

1

NEIGHBOR NOTIFICATION LIST FOR: DIONNE TINY HOUSE PROJECT

CERTIFIED MAIL SENT ON 02-03-2018 TO THE FOLLOWING:

Richard and Pamela Nearhoof  
7070 Brentwood Drive  
Colorado Springs, CO 80908

Cathrine Wharton  
7150 Brentwood Drive  
Colorado Springs, CO 80908

Mailed to: Catherine Wharton  
PSC 1012 Box 119  
FPO AA 34058-0100

Julie Dunham  
13080 Columbine Drive  
Colorado Springs, CO 80908

Monique Maxa  
13071 Columbine Drive  
Colorado Springs, CO 80908

Monique Maxa  
13081 Columbine Drive  
Colorado Springs, CO 80908

Linda Werner  
7140 Brentwood Drive  
Colorado Springs, CO 80908

Roger Haywood  
0 Columbine Drive  
Colorado Springs, CO 80908

Mailed to: Roger Haywood  
6950 Wyoming Lane  
Colorado Springs, CO 80923-4205

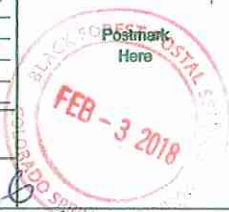
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<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage	
\$	
Total Postage and Fees	4.66
\$	
Sent To	JULIE DUNHAM
Street and Apt. No., or PO Box No.	13080 COLUMBINE ST.
City, State, ZIP+4®	COLORADO SPRINGS, CO 80908

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



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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	
\$	
Total Postage and Fees	4.66
\$	
Sent To	RICHARD & PAMELA NEAR HODDF
Street and Apt. No., or PO Box No.	1070 BRENTWOOD DR
City, State, ZIP+4®	COLORADO SPRINGS, CO 80908

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7017 2680 0000 5927 9597

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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	
\$	
Total Postage and Fees	4.66
\$	
Sent To	LINDA WERNER
Street and Apt. No., or PO Box No.	1145 BRENTWOOD DR
City, State, ZIP+4®	COLORADO SPRINGS, CO 80908

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Extra Services & Fees (check box, add fee as appropriate)	
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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	
\$	
Total Postage and Fees	4.66
\$	
Sent To	ROGER HAVWOOD
Street and Apt. No., or PO Box No.	6450 WYOMING LANE
City, State, ZIP+4®	COLORADO SPRINGS, CO 80923

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



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Certified Mail Fee \$	 <p>Postmark Here</p>
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<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 \$	
Total Postage and Fees \$	4.66
Sent To	MONIQUE MAXA
Street and Apt. No., or PO Box No.	13071 DAISY ST.
City, State, ZIP+4®	COLORADO SPRGS, CO 80908


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

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Certified Mail Fee \$	 <p>Postmark Here</p>
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<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 \$	1.21
Total Postage and Fees \$	4.66
Sent To	CATHRINE WHARTON
Street and Apt. No., or PO Box No.	PSC 1012 Box 119
City, State, ZIP+4®	FPO AA 34058-0100


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

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<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 \$	
Total Postage and Fees \$	4.66
Sent To	MONIQUE MAXA
Street and Apt. No., or PO Box No.	13071 DAISY ST.
City, State, ZIP+4®	COLO. SPRGS, CO 80908

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

NOTICE TO ADJACENT PROPERTY OWNERS: FEBRUARY 03, 2018

PROJECT CONTACT INFORMATION AND MAILING ADDRESS: Thomas R. and Margaret A. Dionne  
3816 Smoke Tree Drive  
Colorado Springs, CO. 80920  
(719) 502-6754

This letter is being sent to you because Thomas and Margaret Dionne are proposing a land use project in El Paso County at our property 7110 Brentwood Drive Colorado Springs, CO 80908 Lot size: 1.36 acres with RR-5 Zoning.

This information is being provided to you prior to a project submission to the County. Please direct any questions on the proposal to the referenced contact above. Prior to any public hearing on this proposal a notification of the time, date 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 the opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Dear Neighbor,

We are planning to put a 570 S.F. footprint home which includes two 90 S.F. built on covered decks to be set permanently on an approved foundation, which will be the "Primary Structure". Current county regulations do not allow an "Accessory Structure" to be in excess of two times the size of the "Primary structure". After losing our home in June of 2013 to the Black Forest Fire, we built the existing barn "Accessory Structure" in October of 2013 to store replaced items lost in the fire. The barn is 2160 S.F, which is in excess of the allowable size, so a "Dimensional Variance" is required for us to proceed on getting the home project going.

No use changes are proposed for the existing tractor/ equipment storage barn, just the approval of the "Dimensional Variance". Please note that none of this would apply if we were to build a much larger house. We desire a smaller and easier home to maintain as we are going to soon retire. Please note the enclosures on the style of the proposed home and it's location on the lot.

Enclosures:

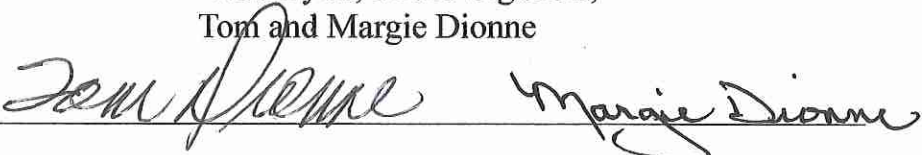
Existing Site Plan

Proposed Site Plan

Vicinity Map

Picture of Proposed Home

Thank you, Your Neighbors,  
Tom and Margie Dionne

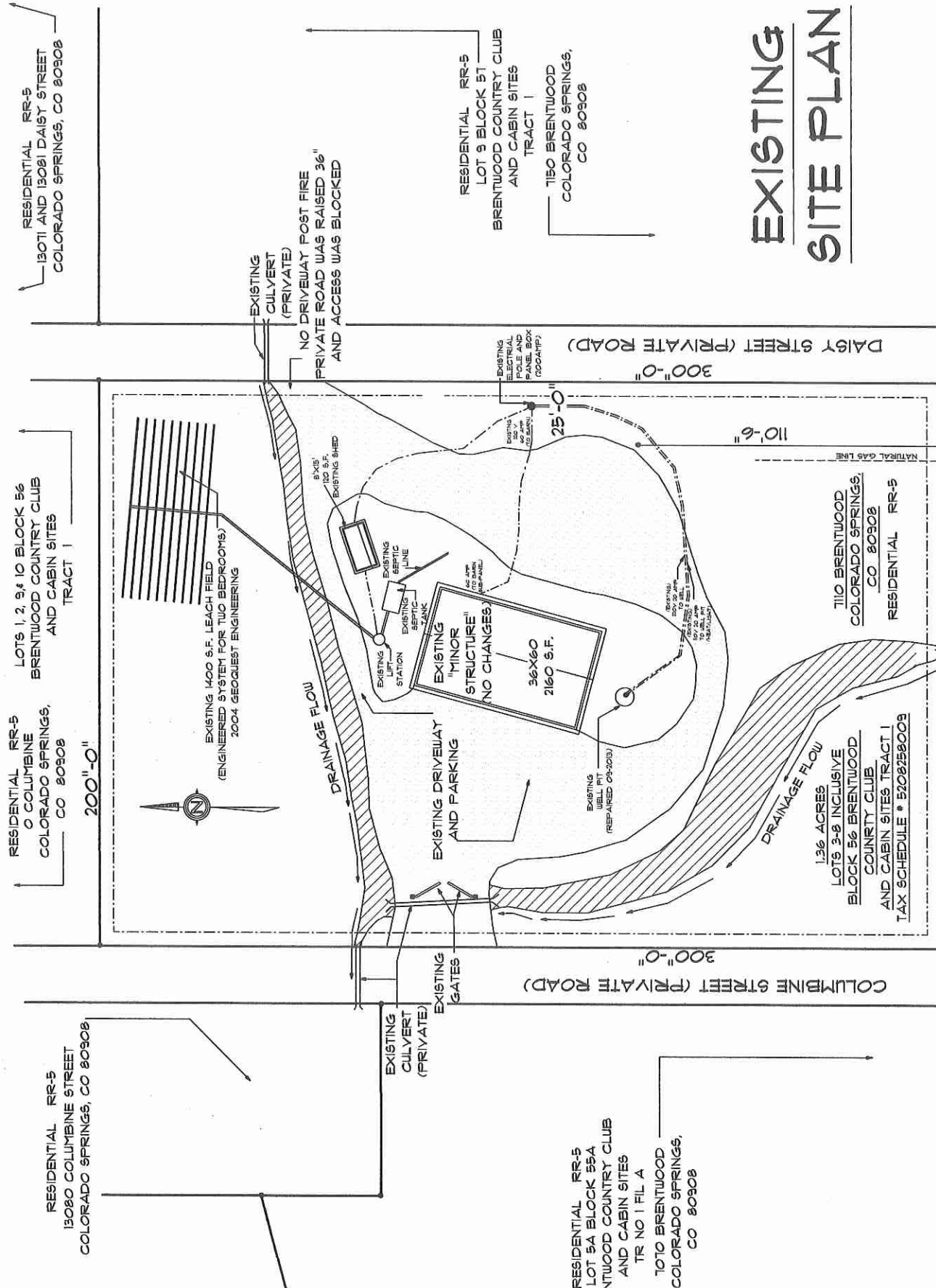
  
A horizontal line is drawn across the page, with the handwritten signatures of Tom and Margie Dionne written above it.



REVISIONS	BY

DRAUN BY: TOM DIONNE  
 3816 SHUKE TREE DRIVE  
 COLORADO SPRINGS, CO 80920  
 (719) 502-6154

DATE: 02/01/18  
 SCALE: 1/4" = 1'  
 DRAUN BY: TD  
 CHECKED BY:  
 JOB:  
 SHEET: 1  
 OF 3 SHEETS



# EXISTING SITE PLAN

BRENTWOOD DRIVE  
 200'-0" BRENTWOOD DRIVE  
 BRENTWOOD DRIVE  
 300'-0" BRENTWOOD DRIVE  
 300'-0" BRENTWOOD DRIVE  
 200'-0" BRENTWOOD DRIVE  
 300'-0" BRENTWOOD DRIVE

RESIDENTIAL RR-5  
 13071 AND 13081 DAISY STREET  
 COLORADO SPRINGS, CO 80908

RESIDENTIAL RR-5  
 13080 COLUMBINE STREET  
 COLORADO SPRINGS, CO 80908

RESIDENTIAL RR-5  
 13080 COLUMBINE STREET  
 COLORADO SPRINGS, CO 80908

RESIDENTIAL RR-5  
 1000 COLUMBINE STREET  
 COLORADO SPRINGS, CO 80908

RESIDENTIAL RR-5  
 LOT 5A BLOCK 55A  
 BRENTWOOD COUNTRY CLUB  
 AND CABIN SITES  
 TRACT NO 1 FILL A  
 1010 BRENTWOOD  
 COLORADO SPRINGS,  
 CO 80908

RESIDENTIAL RR-5  
 LOT 9 BLOCK 51  
 BRENTWOOD COUNTRY CLUB  
 AND CABIN SITES  
 TRACT 1

1150 BRENTWOOD  
 COLORADO SPRINGS,  
 CO 80908

1110 BRENTWOOD  
 COLORADO SPRINGS,  
 CO 80908  
 RESIDENTIAL RR-5

1.36 ACRES  
 LOTS 3-8 INCLUSIVE  
 BLOCK 56 BRENTWOOD  
 COUNTRY CLUB  
 AND CABIN SITES TRACT 1  
 TAX SCHEDULE # 5208258009

EXISTING MINOR  
 STRUCTURE  
 NO CHANGES  
 36X60  
 2160 S.F.

EXISTING DRIVEWAY  
 AND PARKING

EXISTING 1400 S.F. LEACH FIELD  
 (ENGINEERED SYSTEM FOR TWO BEDROOMS)  
 2004 GEOQUEST ENGINEERING

EXISTING LIFT STATION  
 EXISTING SEPTIC TANK  
 EXISTING SEPTIC LINE

EXISTING PRIVATE DRIVEWAY  
 (PRIVATE)  
 PRIVATE ROAD WAS RAISED 36"  
 AND ACCESS WAS BLOCKED

EXISTING CULVERT  
 (PRIVATE)

EXISTING GATES

EXISTING WELL PIT  
 (REPAIRED 09-2017)

EXISTING 30" V.P. AND  
 PANEL BOX  
 (COOPATE)

EXISTING 25" V.P. AND  
 PANEL BOX  
 (COOPATE)

300'-0" (PRIVATE ROAD)

25'-0"

10'-6"

NATURAL GAS LINE

DRAINAGE FLOW

DRAINAGE FLOW

200'-0" (EL PASO COUNTY)  
 EXISTING CULVERT



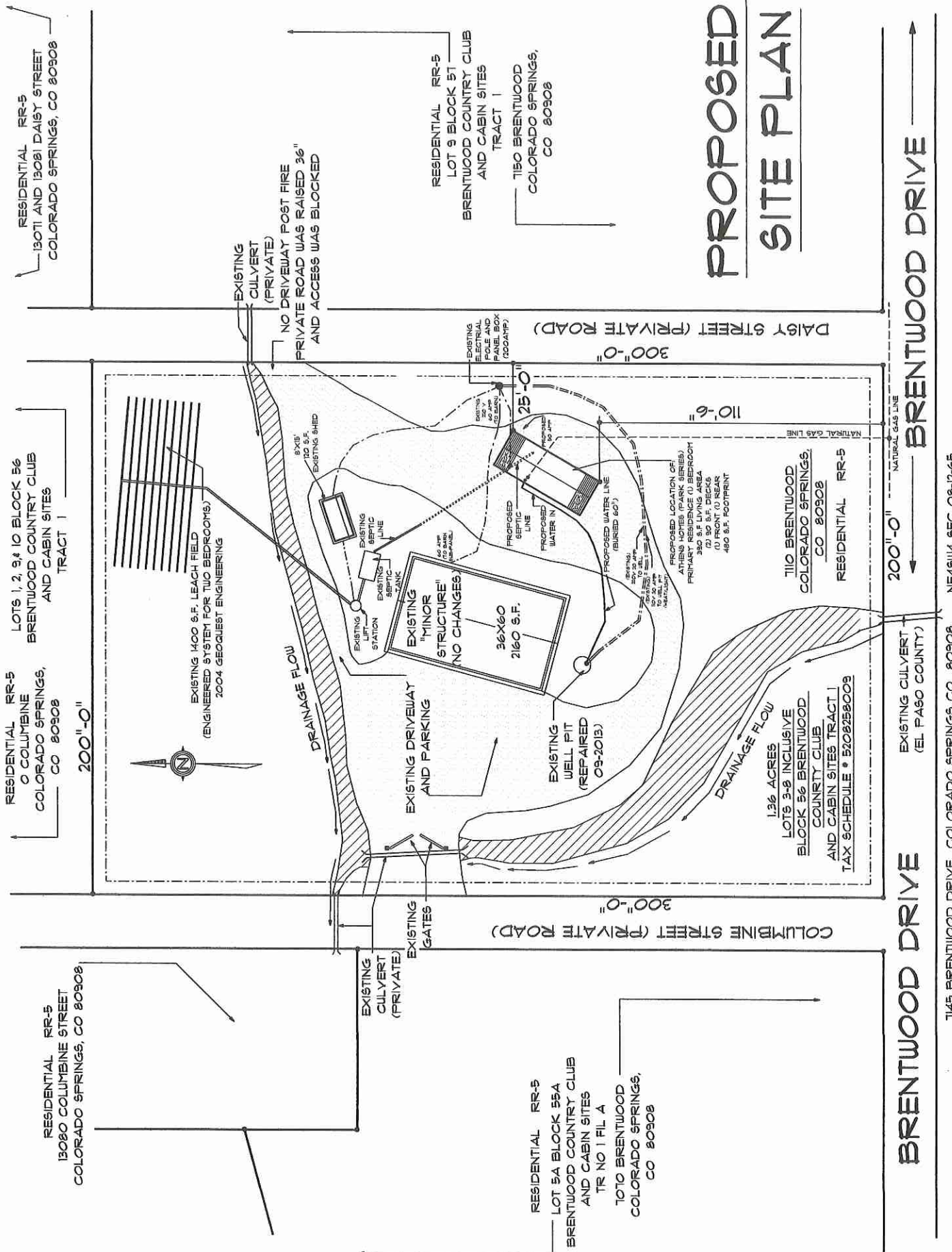


REVISIONS BY:	DATE:	DESCRIPTION:

DRAUN BY: TOM DIONNE  
 3616 SHOCKE TREE DRIVE  
 COLORADO SPRINGS, CO 80920  
 (719) 502-6754

DATE: 02/01/18  
 SCALE: 1/4" = 1'  
 DRAWN BY: TD  
 CHECKED BY:  
 JOB:  
 SHEET: 2  
 OF 3 SHEETS

# PROPOSED SITE PLAN



NE45W4 SEC 08-12-65

1145 BRENTWOOD DRIVE COLORADO SPRINGS CO 80908

BRENTWOOD DRIVE

