

## Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Michael and Erin Warner  
8884 Towner Avenue  
Peyton CO 80831  
Telephone #'s: (719) 446-7147 (719) 332-4725  
Description of Proposal: We are modifying a "no build" area on the  
West side of our property to allow for a garage to  
be built.

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
1/10/ 2020	Yes	John & Catherine Guitierrez 8764 Towner Ave.	N/A
1/10/ 2020	Yes	Mitch Ackerman 8945 Towner Ave.	N/A
1/10/ 2020	Yes	Dawn & Doug Nave 8944 Towner Ave.	N/A
1/10/ 2020	Yes	Michael & Jan Feinberg 8765 Towner Ave.	N/A
4/18/ 2020	Yes	Trenton Harwig 8885 Towner Ave.	N/A
5/5/ 2020	Yes	PRI #4 LLC (Property to West) 6385 Corporate Dr. STE 200 C/S CO 80919	Certified Mail sent to notify property owner.

(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.

Erin Warner date 1/10/2020 \_\_\_\_\_ date \_\_\_\_\_  
(Signature of Petitioner or Owner) (Signature of Petitioner or Owner)

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## LETTER OF INTENT

719-332-4725  
ewarner2005@gmail.com

8884 Towner Avenue  
Peyton, CO  
80831

May 5, 2020  
Classic Homes

To Whom it may concern,

This letter of intent is regarding the modification of the “no build” area of our property located at 8884 Towner Avenue Peyton, CO 80831. This is LOT 58 THE MEADOWS FIL THREE. This property is zoned RR-5 Residential Rural. The current “no build” area starts 15 feet behind our house on the west side and encompasses the entire west portion of our property. The modification of the no build area would allow for a garage to be built on the south side of our property behind our house. We are asking that the “no build” area be modified to allow for building on the south side of the property 100 feet behind our house. This is an additional 85 feet out past the current “no build” area and only on the south side of the property.

The amendment to the plat requested serves to modify a no build zone that is currently on the plat. We have found that the conditions for the no build zone are no longer applicable as we have a engineer report from Entech Engineering that shows the proposed amendment is suitable for building.

Sincerely yours,

  
Erin Warner

**U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only**

2528

For delivery information, visit our website at [www.usps.com](http://www.usps.com).

**OFFICIAL USE**

Certified Mail Fee

\$ 11.50

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ \_\_\_\_\_  
 Return Receipt (electronic) \$ \_\_\_\_\_  
 Certified Mail Restricted Delivery \$ \_\_\_\_\_  
 Adult Signature Required \$ \_\_\_\_\_  
 Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postmark  
Here

Postage

\$

Total Postage and Fees

\$

Sent To **Classic Homes**

Street and Apt. No. or P.O. Box No.

60385 Corporate Drive STE 200  
City, State, ZIP Code  
Colorado Springs, CO 80919

PS Form 3800, April 2015 PSN 7530-02-000 9047

See Reverse for Instructions

001 000237 (022)

First Class Package

Tracking# 70173040000043392528

SubTotal \$ 11.50

Total \$ 11.50

US DEBIT \$ 11.50

ACCOUNT NUMBER \*

\*\*\*\*\*3574

Verified By PIN

ENTRY METHOD: ChipRead

MODE: Issuer

AID: A0000000980840

TVR: 8080048000

TSI: 6800

AC: 9F0122F2384ED379

ARC: 00

**Neighbor Touching My Lot to the SOUTH (regardless of a road between the lots):**

Name: John & Catherine Gutierrez

Address: 87164 Towner Ave.

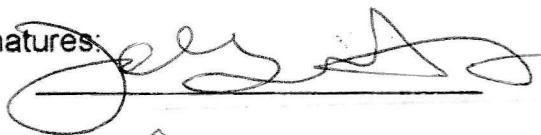
As the neighbor touching this lot to the south, I have reviewed the requested construction of  
a pole barn and any and all drawings of this project as well. Questions or concerns I have  
include: \_\_\_\_\_

N/A

By signing below, I agree to the current construction of this project as stated. I realize that my/our  
approval is required if any cosmetic changes are made to the final outcome of this project. I have  
initialled and dated the backside of the drawing(s) as well to ensure authenticity of this approval.

Signatures:

#1



Printed Name: John Gutierrez

#2

Catherine Gutierrez

Printed Name: Catherine Gutierrez

**Neighbor Touching My Lot to the EAST (regardless of a road between the lots):**

Name: MITCH ACKERMAN

Address: 8945 TOWNER AVE

As the neighbor touching this lot to the east, I have reviewed the requested construction of STORAGE BLDG and any and all drawings of this project as well. Questions or concerns I have include: None

By signing below, I agree to the current construction of this project as stated. I realize that my/our approval is required if any cosmetic changes are made to the final outcome of this project. I have initialed and dated the backside of the drawing(s) as well to ensure authenticity of this approval.

Signatures:  
#1 Robert Walker

Printed Name: MITCHELL ACKERMAN

#2 \_\_\_\_\_

Printed Name: \_\_\_\_\_

**Neighbor Touching My Lot to the NORTH (regardless of a road between the lots):**

Name: Dawn & Doug Nave

Address: 8944 Towner Ave.

As the neighbor touching this lot to the north, I have reviewed the requested construction of  
a pole barn and any and all drawings of this project as well. Questions or concerns I have  
include:

N/A

By signing below, I agree to the current construction of this project as stated. I realize that my/our  
approval is required if any cosmetic changes are made to the final outcome of this project. I have  
initialled and dated the backside of the drawing(s) as well to ensure authenticity of this approval.

Signatures:

#1 Doug Nave

Printed Name: Doug Nave

#2 Dawn Nave

Printed Name: Dawn Nave

**Neighbor Touching My Lot to the EAST (regardless of a road between the lots):**

Name: Michael & Jan Feinberg

Address: 8765 Towney

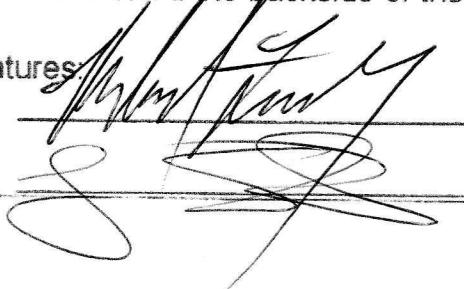
As the neighbor touching this lot to the west, I have reviewed the requested construction of  
a pole barn and any and all drawings of this project as well. Questions or concerns I have  
include:

N/A

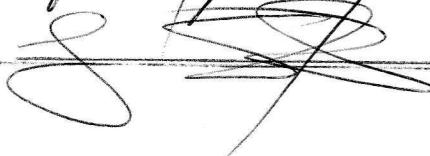
By signing below, I agree to the current construction of this project as stated. I realize that my/our  
approval is required if any cosmetic changes are made to the final outcome of this project. I have  
initialled and dated the backside of the drawing(s) as well to ensure authenticity of this approval.

Signatures:

#1



#2



Printed Name: Michael Feinberg

Printed Name: Jan Feinberg

**Neighbor Touching My Lot to the EAST regardless of a road between the lots):**

Name: Trenton Harwig

Address: 8884 Towner Avenue

As the neighbor touching this lot to the west, I have reviewed the requested construction of  
a garage and any and all drawings of this project as well. Questions or concerns I have  
include:

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By signing below, I agree to the current construction of this project as stated. I realize that my/our  
approval is required if any cosmetic changes are made to the final outcome of this project. I have  
initialled and dated the backside of the drawing(s) as well to ensure authenticity of this approval.

Signatures:

#1



Printed Name: Trent Harwig

#2

Printed Name: \_\_\_\_\_

## ELKHORN ESTATES HOA – CONSTRUCTION REQUEST

Name: Michael & Erin Warner

Address: 8884 Towner Avenue

Contact #: Home: (719)332-4725 Work: (719)364-3856 Cell: (719)440-7147

Email: ewarner2005@gmail.com

**I request to construct the following:**

A garage with overhead door facing west and overhang and access door facing North.

**The color(s) I plan to use are (submit a swatch sample as well):**

Primary color will match existing outbuilding and wainscot and trim will match house trim.

**The dimensions of this construction request are (attach a full drawing of your lot with all current structures and driveway as well):**

40 ft (North/South) x 80 ft (East/West)

**The materials of this construction request are (i.e. siding, sheeting, stucco):**

Tan Steel siding.

My signature below, defines my understanding of this information to be true and correct and that I will submit a copy of any and all permits obtained regarding this construction project. Approval from County (Regional / Zoning) does not guarantee approval from the ACC and Board of Directors.

Michael Warner  
Signature (of lot owner #1)

1-26-19  
Date

Erin Warner  
Signature (of lot owner #2)  
Michael Friesen  
Phil Danner  
Signature of Receiving ACC Member

1/26/19  
Date  
1/26/2019  
Date  
3-12-19  
Date

*With awaiting \* Green house Removal*  
*Michael Friesen \* Comply with County*  
*out building SQ footage*  
PHIL DANNER  
Printed Name