

Notice to Adjacent Property Owners

Name and Address of the

Petitioner(s): James B and Jennifer A Lucas

16990 Cherry Crossing Drive, Cold Springs, 80924

Telephone

719-246-0774

Number(s):

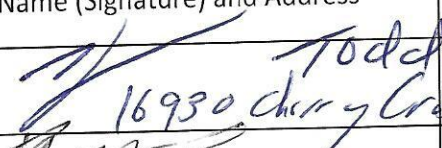
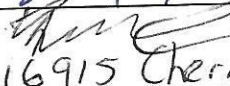
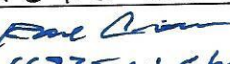
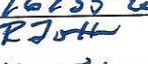
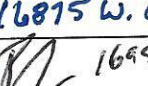

Description of Proposal:

Build a detached garage on our property at the end of the driveway that will need a side setback

variance from 35 ft to 10 ft in a specific location on property (diagram photo for reference)

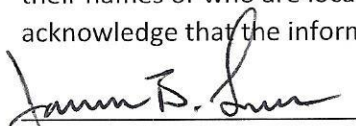
A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and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

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

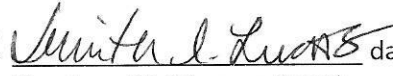
Date	Owner (Yes or No)	Name (Signature) and Address	Comments
2/7/2026	Y	 Todd Grizzle 16930 Cherry Crossing Dr CS 80921	
2/16/26	Y	 16915 Cherry Crossing Dr. CS 80921	
2-23-26	Y	 Eric 16235 W. Cherry Stage Rd	
2-23-26	Y	 RJ 16815 W. CHERRY STAGE RD	GO FOR IT
3-2-26	Y	 16955 Cherry Crossing Dr	YES - DO IT
3-3-26	Y	 [Signature] 16815 Cherry Stage Rd	Do it!

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

Above are the signatures of the adjacent property owners who won 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.


(Signature of Petitioner or Owner)

date 05/03/26

 date 5/3/2026
(Signature of Petitioner or Owner)

Notice to Adjacent Property Owners

Name and Address of the

Petitioner(s): James B and Jennifer A Lucas
16290 Cherry Crossing Dr. W

Telephone Number(s): 719-246-0774

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Date	Owner (Yes or No)	Name (Signature) and Address	Comments
8/20/20	YES	SAJ SCOTT KUIEL 3040 STAGE LINE CT CO SPRINGS CO 80921	
3/28/20	YES	CHAD CHAD HARVATH 3150 STAGE LINE CT CO SPRINGS CO 80921	

(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 B. Lucas date 05/03/20 Jennifer A Lucas date 5/3/2020
 (Signature of Petitioner or Owner) (Signature of Petitioner or Owner)