



61206  
BULK MAIL  
67

May 7, 2024

**NOTICE TO PROPERTY OWNERS**

Dear Property Owner:

This letter is being sent to you on behalf of Great West Construction Properties LLC, who is proposing a land use project in El Paso County at 5935 Templeton Gap Road, Colorado Springs, Colorado 80923. The site is a 5-acre parcel having El Paso County Tax Schedule No. 63130 00 009. The property is located on the south side of Templeton Gap Road, northeast of the Corinth Drive intersection. A Vicinity Map is included for reference.

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 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.

The existing 5-acre tract is located within the A-5 CAD-O zone (Agricultural - 5 Acres with Commercial Airport Overlay District). The request is for a Variance of Use and a Site Development Plan approval for the conversion of the existing 2,400 square foot (SF) out structure to an office building. Great West Construction Company desires to have six small offices for their company employees. The site will continue as the personal residence of the owner of Great West. The proposed offices would be utilized by Great West employees consisting of the Owner, Accounting Manager, and Construction Managers. No new buildings are proposed for the site. The proposal includes the installation of one new driveway connection to Templeton Gap Road and establishing additional parking spaces adjacent the the existing structure to be used as an office.

For questions specific to this project, please contact:

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

Very truly yours,

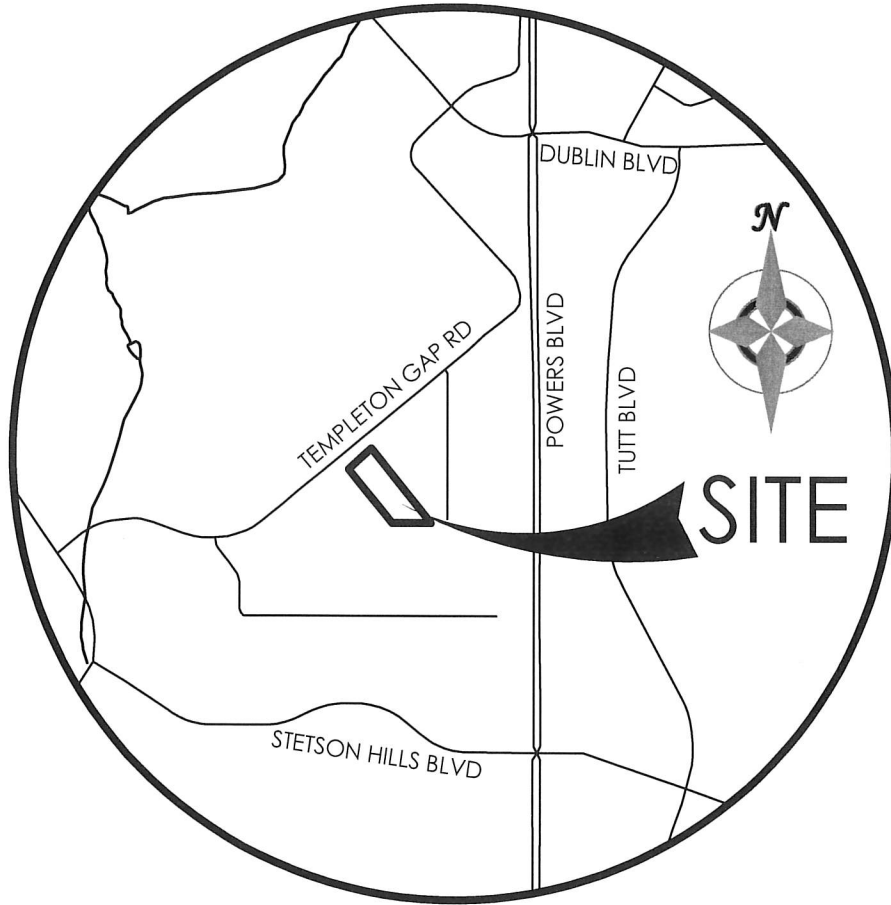
M.V.E., Inc.

A handwritten signature in blue ink that reads 'Charles C. Crum, P.E.' The signature is written in a cursive style.

Charles C. Crum, P.E.

Z:\61206\Documents\Correspondance\61206-Neighborhood Notice-Variance of Use & SDP.odt

**Engineers • Surveyors**  
**1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736**  
**Fax 719-635-5450 • e-mail mve@mvecivil.com**



# VICINITY MAP

NOT TO SCALE





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 (800)275-8777

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 Clerk: 66



PARRA JENELLE L REID  
6005 TEMPLETON GAP RD  
COLORADO SPRINGS CO 80923-5109

DE TURK PAMELA E  
5977 TEMPLETON GAP RD  
COLORADO SPRINGS CO 80923-5108

GREAT WEST CONSTRUCTION  
PROPERTIES LLC  
5935 TEMPLETON GAP RD  
COLORADO SPRINGS CO 80923-5108

ROCKY MOUNTAIN BAPTIST TEMPLE  
5865 TEMPLETON GAP RD  
COLORADO SPRINGS CO 80923-5088

FOSTER CINDY H  
5410 APALOOSA DR  
COLORADO SPRINGS CO 80923-1102

GLENN BOB  
5462 APALOOSA DR  
COLORADO SPRINGS CO 80923-1102

MICHAUD PETER J  
5625 APALOOSA DR  
COLORADO SPRINGS CO 80923-1101

RIVERA MARK P  
5584 APALOOSA DR  
COLORADO SPRINGS CO 80923-1100

CLARK PENNY  
5646 APALOOSA DR  
COLORADO SPRINGS CO 80923

BAF 3 LLC  
5001 PLAZA ON THE LAKE STE 200  
AUSTIN TX 78746

CHARTER ANDREW  
5825 SANCHEZ DR  
COLORADO SPRINGS CO 80923

STEININGER FAMILY TRUST  
5815 SANCHEZ DR  
COLORADO SPRINGS CO 80923-7636

LUO FAMILY REVOCABLE TRUST  
1992 MAYFIELD AVE  
SAN JOSE CA 95130

HARTER IRIS  
12640 SYLVAN MEADOWS DR  
COLORADO SPRINGS CO 80908

CARRILLO ALYCIA  
5812 DUTCHESS DR  
COLORADO SPRINGS CO 80923-7620

FISHER SARAH ELIZABETH  
5818 DUTCHESS DR  
COLORADO SPRINGS CO 80923-7620

CRANE MICHELLE L  
330 GREEN GORGE RD  
SIGNAL MOUNTAIN TN 37377-3031

DONATLAN SHAWN  
5315 STILLWATER DR  
COLORADO SPRINGS CO 80923-7606

HARTWIG KEVIN A  
5295 STILLWATER DR  
COLORADO SPRINGS CO 80923-7605

CHAPMAN KEN  
5285 STILLWATER DR  
COLORADO SPRINGS CO 80923-7605

LYNN ISAAC J  
5275 STILLWATER DR  
COLORADO SPRINGS CO 80923-7605

PLTM-16 LLC  
875 DURHAM TER  
COLORADO SPRINGS CO 80918-7070

MINKS WAYNE O JR  
2171 WILDWOOD DR  
COLORADO SPRINGS CO 80918

LERI PROPERTIES LLC  
5059 BLUESTEM DR  
COLORADO SPRINGS CO 80917-1307

GARCIA FELICIA A  
5167 AUSTERLITZ DR  
COLORADO SPRINGS CO 80923

DUPEY BRIAN ROBERT  
5159 AUSTERLITZ DR  
COLORADO SPRINGS CO 80923-7610

TODD RICHARD W  
6065 MACH 1 DR  
COLORADO SPRINGS CO 80918-1513

WEECE JOSIAH  
5143 AUSTERLITZ DR  
COLORADO SPRINGS CO 80923-7610

BRADLEY JILL M  
5135 AUSTERLITZ DR  
COLORADO SPRINGS CO 80923-7610

FOSS LINDSAY M  
5127 AUSTERLITZ DR  
COLORADO SPRINGS CO 80923

CSH PROPERTY ONE LLC  
8665 E HARTFORD DR STE 200  
SCOTTSDALE AZ 85255-7807

MILOW TORY JEFFERSON  
5111 AUSTERLITZ DR  
COLORADO SPRINGS CO 80923-7610

SAMPLE JEREMY J  
5083 AUSTERLITZ DR  
COLORADO SPRINGS CO 80923-7609

JEFFRIES LATRESA JUSTINE  
5075 AUSTERLITZ DR  
COLORADO SPRINGS CO 80923-7609

MEADOWS THOMAS  
5072 STILLWATER DR  
COLORADO SPRINGS CO 80923-7601

BENTON RAYMOND W  
5080 STILLWATER DR  
COLORADO SPRINGS CO 80923-7601

GRAFTON ROBERT E  
5088 STILLWATER DR  
COLORADO SPRINGS CO 80923-7601

SMITH MARY R  
5096 STILLWATER DR  
COLORADO SPRINGS CO 80923-7601

RJS PROPERTY 1 LLC  
5124 STILLWATER DR  
COLORADO SPRINGS CO 80923-7603

PORTER GREGORY S  
5132 STILLWATER DR  
COLORADO SPRINGS CO 80923-7603

KRAUSE BRENDA S  
7048 COBBLECREEK DR  
COLORADO SPRINGS CO 80922-2496

SANDOVAL DEBORAH I  
5148 STILLWATER DR  
COLORADO SPRINGS CO 80923-7603

MURPHY FAMILY LIVING TRUST  
36407 SE 13TH ST  
WASHOUGAL WA 98671-8758

ANDERSON THOMAS R  
5164 STILLWATER DR  
COLORADO SPRINGS CO 80923-7603

VIRDELL BRADEN DALLAS FISCHER  
5172 STILLWATER DR  
COLORADO SPRINGS CO 80923-7603

DAVIS JOSHUA M  
5180 STILLWATER DR  
COLORADO SPRINGS CO 80923-7603

5188 STILLWATER LLC  
1933 MONTEBELLO DR W  
COLORADO SPRINGS CO 80918-3677

ERHARDT MICHAEL C  
5196 STILLWATER DR  
COLORADO SPRINGS CO 80923-7603

ULIT JULIUS  
5227 STILLWATER DR  
COLORADO SPRINGS CO 80923-7605

STINSON MATTHEW C  
5219 STILLWATER DR  
COLORADO SPRINGS CO 80923-7605

SCHOENFELDER MARY CHRISTINE  
5211 STILLWATER DR  
COLORADO SPRINGS CO 80923-7605

WILKERSON SUSAN C  
5195 STILLWATER DR  
COLORADO SPRINGS CO 80923-7604

MILLS REBECCA  
5187 STILLWATER DR  
COLORADO SPRINGS CO 80923-7604

SPAULDING FAMILY TRUST  
5179 STILLWATER DR  
COLORADO SPRINGS CO 80923

TAYLOR AMY C  
5171 STILLWATER DR  
COLORADO SPRINGS CO 80923-7604

MCDONNELL MICHAEL  
5163 STILLWATER DR  
COLORADO SPRINGS CO 80923-7604

KIKER MICHAEL L  
5155 STILLWATER DR  
COLORADO SPRINGS CO 80923-7604

MITHCELL G JEFFERY  
5147 STILLWATER DR  
COLORADO SPRINGS CO 80923-7604

RUESCH J JULIA  
5139 STILLWATER DR  
COLORADO SPRINGS CO 80923-7604

HARRIS RUSSELL D  
5131 STILLWATER DR  
COLORADO SPRINGS CO 80923-7604

SUTLIFF ANTHONY V  
5123 STILLWATER DR  
COLORADO SPRINGS CO 80923-7604

FREZZA OLINDA MARIA OSORIO  
4706 VISTA VIEW LN  
COLORADO SPRINGS CO 80915-1040

STORMY THORNHILL LIVING TRUST  
3583 SHANDOR RD  
WOODBIDGE VA 22193-5786

ROMERO JEFFREY S  
5079 STILLWATER DR  
COLORADO SPRINGS CO 80923-7602

VANDERVEEN ROBERT A  
5071 STILLWATER DR  
COLORADO SPRINGS CO 80923-7602

SUNDE DEREK  
5063 STILLWATER DR  
COLORADO SPRINGS CO 80923-7602

THOMPSON LISA M  
5055 STILLWATER DR  
COLORADO SPRINGS CO 80923-7602