

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

LITTLETON, CO 80129

Certified Mail Fee \$3.50
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.80
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

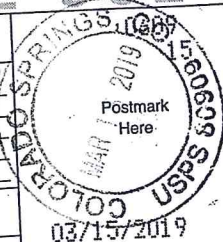
Postage \$0.55

Total Postage and Fees \$4.85

KCG BUILDING PARTNERSHIP
12450 MEAD WAY
LITTLETON, CO 80129-9757

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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COLORADO SPRINGS, CO 80915

Certified Mail Fee \$3.50
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.80
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

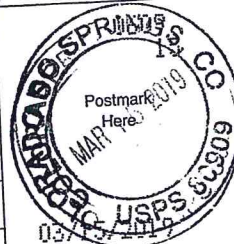
Postage \$0.55

Total Postage and Fees \$6.85

DSH HOLDINGS LLC
1411 WOOLSEY HTS
COLORADO SPRINGS, CO 80915

PS Form 3800, April 2015 PSN 7530-02-000-9047

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HENDERSON, NV 89002

Certified Mail Fee \$3.50
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.80
☐ 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 and Fees \$6.85

RICHARD S VAUGHN
847 COASTAL BEACH RD
HENDERSON, NV 89002-8251

PS Form 3800, April 2015 PSN 7530-02-000-9047

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For delivery information, visit our website at www.usps.com.

COLORADO SPRINGS, CO 80906

Certified Mail Fee \$3.50
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.80
☐ 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 and Fees \$6.85

CMONT LLC
1285 MESA AVE
COLORADO SPRINGS, CO 80906

PS Form 3800, April 2015 PSN 7530-02-000-9047

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DENVER, CO 80237

Certified Mail Fee \$3.50
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.80
☐ 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 and Fees \$6.85

327 PROPERTY MANAGEMENT
LLC
8973 E. KENYON ST
DENVER, CO 80237

for Instructions



U.S. Postal ServiceTM
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For delivery information, visit our website at www.usps.com.

DENVER, CO 80207

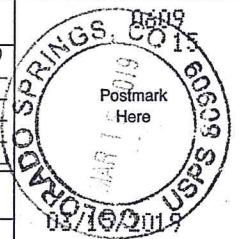
Certified Mail Fee \$3.50
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.80
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.85

SOLSBURY HILL LAND COMPANY
LLC
5805 E 39TH AVE
DENVER CO, 80207-1229

for Instructions



7281 7281 6939 0000 1970 1970 2016

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DENVER, CO 80216

OFFICIAL USE

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<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 and Fees	\$6.85

OBG LLLP
4700 HOLLY STREET
DENVER, CO 80216

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



8349 8349 5639 0000 1970 1970 2016

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

TAMPA, FL 33605

OFFICIAL USE

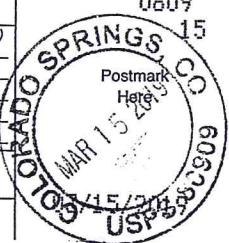
Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$2.80
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85

SBJ RESEARCH FAM
PARTNERSHIP LTD
1451 CHANNELSIDE DR
TAMPA, FL 33605

0609 15

COLO SPRINGS, CO
MAR 15 2019
03/15/2019

for Instructions



7016 1970 0000 5639 8387

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
PEYTON, CO 80831	
Certified Mail Fee \$3.50	0609 90
Extra Services & Fees (check box, add fee as appropriate)	
<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	Postmark Here
Total Postage and Fees \$6.85	05/31/2019
Sent To JACK OF ALL TRADES INC. Street and Apt. No., or PO Box No. 10871 KLONDIKE DR. City, State, ZIP+4® PEYTON, CO 80831	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7016 1970 0000 5639 8370

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
KALISPELL, MT 59901	
Certified Mail Fee \$3.50	0609 90
Extra Services & Fees (check box, add fee as appropriate)	
<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	Postmark Here
Total Postage and Fees \$6.85	05/31/2019
Sent To SELIX PROPERTIES LLC 40 CRESTVIEW Street and Apt. No., or PO Box No. 3850 US HWY 93 S City, State, ZIP+4® KALISPELL, MT 59901	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



March 12, 2019

NOTICE TO PROPERTY OWNERS

Dear Property Owner:

This letter is being sent to you because M.V.E., Inc., on behalf of SBJ Resch Family Partnership, LTD the owner of Gulfeagle Supply, who is proposing a land use project in El Paso County on 1.21± acres located between Meadowbrook Parkway and Selix Grove on Lots 3, 4, & 5, Claremont Business Park Filing No. 2 . The addresses of the site are 1445, 1455, & 1465 Selix Grove. A Vicinity Map is included for reference. The subject property is currently zoned CS-CAD-O (Commercial Service – Commercial Airport District). The property is currently platted, but contains no buildings. This information is being provided to you prior to the submittal to the County. The area of the proposed development consists of the property having Assessor Schedule Numbers 54081-02-0097, 54081-02-008, & 54081-02-009. Please direct any questions on the proposal to the referenced contact below.

The proposal is for approval of a Plot Plan and a Special use for a storage yard on the three Lots. The proposed Plot Plan will establish layout of the storage yard on the site. The Special Use is being sought to allow storage of Gulfeagle's supply's on the site.

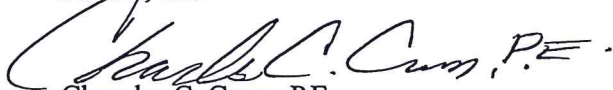
Prior to any public hearing on this proposal a notification of the time and place of public hearing will be sent to the adjacent property owners by the El Paso County Development Services Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Any questions regarding this project should be directed to:

Charles C. Crum, P.E.
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736
chuckc@mvecivil.com

Very truly yours,

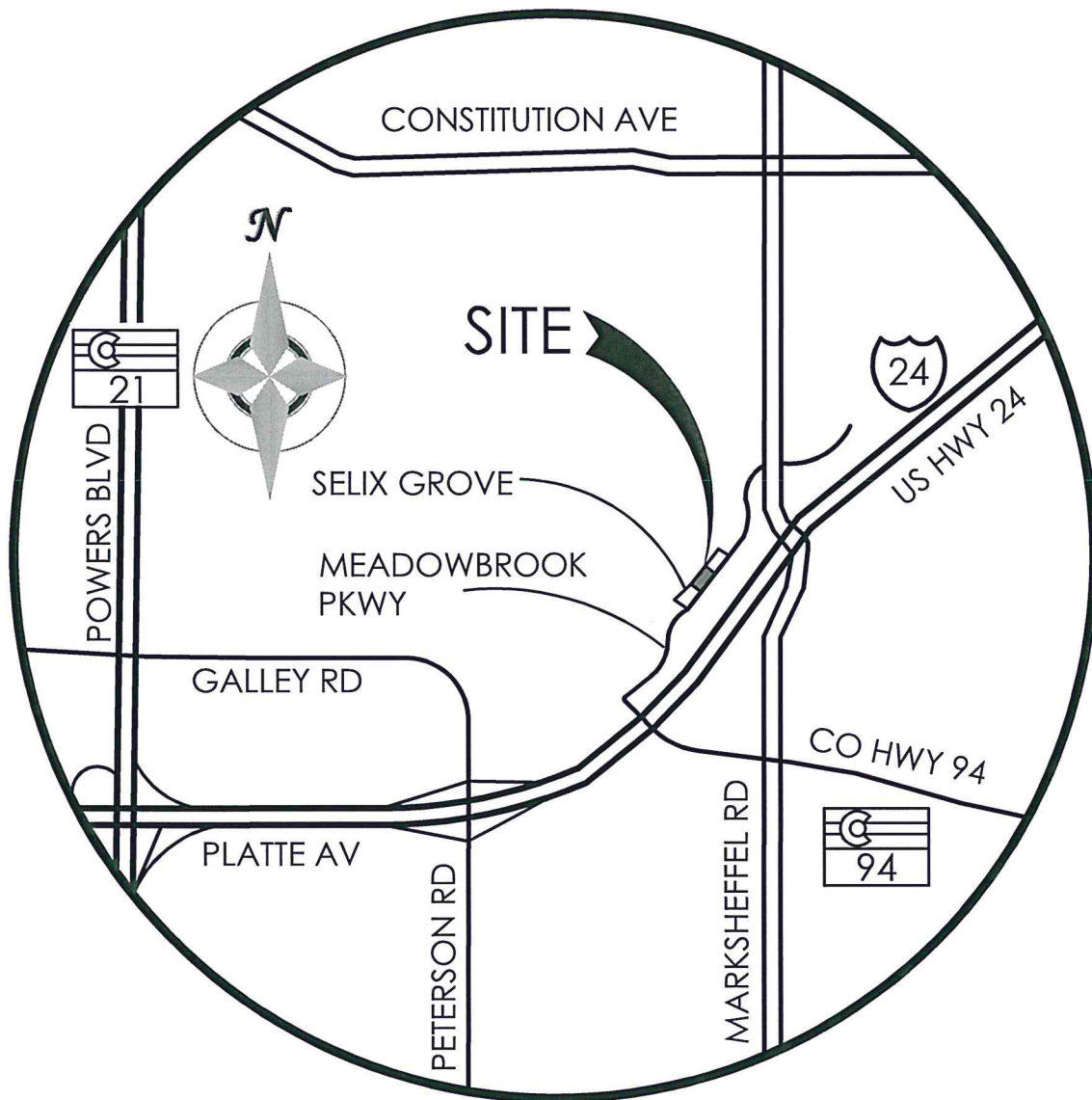
M.V.E., Inc.


Charles C. Crum, P.E.
CCC:sh

Attachment: Vicinity Map, Development Map

Z:\61078\Documents\Correspondance\61078-Notice to Property Adjacent Owners.odt

Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com

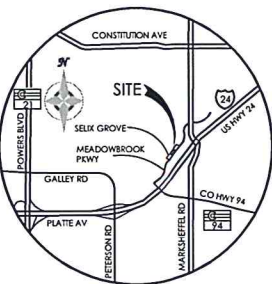


VICINITY MAP

NOT TO SCALE

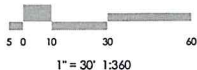
GULFEAGLE SUPPLY - SITE PLAN

LOTS 3-5, CLAREMONT BUSINESS PARK FILING NO. 2,
1455 SELIX GROVE, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

BENCHMARK
ELEVATIONS SHOWN ON THIS DRAWING ARE
BASED ON THE CSU RMS NETWORK (NGVD29).
BASIS OF BEARINGS: THE BASIS OF ALL BEARINGS
SHOWN ON THIS DRAWING IS THE NORTH LINE
OF MEADOWBROOK PARKWAY BEARING
S33°55'12"W.



1903 Jellary Street, Suite 900 Colorado Springs CO 80909 719.635.5736

REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILT BY
CHECKED BY

GULFEAGLE
SUPPLY
SITE DEVELOPMENT
PLAN

MVE PROJECT 61078
MVE DRAWING -DEV-SP

MARCH 12, 2019
SHEET 1 OF 2

LEGEND

---	PROPERTY LINE	---	INDEX CONTOUR	---	INDEX CONTOUR
---	EASEMENT LINE	---	INTERMEDIATE CONTOUR	---	INTERMEDIATE CONTOUR
---	LOT LINE	---	CONCRETE AREA	---	CONCRETE AREA
---	BUILDING SETBACK LINE	---	ASPHALT AREA	---	ASPHALT AREA
---	ADJACENT PROPERTY LINE	---	CURB AND GUTTER	---	CURB AND GUTTER
---		---	BUILDING/ BUILDING OVERHANG	---	BUILDING/ BUILDING OVERHANG
---		---	DECK	---	DECK
---		---	RETAINING WALL - SOLID/ ROCK	---	RETAINING WALL - SOLID ROCK
---		---	SIGN	---	SIGN
---		---	BOLLARD	---	BOLLARD
---		---	WOOD FENCE	---	TOP OF WALL/GRADE AT BOTTOM OF WALL
---		---	CHAIN LINK FENCE	---	TOP OF CURB/FLOWLINE
---		---	BARBED WIRE FENCE	---	SPOT ELEVATION FL = FLOWLINE TSW = TOP OF SIDEWALK FINISHED FLOOR ELEVATION
---		---	TREE (EVERGREEN/DECIDUOUS)	---	FF = 5786.00
---		---	SHRUB	---	CHAINLINK FENCE
---		---	ROCK		

OWNER
SBJ RESCH FAMILY PARTNERSHIP, LTD.
2900 7TH AVENUE EAST, SUITE 200
TAMPA, FL 33605
(813) 248-4911

DEVELOPER
GULFEAGLE SUPPLY
JEFF BARNES, BRANCH MANAGER
1456 SELIX GROVE
COLORADO SPRINGS, CO 80915
(719) 574-7663

ENGINEER
M.V.E., INC.
1903 LELARAY STREET, STE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

ZONING
CS, CAD-0 (COMMERCIAL SERVICE,
COMMERCIAL AIRPORT DISTRICT)

SETBACK
FRONT = 25 FT
REAR = 25 FT
SIDE = 25 FT

LOT INFORMATION
MAXIMUM LOT COVERAGE - NONE
MAXIMUM BUILDING HEIGHT = 45 FT
SPECIAL USE REQUIRED FOR
CONTRACTOR STORAGE

LEGAL DESCRIPTION
LOTS 3, 4 & 5, CLAREMONT BUSINESS
PARK FILING NO. 2
TAX SCHEDULE NO.
5408102009, 5408102008, 5408102007

SITE SPECIFIC NOTES:

1. THE ENTIRE AREA OF THIS PROPERTY IS FOR THE USE OF MATERIAL STORAGE.
2. THIS STORAGE YARD IS IN SUPPORT OF GULFEAGLE SUPPLY ON THE OPPOSITE SIDE OF SILEX GROVE (1456 SILEX GROVE).
3. THE TRAILER SHOWN IS FOR TEMPORARY SHELTER DURING LOADING / UNLOADING OPERATIONS. THE TRAILER WILL HAVE ELECTRIC SERVICE ONLY.

**NOT A
CONSTRUCTION DOCUMENT**
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION
PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO
SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY.
IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION
PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.