

# Notice to Adjacent Property Owners

Name and Address of the

Petitioner(s): Michael Cone + Mickelle Spendlove

Telephone


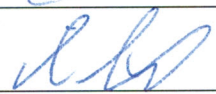
Number(s): 719 725 2663

Description of Proposal:

Special use permit to build a business event center to host weddings + other likewise events

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 submit written comment, appear in person at the advertised public hearing, or appear virtually at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
14 Oct 2023	Yes		Road maintenance if not asphalt
14 Oct 2023	Yes		Same ↑
10-14-23	Yes	Luzi Q. Amynah	owners discretion

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who won 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.

M. C. date 10/14/2023 \_\_\_\_\_ date \_\_\_\_\_  
 (Signature of Petitioner or Owner) (Signature of Petitioner or Owner)

The Gypsy Ranch



2200000604

24

Highway 24

24

Carter Ln

Carter Ln



7021 1970 0000 4944 8039

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Calhan, CO 80808

Certified Mail Fee	\$4.35
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	\$0.66
Total Postage and Fees	\$5.01



Sent To Louis Ducharme  
 Street and Apt. No., or PO Box No. 25245 Hwy 24  
 City, State, ZIP+4®

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

7021 1970 0000 4944 8022

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<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	\$0.66
Total Postage and Fees	\$5.01



Sent To Fds Asmarzadeh  
 Street and Apt. No., or PO Box No. 25291 E Hwy 24  
 City, State, ZIP+4®

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7021 1970 0000 4944 7995

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<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	\$0.66
Total Postage and Fees	\$5.01



Sent To Branan Patten  
 Street and Apt. No., or PO Box No. 13825 Noah Abel Pt  
 City, State, ZIP+4®

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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	\$0.66
Total Postage and Fees	\$5.01



Sent To Shaha Family Revocable trust  
 Street and Apt. No., or PO Box No. 13620 Noah Abel Pt  
 City, State, ZIP+4®

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Palmdale, CA 93551

Certified Mail Fee	\$4.35
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	\$0.90
Total Postage and Fees	\$5.25



Sent To Donald Hertel  
 Street and Apt. No., or PO Box No. 39158 11th St W  
 City, State, ZIP+4®

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

7021 1970 0000 4944 7988

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Certified Mail Fee	\$4.35
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	\$0.66
Total Postage and Fees	\$5.01



Sent To John Lind  
 Street and Apt. No., or PO Box No. 13820 Noah Abel Pt  
 City, State, ZIP+4®

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**OFFICIAL USE**

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- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.01

USPS 0674 10  
Postmark Here  
OCT 14 2023  
10/14/2023  
PEYTON, CO 80831

Sent To William Carter

Street and Apt. No., or PO Box No.  
25175 E us HWY 24

City, State, ZIP+4®

7021 1970 0000 4944 8015

Hello,

“This letter is being sent to you because Michael Cone & Mickelle Spendlove 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 number 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 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 at the public hearing for this proposal.”

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

a. Michael Cone & Mickelle Spendlove

b. 13625 Noah Abel Pt, Calhan CO 80808, [mc3inv@gmail.com](mailto:mc3inv@gmail.com) 719-725-2663

3. Site address, location, property size, and zoning

13625 Noah Abel Pt, Calhan CO 80808, 40 acres, A-35

4. Request and justification

a. Special Use Permit to build a Business Event Center to host weddings & likewise events

5. Existing and proposed facilities, structures, roads, etc.

a. Barndbarndominium style structure for the event center, no additional roads but extension of driveway not to impede on anyone else's property, parking lot to be added per the permit requirements.

6. Vicinity map showing the adjacent property owners - included in this letter