4®
Monument, CO 80132-7924
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0000 1892 0744

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

MONUMENT, CO 80132

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$7.75
<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

80132 0290
MAY - 4 2017
Postmark Here
05/04/2017

Postage	\$0.49
Total Postage and Fees	\$6.59

Sent To
Gene Heumann
Street and Apt. No., or PO Box No.
P.O. Box 992
City, State, ZIP+4®
Monument, CO 80132
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions