



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

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Re: Rezone – EMPRISE ACQUISITIONS, LLC
APN 44000-00-056
12445 State Highway 94

August 22, 2022

To Whom It May Concern:

This letter is being sent to you because **EMPRISE ACQUISITIONS, LLC** is proposing a land use project in El Paso County at the above referenced location. 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) noted 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 or in person at the public hearing for this proposal.

LAND DEVELOPMENT CONSULTANTS, INC. (LDC) is representing the owner/applicant of the above referenced property in this application for a Site Rezone request (see attached Exhibit) from RR-5 Residential to CS Commercial Services District for a commercial use classification to allow outdoor RV and vehicle storage and mini-warehouse storage units.. The owner's property consists of a total of 34.52 acres and is currently zoned RR-5. Their request is to rezone the property to the CS zone. This will allow them to offer RV and vehicle storage spaces for rent with on-site property management. The existing House will be retained as a caretaker residence and the commercial building will be remodeled as an on-site office for the rental spaces.

This site is located on the South side of US Highway 94 approximately ¼ mile West of Franceville Coal Mine Road. It has been and is being used as undeveloped vehicle storage. Surrounding zones are mainly County RR-5, with one exception being the adjoining 34.71 acre parcel on the West being recently rezoned from RR-5 to CS, Commercial Services. The adjoining uses are a motocross race track to the North; a vehicle salvage yard and race track to the Northeast; a salvage yard to the East; an outside gun range to the South Southeast; vacant range land to the south and the proposed commercial services development to the West.

The existing house and existing commercial building is being served by an existing well and septic system. Electric service is provided by Mountain View Electric Association. Fire protection is being provided by ELLICOTT FIRE PROTECTION DISTRICT.

This application will be in complete conformance with the CS Commercial Services District zone and is a normal continuation of the development process as required by the County. There are no planned variance or waiver requests requested at this time, subject to EPC Development Services' Site Development Plan review.

Owner: EMPRISE ACQUISITIONS, LLC
Don Kramer, Mgr. 720-201-6345
909 E. Panama St.
Centennial, CO 80121

Applicant: LAND DEVELOPMENT CONSULTANTS, INC.
Daniel L. Kupferer (719) 528-6133
3898 Maizeland Road
Colorado Springs, CO 80909

Thank you for your consideration,

LDC, Inc. by Daniel L. Kupferer
dkupferer@ldc-inc.com

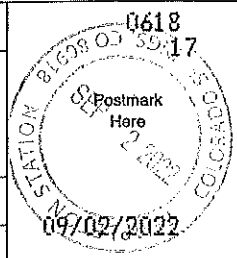
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Postage	\$0.60
Total Postage and Fees	\$7.85



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Street Kenneth D. & Maybel E. Harris
City 11850 Jordan Road
Fountain, CO 80817-3518

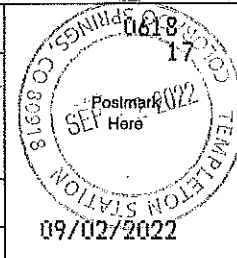
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Total Postage and Fees	\$7.85



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Street Marie Vette & Gary D. Miller
City 172 E. Mikato Drive
Colorado Springs, CO 80919-1312

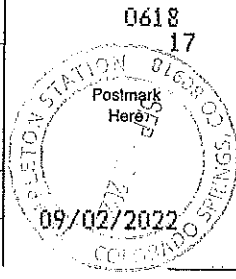
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Postage	\$0.60
Total Postage and Fees	\$7.85



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Street Udon Holdings
City 5755 Mark Dabbling Blvd, Ste 245
PSF Colorado Springs, CO 80919

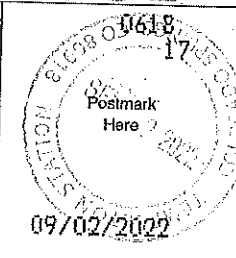
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Postage	\$0.60
Total Postage and Fees	\$7.85



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Street Gary D. Miller
City c/o Rampart Contracting
PSF 5260 Diamond Drive
Colorado Springs, CO 80918-2418

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Street Address: Aztec Park Raceway, Inc.
City, State: 540 Elkton Drive, Ste 202
Colorado Springs, CO 80907-8503

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City, State: 255 Via Linda Vista
Manitou Springs, CO 80829-2459

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Postage	\$0.60
Total Postage and Fees	\$7.85

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Sent To
Street Address: City of Colorado Springs
City, State: 30 S. Nevada Ave., Ste 502
Colorado Springs, CO 80903-1802

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Total Postage and Fees	\$7.85

0618
Postmark Here
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Street Address: Thani Holdings
City, State: 12265 State Hwy 94
Colorado Springs, CO 80929

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 Manitou Springs, CO 80829
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 Tue 09/06/2022
 Certified Mail® \$4.00
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 Colorado Springs, CO 80907
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 Total \$7.85



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Product	Qty	Unit Price	Price
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First-Class Mail® Large Envelope	1		\$1.68
Pueblo, CO 81008			
Weight: 0 lb 2.80 oz			
Estimated Delivery Date Tue 09/06/2022			

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First-Class Mail® 1 \$0.60
Letter
Colorado Springs, CO 80919
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Total \$7.85

US Flag Coil/100 2 \$60.00 \$120.00

Grand Total: \$184.48

Credit Card Remit \$184.48
Card Name: VISA
Account #: XXXXXXXXXXXX3361
Approval #: 064151
Transaction #: 438
AID: A0000000980840 Chip
AL: US DEBIT
PIN: Not Required

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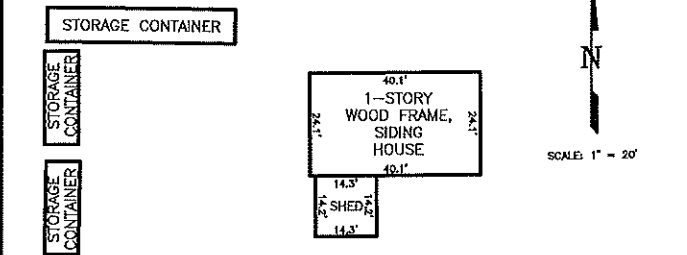
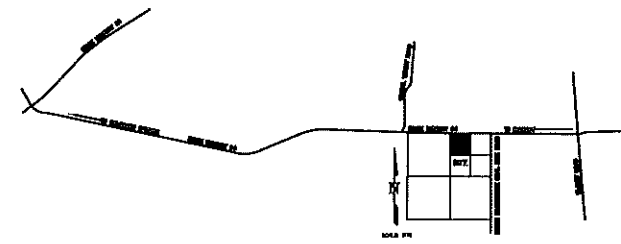


or call 1-800-410-7420.

UFN: 071815-0618
Receipt #: 840-58000261-4-5963318-2
Clerk: 17

REZONE PLAN

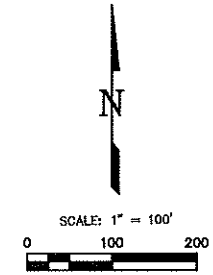
NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 64 WEST, 6TH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO



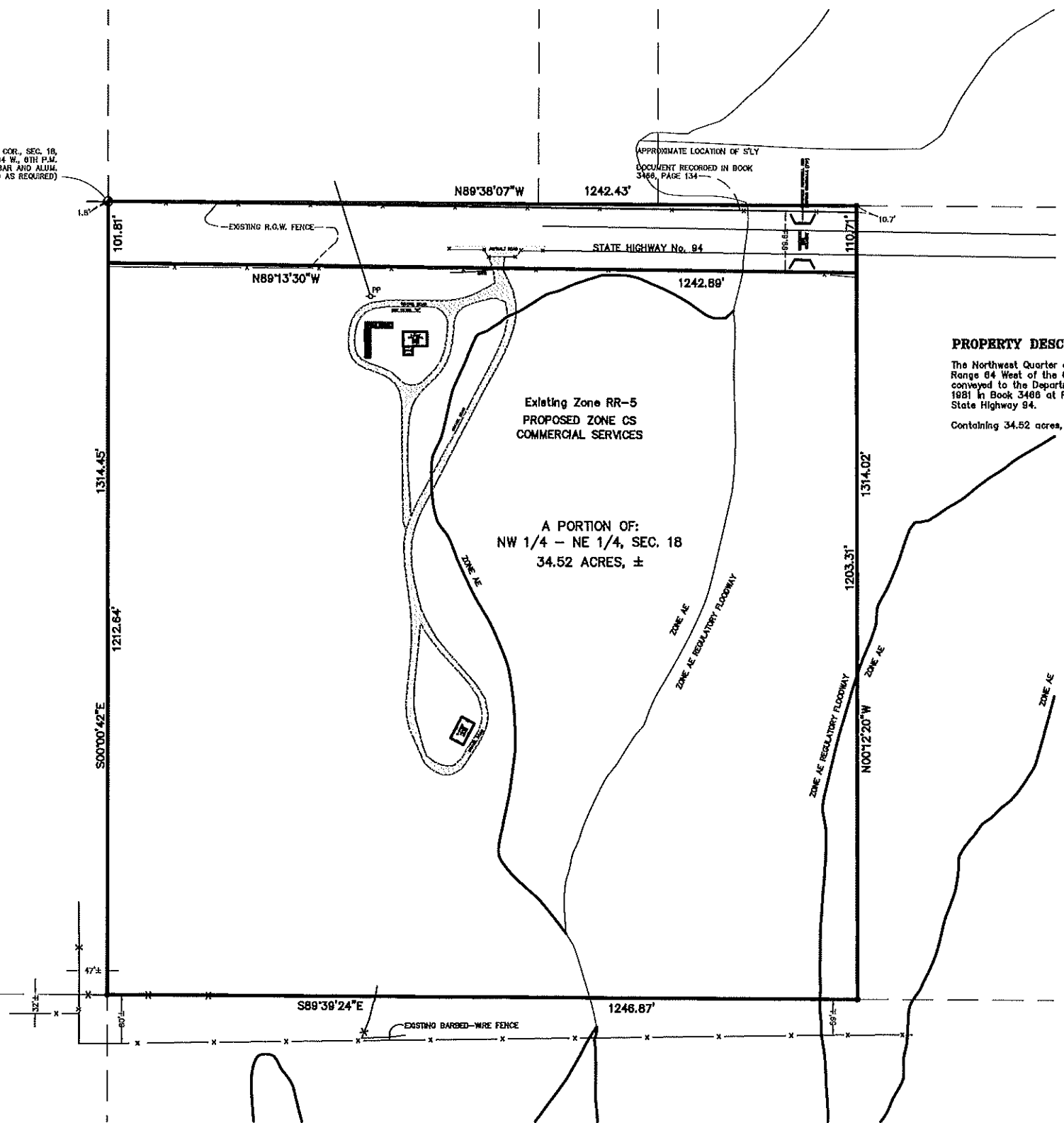
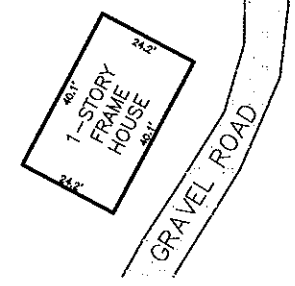
DETAIL B

N 1/4 COR., SEC. 18, T. 14 S., R. 64 W., 6TH P.M. (GRID #6 REBAR AND ALUM. CAP PLS 18465, MARKED AS REQUIRED)

APPROXIMATE LOCATION OF SLY DOCUMENT RECORDED IN BOOK 3468, PAGE 134



DETAIL A



PROPERTY DESCRIPTION:

The Northwest Quarter of the Northeast Quarter of Section 18, Township 14 South, Range 64 West, Range 64 West of the 6th P.M., County of El Paso, State of Colorado. Excepting that portion conveyed to the Department of Highways, State of Colorado as contained in Deed recorded August 7, 1981 in Book 3468 at Page 134. Also excepting any portion lying within the existing right-of-way of State Highway 94.

Containing 34.52 acres, more or less.

PROJECT INFORMATION:

Existing Zone: RR-5
Proposed Zone: CS-Commercial Services

PROPERTY OWNER:

EMPRISE ACQUISITIONS, LLC
909 E. Panama Dr.
Centennial, CO 80121

CALL BEFORE YOU DIG ...

811 DIAL 811

HOUSING BEFORE YOU DIG, CALL UTILITY LOCATOR FOR TOWNSHIP AND WATER MAINS

No.	Description	By	Date

H State:	XX	V State:	XX
Designed By:	XXX	Drawn By:	HPV
Checked By:	DLK	Date:	X-XX

Land Development Consultants, Inc.

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REZONE PLAN

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Project No.: 21041

Sheet: 1 of 1

PER100201041 - EMPRISE 8/10/2008 08:00:00 AM 175MA 10221-CO.DWG