

Notice to Adjacent Property Owners

Name and Address of the

Petitioner(s): 9040 CHIPITA PARK ROAD CASCADE CO
80809

Telephone

Number(s): DAN 610 574 5863
JACQUELYN 719 505 3458

Description of Proposal:

WE PLAN TO KEEP OUR CARPORT IN ITS
CURRENT LOCATION.

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 submit written comment, appear in person at the advertised public hearing, or appear virtually at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
9/18	Yes	<i>[Signature]</i>	9090 chipita park Road
9/19	Yes	<i>[Signature]</i>	9020 chipita " "
9/21	Yes	<i>[Signature]</i>	9055 chipita " "
9/24	YES	<i>[Signature]</i>	9005
		<i>[Signature]</i>	<i>[Signature]</i>

(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.

[Signature] date _____ *[Signature]* date _____
(Signature of Petitioner or Owner) (Signature of Petitioner or Owner)



Vertex Consulting Services, LLC
455 Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903-3672
719-733-8605

September 27, 2022

RE: Weller Carport, Dimensional Variance

Dear Adjacent Neighbor:

This letter is being sent to you because Daniel Weller is proposing a land use project in El Paso County at the referenced location (see below). 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 below. 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 and Community Development 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 at the public hearing for this proposal.

For questions specific to this project, please contact:

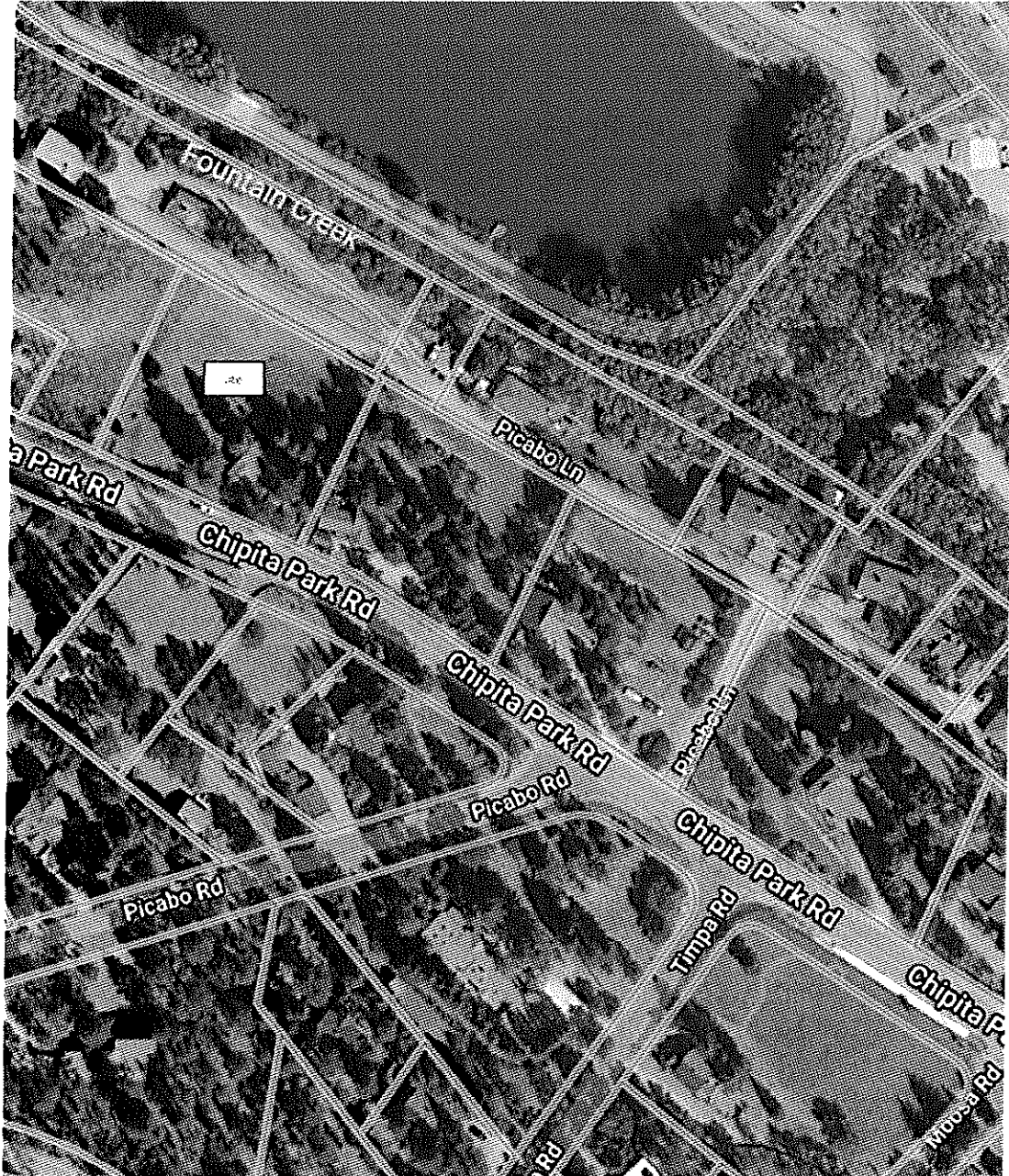
Vertex Consulting Services
455 E Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903
Nina.ruiz@vertexcsc.com
719-733-8605

The applicant requests approval from the Board of Adjustment for a dimensional variance to:

1. Legalize a front setback of 1 foot for a carport where 25 feet is required,
2. Legalize a front setback of 20 feet where 25 feet is required for a single-family detached dwelling,
3. Legalize a lot size of 0.75 acres (32,670 square feet), where 5 acres is the minimum lot size within the R-T (Residential Topographic) zoning district.

No new structures are being proposed. The request is to simply legalize the pre-existing structures currently on the property.

Site location:





Vertex Consulting Services, LLC
455 Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903-3672
719-733-8605

Adjacent Property Owner List:

1. Kevin Henry: 9090 CHIPITA PARK RD CASCADE CO, 80809-1425
2. Marc Hoffman: 9055 PICABO LN CASCADE CO, 80809-1431
3. Vaughan Walker: PO BOX 62849 COLORADO SPRINGS CO, 80962-2849
4. Ramon Ramirez: PO BOX 452 GREEN MTN FLS CO, 80819-0452
5. Seibert Trustee: PO BOX 567 MACKSVILLE KS, 67557-0567
6. Keenan Investments LTD: 1321 LOBELIA DR LAKE MARY FL, 32746-2665
7. Debby McDonald Revocable Trust: 8115 NALL AVE PRAIRIE VILLAGE KS, 66208-4946

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

For delivery information, visit our website at www.usps.com

CASCADIA

Certified Mail Fee \$4.00

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

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To **Marc Hoffman**
 Street and Apt. No., or PO Box No.
9055 Picabo Lane
 City, State, ZIP+4®
Cascade CO 80809 - 1431

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

Postmark Here
SEP 30 2022

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

For delivery information, visit our website at www.usps.com

CASCADIA

Certified Mail Fee \$4.00

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

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To **Vaughan Walker**
 Street and Apt. No., or PO Box No.
PO Box 62849
 City, State, ZIP+4®
Colorado Springs CO 80902 - 2849

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

Postmark Here
SEP 30 2022

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

For delivery information, visit our website at www.usps.com

CASCADIA

Certified Mail Fee \$4.00

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

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To **Ramon Ramirez**
 Street and Apt. No., or PO Box No.
PO Box 452
 City, State, ZIP+4®
Green Mountain Falls CO 80819 0452

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

Postmark Here
SEP 30 2022

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

For delivery information, visit our website at www.usps.com

CASCADIA

Certified Mail Fee \$4.00

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

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To **Seibert Trustee**
 Street and Apt. No., or PO Box No.
PO Box 567
 City, State, ZIP+4®
Atkinsville KS 67557 0567

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

Postmark Here
SEP 30 2022

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

For delivery information, visit our website at www.usps.com

CASCADIA

Certified Mail Fee \$4.00

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

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To **Debby McDonald Revocable Trust**
 Street and Apt. No., or PO Box No.
8115 Mall Avenue
 City, State, ZIP+4®
Prairie Village KS 66208 4446

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

Postmark Here
SEP 30 2022

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

For delivery information, visit our website at www.usps.com

CASCADIA

Certified Mail Fee \$4.00

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

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To **Keenan Investments LTD**
 Street and Apt. No., or PO Box No.
1321 Lohelbia Drive
 City, State, ZIP+4®
Lake Mary FL 32746 2665

PS Form 3800, April 2015 PSN 7530-0200-9047 See Reverse for instructions

Postmark Here
SEP 30 2022

2022 1670 0000 9073 4829

2022 1670 0000 9073 4831

2022 1670 0000 9073 4844

2022 1670 0000 9073 4855