

Notice to Adjacent Property Owners – 3575 Harmon Drive, Monument, CO 80132

This letter is being sent to you because Ashley Copeland “Property Owner” is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) 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 on in person at the public hearing for this proposal.

For questions specific to this project, please contact:

Ashley Copeland, Owner

3575 Harmon Drive, Monument, CO 80132

Phone: 318-210-2310

Site address, location, size and zoning:

Site Address: 3575 Harmon Drive, Monument, CO 80132

Location: 3575 Harmon Drive; Plat No: 1659

Size: 4.53 Acres

Zoning: A-5

Request and justification:

Request for detached accessory living quarters (approx. 399 SF) for permanent housing for a family member.

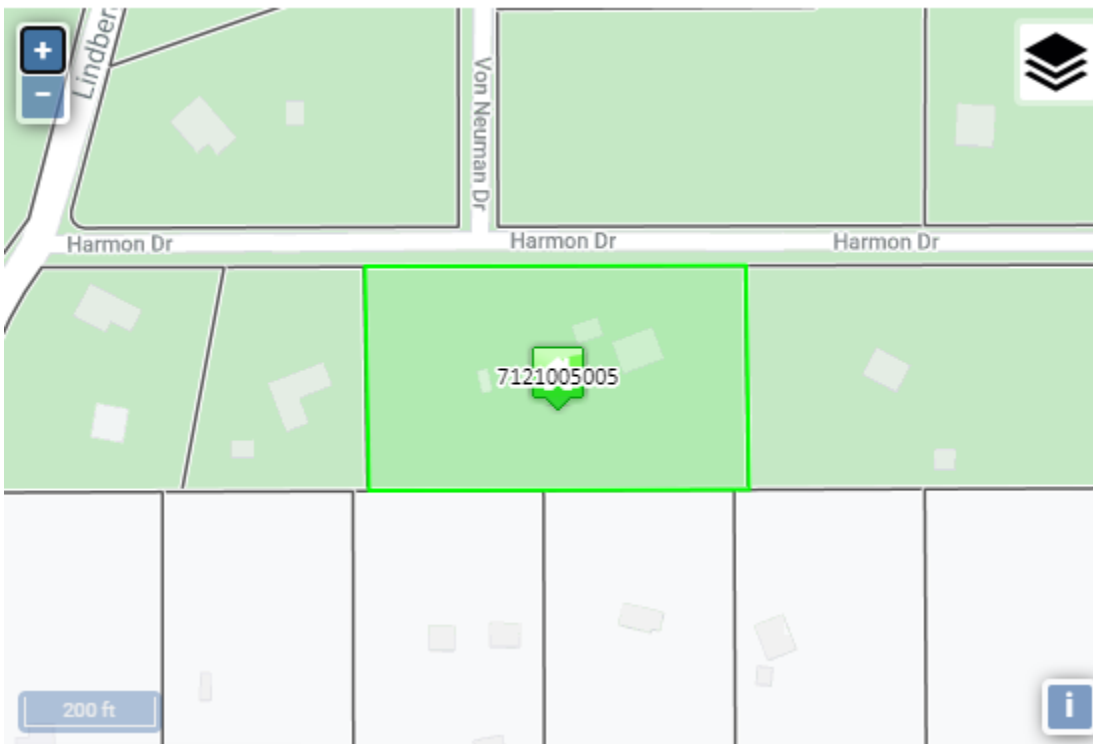
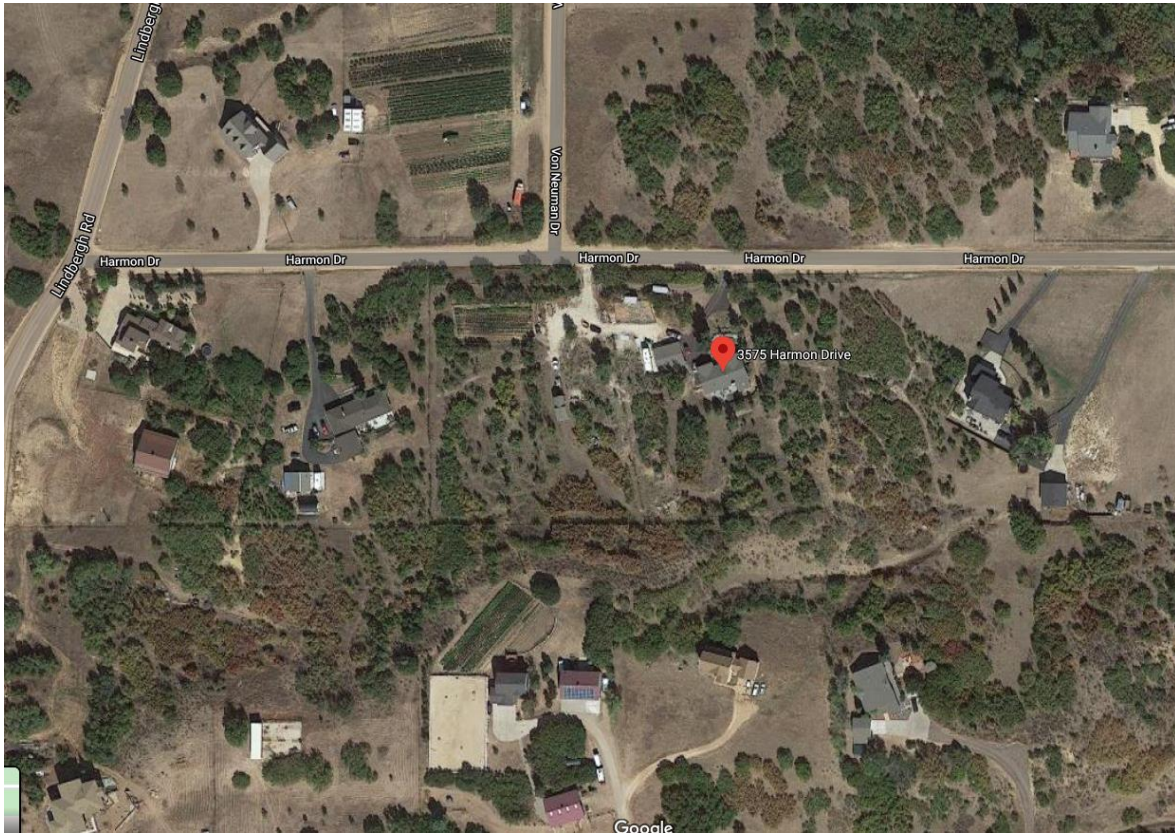
Existing and proposed facilities, structures, roads, etc.

Existing driveway leading to Tiny Home

Refer to enclosed photos (#1-5)

Waiver requests (if applicable) and justification: N/A

Vicinity Map showing the adjacent property owners:



1. SOUTH FACING VIEW



5. EAST FACING VIEW



2. VIEW FROM 2ND DRIVE OFF OF HARMON DRIVE



3. WEST FACING VIEW



4. SOUTH FACING VIEW



Notification of Adjacent Property Owners

Name and Address of Petitioner(s): ASHLEY COPELAND
3575 HARMON DRIVE, MONUMENT, CO 80132

Telephone #'s: (318) 210-2310

Description of Proposal: Request for detached accessory living quarters (approx. 399 SF) for permanent housing for a family member.

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.

the tax assessors website has the owner listed as McGehee Rachael Tyler Smoot. Please verify the property owner or notify what the tax assessors office has on file.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
8/17	Y	BRIAN MRKSICH 3435 Harmon Dr. Monument 80132	Approved!
8/17	Y	Wendy Boreke 3630 Harmon Drive Monument, CO 80132	I'm fine with neighbors having a tiny house on their property. THIS IS FINE WITH ME
8/17	Y	ED BATAKIS 3490 DOOLITTLE RD. MONUMENT CO. 80132	OK
8/17	Y	MONTY PATTON 3440 DOOLITTLE RD MONUMENT CO 80132	OK w/ DS
8/18	Y	Wendy Boreke 3530 Doolittle Rd Monument, CO 80132	OK - No issues.
8/25	Y	Archie Lawing Jr 3615 Harmon Dr. Monument CO 80132	Approval By collect

must notify the homeowner not the renter. the owner is Tenaj holdings LLC. the most common method of notification is to send the letter USPS certified mail and upload the receipt from the post office.

16605 Von Neuman Dr is also considered adjacent and must be notified

(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.

Ashley Copeland date 8/17/2020
 (Signature of Petitioner or Owner)

 (Signature of Petitioner or Owner)