

June 11,2018

Neighbors of 121 Marland Road, South, Colorado Springs, Colorado:

This letter is being sent to you because the current owner of 121 Marland Road, South is proposing a land use re-zoning project 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 Larry Gilland, LGA Studios as 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 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.

Due to reasons dating back several decades, the above-referenced parcel is currently zoned for both agricultural and single-family residential use. The parcel is 3.37 acres and contains one single-family residence. No additional facilities or structures are currently being proposed in conjunction with this proposal. The proposal requests a change in zoning so that the parcel is zoned as single-family residential use only. If approved, this proposal would make the parcel's zoning classification similar to the zoning classification of other parcels located in the Broadmoor area.

For questions specific to this project, please contact:

Larry Gilland – LGA Studios

719-635-0880

[larry@lgastudios.com](mailto:larry@lgastudios.com)

# El Paso County Assessor's Office

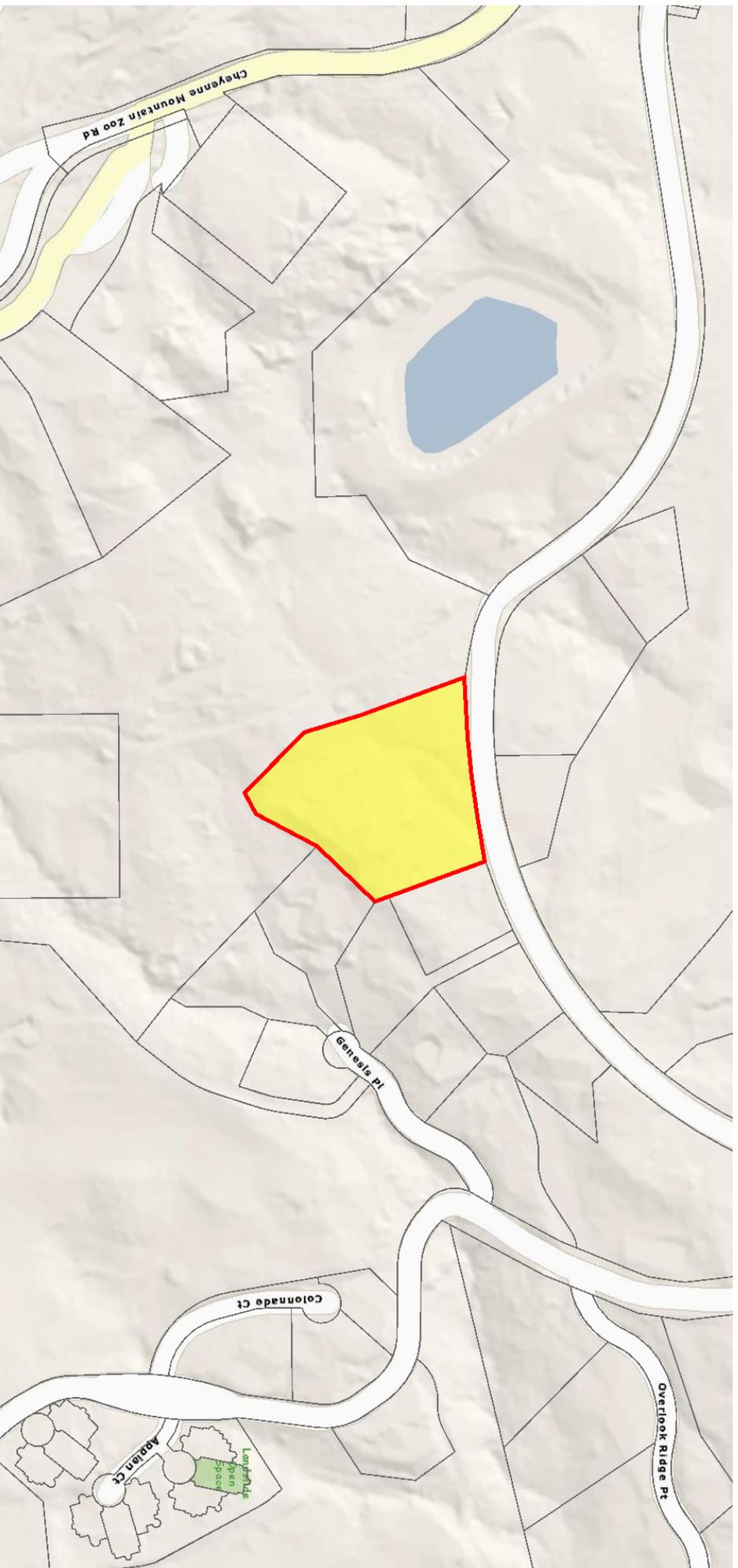
**121 MARLAND RD S**

SCHEDULE: 7501300009

OWNER: CONDIE ROBERT BRUCE

HEBBLE KARLEE

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Four Square LLP  
P.O. Box 38369  
Colorado Springs, CO 80937-8369

Dorota A. D'Alessio  
940 Genesis Pl.  
Colorado Springs, CO 80906-4360

Miles G & Jeri V Yeagley  
113 Marland Rd. S.  
Colorado Springs, CO 80906-4350

Meirs Fisher Co.  
c/o Spitzenberger Shipping Co.  
555 Madison Ave. Fl 32  
New York, NY 10022-3300

Bartz-Fong Family Trust  
170 Marland Rd. S.  
Colorado Springs, CO 80906-4349

COG Land and Development  
10 Lake Cir.  
Colorado Springs, CO 80906-4201

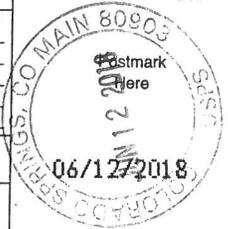
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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
<b>Total Postage and Fees</b>	<b>\$6.70</b>	

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**COLORADO SPRINGS, CO 80906**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<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	\$0.50	
<b>Total Postage and Fees</b>	<b>\$6.70</b>	

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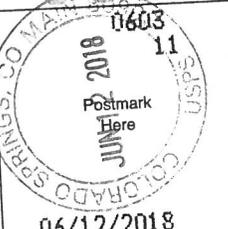
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**COLORADO SPRINGS, CO 80937**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
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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	\$0.50	
<b>Total Postage and Fees</b>	<b>\$6.70</b>	

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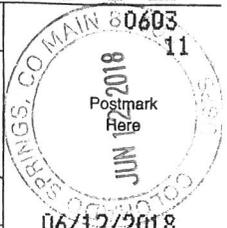
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**COLORADO SPRINGS, CO 80906**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<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	\$0.50	
<b>Total Postage and Fees</b>	<b>\$6.70</b>	

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**COLORADO SPRINGS, CO 80906**

**OFFICIAL USE**

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	
<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	\$0.50	
<b>Total Postage and Fees</b>	<b>\$6.70</b>	

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**NEW YORK, NY 10022**

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
<b>Total Postage and Fees</b>	<b>\$6.70</b>	

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COLORADO SPRINGS  
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 COLORADO SPRINGS  
 CO  
 80903-9900  
 0718060603  
 06/12/2018 (800)275-8777 11:30 AM  
 =====

Product Description	Sale Qty	Final Price
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First-Class Mail Letter (Domestic) (NEW YORK, NY 10022) (Weight:0 Lb 0.60 Oz) (Estimated Delivery Date) (Friday 06/15/2018)	1	\$0.50
Certified (@@USPS Certified Mail #) (70161970000086425107)	1	\$3.45
Return Receipt (@@USPS Return Receipt #) (9590940236937335424511)	1	\$2.75
First-Class Mail Letter (Domestic) (COLORADO SPRINGS, CO 80906) (Weight:0 Lb 0.60 Oz) (Estimated Delivery Date) (Thursday 06/14/2018)	1	\$0.50
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Return Receipt (@@USPS Return Receipt #) (9590940236937335424559)	1	\$2.75
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Certified (@@USPS Certified Mail #) (70161970000086425060)	1	\$3.45
Return Receipt (@@USPS Return Receipt #) (9590940236937335424504)	1	\$2.75

Total \$40.20

Credit Card Remitd \$40.20