

December 24, 2022

Dear Adjacent property Owner,

This letter is being sent to you because Walter (Rob) and Yvette Hagen, Owners of the Noble Hagen Family Trust, are proposing a land use project in El Paso County for property known as Lot 6 Providence Point Estates (AKA 5489 Haes Haven VW). This information is being provided to you prior to submittal with the County. Please direct any questions on the proposal to the referenced contact(s). 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 with for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

For questions specific to the project, please contact:

Rob Hagen  
5489 Haes Haven VW  
Colorado Springs, CO 80908  
503-709-0697 - Phone  
[noblecraft48@gmail.com](mailto:noblecraft48@gmail.com)

Request/Justification: The request to the County is for the following:

- 1) The homeowner intends to do a project on the existing house that has been on the property since 1988. During the application process, it was noted that the long existing barn that has been on the property since 2000 is one foot over the 25 foot setback requirement on the westerly side of the property. The barn is located at 24 feet and the setback is set at 25 feet. This has required notification to the adjacent property owners that an Administrative Relief for a variance is requested.

Location: 5489 Haes Haven VW

Size of Lot: 8.71 Acres

Current Zoning: RR-5

Proposal: Administrative Relief for a one foot variance to an existing barn that is not involved in the proposed project.

6125004013  
MARC HAES  
5409 HAES HAVEN VW  
COLORADO SPRINGS, CO 80908

6125004003  
RYAN J. HAZELWOOD  
5410 HAES HAVEN VW  
COLORADO SPRINGS, CO 80908

6125004002  
COUCH CHARLES DEAN  
5450 HAES HAVEN VW  
COLORADO SPRINGS, CO 80908

6125004001  
WILLIAMS NICHOLAS  
28906 HIDDEN COVE DR  
MAGNOLIA, TX 77354

6100000283  
EWELL JONATHAN J. TRUST  
15850 SIESTA GRV  
COLORADO SPRINGS, CO 80908

6125001003  
DUNSTON MATHEW W  
1230 SCARSBROOK CT  
MONUMENT, CO 80132

## Notice to Adjacent Property Owners

Name and Address of the

Petitioner(s): Walter (Rob) and Yvette Hagen, Owners of the Noble Hagen Family Trust  
5489 Haes Haven VW; Colorado Springs, CO 80908

Telephone

Number(s): (503) 709-0697 - Rob

Description of Proposal:

Seeking an Administrative Relief for a Setback Variance.  
The barn is located at 24 feet from the property line  
and the setback requirement is 25 feet.

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
marc.	12-28-2022	Yes	<u>Marc Hagen</u> 5409 Haes Haven VW	
Ryan	12-27-22	Yes	<u>[Signature]</u> 5410 Haes Haven VW	
chuck	12-24-2022	Yes	<u>Charles D. Couch</u> 5450 Haes Haven VW	
Nicolas			28906 Hidden Cove Dr	
Jon			15850 Siesta GRV	
matthew			1230 Scarsbrook Ct.	

(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.

Walter R. Hagen date 12.24.2022 Yvette Hagen date 12.24.2022  
 (Signature of Petitioner or Owner) (Signature of Petitioner or Owner)

7021 2720 0000 7804 6095

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Magnolia, TX 77354

Certified Mail Fee	\$4.00
\$	\$0.00
Extra Services & Fees (check box, add fees 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	\$
Postage	\$0.60
\$	
Total Postage and Fees	\$4.60
\$	

0290  
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12/27/2022

Sent To  
Nicholas Williams  
Street and Apt. No., or PO Box No.  
28906 Hidden Cove Dr  
City, State, ZIP+4®  
Magnolia, TX 77354

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

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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	\$
Postage	\$0.60
\$	
Total Postage and Fees	\$4.60
\$	

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12/27/2022

Sent To  
Jonathan J Ewell Trust  
Street and Apt. No., or PO Box No.  
15850 Siesta GRV  
City, State, ZIP+4®  
Colorado Springs CO 80908

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

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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	\$
Postage	\$0.60
\$	
Total Postage and Fees	\$4.60
\$	

0290  
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12/27/2022

Sent To  
Mathew W Dunston  
Street and Apt. No., or PO Box No.  
1230 Scarbrook CT  
City, State, ZIP+4®  
Monument, CO 80132

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