

Notice to Adjacent Property Owners

This letter is being sent to you because, Brian Holloway is proposing a land use project in El Paso County at 3250 Slocum Rd. (the big barn).

This information is being provided to you prior to a submittal with the county. PLEASE DIRECT ANY QUESTIONS ON THE PROPOSAL TO THE REFERENCED CONTACT:

Brian Holloway
3250 Slocum Rd
602-350-5109

Prior to an administrative decision on this proposal a notification of the date of admin. directions will be sent to by the El Paso County Planning Department. At that time you will be given the El Paso County contact info.

The file number and an opportunity to respond for, against or no opinion in writing or in person.

Shirley Hambleton
1135 E. Madison St.
Co Springs - 80907

MIKE FORCE
3470 Slocum Rd
Peyton, CO. 80831

DAN MURPHY
3150 Slocum Rd
Peyton CO. 80831

Hugh Solberg
3607 Pembroke St
Colorado Spring 80987

JAMES SOLBERG
338 TACK HOUSE Rd
Peyton CO. 80831

Kurt Engbrecht
3090 Slocum Rd, Peyton Co 80831

weather guard.

Truck Tool Storage Boxes and Van Solutions



Stat of Colorado
633 17th St
Ste # 1520
DENVER CO 80202

USPS First Class Mail

Ship To:

James Solberg
338 Tackhouse Rd
PEYTON, CO 80831

Package ID: 123367 5.70

Contents:

CP LV PW

Tracking #: 9407111899561966871390

Certified [\$5.05]

Shipment-----

USPS First Class Mail

Ship To:

Kurt Engebrecht
3090 SLOCUM RD
PEYTON, CO 80831-7225

Package ID: 123369 5.70

Contents:

CP LV PW

Tracking #: 9407111899561966829766

Certified [\$5.05]

Shipment-----

USPS First Class Mail

Ship To:

State of Colorado
633 17TH ST STE 1520
DENVER, CO 80202-3609

Package ID: 123370 5.70

Contents:

CP LV PW

Tracking #: 9407111899561966854652

Certified [\$5.05]

SUBTOTAL 39.90

TAX 0.00

TOTAL 39.90

TEND Cash 50.00

CHANGE 10.10

Total shipments: 7

Brian Holloway

10/15/2019

#47716

01:22 PM

Workstation: 5 - Auxiliary POS4

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Shipment-----
USPS First Class Mail
Ship To:
Shirley Hambleton
1135 E MADISON ST
COLORADO SPRINGS, CO 80907-7134
Package ID: 123361 5.70
Contents:
CP LV PW
Tracking #: 9407111899561966088446
Certified [\$5.05]

Shipment-----
USPS First Class Mail
Ship To:
Mike Force
3470 SLOCUM RD
PEYTON, CO 80831-7229
Package ID: 123362 5.70
Contents:
CP LV PW
Tracking #: 9407111899561966839697
Certified [\$5.05]

Shipment-----
USPS First Class Mail
Ship To:
Dan Murphy
3150 SLOCUM RD
PEYTON, CO 80831-7226
Package ID: 123363 5.70
Contents:
CP LV PW
Tracking #: 9407111899561966812881
Certified [\$5.05]

Shipment-----
USPS First Class Mail
Ship To:
Hugh Solberg
3607 PEMBROKE ST
COLORADO SPRINGS, CO 80907-4736
Package ID: 123365 5.70
Tracking #: 9407111899561966842031
Certified [\$5.05]

Shipment-----

Notice to Adjacent Property Owners

A letter of Notice to Adjacent Property Owners shall be submitted with certain land use applications. Please choose one of the following:

- a. Signed Notification of the Adjacent Property Owners (see attached)
- b. Copy of the certified letter receipts to the Adjacent Property Owners.
- c. Both

(Please refer to the attached handout showing the adjacent property owners required.)

For all Notice to Adjacent Property Owners, the following information is required:

1. Please begin your letter with the following paragraph:
"This letter is being sent to you because (Name of Owner/Applicant/Consultant) is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #2. 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."

*an administrative
decis.
an administrative
date*

- 2. For questions specific to this project, please contact:
Owner/applicant and consultant,
addresses and telephone numbers.
- 3. Site address, location, size and zoning.
- 4. Request and justification.
- 5. Existing and proposed facilities, structures, roads, etc.
- 6. Waiver requests (if applicable) and justification.
- 7. Vicinity Map showing the adjacent property owners.

Letter of Intent

A Letter of Intent shall be submitted with all zoning, rezoning, special use, variance of use, nonconforming use, sketch plan, preliminary plan, final plat, minor subdivision, vacations, Board of Adjustment petitions, etc. Where applicable, please provide the following appropriate information to serve as a cover page for the Letter of Intent.

For all Letters of Intent, the following information is required:

- ___ 1. Owner/applicant and consultant, including addresses and telephone numbers.
- ___ 2. Site location, size and zoning.
- ___ 3. Request and justification.
- ___ 4. Existing and proposed facilities, structures, roads, etc.
- ___ 5. Waiver requests (if applicable) and justification.

The following information, when applicable, shall be submitted for zoning and rezoning requests:

- ___ 6. ~~The purpose and need for the change in zone classification.~~
- ___ 7. The total number of acres in the requested area.
- ___ 8. ~~The total number of residential units and densities for each dwelling unit type.~~
- ___ 9. ~~The number of industrial or commercial sites proposed.~~
- ___ 10. Approximate floor area ratio of industrial and/or commercial uses. → ag struct
- ___ 11. ~~The number of mobile home units and densities.~~
- ___ 12. ~~Typical lot sizes: length and width.~~
- ___ 13. ~~Type of proposed recreational facilities.~~
- ___ 14. ~~If phased construction is proposed, how it will be phased.~~
- ___ 15. ~~Anticipated schedule of development.~~
- ___ 16. How water and sewer will be provided.
- ___ 17. Proposed uses, relationship between uses and densities.
- ___ 18. ~~Areas of required landscaping.~~
- ___ 19. ~~Proposed access locations.~~
- ___ 20. ~~Approximate acres and percent of land to be set aside as open space, not to include parking, drive, and access roads.~~

* Specific: tell us you are requesting a
Special UX for an ag bldg X sq ft

To reference the Letter of Intent, see Chapter IV, section 36 of the El Paso County Land Development Code.