

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 "M. A. Bartusek", with a horizontal line extending to the right from the end of the signature.

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



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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	Sate of Colorado Dept. of Highways	1525 Sherman St, Fl 5, Denver, CO 80203
6	RONALD W HUMPHELY	5750 SAGREES RD, COLORADO SPRINGS, CO 80927

El Paso County Assessor's Office

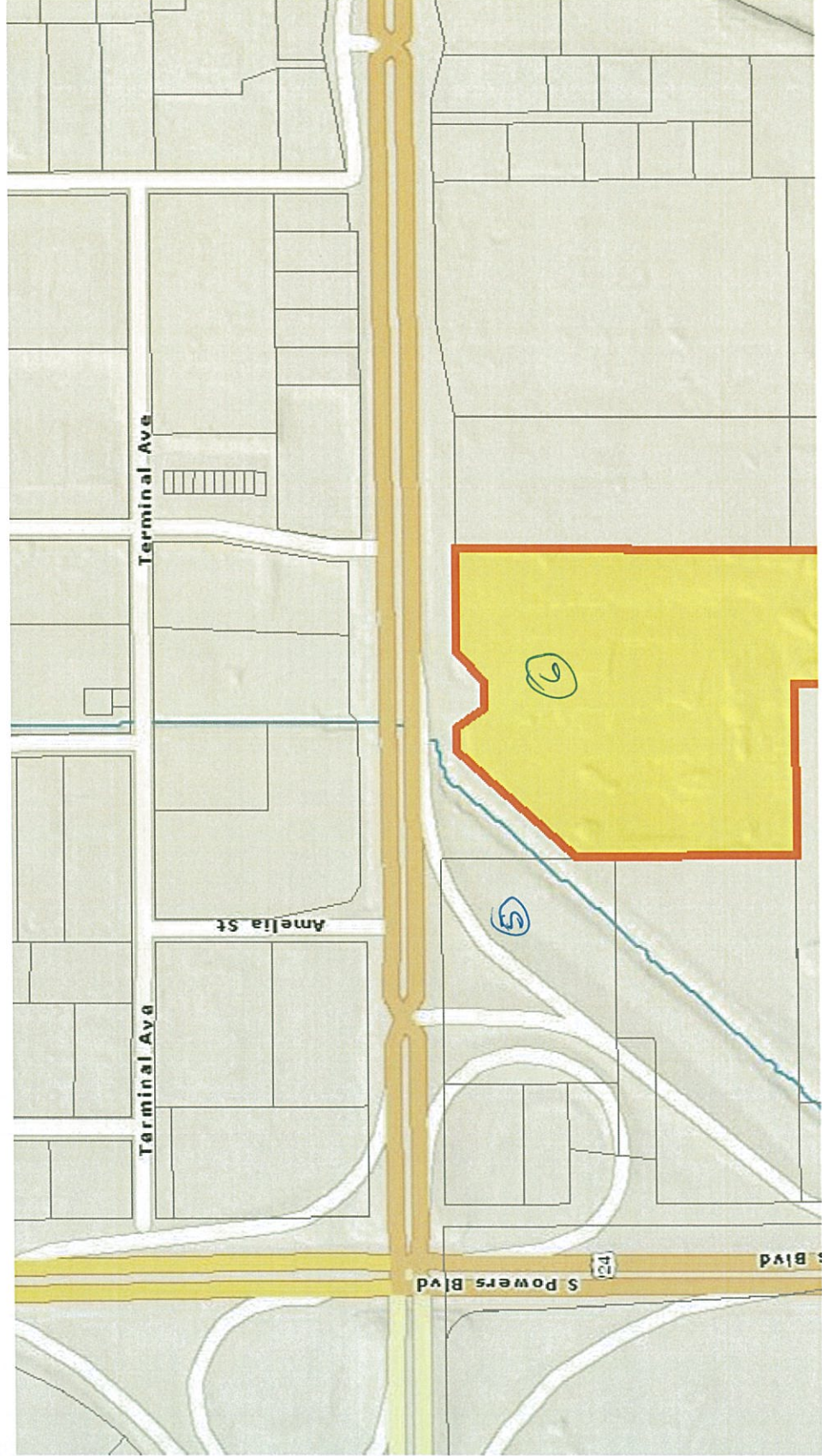
0 PLATTE AVE E

SCHEDULE: 5418000075

OWNER: HUMPHREY DONALD W



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Certified Mail Fee	\$3.45	<input type="checkbox"/> Return Receipt (hardcopy) \$2.75 <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	0607 MAY 17 2018 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
Postage	\$0.50		
Total Postage and Fees	\$6.70		
Sent To: <u>Haman Enterprises LLC</u> Street and Apt. No., or PO Box No. <u>4670 Farmingdale Dr</u> City, State, ZIP+4® <u>Colorado Springs CO 80918-2728</u> <small>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</small>			

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LAS JOLLA, CA 92037
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Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
Postage	\$0.50		
Total Postage and Fees	\$6.70		
Sent To: <u>Rocky Mtn Brewery Properties</u> Street and Apt. No., or PO Box No. <u>1975 Via Valverde</u> City, State, ZIP+4® <u>La Jolla CA 92037-5643</u> <small>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</small>			

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
Postage	\$0.50		
Total Postage and Fees	\$6.70		
Sent To: <u>Donald W Humphrey</u> Street and Apt. No., or PO Box No. <u>5780 Sayres Rd</u> City, State, ZIP+4® <u>Colorado Spgs CO 80927</u> <small>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</small>			

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
Postage	\$0.50		
Total Postage and Fees	\$6.70		
Sent To: <u>Lakeshore Development Co LLC</u> Street and Apt. No., or PO Box No. <u>102 Cascade Ave Ste 250</u> City, State, ZIP+4® <u>Colorado Springs CO 80903-1409</u> <small>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</small>			

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DENVER, CO 80203
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Certified Mail Fee	\$3.45	<input type="checkbox"/> Return Receipt (hardcopy) \$2.75 <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	0607 MAY 17 2018 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
Postage	\$0.50		
Total Postage and Fees	\$6.70		
Sent To: <u>Colorado Dept of Transportation</u> Street and Apt. No., or PO Box No. <u>1525 Sherman St Fl 5</u> City, State, ZIP+4® <u>Denver CO 80203-1735</u> <small>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</small>			

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COLORADO SPRINGS, CO 80919
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Certified Mail Fee	\$3.45	<input type="checkbox"/> Return Receipt (hardcopy) \$2.75 <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	0607 MAY 17 2018 Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
Postage	\$0.50		
Total Postage and Fees	\$6.70		
Sent To: <u>5975 Terminal LLC</u> Street and Apt. No., or PO Box No. <u>2725 Bergans Bluff Dr</u> City, State, ZIP+4® <u>Colorado Springs CO 80919-35</u> <small>PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions</small>			

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 Receiver
 Agent
 Address

B. Received by (Printed Name)
 MAY 21 2013
 C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If 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
 - 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:
 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? Yes
 If 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
 - 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 5-21-13

D. Is delivery address different from item 1? Yes
 If 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
 - 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

9. Article Addressed to:
 7018 0680 0001 5693 6312
 9590 9402 4033 8079 3368 88
 5975 Terminal LLC
 2725 Bregans Bluffs Dr
 Colorado Springs CO
 80919

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 (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

1. Article Addressed to:
 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.

2. Article Addressed to:
 Signature
 X [Signature]
 Agent
 Address

B. Received by (Printed Name)
 C. Date of Delivery
 GENE L CLARKS

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