

Letter of Notice to Adjacent Property Owners

December 4th, 2020

Dear Adjacent Property Owner,

This letter is being sent to you because CSpringsDesign construction project in El Paso County at the reference otherwise known as 9177 CUT BANK WAY COLORADO SPRINGS.

Please direct any questions on the proposal to the reference proposal (if required) a notification of the time and place to notify owners by the El Paso County Planning Department. At this information, the file number, and an opportunity to request a meeting with the project manager.

Adjacent properties requiring notification are lots 53,54,55, 70, 72 HOMESTEAD AT STERLING RANCH FIL NO 1

For questions specific to this project, please contact the contractor:

Archadeck of Colorado Springs
590 W Highway 105
Suite 162
Monument, CO 80132
work: (719) 793-9412
email: coloradosprings@archadeck.net
web site: <https://coloradosprings.archadeck.com/>
Pikes Peak Regional Building Department Contractor ID: 24178
(CSpringsDesign LLC DBA Archadeck of Colorado Springs)

Site Location:

The lot for which this notification is referencing is LOT 71 HOMESTEAD AT STERLING RANCH FIL NO 1 otherwise known as 9177 CUT BANK WAY COLORADO SPRINGS CO, 80908

Request and Justification:

The purpose for this application is to request administrative relief from the rear lot setback for LOT 71 HOMESTEAD AT STERLING RANCH FIL NO 1. The request asks for the rear setback requirement be reduced by ~2' to ~23' (vs. the required 25') to allow for a pergola overhang slightly over the existing patio structure. This new setback allowance represents an approximate 8% or less encroachment for the pergola overhang, and allows for the proposed structure to simply cover the existing patio with a typical design for this type of structure. Not allowing would cause a non-standard design compared with pergolas of a similar nature over an existing patio, and would detract from the standard look and feel of an acceptable structure with a normal overhang from outside supporting posts

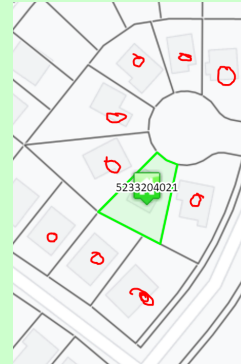
The requested adjustment of setback outlined above to consist of as follows:

Rear: 23.0' (8% reduction)
Side: No change - 21.78' (only 5' required)

Existing and Proposed Facilities:

Subdivision infrastructure has been completed, including utility, roads and walk surrounding the lot. No other waivers or requests are anticipated. Please see enclosed Vicinity Map showing Adjacent property owners and site plan for further information.

Please notify additional properties per email sent on 12/23 and per snip below. All properties with a red circle must be notified, for a total of 9 notices.



pergola
FIL NO 1

this
property
at
writing or in

Cordially,

Jim Shoff

Owner

Archadeck of Colorado Springs

590 W Highway 105

Suite 162

Monument, CO 80132

work: (719) 793-9412

email: coloradosprings@archadeck.net

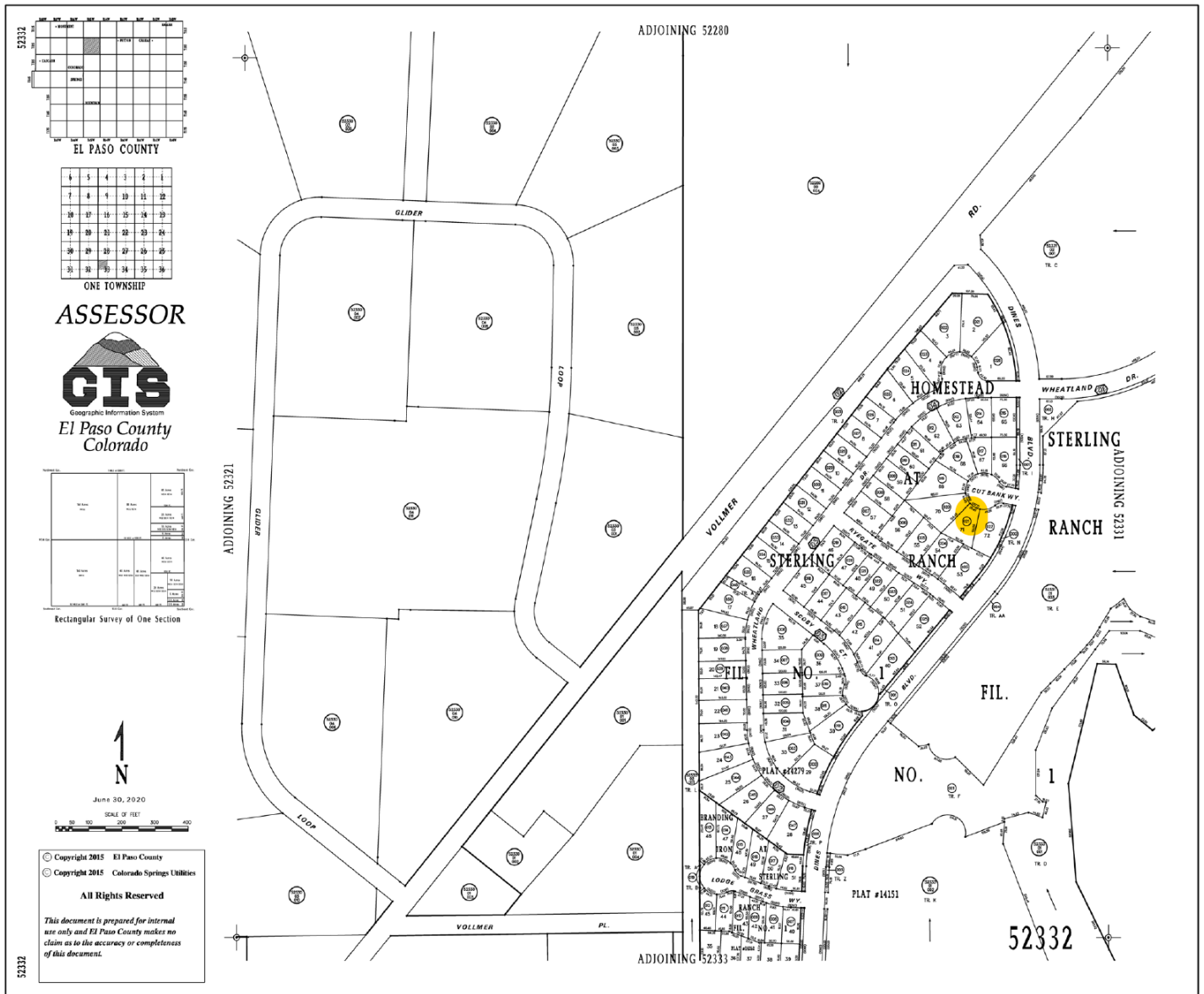
web site: <https://coloradosprings.archadeck.com/>

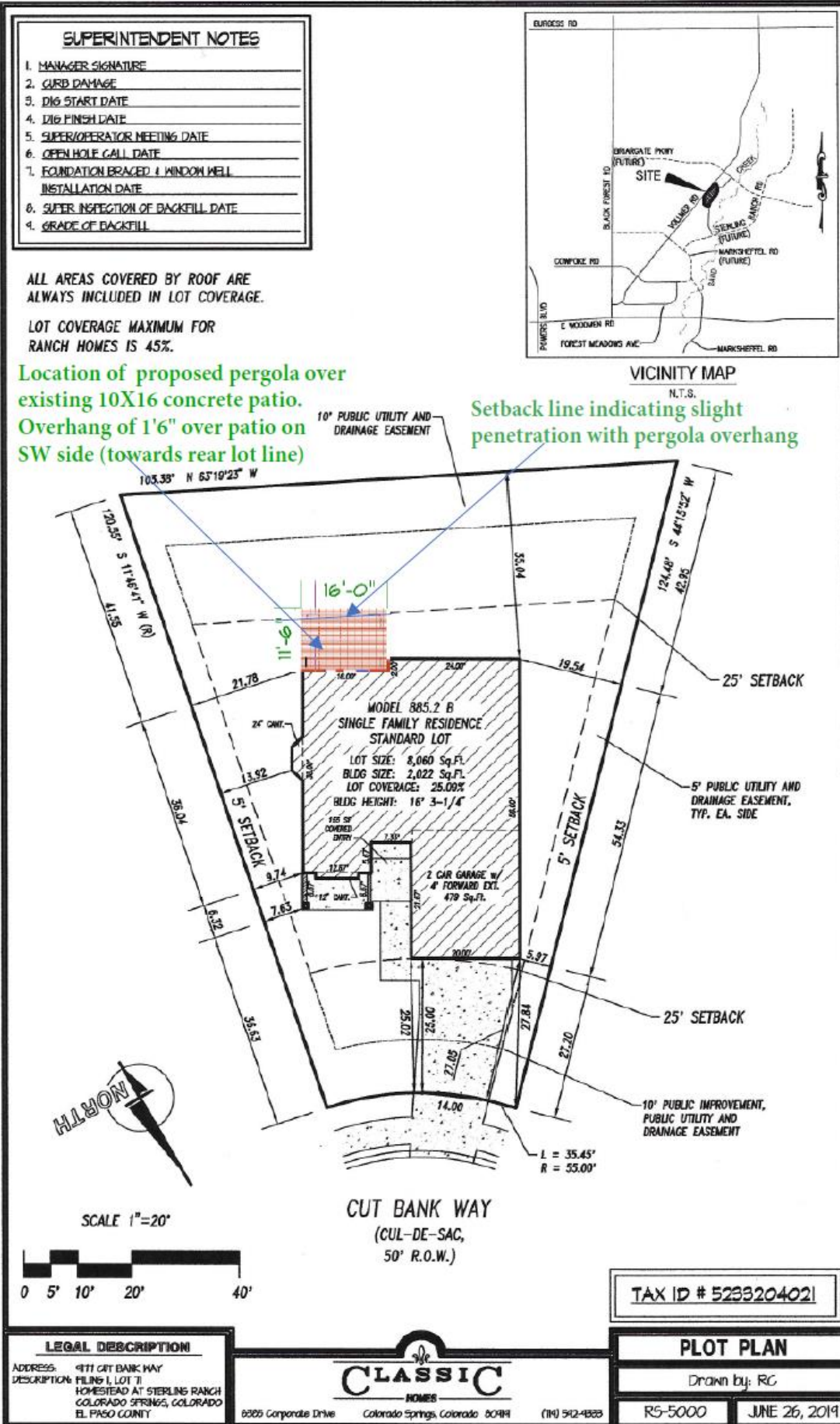
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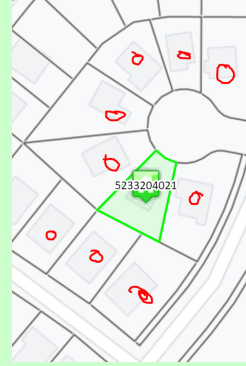
Enclosures:

Vicinity Map





Please notify additional properties per email sent on 12/23 and per snip below. All properties with a red circle must be notified, for a total of 9 notices.



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Colorado Springs, CO 80908

Certified Mail Fee \$3.55

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

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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Postage \$0.55

Total Postage and Fees \$6.95

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 0977 DEC 14 2020

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 LANCE & SHEILA WILLIAMS
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 8272 RYEGATE WAY
 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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 MICHAEL & JENNA COLLAS
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 8278 RYEGATE WAY
 City, State, ZIP+4®
 COLORADO SPRINGS, CO 80908

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Postage \$0.55

Total Postage and Fees \$6.95

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Sent To
 MANUEL & CHERYL GARDUNO
 Street and Apt. No., or PO Box No.
 9185 CUT BANK WAY
 City, State, ZIP+4®
 COLORADO SPRINGS, CO 80908

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 CHARLES & BEATRIZ FURING
 Street and Apt. No., or PO Box No.
 8250 RYEGATE WAY
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Sent To
 PROPERTY OWNER
 Street and Apt. No., or PO Box No.
 9169 CUT BANK WAY
 City, State, ZIP+4®
 COLORADO SPRINGS, CO 80908

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

Adjacent Property Owner Notices_V1.pdf Markup Summary

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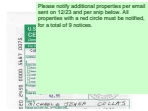


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Text Box (2)



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