

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Paul & Peri Faricy 360 San Marino Ct  
Colo Spgs, CO 80906.

Telephone #'s: 719-491-8011

Description of Proposal: We are proposing a land use project in El Paso County at 1875 Main St. Colo Spgs, CO 80911, which is a 1.62 acre parcel that is zoned commercial community. The proposed project is a 4,800 sqft metal building that will be approximately 60' x 80' x 26' and will be used for indoor RV and boat storage.

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
9/8/18	yes	<u>Loretta Beckman</u> <u>Maynard Neese</u> 5075 Elm Grove Dr, C/S, CO 80911 (South)	
9/8/18	yes	<u>5065 Elm Grove Dr, C/S, CO 80911 (South)</u>	Would not sign since it was HOA property - mailed letter ✓
9/8/18	yes	<u>Jug L. Hobbs</u> 5055 Elm Grove Dr C/S, CO 80911 (South)	
9/8/18	yes	<u>Josephine P Turner</u> 5045 Elm Grove Dr, C/S, CO 80911 (South)	
		<u>5025 Elm Grove Dr, C/S, CO 80911 (South)</u>	Not home - mailed letter ✓
9/8/18	no	<u>Ron Robins</u> 5015 Elm Grove Dr, C/S, CO 80911 (South)	
		<u>4995 Elm Grove Dr, C/S, CO 80911 (South east)</u>	Not home - mailed letter ✓
9/8/18	yes	<u>Shew Graham</u> 4985 Elm Grove Dr, C/S, CO 80911 (South east)	

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

Paul Faricy date 9/8/18 Peri Faricy date 09-11-18  
 (Signature of Petitioner or Owner) (Signature of Petitioner or Owner)

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Date	Owner (Yes or No)	Name (Signature) and Address	Comments
		1919 Main St. C/S, CO 80911 (North west corner)	Mailed to property owner
		4955 Bradley Rd C/S CO 80911 (North east)	Mailed to property owner
9/11/18	Yes	Sheldon Burn, Munger 1895 Main St C/S, CO 80911 (North west)	
9/11/18	yes	Andrea Jan trustee of Rosomare S. Blair trust 1845 Main St. C/S, CO 80911 (west of property)	
9/8/18	HOA President	Colleen Clotney HOA Pres. 5035 Elm Grove, C/S, CO 80911 (South HOA)	
		1810 Main St, C/S, CO 80911 (East across Main)	Mailed to property owner
		4975 Elm Grove Dr, C/S, CO 80911 (south East)	Mailed to property owner at Bernice Lofton 3475 American Dr Apt 5 Colo Spgs, CO 80917

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

Paul Faricy date 9/8/18  
 (Signature of Petitioner or Owner)

Peri Faricy date 09-11-18  
 (Signature of Petitioner or Owner)

9/10/18

Dear Neighbor,

This letter is being sent to you because Paul and Peri Faricy are proposing a land use project in El Paso County at, 1875 Main Street Colorado Springs, CO 80911 (Schedule# 6501312002). 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(s) item #1. 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 contract 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.

1. For questions specific to this project, please contact:

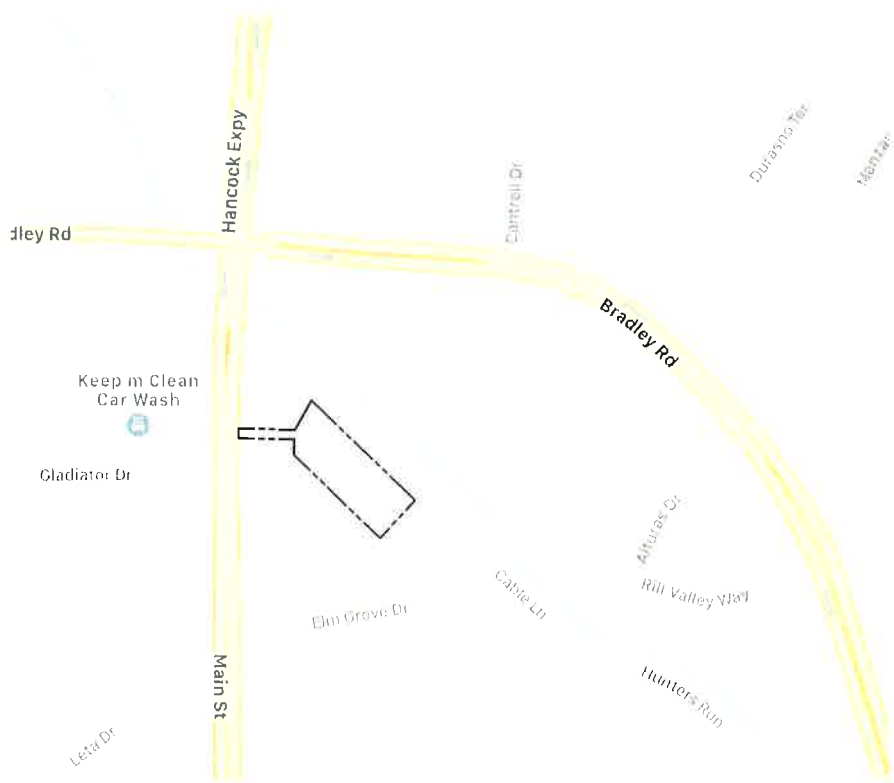
Paul and Peri Faricy  
360 San Marino Ct  
Colorado Springs, CO 80906  
719-491-8011 or 719-596-1256

2. Site address: 1875 Main Street, Colorado Springs, CO 80911, Located north of the Elm Grove Villa neighborhood and south west of Pikes Peak Christian Church
3. Parcel Size: 1.62 acres
4. Zoning: Commercial Community
5. Request & Justification: The 1.62-acre parcel does not currently contain any structures and only has an asphalt driveway beginning at Main Street on the west side of the property that terminates into the main body of the lot which is currently undeveloped land. The applicant is requesting the special use approval from El Paso county to build a 4,800 square foot metal building on the property, which will be in general harmony with the surrounding commercial properties to the west along Main Street. The building dimensions will be approximately 60' x 80' x 21' and will be used for indoor RV and boat storage. The building will be located on the north side of the lot as close to the northern 25' setback as possible creating as much buffer from the Elm Grove Villa townhomes as possible. There will be no outdoor storage of any kind at this building including trash dumpsters. Access to the property will remain exclusively from Main Street and will not utilize Cable Lane in any fashion. The applicants expect traffic in and out of the lot to be less than 7 cars per week putting almost no burden on the current traffic along Main Street or the surrounding businesses. Included with this letter is the site plan, vicinity map and basic building concept. Please feel free to contact Paul or Peri Faricy with any questions.

Regards,



Paul Faricy



## VICINITY MAP

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N.T.S.

**SITE LEGEND**

- NEW 4" THICK CONCRETE SUB SLAB W/ 4" WEP  
PROVIDE CONTROL JOINTS AS SHOWN.
- EXISTING BUILDING FOOTPRINT
- NEW BUILDING FOOTPRINT
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- LOT LINE
- 6" HIGH CELESTIAL FENCE (MG)
- PROPOSED GRADE / FINISH FLOOR (FEET)

**CONTACTS**

**OWNER:**  
PECK FAMILY LIVING TRUST  
1875 MAIN STREET  
COLORADO SPRINGS, CO. 80906

**ARCHITECT:**  
CONTO ARCHITECTURE  
4 SOUTH WINDYBAY AVE #200  
COLORADO SPRINGS, CO. 80906  
CONTACT: 719.337.7200  
P. scott@conto-arch.com

**APPLICANT:**  
PAUL FABRY  
peckfamily.com

**PROJECT DATA**

**PROJECT NAME:** NEW RETAIL BUILDING TO EXISTING LOT

**PROJECT ADDRESS:** 1875 MAIN STREET  
COLORADO SPRINGS CO 80911

**DATE:** 02/01/2022

**LEGAL DESCRIPTION:** LOT 7 (EUB DRIVE HULL) SUBDIVISION

**COUNTY ZONING:** CC (COMMERCIAL CORNER/LOTS)

**PROJECT TYPE:** COMMERCIAL

**BUILDING/SITE DATA**

**TOTAL SITE AREA:** 70,647 SF. (0.162 ACRES)

**BUILDING FOOTPRINT:** 4,800 SF.

**# OF STORES:** 1

**BUILDING HEIGHT:** 31'-0"

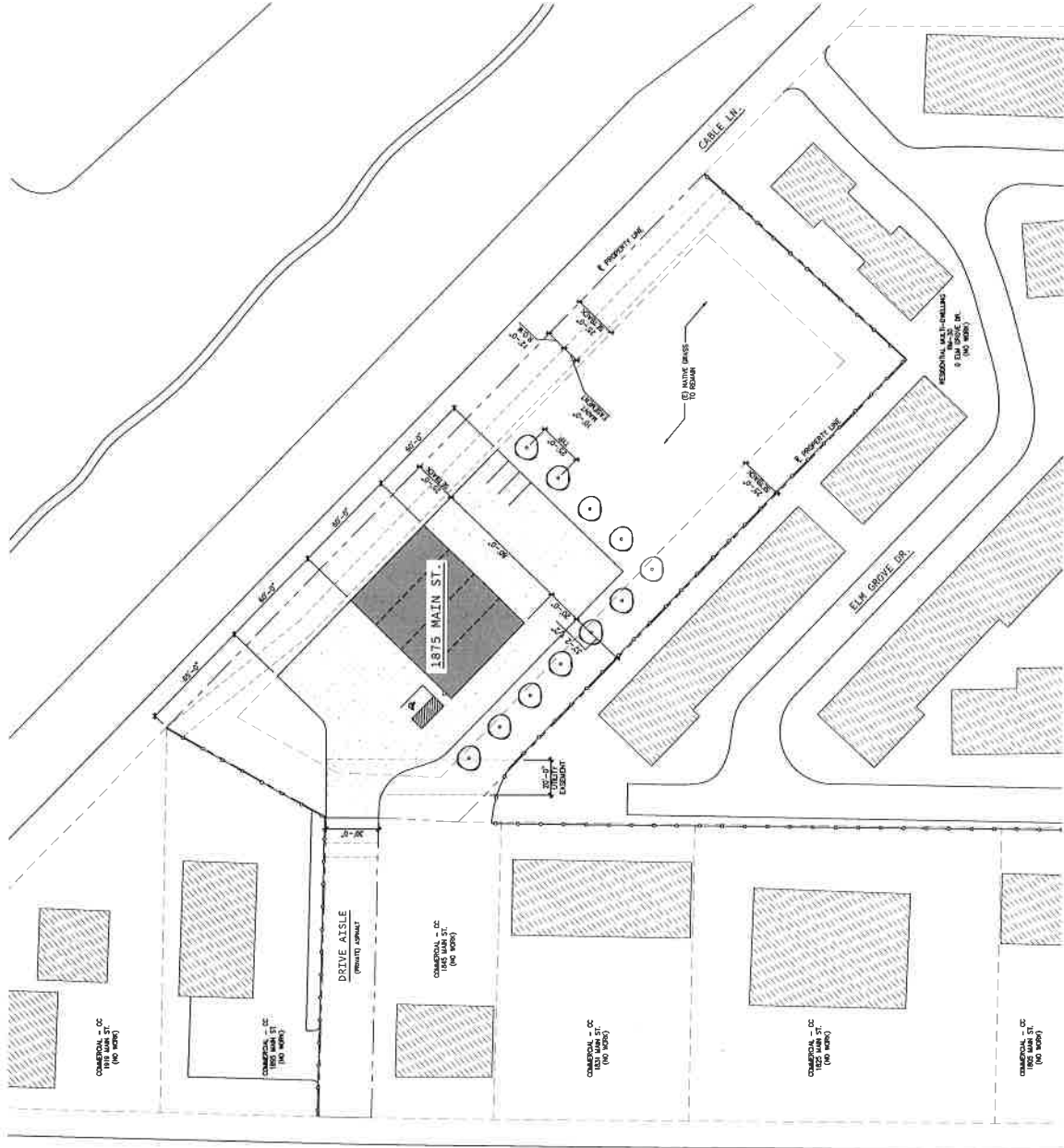
**PROPOSED LOT COVERAGE:** 7%

**MAXIMUM SF. (0-14 ACRES):** 15,000 SF.

**1 WAY ACCESSIBLE:** 13,000 SF.

**STANDARD LOT AREA:** 100,000 SF.

**TOTAL # STORES:** 1



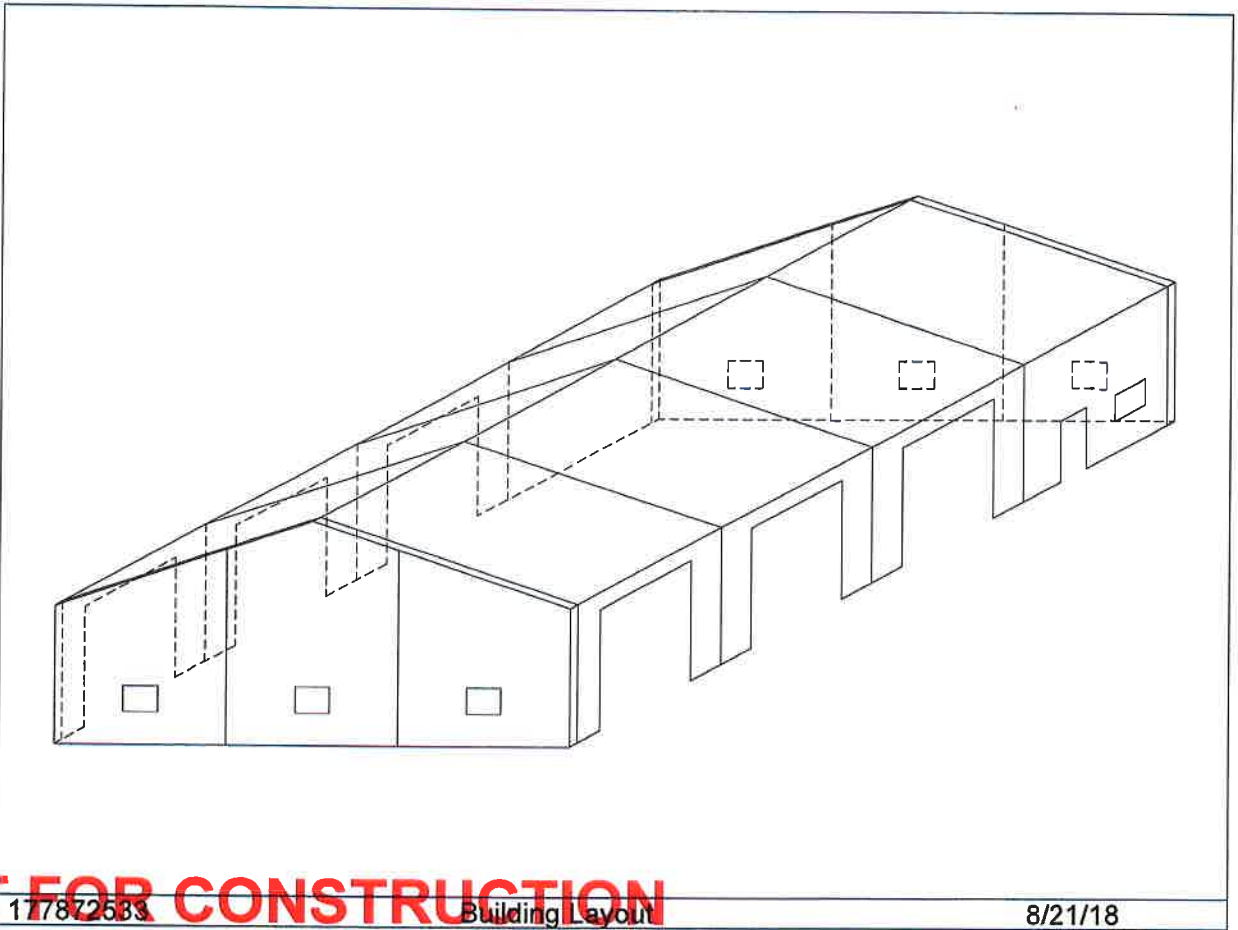
**SITE PLAN**

**ECHO**

DATE: 02/01/2022  
PROJECT: RETAIL BUILDING  
1875 MAIN ST.  
COLORADO SPRINGS  
SCALE: AS SHOWN  
SHEET: 01

**VICINITY MAP**





**NOT FOR CONSTRUCTION**

177872583

Building Layout

8/21/18

7018 0360 0001 0552 4262

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**COLORADO SPRINGS, CO 80911**

Certified Mail Fee	\$3.45	0773 07 Postmark <b>SEP 12 2018</b> 09/12/2018
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input checked="" 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	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: **Jeanne Stanley**  
 Street and Apt. No., or PO Box No.: **5065 Elm Grove Dr.**  
 City, State, ZIP+4®: **Colo Spgs, CO 80911-1180**

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

7018 0360 0001 0552 4279

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input checked="" 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	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: **Mr. & Mrs. Lord**  
 Street and Apt. No., or PO Box No.: **5025 Elm Grove Dr.**  
 City, State, ZIP+4®: **Colo Spgs, CO 80911-1180**

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

7018 0360 0001 0552 4248

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**COLORADO SPRINGS, CO 80917**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input checked="" 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	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: **Bernice Lofton**  
 Street and Apt. No., or PO Box No.: **3475 American Dr. Apt #5**  
 City, State, ZIP+4®: **Colo Spgs, CO 80917-5711**

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

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**COLORADO SPRINGS, CO 80911**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input checked="" 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	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: **Pikes Peak Christian Church**  
 Street and Apt. No., or PO Box No.: **4955 Bradley Rd**  
 City, State, ZIP+4®: **Colo Spgs, Co 80911-3265**

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

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**COLORADO SPRINGS, CO 80960**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input checked="" 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	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: **1810 Main LLC**  
 Street and Apt. No., or PO Box No.: **PO Box 60253**  
 City, State, ZIP+4®: **Colo Spgs, CO 80960-0253**

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

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**COLORADO SPRINGS, CO 80911**

Certified Mail Fee	\$3.45	0773 07 Postmark <b>SEP 12 2018</b> Here 09/12/2018
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<input checked="" 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	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: **Carole Stackonis**  
 Street and Apt. No., or PO Box No.: **4995 Elm Grove Dr.**  
 City, State, ZIP+4®: **Colo Spgs, CO 80911-1175**

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

7018 0360 0001 0552 4781

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**COLORADO SPRINGS, CO 80926**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee if appropriate)	\$2.75
<input checked="" 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	\$0.50
<b>Total Postage and Fees</b>	<b>\$6.70</b>

0773  
07

Postmark  
**SEP 12 2018**

09/12/2018

Sent To 1919 Main Street LLC c/o Joseph Frei  
 Street and Apt. No., or PO Box No.  
12005 Calle Corva  
 City, State, ZIP+4®  
Colo Spgs, CO 80926-9634