

March 8, 2023

**RE: Holmes Business Event Center**

Dear Adjacent Neighbor:

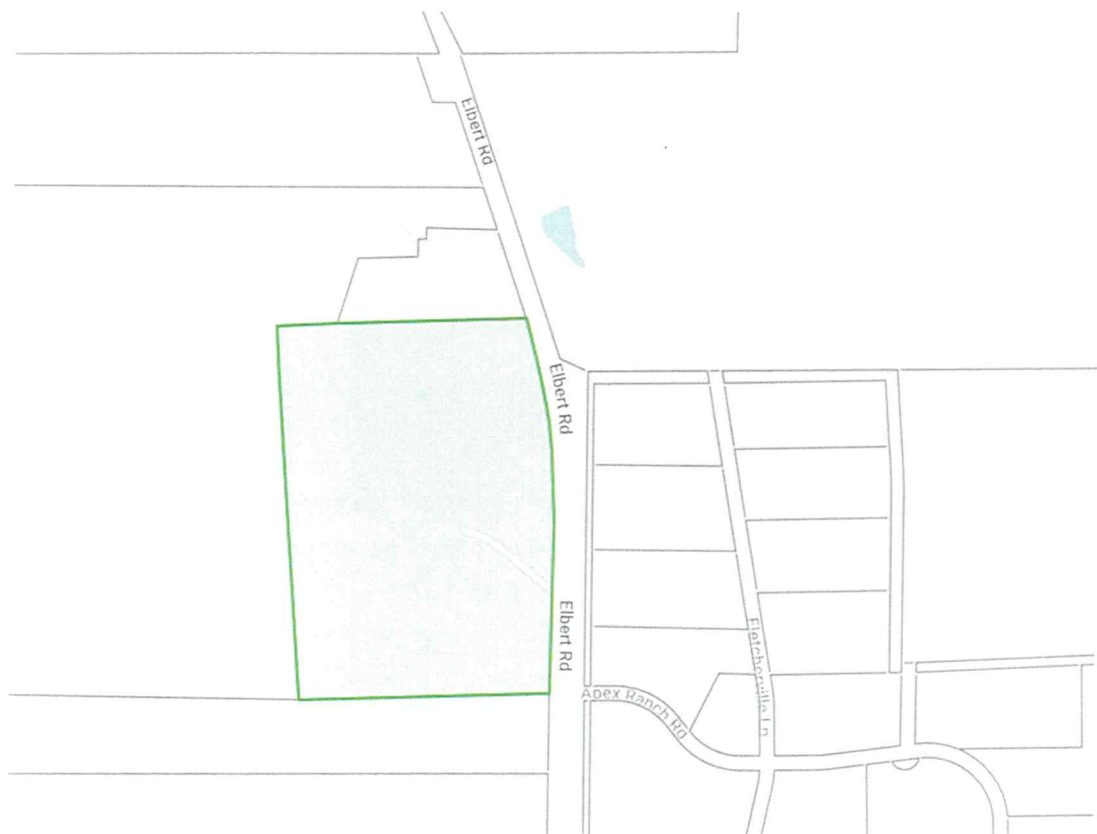
This letter is being sent to you because the Richard Holmes, is proposing a land use project in El Paso County at the referenced location (see below). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact below. Prior to any decision being made, the date of the anticipated decision 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 for this proposal.

For questions specific to this project, please contact:

Vertex Consulting Services, Nina Ruiz  
455 E Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903  
Nina.ruiz@vertexcoss.com  
719-733-8605

Request and justification: The purpose of this application is to request approval of a special use for a “Business Event and Community Center” on 37.47 acres located within the A-35 zoning district. Please contact Nina Ruiz regarding any questions or concerns you may have (contact above).

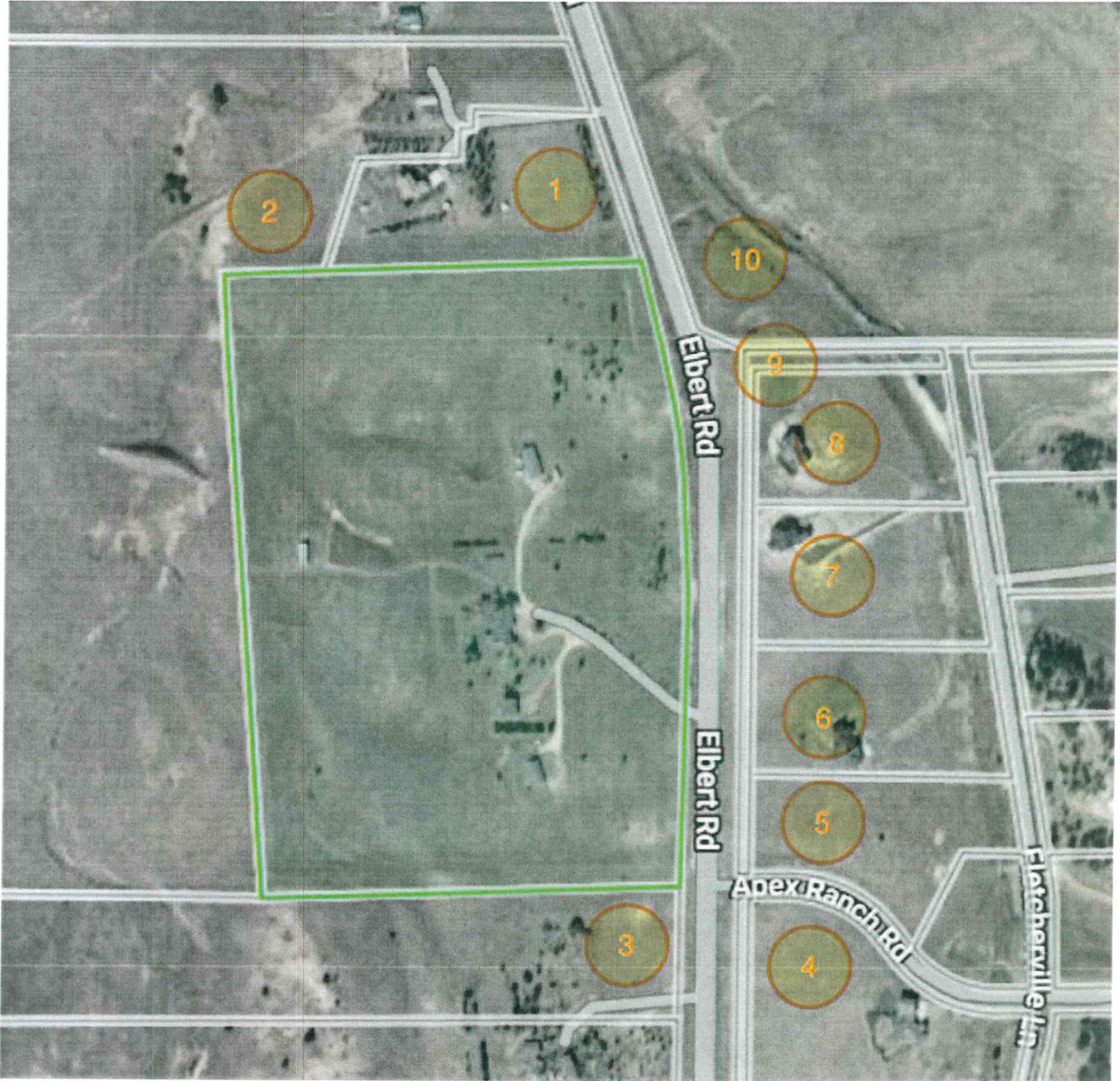
Site location:



### **Adjacent Property Owner List:**

- ✓ 1. Mark T Burbach  
16990 Elbert Road, Peyton, CO 80831
- ✓ 2. Mark T Burbach  
16990 Elbert Road, Peyton, CO 80831
- ✓ 3. Steven L Runer  
16750 Elbert Road, Peyton, CO 80831
- ✓ 4. Tim Peter Noonan  
15021 Apex Ranch Road, Peyton, CO 80831
- ✓ 5. Thomas Preston Swaim  
15020 Apex Ranch Road, Peyton, CO 80831
- ✓ 6. Carissa Shea  
16864 Fletcherville Lane, Peyton, CO 80831
- ✓ 7. Tammy Keith Lemons  
16924 Fletcherville Lane, Payton, CO 80831
- ✓ 8. James E Root  
16984 Fletcherville Lane, Peyton, CO 80831
- ✓ 9. Apex Ranch Estates  
PO Box 267, Peyton, CO 80831
- ✓ 10. Keeley Family Security Trust  
17245 Elbert Road, Peyton, CO 80831

Adjacent Property Owner Map:



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Sent To **Steven Runer**  
 Street and Apt. No., or PO Box No.  
**16750 Elbert Rd**  
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**Payton, CO 80831**

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 Street and Apt. No., or PO Box No.  
**16984 Fieldview Lane**  
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 Street and Apt. No., or PO Box No.  
**PO Box 207**  
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**Payton, CO 80831**

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Sent To **Tim Peter Noreen**  
 Street and Apt. No., or PO Box No.  
**15021 Apex Ranch Rd**  
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**Payton, CO 80831**

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Sent To **Mark Bixbach**  
 Street and Apt. No., or PO Box No.  
**16990 Elbert Rd**  
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**Payton, CO 80831**

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Sent To **Kedley Family Security Trust**  
 Street and Apt. No., or PO Box No.  
**17245 Elbert Rd**  
 City, State, ZIP+4®  
**Payton, CO 80831**

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Sent To Carissa Shea  
 Street and Apt. No., or PO Box No. 11864 Fletcherville Lane  
 City, State, ZIP+4® Payton, CO 80831

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Sent To Thomas Preston Swain  
 Street and Apt. No., or PO Box No. 15020 Apex Ranch Rd  
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- Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Tammy Kim Lemons  
 Street and Apt. No., or PO Box No. 1169 24 Fletcherville Lane  
 City, State, ZIP+4® Payton, CO 80831

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First-Class Mail® 1 \$0.63  
 Letter  
 Peyton, CO 80831  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Mon 03/13/2023  
 Certified Mail® \$4.15  
 Tracking #: 70222410000039246798  
 Total \$4.78

First-Class Mail® 1 \$0.63  
 Letter  
 Peyton, CO 80831  
 Weight: 0 lb 0.30 oz  
 Estimated Delivery Date  
 Mon 03/13/2023  
 Certified Mail® \$4.15  
 Tracking #: 70222410000039246859  
 Total \$4.78

Grand Total: \$43.02  
 Credit Card Remit \$43.02  
 Card Name: VISA  
 Account #: XXXXXXXXXXXX1110  
 Approval #: 010871  
 Transaction #: 610  
 AID: A0000000031010 Chip  
 AL: VISA CREDIT  
 PIN: Not Required

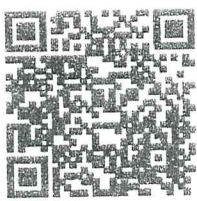
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 Clerk: 99

Product	Qty	Unit Price	Price
Other	1		\$0.00
First-Class Mail® Letter	1		\$0.63
Peyton, CO 80831 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 03/13/2023 Certified Mail® Tracking #: 70222410000039246781			\$4.15
Total			\$4.78
First-Class Mail® Letter	1		\$0.63
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Total			\$4.78
First-Class Mail® Letter	1		\$0.63
Peyton, CO 80831 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 03/13/2023 Certified Mail® Tracking #: 70222410000039246828			\$4.15
Total			\$4.78
First-Class Mail® Letter	1		\$0.63
Peyton, CO 80831 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 03/13/2023 Certified Mail® Tracking #: 70222410000039253031			\$4.15
Total			\$4.78
First-Class Mail® Letter	1		\$0.63
Peyton, CO 80831 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 03/13/2023 Certified Mail® Tracking #: 70222410000039253024			\$4.15
Total			\$4.78
First-Class Mail® Letter	1		\$0.63
Peyton, CO 80831 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 03/13/2023 Certified Mail® Tracking #: 70222410000039246811			\$4.15
Total			\$4.78
First-Class Mail® Letter	1		\$0.63
Peyton, CO 80831 Weight: 0 lb 0.30 oz			