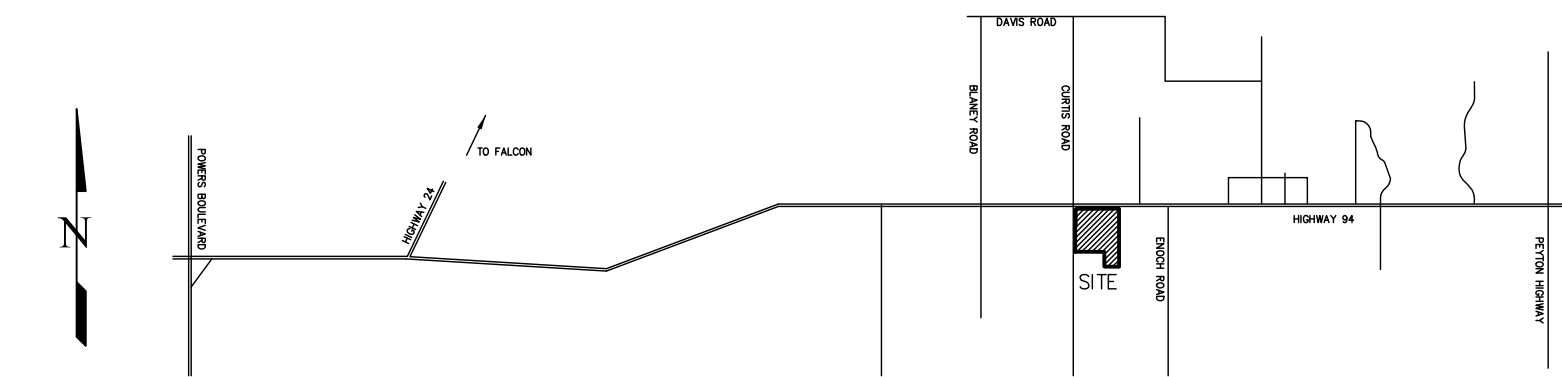


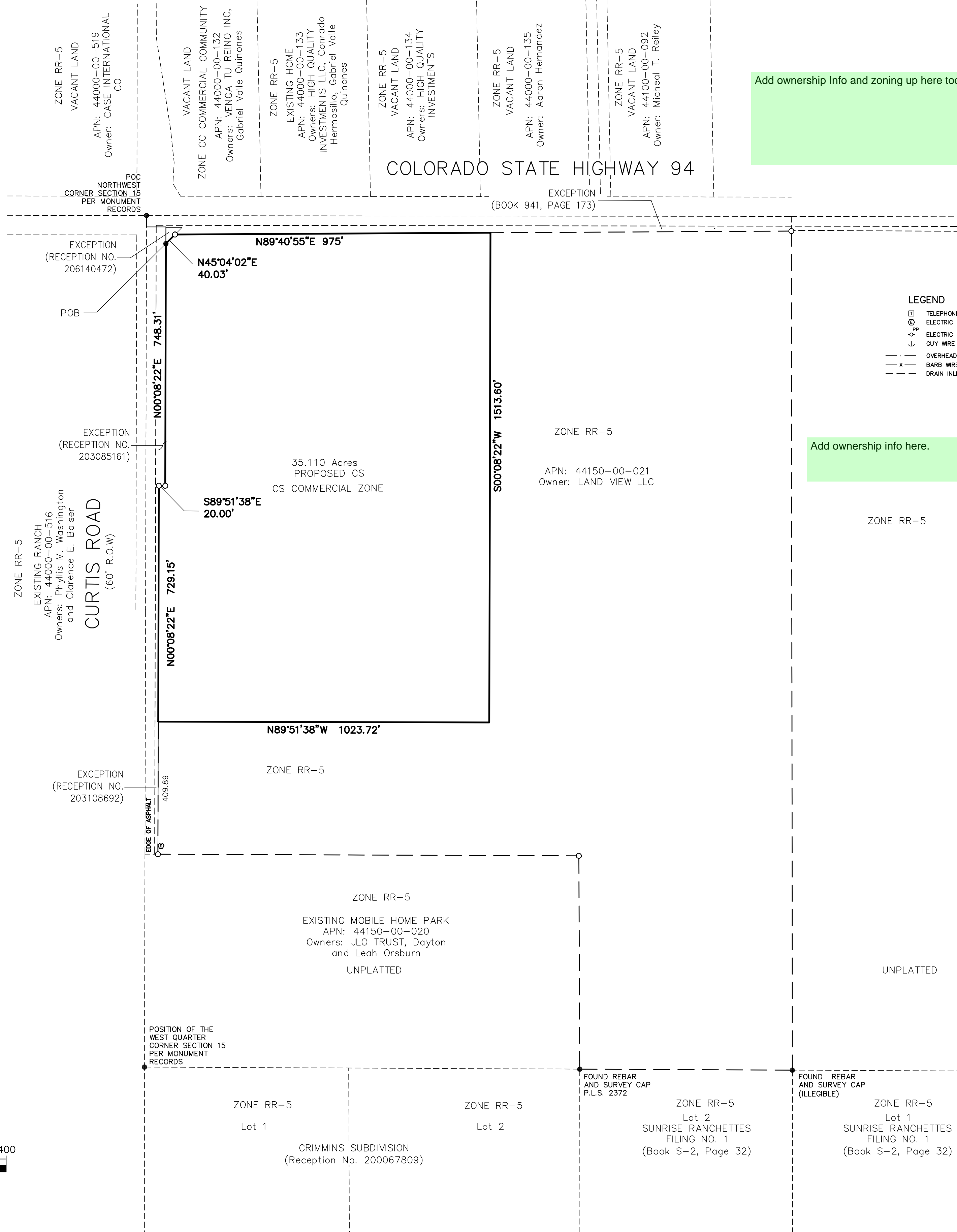
CITY LINK TRUCKING REZONE MAP

225 N. CURTIS ROAD,
EL PASO COUNTY, COLORADO

APN 44150-00-021



VICINITY MAP
NOT TO SCALE



Add ownership Info and zoning up here too.

Add ownership info here.

PROPERTY DESCRIPTION:

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:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THOSE PORTIONS CONVEYED BY DEEDS RECORDED DECEMBER 27, 1937 IN BOOK 941 AT PAGE 173 AND APRIL 23, 2003 UNDER RECEPTION NO. 203085161 AND SEPTEMBER 21, 2006 UNDER RECEPTION NO. 206140472.

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;

THENCE N45°04'02"E ALONG THE SOUTHERLY R.O.W. LINE OF SAID HIGHWAY 94 AS DESCRIBED IN RECEPTION NO. 206140472, 40.0 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY R.O.W. LINE N89°40'55"E, 975.00 FEET; THENCE S0°08'22"W, 1513.60 FEET; THENCE N89°51'38"W, 1023.72 FEET TO THE EAST R.O.W. LINE OF CURTIS ROAD; THENCE N00°08'22"E, 1139.04 FEET ALONG SAID EAST R.O.W. LINE OF CURTIS ROAD (REC. NO. 203108692); THENCE CONTINUE ALONG SAID EAST R.O.W. LINE (REC. NO. 203085161), S89°51'38"E, 20.00 FEET; THENCE N0°08'22"E ALONG EAST R.O.W. LINE (REC. NO. 203085161) 748.31 FEET TO THE POINT OF BEGINNING;

CONTAINS 35.110 ACRES, MORE OR LESS.

PROJECT INFO:

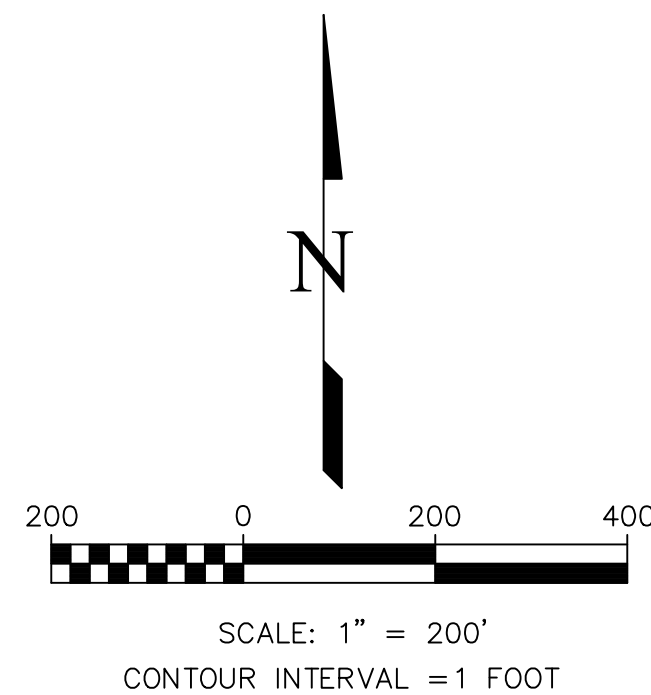
EXISTING ZONE: RR - 5
PROPOSED ZONE: CS COMMERCIAL SERVICES

PROPERTY OWNER:

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

PREPARED BY:

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



According to Colorado law, you must commission a legal action based upon any defect in this survey first discover such defect. In no event, may any action be commenced more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG ...
811
DIAL 811
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

No.	Description	By	Date

H Scale: 1"=200'
V Scale:
Designed By: N/A
Drawn By: BRH
Checked By: DLK
Date: 06/23/20

Land Development Consultants, Inc.
PLANNING · SURVEYING
www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8548
3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

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: 1 of 1

C:\10001044 - City Link Trucking\Map\1044_Revise_Map_06-23-20.dwg



3898 Maizeland Road
Colorado Springs, CO 80909

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

Surveying • Planning

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

7020 0090 0000 3870 7014

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ALEXANDRIA, VA 22309

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<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

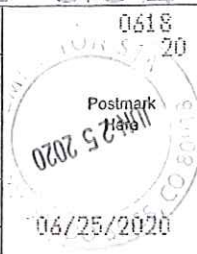
Total Postage and Fees \$6.95

44100-00-092

Sent To: Michael T. Reiley
Street: 3100 McGeorge Terrace
City, St: Alexandria, VA 22309-2128

PS Form

Instructions



=====

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

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Product Qty Unit Price

First-Class Mail® 1 \$0.55 \$0.55
Letter
Domestic
ALEXANDRIA, VA 22309
Weight:0 Lb 0.80 Oz
Estimated Delivery Date
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Return Receipt \$2.85
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Return Receipt \$2.85
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Estimated Delivery Date
Monday 06/29/2020

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Monday 06/29/2020

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First-Class Mail® 1 \$0.55 \$0.55
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Monday 06/29/2020

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First-Class Mail® 1 \$0.55 \$0.55
Letter
Domestic
ALEXANDRIA, VA 22309
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Estimated Delivery Date
Monday 06/29/2020

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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 and Fees \$6.95

44100-00-133

Sent To: High Quality Investments, LLC
Street an: 6342 Wallowing Way
City, State: Colorado Springs, CO
PS Form: 80925-1393

PS Form

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Product Qty Unit Price

First-Class Mail® 1 \$0.55 \$0.55
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Domestic
ALEXANDRIA, VA 22309
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Estimated Delivery Date
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Monday 06/29/2020

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Monday 06/29/2020

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Monday 06/29/2020

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Monday 06/29/2020

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Letter
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ALEXANDRIA, VA 22309
Weight:0 Lb 0.80 Oz
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<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 and Fees \$6.95

44150-00-021

Sent To: Land View, LLC
Street: 2908 E. Gunnison Street
City, St: Colorado Springs, CO
PS Form: 80909-6211

PS Form

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Postage	\$0.55
Total Postage	\$4.95

Postmark Here: JUN 25 2020 06/25/2020 0618 20

Sent To: **Phyllis M. Washington**
 Street and: **Clarence E. Balser**
 City, State: **14375 Highway 94**
Colorado Springs, CO 80929

PS Form 3800, June 2019

7020 0090 0000 3670 7076

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Postage	\$0.55
Total Postage	\$4.95

Postmark Here: JUN 25 2020 06/25/2020 0618 20

Sent To: **Case International Co.**
 Street and: **102 E. Pikes Peak Ave., Ste 201**
 City, State: **Colorado Springs, CO**
80903-1823

PS Form 3800, June 2019

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Postmark Here: JUN 25 2020 06/25/2020 0618 20

Sent To: **Venga Tu Reino, Inc.**
 Street and: **6362 Wallowing Way**
 City, State: **Colorado Springs, CO**
80925

PS Form 3800, June 2019

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 COLORADO SPRINGS, CO 80903
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 Estimated Delivery Date
 Monday 06/29/2020

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 Estimated Delivery Date
 Monday 06/29/2020

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

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 COLORADO SPRINGS, CO 80909
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 Estimated Delivery Date
 Monday 06/29/2020

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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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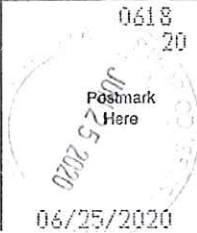
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$44100-00-134

Sent To High Quality Investments, LLC
Street and 6342 Wallowing Way
City, State Colorado Springs, CO
PS Form 3870 7038 80925-1393



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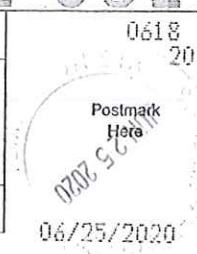
COLORADO SPRINGS, CO 80916

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$44100-00-135

Sent To Aaron Hernandez
Street and 4825 Astrozon Blvd, #336-F
City, State Colorado Springs, CO
PS Form 3870 7021 80916-0613



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CHINO HILLS, CA 91709

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Extra Services & Fees (check box, add fees as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$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 \$44150-00-020

Sent To JLO Trust
Street and PO Box 154
City, State Chino Hills, CA 91709-0006
PS Form 3870 7069

