

October 24, 2017

Dear Adjacent Property Owner:

This letter is being sent to you because Mountain Splendor Services is proposing a land use project in El Paso County at the referenced location below. This information is being provided to you prior to submittal with El Paso County. Please direct any questions on the proposal to the referenced contact(s). 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.

For questions specific to the project, please contact:

Tamara Baxter

N.E.S. Inc.

619 North Cascade Avenue, Suite 200

Colorado Springs, CO 80903

719-471-0073

Request/Justification: The request to the County is for the following:

- A Variance of Use in the Agricultural Zone District (A-5) for a service establishment – Landscape Business, related tree nursery, and landscape equipment and material yard.

Location	7205 Maine Lane
Existing Zoning	A-5
Vicinity Map	Attached

Vicinity Map



Adjacent Property Owners

Schedule No: 5308000136

Owner Name: GINGERICH PHYLLIS J

Location: 7205 QUAIL BRUSH CREEK DR
7209 QUAIL BRUSH CREEK DR

Mailing Address: 9639 CAIRNGORM WAY COLORADO SPRINGS CO 80908-4778

Schedule No: 5308201023 & 5308201025

Owner Name: RIVERS QUAIL BRUSH LLC

Location: THORN BRUSH WAY

Mailing Address: 8605 EXPLORER DRIVE #250 COLORADO SPRINGS CO 80920-1013

Schedule No: 5308000047

Owner Name: WELLS & WEST PROPERTIES
OF MURPHY LLC

Location: 7215 MAINE LN

Mailing Address: PO BOX 129 MURPHY NC 28906-0129

Schedule No: 5308000028

Owner Name: CIBOROWSKI PHILIP B REV TRUST

Location: 7385 CALIFORNIA DR

Mailing Address: 7385 CALIFORNIA DR COLORADO SPRINGS CO 80923-4209

7016 1970 0000 8596 2566

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.46
Total Postage and Fees	6.56

Sent To

Street and Rev. Philip B Ciborowski Trust

City, State, 7385 California Dr

Colorado Springs, CO 80923-4209

PS Form 3800, April 2010

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	.46
Total Postage and Fees	6.56

Sent To

Street and Wells & West Properties of Murphy, LLC

City, State, PO Box 129

Murphy, NC 28906-0129

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Sent To

Street and Phyllis Gingerich

City, State, 9639 Cairngorm Way

Colorado Springs, CO 80908-4778

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Sent To

Street and Rivers Quail Brush, LLC

City, State, 8605 Explorer Dr. #250

Colorado Springs, CO 80920-1013

PS Form 3800, April 2010