

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Harlan Homes Inc, Mark Bruce
PO Box 2324 Monument, CO, 80132

Telephone #'s: 719-491-1147

Description of Proposal: Request Administrative Relief for encroaching
18' into 90' ~~set~~ setback

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
20 Jul	Y	N. KAZARIAN 20304 Royal Troon, 80132	
20 Jul	Y	Brian Scumler 20446 Hunting Downs Way, 80132	Location Fine
26 Jul	Y	ART MARTINI 20416 HUNTING DOWNS WAY 80132	OK WITH OS
20 JUL	Y	RICHARD PEREZ 20432 HUNTING DOWNS WAY 80132	LOCATION FINE
July 20	Y	Julee Elmer 20202 Royal Troon Drive	location Fine
July 20	Y	Rusty Morrison 20252 Royal Troon Dr.	Location Fine

(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.

H Mark Bruce date 7-21-20
 (Signature of Petitioner or Owner)

date _____
 (Signature of Petitioner or Owner)

EL PASO COUNTY



COLORADO

COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

mailing completed 8-11-20

8/12/2020

RE: 20201 Royal Troon – Administrative Relief for Setback

File: ADR-20-010

Parcel ID No.: 6104006004

To Whom It May Concern:

This letter is to inform property owners adjacent to 20201 Royal Troon that the applicants, Robert and Carolyn Wheeler, have requested approval of an application for administrative relief to allow:

1. A front setback of 72 feet where 90 feet is the minimum setback requirement for a residential structure within the Kings Deer PUD (Planned Unit Development) zoning district.

The Planning and Community Development Director may make a formal decision regarding the administrative relief application on DATE. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director. Administrative approval by the Planning and Community Development Director is subject to the appeal provisions of the Land Development Code.

You may view the application documents online at www.epcdevplanreview.com. Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

Lindsay Darden
El Paso County Planning and Community Development
719-520-6302
lindsaydarden@elpasoco.com

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



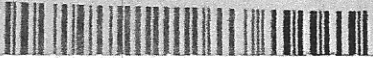
COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

WWW.ELPASOCO.COM

7019 0700 0001 3375 3354

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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OFFICIAL USE

Certified Mail Fee \$3.55

0301

Extra Services & Fees (check box, add fee \$1.00/line)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$1.10



Sent To Tri Lakes Methodist Church

Street and Apt. No. or PO Box No. 20256 Hunting Downs Way

City, State, ZIP+4® Monument, CO 80132

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

See Reverse for Instructions

Tri Lakes Methodist Church
20256 Hunting Downs Way
Monument, CO. 80132

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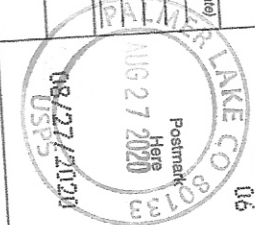
Certified Mail Fee \$3.55

0301

Extra Services & Fees (check box, add fee \$1.00/line)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage \$0.55

Total Postage and Fees \$1.10



Sent To Parrzycki

Street and Apt. No. or PO Box No. 20149 Royal Tron Dr.

City, State, ZIP+4® Monument, CO. 80132

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

See Reverse for Instructions

Parrzycki
20149 Royal Tron Dr.
Monument, CO. 80132