

January 23, 2020

11955 Falcon Hwy Event Center – Variance of Use Application and Site Development Plan

Parcel No: 4318000028
Owner Name: David S Smallidge
Location: 6275 N Meridian Rd
Mailing Address: 11955 Falcon Hwy
Peyton CO 80831

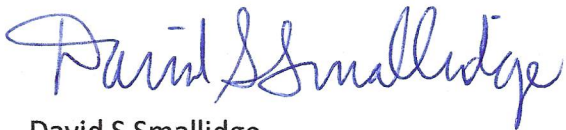
Legal Description

Parcel No 4318000028
Located on the SE corner of Falcon Hwy and Meridian Rd
Directly across the Highway from the Falcon Elementary School

This property is currently zoned RR-5. This is a request to construct a 40'x 60' gambrel styled steel building on the NE side of this parcel between the existing house and Falcon Hwy. The building will be used as an Event Center for Wedding Venues.

This application will require public hearings before the El Paso County Planning Commission and County Commissioners. The property will be posted before each of the meetings.

Sincerely,



David S Smallidge

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): David & Cindy Smallidge
11955 Falcon Hwy
Falcon, Co 80831

Telephone #'s: 719 351 3570 / 719 660 3522

Description of Proposal: 40' x 66' BARN - Wedding Venue

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
<u>1/23/2020</u>	<u>Yes</u>	<u>Shirley J. Johnson</u> <u>11545 Falcon Hwy Peyton Co 80831.</u>	<u>Parcel 4318000002</u> <u>12179 Falcon Hwy</u>
<u>1/23/2020</u>	<u>Yes</u>	<u>Falcon School District NO49</u> <u>10850 E Woodmen Rd Peyton Co 80831</u>	<u>Parcel 4307300006</u> <u>12050 Falcon Hwy</u>
<u>1/23/2020</u>	<u>Yes</u>	<u>El Paso County 200 S Cascade</u> <u>Ave Ste 150 Colo Spgs Co 80903</u>	<u>Parcel 4307305012</u> <u>11955 Swingline Rd</u>
<u>1/23/2020</u>	<u>Yes</u>	<u>Inhabit That LLC</u> <u>5860 Big Canon Dr Englewood Co 80111</u>	<u>Parcel 4307304063</u> <u>6505 Watusi Rd</u>
<u>1/23/2020</u>	<u>Yes</u>	<u>Ian Wilstead</u> <u>6504 watusi Rd Peyton Co 80831</u>	<u>Parcel 4307304062</u> <u>6504 watusi Rd</u>
<u>1/23/2020</u>	<u>Yes</u>	<u>Brian M. Moody</u> <u>8605 Explorer Dr Ste 250 Colo Spgs 80920</u>	<u>Parcel 5312400007</u> <u>E Hwy 24</u>
<u>1/23/2020</u>	<u>Yes</u>	<u>Stevens P & Michelle R Lazor</u> <u>13975 E US Hwy 24 Peyton Co 80831</u>	<u>Parcel 531300046</u> <u>11745 Falcon Hwy</u>
<u>X</u>	<u>X</u>	<u>Continued on a Separate Sheet</u>	<u>X</u>

(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.

David Smallidge date 1-23-2020 Cindy Smallidge date 1-23-2020
 (Signature of Petitioner or Owner) (Signature of Petitioner or Owner)

January 23, 2020

Notification of Adjacent Property Owners

Owner-Yes

Scalfri Jacob Alex, Revoc Living / Fowler Jean Marie, Trustee
4544 Clark Fork Pl Colo Spgs CO 80923

Comments: Parcel 5313000119 @ 6280 N Meridian Rd

Owner-Yes

Jeremiah W Seibel
6155 Meridian Rd Peyton CO 80831

Comments: Parcel 4318004001 @ 6155 N Meridian Rd

David Smallidge 1-23-2020

Cindy Smallidge 1-23-2020

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Postage	0.55
Total Postage and Fees	4.10

Sent To: Falcon School District No 49
 Street and Apt. No., or PO Box No.: 10850 E. Woodmen Rd
 City, State, ZIP+4®: Peyton CO 80831

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



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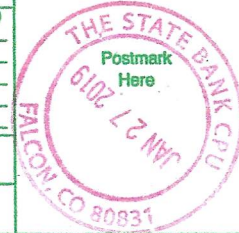
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Postage	0.55
Total Postage and Fees	4.10

Sent To: Scafri, Jacob Alex/Fowler, Jean Marie
 Street and Apt. No., or PO Box No.: 4544 Clark Fork Pl
 City, State, ZIP+4®: Colorado Springs CO 80923

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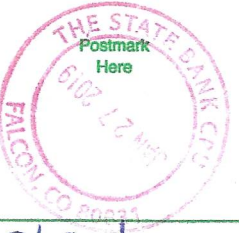
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
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Total Postage and Fees	4.10

Sent To: Ian Wilstead
 Street and Apt. No., or PO Box No.: 6504 Watusi Rd
 City, State, ZIP+4®: Peyton CO 80831

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	0.55
Total Postage and Fees	4.10

Sent To: Brian M. Moody
 Street and Apt. No., or PO Box No.: 8605 Explorer Dr Ste 250/CS
 City, State, ZIP+4®: CO 80920

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	0.55
Total Postage and Fees	4.10

Sent To: Jeremiah W Seibel
 Street and Apt. No., or PO Box No.: 6155 Meridian Rd
 City, State, ZIP+4®: Peyton CO 80831

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.55
Total Postage and Fees	\$ 4.10



Sent To: Stevens P & Michelle R Lazor
Street and Apt. No., or PO Box No. 13975 E US Hwy 24
City, State, ZIP+4® Peyton Co 80831

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.55
Total Postage and Fees	\$ 4.10



Sent To: El Paso County
Street and Apt. No., or PO Box No. 200 S. Cascade Ave
City, State, ZIP+4® Ste 150 Colo Spgs 80903

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.55
Total Postage and Fees	\$ 4.10



Sent To: Inhabit That LLC
Street and Apt. No., or PO Box No. 5860 Big Canon Dr
City, State, ZIP+4® Englewood CO 80111

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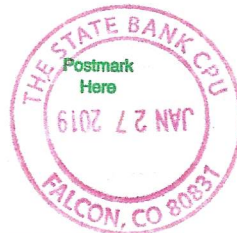
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 0.55
Total Postage and Fees	\$ 4.10



Sent To: Shirley J. Johnson
Street and Apt. No., or PO Box No. 11545 Falcon Hwy
City, State, ZIP+4® Peyton Co 80831

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