

**Notification of Adjacent Property Owners**

Neighbor  
1 of 5

Name and Address of Petitioner(s): DAN and MARY JO SCHAEFER  
1250 West Woodmen Rd

Telephone #'s: Dan cell 719-271-5617 Mary Jo cell 719-271-5618

Description of Proposal: WE ARE APPLYING FOR A "USE VARIANCE" SO THAT WE CAN  
RENT ONE OF THE TWO EXISTING HOUSES ON OUR PROPERTY

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
9-5	Yes	Lori Youngstrom 1240 Dancing Horse Dr	
9-5	Yes	Deborah Parker-Sykes 1250 Dancing Horse Dr	
9-5	Yes	Mari Romano 1266 Dancing Horse Dr	
		1270 Dancing Horse	I could not reach them. Please see attached letter to them.
9-9	Yes	1280 W Woodman Jan A [Signature]	
9-9	YES	1290 W. WOODMERE RD. [Signature]	
9-9	Yes	1166 Hidden Valley Rd Donald [Signature]	
		1230 W Woodmen Rd	I could not reach them. Please see attached letter to them.

(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.

Dan Schaefer date 9/3/2017 \_\_\_\_\_ date \_\_\_\_\_  
 (Signature of Petitioner or Owner) (Signature of Petitioner or Owner)

NEIGHBORS  
p 2 of 5

LAND USE: Residence  
ZONE A-1

Subject Property  
Owners: Dan & Mary Schaefer  
Tract in SW4 of SEC 1 + IN SE4  
SEC 2-13-67 AS FOLS, BEG AT INTSECT  
OF W LN OF SEC 1 WITH NLY R/W LN of  
WOODMEN RD, TH NOLY ALG SD R/W  
LN 293.10 FOR POB, TH ANG R 97<35'40"  
NELY 331.10 FT, ANG R R<36'03"

PinEs, James  
PinEs, Nanny  
1280 WOODMEN RD W

GUNDRUM, MICHAEL T  
GUNDRUM, BECKY S  
1290 WOODMEN RD W

SKARKE, DONALD  
SKARKE, WANDA  
1160 HIDDEN VALLEY RD



ARCADY, LARRY  
1230 WOODMEN  
RD W

BRUHN MY-LINH PHAM  
1270 DANCING HORSE DR

ROMANO, MARIO  
1260 DANCING HORSE DR

LYKINS DUANE  
LYKINS DEBORAH  
1250 DANCING HORSE DR

YOUNGSTROM, STEVEN J  
YOUNGSTROM, LORI A  
1240 DANCING HORSE DR

Dan Schaefer  
1250 W WOODMEN RD  
Receipt from 2 Certified Letters  
Print Preview Page 1 of 3

Neighbors  
3 of 5



ROCKRIMMON  
5001 CENTENNIAL BLVD  
COLORADO SPRINGS  
CO  
80919-2401  
0718140619  
09/15/2017 (800)275-8777 11:45 AM

Duplicate

Product Description	Qty	Final Price
First-Class Mail Large Envelope (Domestic) (COLORADO SPRINGS, CO 80919) (Weight: 0 Lb 1.30 Oz) (Expected Delivery Day) (Monday 09/18/2017)	1	\$1.19
Certified (00USPS Certified Mail #) (70161370000245979072)	1	\$3.35
First-Class Mail Large Envelope (Domestic) (COLORADO SPRINGS, CO 80919) (Weight: 0 Lb 1.30 Oz) (Expected Delivery Day) (Monday 09/18/2017)	1	\$1.19
Certified (00USPS Certified Mail #) (70161370000245979089)	1	\$3.35
<b>Total</b>		<b>\$9.08</b>
Debit Card Remit'd (Card Name: Debit Card)		\$9.08

Larry Arcady

7016 1370 0002 4597 9072

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COLORADO SPRINGS, CO 80919

**OFFICIAL USE**

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee if applicable)	\$0.00
<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	\$1.19
<b>Total Postage and Fees</b>	<b>\$4.54</b>

Sent To  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

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

0619  
ROCKRIMMON STATION  
Postmark Here  
SEP 15 2017  
09/15/2017

7016 1370 0002 4597 9089

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COLORADO SPRINGS, CO 80919

**OFFICIAL USE**

Certified Mail Fee	\$3.35
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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
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0619  
ROCKRIMMON STATION  
Postmark Here  
SEP 15 2017  
09/15/2017

Brooks Mylish Pham

Insert address to where it was sent.

DATE: 9/10/2017

FROM: Dan and Mary Jo Schaefer (at 1250 W Woodmen Rd)

Neighbors  
4 of 5

\* TO: Bruhn My-Linh Pham at 1270 Dancing Horse Dr

SUBJ: Dan and Mary Jo are working on getting a Use Variance to rent out 1 of the 2 EXISTING houses on their property. This is not a proposal to build anything.

#1 This letter is being sent to you because Dan and Mary Jo Schaefer are proposing a land use project in El Paso County at 1250 W Woodmen Rd. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the reference contact 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.

#2 For questions specific to this project, please contact: Dan Schaefer at 719-271-5617.

#3 Site Address: 1250 W Woodmen Rd.

Location: Approx 3rd house west of the old Volunteer Fire Deptment building on West Woodmen Rd  
Size: We want to rent out the house close to Woodmen which is rectangular house 62 ft by 27ft in size  
Zoning: A-1

#4 Request: Please see attached file marked 'Letter Of Intent'

Justification: Please see the Letter Of Intent

#5 Existing Facilities: This proposal ONLY pertains to the lower house close to Woodmen Rd

Proposed Facilities: This is not a proposal to build anything

#6 N/A

#7 Vicinity Map. See attached document labeled 'Variance Of Use Map'.

Sincerely,  
Dan and Mary Jo Schaefer



DATE: 9/10/2017

FROM: Dan and Mary Jo Schaefer (at 1250 W Woodmen Rd)

TO: Larry Arcady at 1230 W Woodmen Rd



Neighbors  
5 of 5

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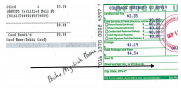


# Markup Summary

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## Unchecked (2)

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**Page Label:** 3  
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**Checkmark:** Unchecked  
**Author:** dsdkendall  
**Date:** 10/18/2017 3:08:59 PM  
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**Subject:** Callout  
**Page Label:** 3  
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Insert address to where it was sent.