

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

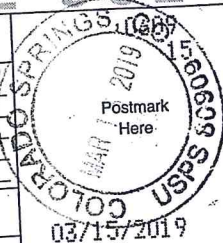
Postage \$0.55

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

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

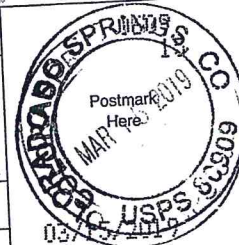
Postage \$0.55

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

See Reverse for Instructions



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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

See Reverse for Instructions



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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

See Reverse for Instructions



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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
CERTIFIED MAIL[®] RECEIPT
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For delivery information, visit our website at www.usps.com.

DENVER, CO 80207

Certified Mail Fee \$3.50

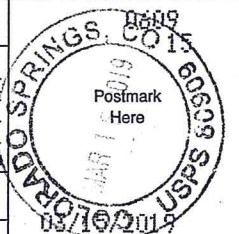
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$2.80
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.85

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

for Instructions



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

DENVER, CO 80216

OFFICIAL USE

Certified Mail Fee	\$3.50
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
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

Colorado Springs, CO 60909
MAR 15 2019
03/15/2019

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

or Instructions

Property owner not notified at:

1426 Selix Grove

1435 Selix Grove

Make sure to send letter to property owner at the mailing address.



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.

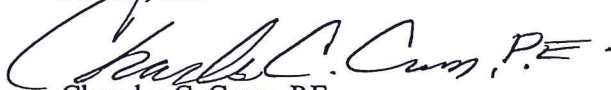
Prior to any public hearing on this proposal a notification of the time and place of public hearing will be sent to the adjacent property owners by the El Paso County Development Services Department. At that time you will be given the El Paso County contact information, the file number and an opportunity 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.

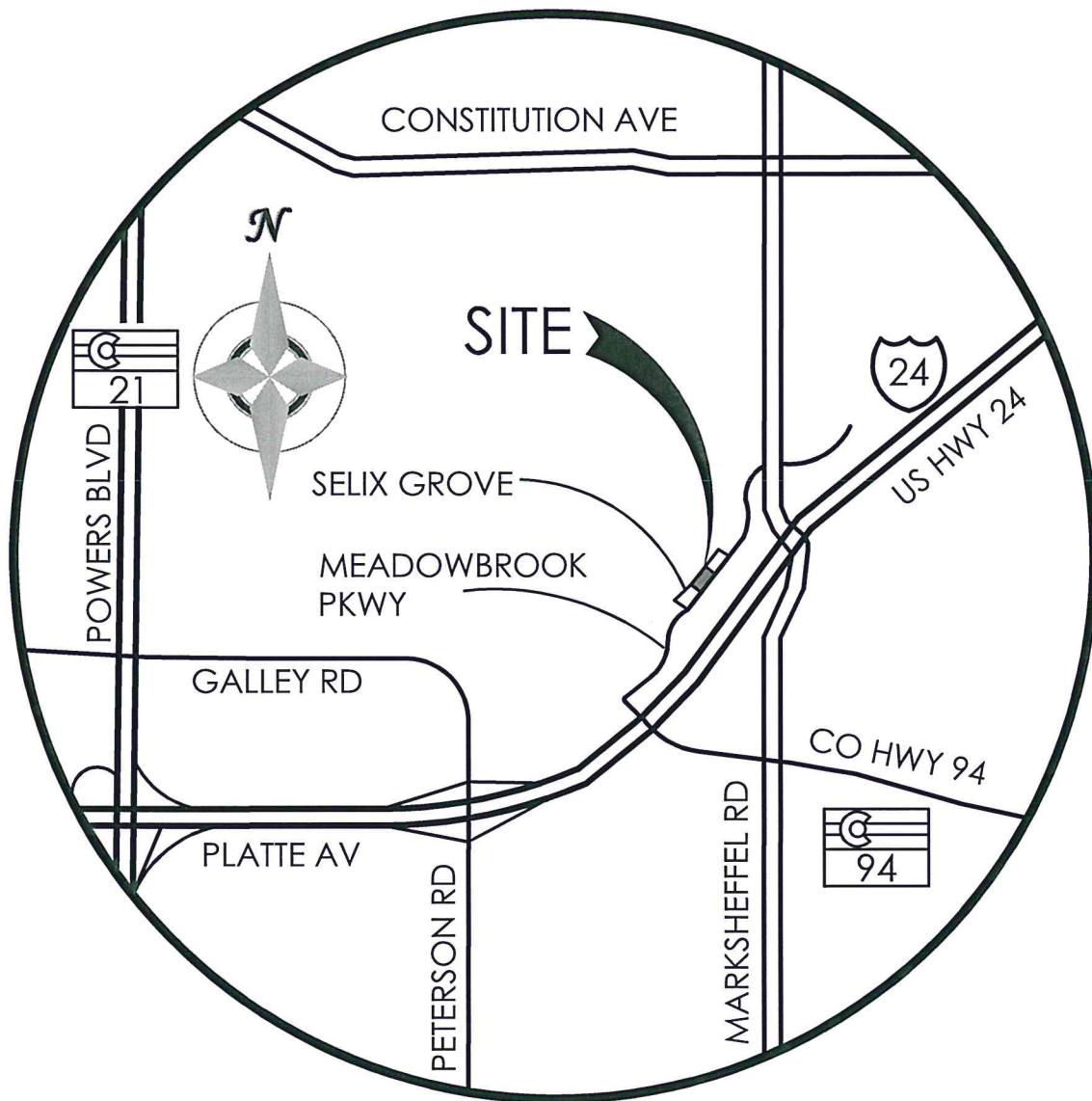


Charles C. Crum, P.E.
CCC:sh

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

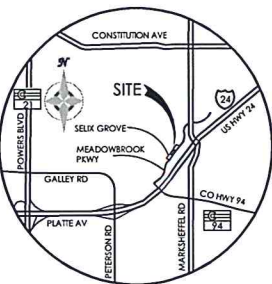


VICINITY MAP

NOT TO SCALE

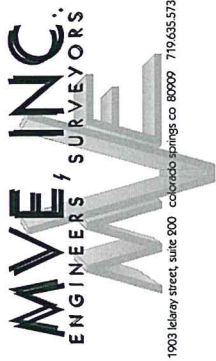
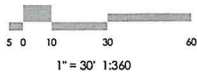
GULFEAGLE SUPPLY - SITE PLAN

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 RIMS 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.



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

EXISTING	PROPOSED
----- PROPERTY LINE	----- INDEX CONTOUR
----- EASEMENT LINE	----- INTERMEDIATE CONTOUR
----- LOT LINE	CONCRETE AREA
----- BUILDING SETBACK LINE	ASPHALT AREA
----- ADJACENT PROPERTY LINE	CURB AND GUTTER
	BUILDING/ BUILDING OVERHANG
	DECK
	RETAINING WALL - SOLID/ ROCK
	SIGN
	BOLLARD
	WOOD FENCE
	CHAIN LINK FENCE
	BARBED WIRE FENCE
	TREE (EVERGREEN/DECIDUOUS)
	SHRUB
	ROCK
	FF = 5986.00
	FINISHED FLOOR ELEVATION
	CHAINLINK FENCE

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.

Markup Summary

Property owner not notified at: 1426 Selix Grove 1435 Selix Grove Make sure to send letter to property owner at the mailing address



Subject: Text Box
Page Label: 2
Lock: Locked
Author: dsdkendall
Date: 4/9/2019 11:20:15 AM
Color:

Property owner not notified at:

1426 Selix Grove
1435 Selix Grove

Make sure to send letter to property owner at the mailing address.