

Notice of a Variance Request – Building Setback Reduction

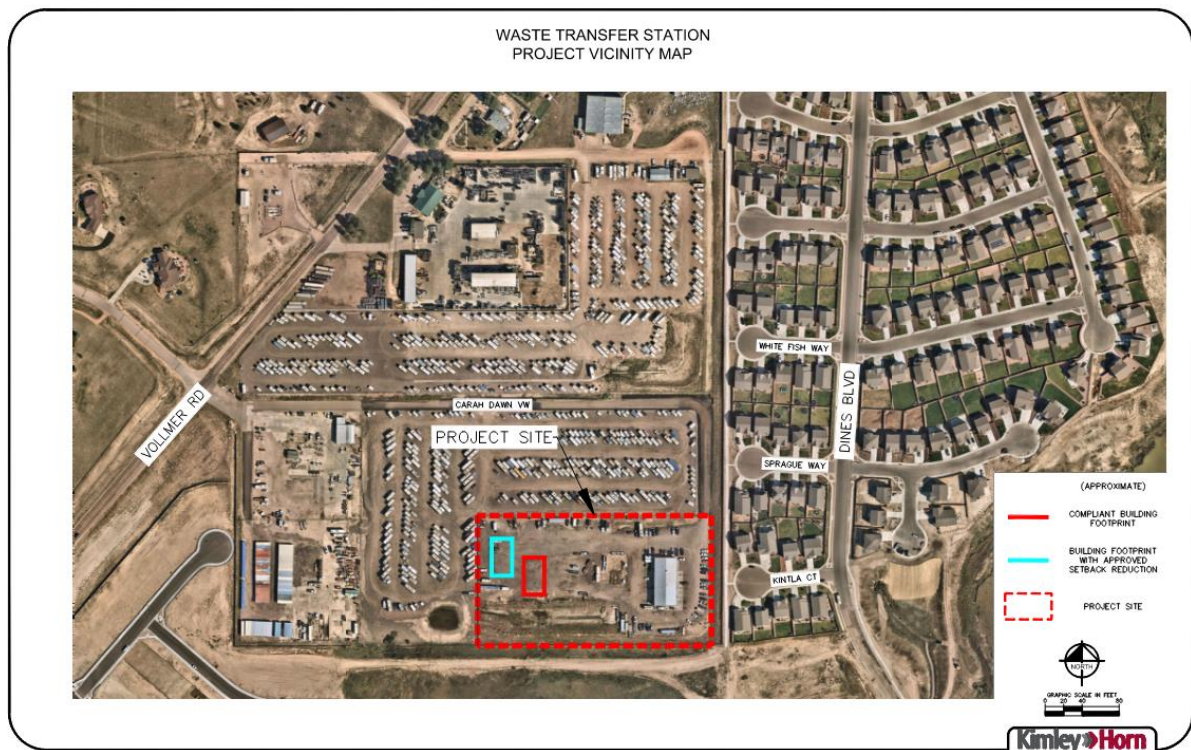
To Whom it May Concern:

This information is being provided prior to a submittal with the El Paso County Planning and Community Development Department.

Prior to any approval actions on this proposal a notification of the time and place of an administrative approval or 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 and an opportunity to respond either for, against or expressing no opinion for this proposal. You can do so in writing, or in person at the public hearing for this proposal. The county planner's contact information is provided in this letter.

This letter is being sent to you because BR 8812 Cliff Allen Point LLC (Graham Investments), is applying for Dimensional Variance – Light Industrial Building Setback Reduction for a project in El Paso County located at 8812 Cliff Allen Pt, Colorado Springs, CO 80908. See vicinity map and exhibit below.

Parcel ID: 5233002013



The project includes the development of an enclosed dry waste transfer station, providing the neighborhood and surrounding community with a controlled location to drop off landscape waste and other related dry material that may be generated by home improvement projects, “spring house cleaning”, moving, etc.

The approved setback reduction request will allow the proposed building and building access to be shifted closer to the northern and western property boundaries. Doing so will place the facility closer to the adjacent industrial lots, and further from the adjacent residential lots.

County Planning:

Attn: Ashlyn Mathy

Email: Ashlynmathy2@elpasoco.com

Phone: 719-520-6300

Engineering

Kimley-Horn & Associates

Attn: Eric Gunderson

Email: eric.gunderson@kimley-horn.com

Phone: 719-453-0182

Planning

Kimley-Horn & Associates

Attn: Jim Houk

Email: jim.houk@kimley-horn.com

Phone: 719-284-7280

Sincerely,

Graham Investments



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5.	BWH PROPERTIES LLC 125 S CHESTNUT ST COLORADO SPRINGS CO 80905-1608						
6.	BR 8812 CLIFF ALLEN POINT LLC PO BOX 88120 COLORADO SPRINGS CO 80908-8120						

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1. ELESON JACQUELYN LEE

8870 MISTY LAKE CT

COLORADO SPRINGS CO 80908

2. HARDSOCK JEFFREY L

8297 KINTLA CT

COLORADO SPRINGS CO 80908

3. POPE JACKSON EDWARD

8287 KINTLA CT

COLORADO SPRINGS CO 80908

4. HEBERT DUANE

8277 KINTLA CT

COLORADO SPRINGS CO 80908

5. DOWELL CHARLES W

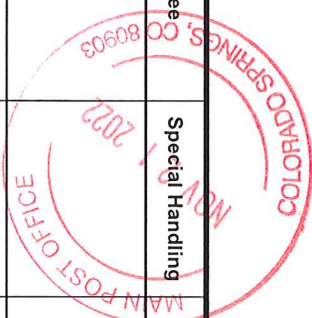
8267 KINTLA CT

COLORADO SPRINGS CO 80908

6. VASQUEZ JOSEPH

8257 KINTLA CT

COLORADO SPRINGS CO 80908





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1.

PHILLIPS MIC
8268 KINTLA CT
COLORADO SPRINGS CO 80908

2.

GARDNER MARK R
8278 KINTLA CT
COLORADO SPRINGS CO 80908

3.

FKH SFR L LP
6480 OLYMPIC PARK PT UNIT 302
COLORADO SPRINGS CO 80923

4.

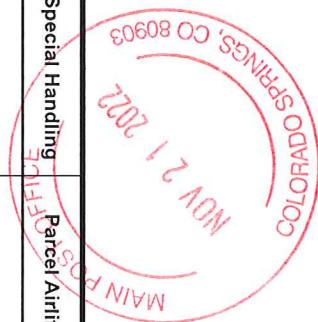
DEWOODY ROBERT LAWRENCE
8298 KINTLA CT
COLORADO SPRINGS CO 80908

5.

MURREY MIKAL LEON
8289 SPRAGUE WAY
COLORADO SPRINGS CO 80908

6.

LIBUYOTIKL2 PROPERTIES LLC
8281 SPRAGUE WAY
COLORADO SPRINGS CO 80908





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1.	PALANIAPPAN SASIKUMAR 8273 SPRAGUE WAY COLORADO SPRINGS CO 80908				
2.	FACH ERIN 8265 SPRAGUE WAY COLORADO SPRINGS CO 80908				
3.	CASKEY CHAD 8257 SPRAGUE WAY COLORADO SPRINGS CO 80908				
4.	SANDERS NOLAN T 8258 SPRAGUE WAY COLORADO SPRINGS CO 80908				
5.	HAMILTON ERIC R 8266 SPRAGUE WAY COLORADO SPRINGS CO 80908				
6.	DO ALEXANDER J 8274 SPRAGUE WAY COLORADO SPRINGS CO 80920-1013				



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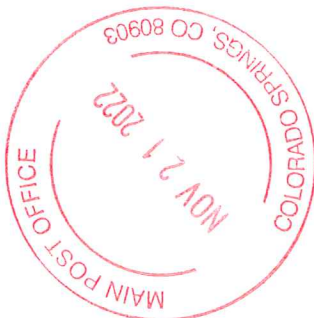
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2.	VARGA CHRISTOPHER J 8290 SPRAGUE WAY COLORADO SPRINGS CO 80908				
3.	HARRIET LUZINAS-SMITH TRUST 8287 WHITE FISH WAY COLORADO SPRINGS CO 80908				
4.	BRINKER JASON STEVEN 8279 WHITE FISH WAY COLORADO SPRINGS CO 80908-1013				
5.	DURAN COLIN C 8271 WHITE FISH WAY COLORADO SPRINGS CO 80908				
6.	HELLMERS DWIGHT D 8263 WHITE FISH WAY COLORADO SPRINGS CO 80908-5691				



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6.				

