

Notice to Adjacent Property Owners

RE: South west corner of Black Forest Road and Shoup Road. Including 6755 Shoup Road A & B, and 12490, 12480, 12470, 12440, 12270 Black Forest Road.
11.04 acres – zoned CR

This letter is being sent to you because Alecia Munson is proposing a land use project in El Paso County at the 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 contacts 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 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.

We will be requesting a re- zone to CS (commercial service) to allow for the existing uses onsite. Property has been used for a commercial center of town for more than 50 years and will remain the same, we only want to be more legal. The existing businesses are: gas station and general store, animal feed store and storage, yoga studio, vape shop, wine tasting and retail store, RV repair and heavy equipment storage. Additional uses will be – RV storage lot, future restaurant/ bar, office space, and retail sales space. We will work with El Paso Planning Department to get all the uses approved. For questions specific to this project please contact: Alecia Munson by phone at 719-337-2088 or mail at P.O. Box 88047, Colorado Springs, CO 80908.

Thank you for your time,

Alecia Munson
11/8/2017

El Paso County Assessor's Office

6753 SHOUP RD

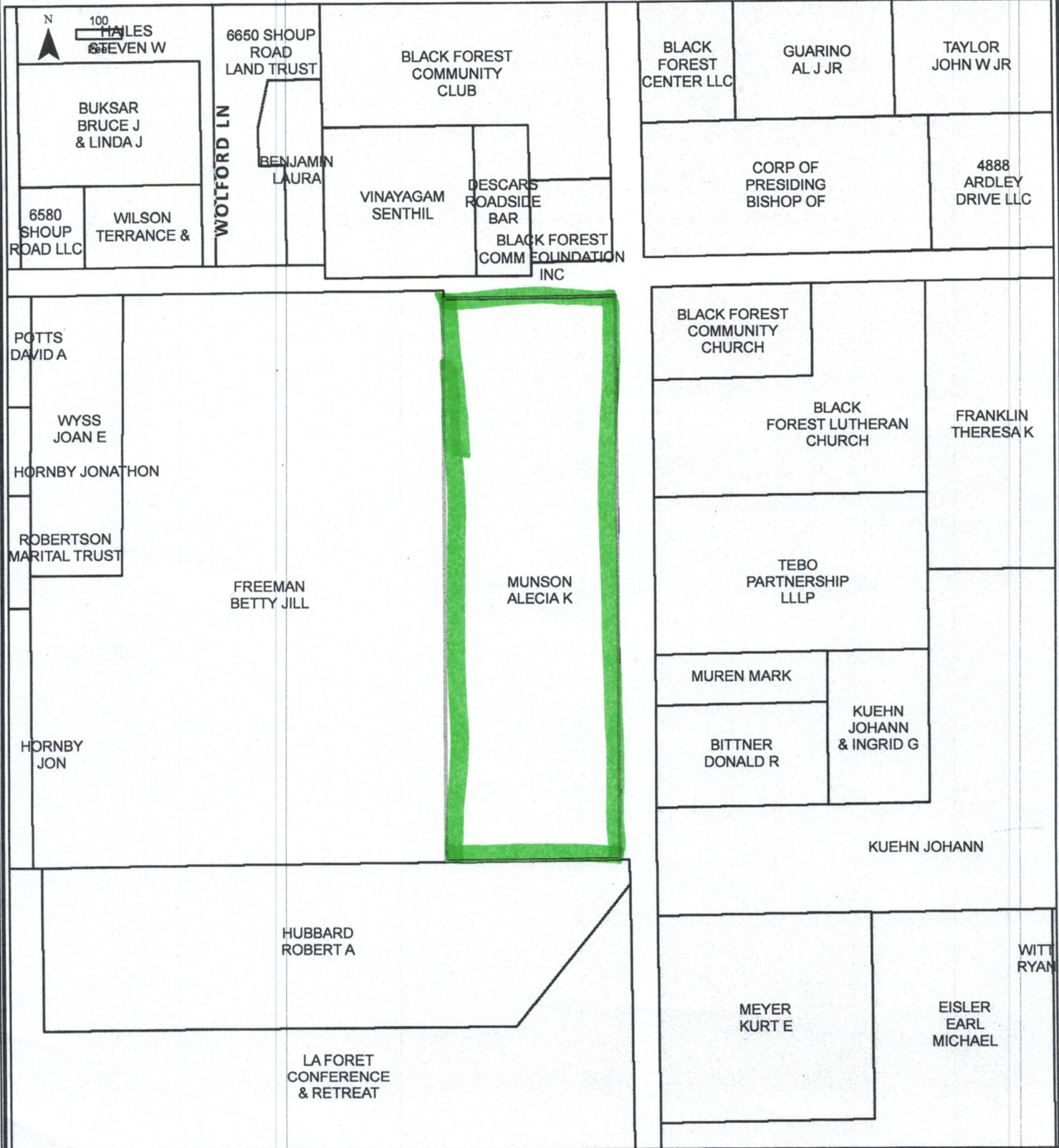
PARCEL ID: 5218002001

PRIMARY USE: WAREHOUSE/STORAGE

PARCEL SIZE: 11.04 Acs

ZONED: CR

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Certified Mail Fee	\$ 3.35	
Extra Services & Fees (check box, add fees as appropriate)	\$ 2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$ 1.49	
Total Postage and Fees	\$ 6.59	
Sent To <u>Muren</u>		
Street and Apt. No., or PO Box No. <u>12325 Black Forest Rd</u>		
City, State, ZIP+4® <u>CO CO 80908</u>		

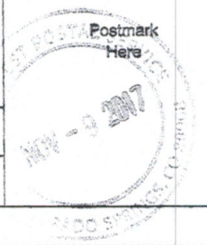
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fees as appropriate)	\$ 2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$ 1.49	
Total Postage and Fees	\$ 6.59	
Sent To <u>Kuchn</u>		
Street and Apt. No., or PO Box No. <u>5580 Jason Rd</u>		
City, State, ZIP+4® <u>CO Springs Co 80908</u>		


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Extra Services & Fees (check box, add fees as appropriate)	\$ 2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$ 1.49	
Total Postage and Fees	\$ 6.59	
Sent To <u>Hubbard</u>		
Street and Apt. No., or PO Box No. <u>12240 B.F. Rd</u>		
City, State, ZIP+4® <u>CO CO 80908</u>		


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Extra Services & Fees (check box, add fees as appropriate)	\$ 2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$ 1.49	
Total Postage and Fees	\$ 6.59	
Sent To <u>BF Community Church</u>		
Street and Apt. No., or PO Box No. <u>6845 Shoup Rd</u>		
City, State, ZIP+4® <u>CO CO 80908</u>		


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Extra Services & Fees (check box, add fees as appropriate)	\$ 2.75	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$ 1.49	
Total Postage and Fees	\$ 6.59	
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Street and Apt. No., or PO Box No. <u>6645 Shoup Rd</u>		
City, State, ZIP+4® <u>CO CO 80908</u>		

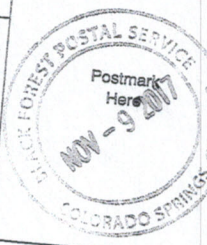
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Certified Mail Fee	\$ 3.35	
Extra Services & Fees (check box, add fees as appropriate)	\$ 2.75	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
Postage	\$ 1.49	
Total Postage and Fees	\$ 6.59	
Sent To <u>BF Lutheran Church</u>		
Street and Apt. No., or PO Box No. <u>12455 Black Forest Rd</u>		
City, State, ZIP+4® <u>CO CO 80908</u>		

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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ **2.75**
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$ **.49**
Total Postage and Fees \$ **6.59**



Sent To **B. Hiner**
Street and Apt. No., or PO Box No. **12125 Murphy Rd**
City, State, ZIP+4® **Elbert, CO 80106**
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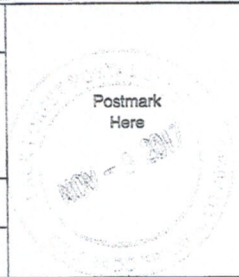
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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ **2.75**
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$ **.49**
Total Postage and Fees \$ **6.59**



Sent To **Vinayagam Senthil**
Street and Apt. No., or PO Box No. **PO Box 49427**
City, State, ZIP+4® **Colo. Spgs Co 80949**
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Certified Mail Fee \$ **3.35**
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ **2.75**
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$ **.49**
Total Postage and Fees \$ **6.59**



Sent To **Descans Roadside Bar + Grill**
Street and Apt. No., or PO Box No. **16120 Tanner Trail**
City, State, ZIP+4® **Elbert, CO 80106**
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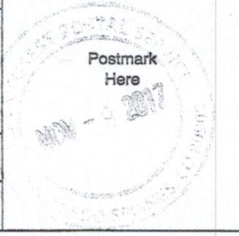
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Certified Mail Fee \$ **3.35**
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ **2.75**
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$ **.49**
Total Postage and Fees \$ **6.59**



Sent To **BF Community Foundation**
Street and Apt. No., or PO Box No. **6770 Shoup Rd**
City, State, ZIP+4® **CS Co 80908**
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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ **2.75**
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$ **.49**
Total Postage and Fees \$ **6.59**



Sent To **Bishop of Church of Jesus Christ LDS**
Street and Apt. No., or PO Box No. **50 E. North Temple, Rm 913**
City, State, ZIP+4® **Salt Lake City, UT 84150**
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Certified Mail Fee \$ **3.35**
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ **2.75**
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$
Postage \$ **.49**
Total Postage and Fees \$ **6.59**



Sent To **Tebo Part**
Street and Apt. No., or PO Box No. **3111 28th Street**
City, State, ZIP+4® **Boulder, CO 80301**
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=====
CPU BLACK FOREST
11425 BLACK FOREST RD STE. 4
COLORADO SPRINGS
CO

80908-3952
071808-5555
(800)275-8777

11/08/2017 5:05 PM
=====

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Product Description Sale Qty Final Price

First-Class Mail Letter 1 \$0.49

(Domestic)
(ELBERT, CO 80106)
(Weight:0 Lb 0.60 Oz)
(Estimated Delivery Date)
(Monday 11/13/2017)

Certified 1 \$3.35

(@@USPS Certified Mail #)
(70170190000041890104)

Return Receipt 1 \$2.75

(@@USPS Return Receipt #)
(9590940305855183137874)

First-Class Mail Letter 1 \$0.49

(Domestic)
(COLORADO SPRINGS, CO 80949)
(Weight:0 Lb 0.60 Oz)
(Estimated Delivery Date)
(Monday 11/13/2017)

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(70170190000041890159)

Return Receipt 1 \$2.75

(@@USPS Return Receipt #)
(9590940305855183137799)

First-Class Mail Letter 1 \$0.49

(Domestic)
(ELBERT, CO 80106)
(Weight:0 Lb 0.60 Oz)
(Estimated Delivery Date)
(Monday 11/13/2017)

Certified 1 \$3.35

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(70170190000041890166)

Return Receipt 1 \$2.75

(@@USPS Return Receipt #)
(9590940305855183137782)

First-Class Mail Letter 1 \$0.49

(Domestic)
(COLORADO SPRINGS, CO 80908)
(Weight:0 Lb 0.60 Oz)
(Estimated Delivery Date)
(Monday 11/13/2017)

Certified 1 \$3.35

(@@USPS Certified Mail #)
(70170190000041891132)

Return Receipt 1 \$2.75

(@@USPS Return Receipt #)
(9590940305855183137812)

First-Class Mail Letter 1 \$0.49

(Domestic)

(Estimated Delivery Date)
 (Monday 11/13/2017)
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 (70170190000041890135)
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 (@@USPS Return Receipt #)
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 First-Class 1 \$0.49
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 (Domestic)
 (COLORADO SPRINGS, CO 80908)
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 (Estimated Delivery Date)
 (Monday 11/13/2017)
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 Return 1 \$2.75
 Receipt
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 First-Class 1 \$0.49
 Mail
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 (Domestic)
 (COLORADO SPRINGS, CO 80908)
 (Weight:0 Lb 0.60 Oz)
 (Estimated Delivery Date)
 (Monday 11/13/2017)
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 (70170190000041890074)
 Return 1 \$2.75
 Receipt
 (@@USPS Return Receipt #)
 (9590940305855183137843)
 Total \$79.08

Bill #: 840-28002677-2-506271-2
 Login ID: JULIE

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 (Domestic)
 (SALT LAKE CITY, UT 84150)
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 (Estimated Delivery Date)
 (Monday 11/13/2017)
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 (70170190000043515029)
 Return 1 \$2.75
 Receipt
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 (9590940305855183137829)
 First-Class 1 \$0.49
 Mail
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 (BOULDER, CO 80301)
 (Weight:0 Lb 0.60 Oz)
 (Estimated Delivery Date)
 (Monday 11/13/2017)
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 First-Class 1 \$0.49
 Mail
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 (COLORADO SPRINGS, CO 80908)
 (Weight:0 Lb 0.60 Oz)
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 (COLORADO SPRINGS, CO 80908)
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 (Monday 11/13/2017)
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 (COLORADO SPRINGS, CO 80908)
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 (Monday 11/13/2017)
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 (COLORADO SPRINGS, CO 80908)
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