



May 17, 2018

NOTICE TO ADJACENT PROPERTY OWNERS

"This letter is being sent to you because Platte Valley, LLC is proposing a land use project in El Paso County at the referenced location (see item #3). 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) in item #2. 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 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."

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

Owner: Platte Valley, LLC
1378 Promontory Bluff View
Colorado Springs, CO 80921
719-491-0801

Applicant/Consultant: ADP Civil
3520 Austin Bluffs Pkwy, Suite 102
Colorado Springs, CO 80918
719-266-5212

3. Site information:

Address: 0 Terminal Ave. Colorado Springs, CO
Location: Southeast corner of Amelia St. and Hwy 24
Size: 4.67 acres
Zoning: I-2 (Limited Industrial)

4. Request

Replatting of Lot 2 of the Appaloosa Hwy 24 Subdivision into three (3) lots

5. Existing and proposed facilities:

All adjacent roadway and utilities exist adjacent to the site. New water services will be extended to the lots and a new sanitary sewer main will be constructed within the lots to provide sewer service.

6. Waiver requests:

No waivers are requested.

7. Vicinity map

A vicinity map is attached.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael A. Bartusek", with a long horizontal line extending to the right.

Michael A. Bartusek, P.E.
Project Manager

El Paso County Assessor's Office

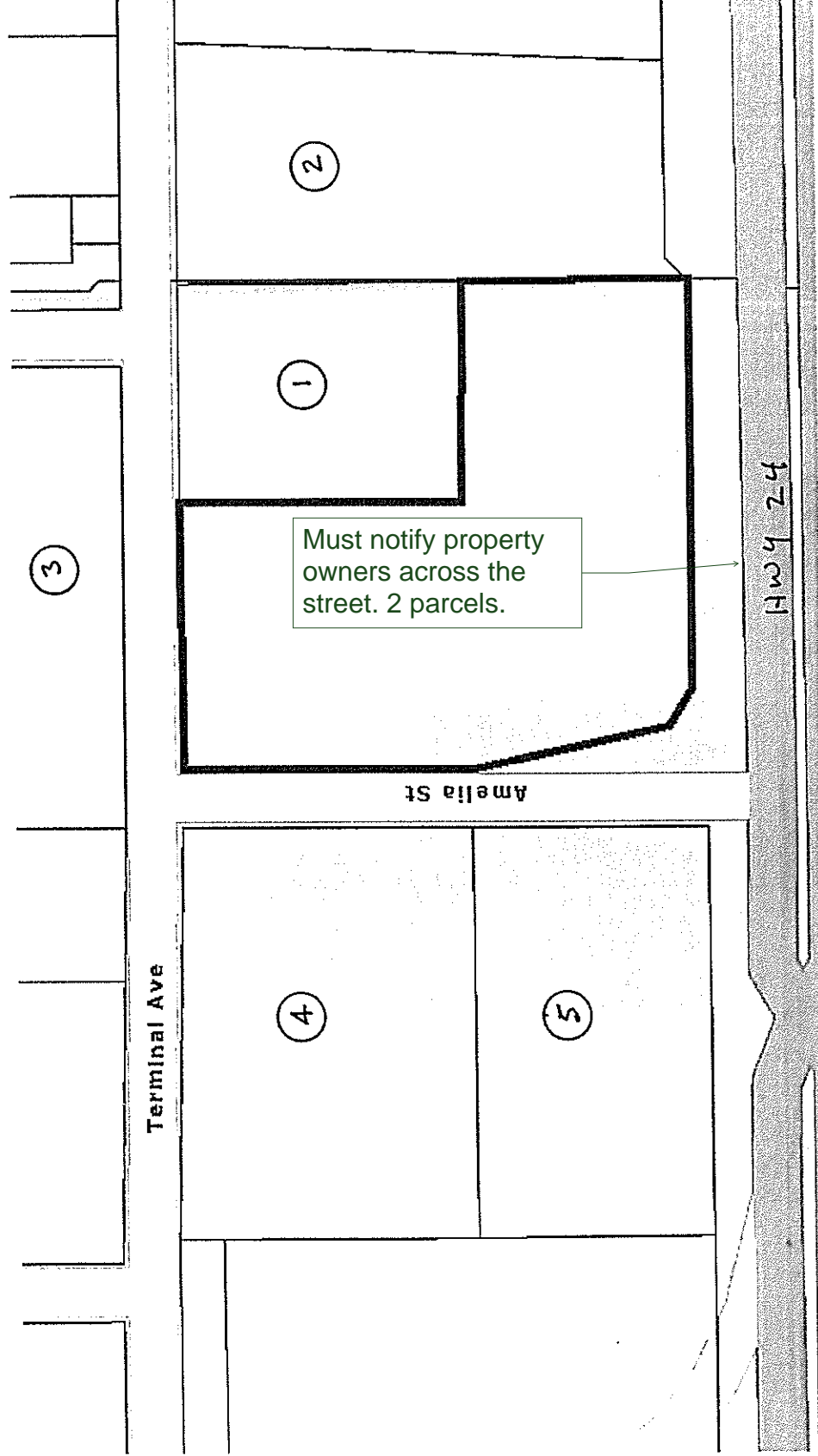
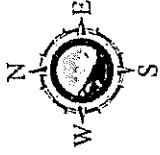
0 TERMINAL AVE

SCHEDULE: 5407317012

OWNER: PLATTE VALLEY LLC

C/O RONALD WALDTHAUSEN

COPYRIGHT 2010 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced; used to prepare derivative products; or distributed without the specific written approval of the Board of County Commissioner, El Paso County, Colorado. This document was prepared from the best data available at the time of plotting and is for internal use only. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.



Location	Owner	Address
1	5975 Terminal LLC	2725 Brogans Bluff Dr., Colorado Springs, CO 80919
2	Haman Enterprises	4670 Farmingdale Dr., Colorado Springs, CO 80918
3	Rocky Mountain Brewery Properties	6975 Via Valverde, La Jolla, CA 92037
4	Lakeshore Development Co LLC	102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903
5	State of Colorado Dept. of Highways	1525 Sherman St, Fl 5, Denver, CO 80203

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): ASSOCIATED DESIGN PROFESSIONALS, INC
3520 AUSTIN BLUFFS PKWY, SUITE 102, COLORADO SPRINGS, CO 80918

Telephone #'s: 719-266-5212

Description of Proposal: REPLAT OF LOT 2 OF THE APPALOOSA HWY 24 SUBDIVISION INTO
THREE (3) LOTS

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

(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.

(Signature of Petitioner or Owner)

date _____

(Signature of Petitioner or Owner)

date _____

62E9 6E95 1000 0800 9107 7018 0680 0001 5693 6329

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLORADO SPRINGS, CO 80918

Certified Mail Fee \$3.45
 \$2.75
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50
 Total Postage and Fees \$6.70

Postmark Here
 MAY 17 2018
 05/17/2018

Sent To
 Haman Enterprises LLC
 Street and Apt. No., or PO Box No.
 4670 Farmingdale Dr
 City, State, ZIP+4®
 Colorado Springs CO 80918-2728
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

62E9 6E95 1000 0800 9107 7018 0680 0001 5693 6336

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

LA JOLLA, CA 92037

Certified Mail Fee \$3.45
 \$2.75
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50
 Total Postage and Fees \$6.70

Postmark Here
 MAY 17 2018
 05/17/2018

Sent To
 Rocky Mtn Brewery Properties
 Street and Apt. No., or PO Box No.
 6975 Via Valverde
 City, State, ZIP+4®
 La Jolla CA 92037-5643
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

62E9 6E95 1000 0800 9107 7018 0680 0001 5693 6342

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLORADO SPRINGS, CO 80903

Certified Mail Fee \$3.45
 \$2.75
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50
 Total Postage and Fees \$6.70

Postmark Here
 MAY 17 2018
 05/17/2018

Sent To
 Lakeshore Development Co LLC
 Street and Apt. No., or PO Box No.
 102 N Cascade Ave Ste 250
 City, State, ZIP+4®
 Colorado Springs CO 80903-1409
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

62E9 6E95 1000 0800 9107 7018 0680 0001 5693 6350

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

DENVER, CO 80203

Certified Mail Fee \$3.45
 \$2.75
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50
 Total Postage and Fees \$6.70

Postmark Here
 MAY 17 2018
 05/17/2018

Sent To
 Colorado Dept of Transportation
 Street and Apt. No., or PO Box No.
 1525 Sherman St Fl 5
 City, State, ZIP+4®
 Denver CO 80203-1735
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

62E9 6E95 1000 0800 9107 7018 0680 0001 5693 6312

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

COLORADO SPRINGS, CO 80919

Certified Mail Fee \$3.45
 \$2.75
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.50
 Total Postage and Fees \$6.70

Postmark Here
 MAY 17 2018
 05/17/2018

Sent To
 5975 Terminal LLC
 Street and Apt. No., or PO Box No.
 2725 Bergans Bluff Dr
 City, State, ZIP+4®
 Colorado Springs CO 80919-35
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Colorado Dept of Transportation
1525 Sherman St Fl 5
Denver CO 80203-1735



9590 9402 4033 8079 3369 25

2. Article Number (Transfer from service label)

7018 0680 0001 5693 6350

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Received

☐ Agent
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

MAY 21 2013

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Rocky Mtn Brewery Properties
6975 Via Valverde
La Jolla CA 92037-5643



9590 9402 4033 8079 3369 01

2. Article Number (Transfer from service label)

7018 0680 0001 5693 6336

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

☐ Agent
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

5/21/13

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Haman Enterprises LLC
4670 Farmingdale Dr
Colorado Springs CO
80918-2728



9590 9402 4033 8079 3368 95

2. Article Number (Transfer from service label)

7018 0680 0001 5693 6329

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

☒ Agent
☐ Address

B. Received by (Printed Name)

C. Date of Delivery

Michael Jordan

5-21-18

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

5975 Terminal LLC
2725 Briggs Bluffs Dr
Colorado Springs CO
80919

9590 9402 4033 8079 3368 88

7018 0680 0001 5693 6312

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Signature: [Signature]

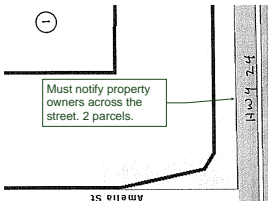
B. Received by (Printed Name): GENE H. CLARK

C. Date of Delivery: 5-21-18

D. Is delivery address different from item 1? ☐ Yes ☐ No

Markup Summary

dsdkendall (1)



Subject: Callout
Page Label: 3
Author: dsdkendall
Date: 8/16/2018 8:13:18 AM
Color: ■

Must notify property owners across the street. 2 parcels.