

April 12, 2022

Dear Adjacent Property Owner:

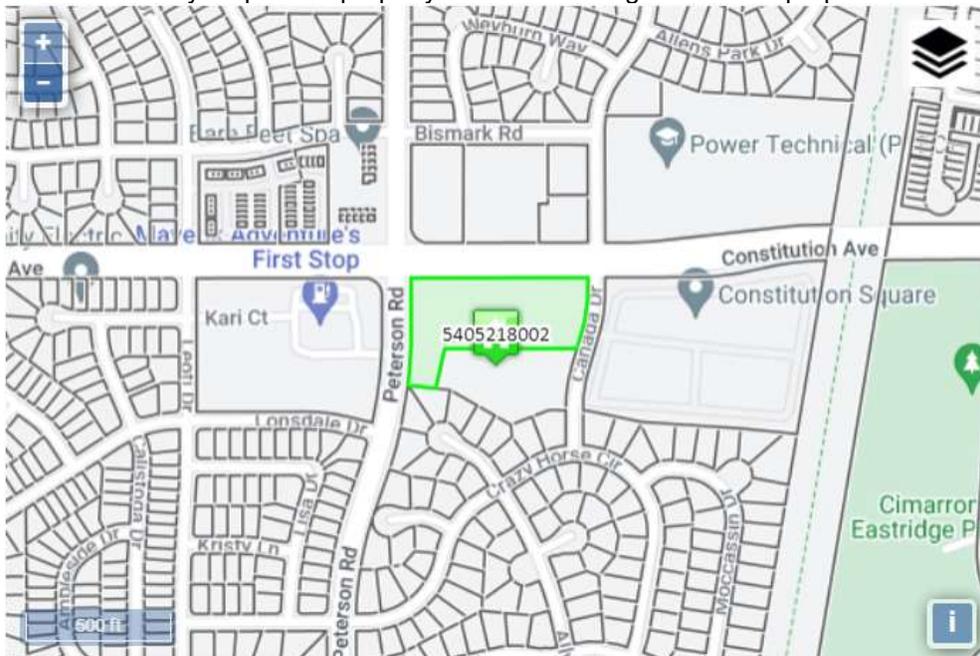
This letter is being sent to you because Johnson Development Associates is proposing a land use project in El Paso County at the referenced location 6855 Constitution Avenue (Parcel No.5405218002) , at the southeast corner of Constitution Avenue and Peterson Road, that is 3.72 acres in size and currently zoned RM-30 and is proposed to be rezoned to CS. This information is being provided to you prior to a submittal to the County. Please direct any questions on the proposal to the referenced contact(s). 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 or in person at the public hearing for this proposal.

For questions specific to the project, please contact:

Grant Dennis
Galloway & Company, Inc
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719-900-7220 phone
GrantDennis@GallowayUS.com

Request/Justification: The proposal being submitted to El Paso County is seeking approval of an application for to rezone the property located at 6855 Constitution Avenue from RM-30 (Residential Multi-Dwelling) to CS (Commercial Service). The proposed zone change will allow for the construction of a Mini Warehouse facility. The property is currently vacant.

Below is a vicinity map of the property with surrounding streets and properties



LIST OF ADJACENT PROPERTY OWNERS to 6855 Constitution Avenue, Parcel No. 5406114001

Parcel No. 5332310003
James Irwin Educational
5525 Astrozon Blvd
Colorado Springs CO, 80916-4226

Parcel No 5405207050
Constitution Square Cs LLC
2912 Daimler St
Santa Ana CA, 92705

Parcel No. 5405218003
Eight Line Inc
8300 S County Line Rd
Oklahoma City OK, 73169-1606

Parcel No. 5405218010
Alvarado, Kimberly A
2365 Allyn Way
Colorado Springs CO, 80915-4258

Parcel No. 5405218011
Richardson, Allen
405 S. Cascade Ave, Suite 101
Colorado Springs, CO 80903-3885

Parcel No, 5406114001
Maverik Inc
185 S State St
Salt Lake City UT, 84111-1538

Parcel No. 5332309005
K & S Development LLC
4432 Slice Dr
Colorado Springs CO, 80922

Parcel No. 533239004
K & S Development LLC
4432 Slice Dr
Colorado Springs CO, 80922

Parcel No. 5332309007
Mccoy & LittleJohn
6805 Bismark Rd
Colorado Springs CO, 80922-1116

Parcel No. 5331420077, 5331420076, 5331420068, 5331420069

NJF Properties LLC
7944 Lightwood Way
Colorado Springs CO, 80908

Parcel No. 5331420075, Parcel No. 5331420074
P&C Properties LLC
6799 Bismark Rd, Suite E
Colorado Springs, CO 80922-1188

Parcel No. 5331420073
JL Brown Group LLC
6584 Dream Weaver Dr
Colorado Springs, CO 80923-9200

Parcel No. 5331420070
Malnar Properties LLC
630 N. Tejon St
Colorado Springs, CO 80903-1010

Parcel No. 5331420071
Brooks Optometric LLC
1511 E. Cache La Poudre St
Colorado Springs, CO 80909-4537

Parcel No. 5331420072
P&C Properties II LLC
2901 Fanshell Walk
Oxnard, CA 93035-2479

7021 0950 0000 2268 0677

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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	\$0.58		
Total Postage and Fees	\$4.33		
Sent To <i>Malnai Properties LLC</i>			
Street and Apt. No., or PO Box No. <i>630 N. Tejon St.</i>			
City, State, ZIP+4® <i>Colo Spgs, CO 80903-1010</i>			

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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	\$0.58		
Total Postage and Fees	\$4.33		
Sent To <i>NJF Properties LLC</i>			
Street and Apt. No., or PO Box No. <i>7944 Lightwood Way</i>			
City, State, ZIP+4® <i>Colo Spgs, CO 80908</i>			

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Salt Lake City, UT 84111

Certified Mail Fee	\$3.75		0620
\$		\$0.00	33
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	\$0.58		
Total Postage and Fees	\$4.33		
Sent To <i>Maverik Inc</i>			
Street and Apt. No., or PO Box No. <i>185 S. State St.</i>			
City, State, ZIP+4® <i>Salt Lake City, UT 8411-1538</i>			

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Oxnard, CA 93035

Certified Mail Fee	\$3.75		0620
\$		\$0.00	33
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	\$0.58		
Total Postage and Fees	\$4.33		
Sent To <i>P/C Properties LLC</i>			
Street and Apt. No., or PO Box No. <i>2901 Fanshell Walk</i>			
City, State, ZIP+4® <i>Oxnard, CA 93035-2479</i>			

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Santa Ana, CA 92705

Certified Mail Fee	\$3.75		0620
\$		\$0.00	33
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	\$0.58		
Total Postage and Fees	\$4.33		
Sent To <i>Constitution Square LLC</i>			
Street and Apt. No., or PO Box No. <i>2912 Daimler St</i>			
City, State, ZIP+4® <i>Santa Ana, CA 92705</i>			

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Oklahoma City, OK 73169

Certified Mail Fee	\$3.75		0620
\$		\$0.00	33
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	\$0.58		
Total Postage and Fees	\$4.33		
Sent To <i>Eight Line Inc</i>			
Street and Apt. No., or PO Box No. <i>8300 S. County Line Rd</i>			
City, State, ZIP+4® <i>OK City, OK 73169-1608</i>			

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Colorado Springs, CO 80923

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.58
Total Postage and Fees	\$4.33

Sent To *JL Brown Group LLC*
 Street and Apt. No., or PO Box No. *6584 Dream Weaver Dr.*
 City, State, ZIP+4® *Colo Spgs, CO 80923-9208*

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Colorado Springs, CO 80922

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.58
Total Postage and Fees	\$4.33

Sent To *McCoy + Little John*
 Street and Apt. No., or PO Box No. *6805 Bismark Rd*
 City, State, ZIP+4® *Colo Spgs, CO 80922-1116*

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Colorado Springs, CO 80903

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.58
Total Postage and Fees	\$4.33

Sent To *Richardson, Allen*
 Street and Apt. No., or PO Box No. *405 S. Cascade Ave Suite 101*
 City, State, ZIP+4® *Colo Spgs, CO 80903-3885*

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Colorado Springs, CO 80909

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.58
Total Postage and Fees	\$4.33

Sent To *Brooks Optometric LLC*
 Street and Apt. No., or PO Box No. *1511 E. Cache La Poudre St*
 City, State, ZIP+4® *Colo Spgs, CO 80909-4537*

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.58
Total Postage and Fees	\$4.33

Sent To *P+C Properties LLC*
 Street and Apt. No., or PO Box No. *6799 Bismark Rd. Suite E*
 City, State, ZIP+4® *Colo Spgs, CO 80922-1158*

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Colorado Springs, CO 80916

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<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	\$0.58
Total Postage and Fees	\$4.33

Sent To *James Twin Educational*
 Street and Apt. No., or PO Box No. *6525 Astorzon Blvd*
 City, State, ZIP+4® *Colorado Springs Co 80916-4226*

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Colorado Springs, CO 80922

Certified Mail Fee	\$3.75	0620
\$	\$0.00	33
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	\$0.58	
Total Postage and Fees	\$4.33	



Sent To *K+S Development LLC*
 Street and Apt. No., or PO Box No. *4432 S. I-25 Dr*
 City, State, ZIP+4® *Colorado Springs CO 80922*

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Colorado Springs, CO 80915

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\$	\$0.00	33
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	\$0.58	
Total Postage and Fees	\$4.33	



Sent To *Alvarado, Kimberly*
 Street and Apt. No., or PO Box No. *2365 Allyn Way*
 City, State, ZIP+4® *Colorado Springs CO 80915-4258*

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