

please add vicinity map  
referenced in this letter

**March, 29, 2019**

**RE: Notice to Adjacent Property Owners – RV Storage Parking**

Dear Adjacent Property Owner:

This letter is being sent to you because, Steve R. Rael Jr., MainGate Enterprises LLC, is proposing a land use project in El Paso County at the referenced location, 18220 State Hwy. 83, Colorado Springs, Colorado 80908, West property Line, 18,000 Square Feet of 40.2 Acres.

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, Steve R. Rael, 18220 State Hwy. 83, Colorado Springs, Colorado 80908, 719-339-0836.

The project requests parking spots for RVs, Boats, Utility Trailers, Trailers and Horse Trailers along the West property line, 42 spots incorporating 18,000 Square Feet of the 40.2 acreage. The project will utilize existing drive way, no additional roads, structures, fencing, or lighting will be required in facility project. Currently no waivers are requested.

Attached is a project Vicinity Map showing all adjacent property lots.

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 owner 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 expression no opinion in writing or in person at the public hearing for this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve R. Rael Jr.", with a stylized, looping flourish at the end.

Steve R. Rael Jr.  
Maingate Enterprises LLC.  
719-339-0836  
sraeljr@sprintmail.com

please provide proof that you notified the following properties:

-1150 VILLAGE RIDGE PT MONUMENT CO, 80132

-17945 STATE HIGHWAY 83 COLORADO SPRINGS CO, 80908

7018 1130 0000 0291 1194

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MONUMENT, CO 80132

**OFFICIAL USE**

Certified Mail Fee	\$3.50	0290
\$	\$0.00	13
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	\$0.55	
Total Postage and Fees	\$4.05	
\$		
Sent To <b>B3 WALKER LLC</b>		
Street and Apt. No., or PO Box No. <b>1230 EARS BROOK CT.</b>		
City, State, ZIP+4® <b>MONUMENT, CO 80132</b>		

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

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\$	\$0.00	13
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	\$0.55	
Total Postage and Fees	\$4.05	
\$		
Sent To <b>FRED &amp; NANCY ELLIS</b>		
Street and Apt. No., or PO Box No. <b>18015 APPALOOSA RD</b>		
City, State, ZIP+4® <b>MONUMENT, CO 80132</b>		

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COLORADO SPRINGS, CO 80908

**OFFICIAL USE**

Certified Mail Fee	\$3.50	0290
\$	\$0.00	13
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	\$0.55	
Total Postage and Fees	\$4.05	
\$		
Sent To <b>KAREN ARA PAULSON</b>		
Street and Apt. No., or PO Box No. <b>18400 HIGHWAY 83</b>		
City, State, ZIP+4® <b>COLORADO SPRINGS, CO 80908</b>		

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MORGAN HILL, CA 95037

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Certified Mail Fee	\$3.50	0290
\$	\$0.00	13
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	\$0.55	
Total Postage and Fees	\$4.05	
\$		
Sent To <b>TIRGARDON HOOSTINGS</b>		
Street and Apt. No., or PO Box No. <b>16315 SAN RAMON DR VINT A</b>		
City, State, ZIP+4® <b>MORGAN HILL CA 95037</b>		

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MONUMENT CO 80132

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Certified Mail Fee	\$3.50
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 \$0.55

Total Postage and Fees \$4.05

Sent To

JILL FOWLER  
 2585 MOHAWK WAY  
 MONUMENT CO 80132

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PLEASANT GROVE, UT 84062

**OFFICIAL USE**

Certified Mail Fee	\$3.50
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 \$0.55

Total Postage and Fees \$4.05

Sent To

LINDA & RANDY AMANN  
 BOX 281  
 PLEASANT GROVE, UT 84062

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MONUMENT CO 80132

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<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 \$0.55

Total Postage and Fees \$4.05

Sent To

ANNE P. DAVIS  
 2535 MOHAWK WAY  
 MONUMENT CO 80132

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