

7020 0090 0000 3870 7144

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Sent To

Street and Judy Galvan

City, State 2110 Bainbridge Road

PS Form Colorado Springs, CO 80916

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Sent To

Street and Timothy & Kelsy Davis

City, State 15225 Highway 94

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

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Sent To

Street and Enrique & Sandra R. Alvarado

City, State 15090 Handle Road

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TEMPLETON  
4356 MONTEBELLO DR  
COLORADO SPRINGS, CO 80918-9998  
(800)275-8777

08/07/2020 02:49 PM

Product	Qty	Unit Price	Price
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Colorado Springs, CO 80930			
Weight: 0 Lb 0.50 Oz			
Estimated Delivery Date			
Monday 08/10/2020			
Certified			\$3.55
USPS Certified Mail #			
70200090000038707120			
Return Receipt			\$2.85
USPS Return Receipt #			
9590940253289154596519			
Affixed Postage			(\$0.55)
Affixed Amount: \$0.55			
Total			\$6.40
First-Class Mail® Letter	1		\$0.55
Colorado Springs, CO 80930			
Weight: 0 Lb 0.50 Oz			
Estimated Delivery Date			
Monday 08/10/2020			
Certified			\$3.55
USPS Certified Mail #			
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Return Receipt			\$2.85
USPS Return Receipt #			
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Affixed Amount: \$0.55			
Total			\$6.40
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Colorado Springs, CO 80916			
Weight: 0 Lb 0.50 Oz			
Estimated Delivery Date			
Monday 08/10/2020			
Certified			\$3.55
USPS Certified Mail #			
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Return Receipt			\$2.85
USPS Return Receipt #			
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Affixed Postage			(\$0.55)
Affixed Amount: \$0.55			
Total			\$6.40
Grand Total:			\$19.20
Credit Card Remitd			\$19.20
Card Name: VISA			
Account #: XXXXXXXXXXXX3999			
Approval #: 044852			
Transaction #: 904			
AID: A0000000980840		Chip	
AL: US DEBIT			
PIN: Not Required			



3898 Maizeland Road  
Colorado Springs, CO 80909

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

Surveying • Planning

[www ldc-inc.com](http://www ldc-inc.com)

June 22, 2020

Re: **Rezone – LAND VIEW, LLC**  
**APN 44150-00-021**  
**225 N CURTIS ROAD**

To Whom It May Concern:

This letter is being sent to you because **LAND VIEW, 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 a materials trucking business. The owner's property consist of a total of 96.089 acres and is currently zoned RR-5. Their request is to rezone 35 acres of the property to the CS zone. This will allow them to build a commercial building for their City Link Trucking Company. This trucking company primarily hauls materials for different construction projects in the Pikes Peak Region. They currently operate out of a leased facility in Colorado Springs.

This site is located Southeast of the intersection of US Highway 94 and Curtis Road. It is vacant range land surrounded by a variety of uses, from a mobile home park on the south to rural residential and agricultural uses. Surrounding zones are mainly County RR-5, with one exception being the 4.16 acre parcel at the Northeast corner of Highway 94 and Curtis Road being zoned CC, Commercial Community.

The proposed commercial trucking use will be served by a new well and septic system. Electric service is to be provided by Mountain View Electric Association. Fire protection is to be 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: **LAND VIEW, LLC**  
Ernesto Garcia Armendariz 719-473-4805  
2908 E. Gunnison Street  
Colorado Springs, CO 80909

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](mailto:dkupferer@ldc-inc.com)

225 N. CURTIS ROAD,  
EL PASO COUNTY, COLORADO

APN 44150-00-021



A tract of land in the Northwest Quarter of Section 15, Township 14 South, Range 64 West of the 6TH.P.M., lying South and East of the intersection of the Curtis Road and U.S. Highway No. 94, described as:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 15 (ALL BEARINGS IN THIS DESCRIPTION ARE  
RELATIVE THE NORTH LINE OF SAID SECTION, WHICH BEARS S89°55'05"E "ASSUMED"), THENCE S00°08'22"W  
86.64 FEET ALONG THE WEST LINE OF SECTION 15, THENCE S89°51'38"E, 60.00 FEET TO THE POINT OF  
BEGINNING;

CONTAINS 35.110 ACRES, MORE OR LESS.

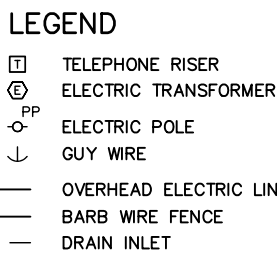
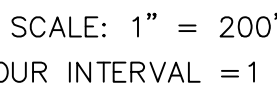
EXISTING ZONE: RR - 5

PROPOSED ZONE: CS CO

PROPOSED ZONE: CS COMMERCIAL SERVICES

LAND VIEW, LLC a Colorado limited liability company  
2908 E. Gunnison Street  
Colorado Springs, CO 80909

LAND DEVELOPMENT CONSULTANTS, INC.  
3898 Maizeland Road  
Colorado Springs, CO 80909



H Scale:	1"=200'
V Scale:	
Designed By:	
Drawn By:	
Checked By:	
Date:	

**Land Development Consultants, Inc.**  
PLANNING · SURVEYING

[www.ldc-inc.com](http://www.ldc-inc.com) · TEL. (719) 528-6133 · FAX. (719) 528-6848

# CITY LINK TRUCKING REZONE MAP

A PORTION OF THE NW QUARTER OF SECTION 15,  
TOWNSHIP 14 SOUTH, RANGE 64 WEST  
OF THE 6TH P.M., COUNTY OF EL PASO  
STATE OF COLORADO

Project No.

19044

Sheet:

of 1





3898 Maizeland Road  
Colorado Springs, CO 80909

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

Surveying • Planning

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June 22, 2020

Re: **Rezone – LAND VIEW, LLC**  
**APN 44150-00-021**  
**225 N CURTIS ROAD**

To Whom It May Concern:

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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: **LAND VIEW, LLC**  
Ernesto Garcia Armendariz 719-473-4805  
2908 E. Gunnison Street  
Colorado Springs, CO 80909

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](mailto:dkupferer@ldc-inc.com)



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ALEXANDRIA, VA 22309

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.55

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**44100-00-092**  
Sent To **Michael T. Reiley**  
Street **3100 McGeorge Terrace**  
City, St **Alexandria, VA 22309-2128**

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.55

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**44100-00-133**  
Sent To **High Quality Investments, LLC**  
Street **6342 Wallowing Way**  
City, St **Colorado Springs, CO**  
**80925-1393**

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$4.55

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06/25/2020

**44150-00-021**  
Sent To **Land View, LLC**  
Street **2908 E. Gunnison Street**  
City, St **Colorado Springs, CO**  
**80909-6211**

PS Form

uctions

TEMPLETON  
4356 MONTEBELLO DR  
COLORADO SPRINGS, CO 80918-9998  
071815-0618  
(800)275-8777  
06/25/2020 02:25 PM

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First-Class Mail® Letter	1	\$0.55	\$0.55
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Domestic  
ALEXANDRIA, VA 22309  
Weight: 0 Lb 0.80 Oz  
Estimated Delivery Date  
Monday 06/29/2020

Certified			\$3.55
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USPS Certified Mail #  
70200090000038707014

Return Receipt			\$2.85
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USPS Return Receipt #  
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First-Class Mail® Letter	1	\$0.55	\$0.55
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Domestic  
COLORADO SPRINGS, CO 80916  
Weight: 0 Lb 0.80 Oz  
Estimated Delivery Date  
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Certified			\$3.55
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70200090000038707021

Return Receipt			\$2.85
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USPS Return Receipt #  
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First-Class Mail® Letter	1	\$0.55	\$0.55
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Domestic  
COLORADO SPRINGS, CO 80925  
Weight: 0 Lb 0.80 Oz  
Estimated Delivery Date  
Monday 06/29/2020

Certified			\$3.55
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70200090000038707045

Return Receipt			\$2.85
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USPS Return Receipt #  
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First-Class Mail® Letter	1	\$0.55	\$0.55
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COLORADO SPRINGS, CO 80925  
Weight: 0 Lb 0.80 Oz  
Estimated Delivery Date  
Monday 06/29/2020

Certified			\$3.55
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USPS Certified Mail #  
70200090000038707038

Return Receipt			\$2.85
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USPS Return Receipt #  
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First-Class Mail® Letter	1	\$0.55	\$0.55
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COLORADO SPRINGS, CO 80925  
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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage \$44000-00-516

Sent To **Phyllis M. Washington**

Street and **Clarence E. Balser**

City, State **14375 Highway 94**

PS Form **Colorado Springs, CO 80929**

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage \$44000-00-519

Sent To **Case International Co.**

Street and **102 E. Pikes Peak Ave., Ste 201**

City, State **Colorado Springs, CO**

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage \$44100-00-132

Sent To **Venga Tu Reino, Inc.**

Street and **6362 Wallowing Way**

City, State **Colorado Springs, CO**

PS Form **80925**

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06/25/2020

Certified  
USPS Certified Mail #  
70200090000038707052 \$2.85

Return Receipt  
USPS Return Receipt #  
9590940253289154596601 \$0.55

First-Class Mail® 1 \$0.55 \$0.55

Letter  
Domestic  
COLORADO SPRINGS, CO 80903  
Weight: 0 Lb 0.80 Oz  
Estimated Delivery Date  
Monday 06/29/2020

Certified \$3.55  
USPS Certified Mail #  
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Return Receipt  
USPS Return Receipt #  
9590940253289154596588 \$0.55

First-Class Mail® 1 \$0.55 \$0.55

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COLORADO SPRINGS, CO 80929  
Weight: 0 Lb 0.80 Oz  
Estimated Delivery Date  
Monday 06/29/2020

Certified \$3.55  
USPS Certified Mail #  
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Return Receipt  
USPS Return Receipt #  
9590940253289154596564 \$0.55

First-Class Mail® 1 \$0.55 \$0.55

Letter  
Domestic  
CHINO HILLS, CA 91709  
Weight: 0 Lb 0.80 Oz  
Estimated Delivery Date  
Monday 06/29/2020

Certified \$3.55  
USPS Certified Mail #  
70200090000038707069 \$2.85

Return Receipt  
USPS Return Receipt #  
9590940253289154596595 \$0.55

First-Class Mail® 1 \$0.55 \$0.55

Letter  
Domestic  
COLORADO SPRINGS, CO 80909  
Weight: 0 Lb 0.80 Oz  
Estimated Delivery Date  
Monday 06/29/2020

Certified \$3.55  
USPS Certified Mail #  
70200090000038707007 \$2.85

Return Receipt  
USPS Return Receipt #  
9590940253289154596663

Total: \$62.55

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Account #: XXXXXXXXXXXX3999  
Approval #  
Transaction #: 940  
Receipt #: 028248  
Debit Card Purchase: \$62.55  
Cash Back: \$0.00  
AID: A0000000980840 Chip  
AL: US DEBIT  
PIN: Verified

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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	\$0.55
Total Postage	\$6.95

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**44100-00-134**

Sent To **High Quality Investments, LLC**

Street and **6342 Wallowing Way**

City, State **Colorado Springs, CO**

PS Form **80925-1393**

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**COLORADO SPRINGS, CO 80916**

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage	\$6.95

0618 20  
 JUN 25 2020  
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 06/25/2020

**44100-00-135**

Sent To **Aaron Hernandez**

Street and **4825 Astrozon Blvd, #336-F**

City, State **Colorado Springs, CO**

PS Form **80916-0613**

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**CHINO HILLS, CA 91709**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<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	\$0.55
Total Postage	\$6.95

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**44150-00-020**

Sent To **JLO Trust**

Street and **PO Box 154**

City, State **Chino Hills, CA 91709-0006**

PS Form **91709-0006**

Actions