

To: Property owners adjacent to 4830 Platinum Drive, Colorado Springs, CO 80918

This letter is being sent to you because Linda Sue Shade is proposing a land use project in El Paso County at 4830 Platinum Dr. which is a 3,744 square foot mini-storage project on a 9,540 square foot lot which is zoned C-2. This information is being provide to you prior to a submittal with the County. Please direct any questions on the proposal to the owner, Lind Sue Shade's representative Jim Spittler at 719-667-6877, 2 N. Cascade, Suite 300, Colorado Spring 80903. spittler@highlandcommercial.com Prior to any public hearing on their 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

The request is to vacate a 6' public utility easement on the north boundary line of the property that is not in use nor it is likely ever to be used. At the time the building was built the owner was permitted to build on the property line if he built a parapet wall along that north wall, which he did. In addition, the Improvement Location Certificate (ILC) (Attached) that was certified to the owner in 1979, the year of construction, did not show any perimeter easements. A 2018 ILC, which was ordered pursuant to purchase contract, showed the easement that was not revealed in 1979. This has become a title objection and we need to vacate this unused easement to satisfy the objection.

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): James Spittler as agent for Linda Sue Shade
2 N Cascade, Ste 300 5710 N Meridian Rd
CO5 CO 80903 Peyton, CO 80831-8115

Telephone #'s: 719-332-6528 719-499-6545

Description of Proposal: Vacation of 6' Public Utility Easement along North Boundary
of 4830 Platinum Dr (Mini-Warehouse Complex)

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
①	yes	Howard A & Dorris M Bettista 5020 Beechvale Dr, CO5 80916-2259	Parcel # 63234-02-007
②	yes	Maria Morgan 7330 Cotton Dr, CO5 80923-6392	02-010
③	yes	Michael Lobue PO Box 7441, CO5 80933-7441	02-020
④	yes	4840 Platinum Drive LLC 4229 Siferd Blvd, CO5 80917-4921	05-005
⑤	yes	T & W Enterprises LLP 4650 Paramount Pl, CO5 80919-9027	05-007
⑥ & ⑧	yes	Sapphire Dr. LLC c/o Rosanna T Nielsen 1394 Nolumis Dr, CO5 80915	05-010 05-012
⑦	yes	Six 75 LLC PO Box 26603, CO5 80936-6603	05-010

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

James E. Spittler date 8/27/18
 (Signature of Petitioner or Owner)

 (Signature of Petitioner or Owner)

El Paso County Assessor's Office

4830 PLATINUM DR

SCHEDULE: 6323405006

OWNER: SHADE LINDA SUE



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OWNERS MAP



*See attached
property owner
list*

7016 2710 0000 0409 1022

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

COLORADO SPRINGS, CO 80917

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input checked="" 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
Total Postage and Fees	\$6.70

Sent To: **PLATINUM BR, LLC**
 Street and Apt. No., or PO Box No.: **4229 Siferd Blvd**
 City, State, ZIP+4®: **Colorado Springs, CO 80917-4921**

Postmark: **AUG 27 2018**

7016 2710 0000 0409 1015

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
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COLORADO SPRINGS, CO 80918

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input checked="" 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
Total Postage and Fees	\$6.70

Sent To: **TEN ENTERPRISES, LLP**
 Street and Apt. No., or PO Box No.: **4650 PARAMOUNT PL**
 City, State, ZIP+4®: **Colorado Springs, CO 80918-9027**

Postmark: **AUG 27 2018**

5016 6010 0000 0409 1053

U.S. Postal Service
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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input checked="" 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
Total Postage and Fees	\$6.70

Sent To: **Michael Lobue**
 Street and Apt. No., or PO Box No.: **P.O. Box 7441**
 City, State, ZIP+4®: **Colorado Springs, CO 80933-7441**

Postmark: **AUG 27 2018**

7016 2710 0000 0409 1046

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COLORADO SPRINGS, CO 80916

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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input checked="" 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
Total Postage and Fees	\$6.70

Sent To: **Howard A. + Dorrise M. BATISTA**
 Street and Apt. No., or PO Box No.: **5020 Berchule Dr**
 City, State, ZIP+4®: **Colorado Springs, CO 80916-2259**

Postmark: **AUG 27 2018**

7016 1970 0000 8599 2440

**U.S. Postal Service™
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COLORADO SPRINGS, CO 80936

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- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

08/27/2018

Sent To: SIXT5 LLC P
Street and Apt. No., or PO Box No.: P.O. Box 26603
City, State, ZIP+4®: Colorado SPRINGS, CO 80936-6603

See Reverse for Instructions

7016 2710 0000 0409 1039

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

08/27/2018

Sent To: MARIA MORGAN
Street and Apt. No., or PO Box No.: 7330 COTTON DR
City, State, ZIP+4®: Colorado SPRINGS, CO 80923-6392

See Reverse for Instructions

7016 2710 0000 0409 1008

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$2.75
- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

08/27/2018

Sent To: Sapphire PA, LLC To RASANNA T. NIELSON
Street and Apt. No., or PO Box No.: 1874 NOKA MTS DR
City, State, ZIP+4®: Colorado SPRINGS, CO 80915

See Reverse for Instructions