

April 12, 2022

**Dear Adjacent Property Owner:**

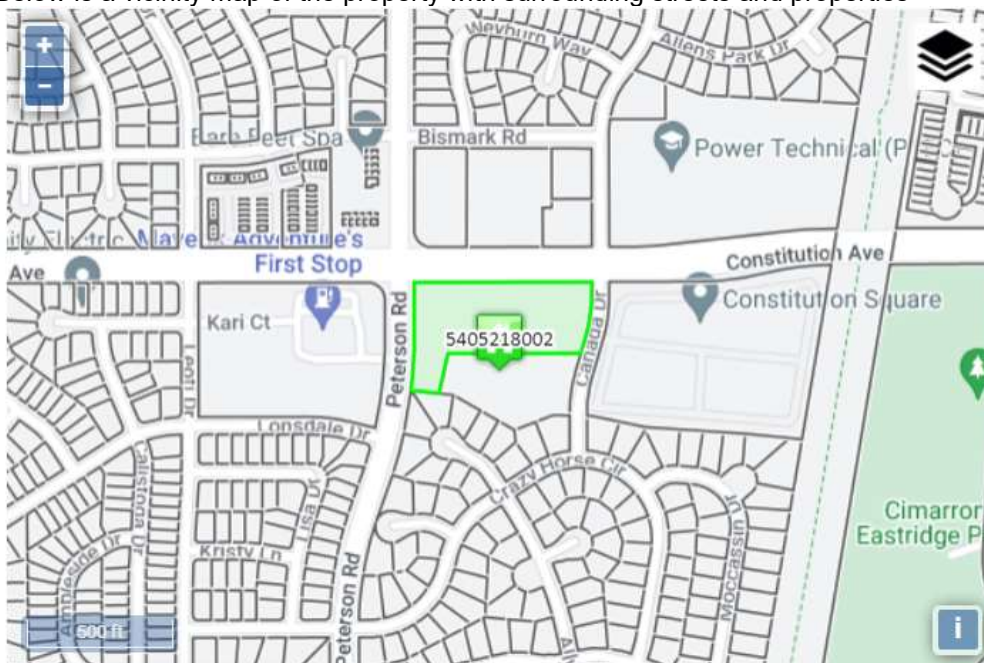
This letter is being sent to you because Johnson Development Associates is proposing a land use project in El Paso County at the referenced location 6855 Constitution Avenue (Parcel No.5405218002) , at the southeast corner of Constitution Avenue and Peterson Road, that is 3.72 acres in size and currently 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](mailto: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



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# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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Certified Mail Fee	\$3.75	0620
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	33
<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>Maijai 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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Salt Lake City, UT 84111

Certified Mail Fee	\$3.75	0620
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	33
<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 84111-1538</i>		

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Santa Ana, CA 92705

Certified Mail Fee	\$3.75	0620
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	33
<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 Squares 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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Colorado Springs, CO 80908

Certified Mail Fee	\$3.75	0620
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	33
<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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Oxnard, CA 93035

Certified Mail Fee	\$3.75	0620
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	33
<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>PTC 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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Oklahoma City, OK 73169

Certified Mail Fee	\$3.75	0620
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	33
<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 73169-1606</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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**BRIDGE STATION**  
0620 33  
APR 13 2022  
Postmark Here  
04/13/2022  
COLORADO SPRINGS, COLORADO 80920

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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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**BRIDGE STATION**  
0620 33  
APR 13 2022  
Postmark Here  
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COLORADO SPRINGS, COLORADO 80920

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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

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 *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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**BRIDGE STATION**  
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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 *PTC 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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**BRIDGE STATION**  
0620 33  
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Postmark Here  
04/13/2022  
COLORADO SPRINGS, COLORADO 80920

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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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**BRIDGE STATION**  
0620 33  
APR 13 2022  
Postmark Here  
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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 <i>K &amp; S Development LLC</i>	
Street and Apt. No., or PO Box No. <i>4432 S 112 Dr</i>	
City, State, ZIP+4® <i>Colorado Springs CO 80922</i>	
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Colorado Springs, CO 80915	
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 <i>Alvarado, Kimberly</i>	
Street and Apt. No., or PO Box No. <i>2365 Allyn Way</i>	
City, State, ZIP+4® <i>Colorado Springs CO 80915-4258</i>	
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