

NOTICE TO ADJACENT PROPERTY OWNERS

To: Land Owners and Neighbors

From: James M. Graham
11450 Guthrie Rd
Calhan, Co 80808

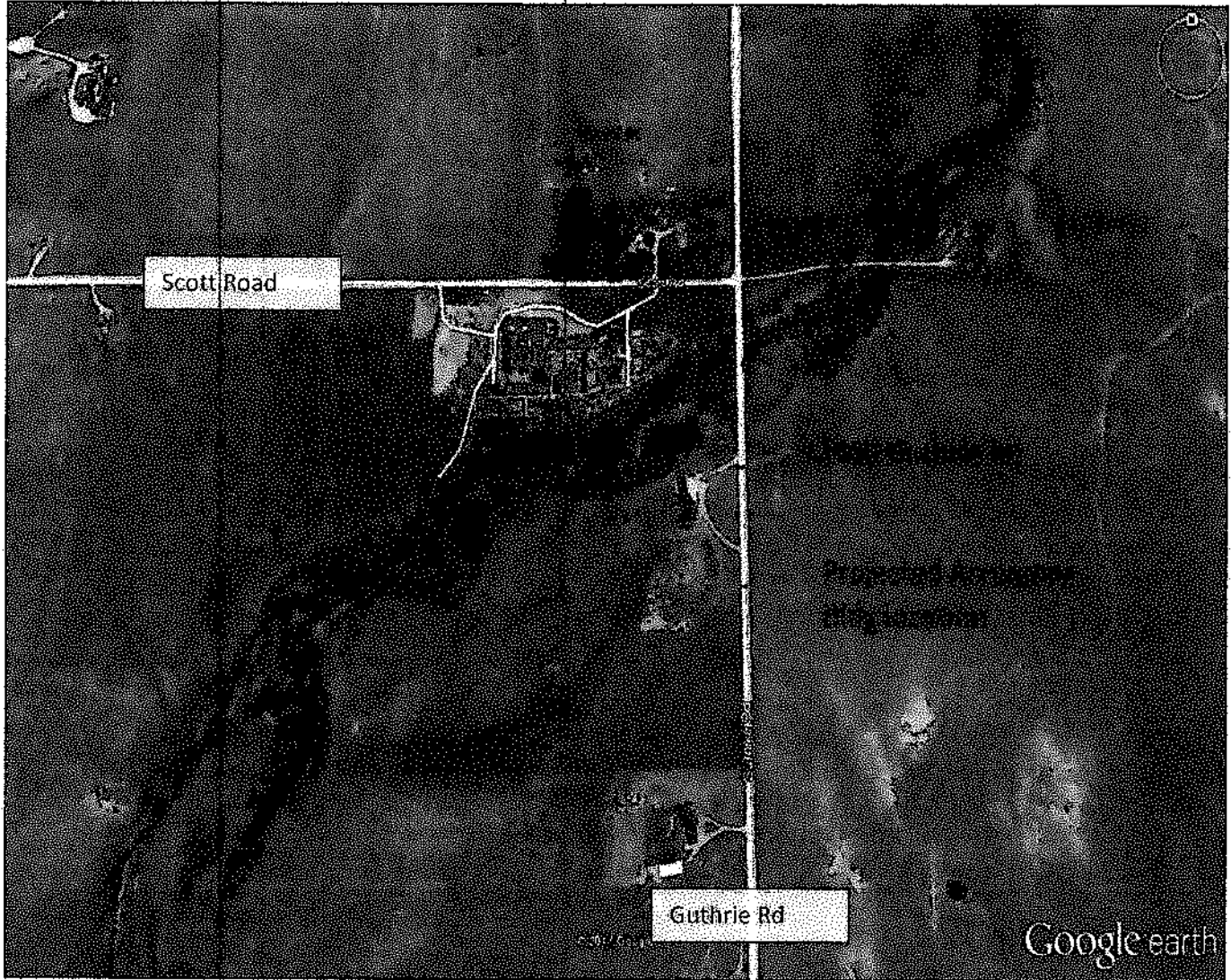
Dear Neighbor,

1. This letter is being sent to you because James M. Graham is proposing a land use project in El Paso County at the referenced location (see item #6). This information is being provided to you prior to submittal with the County. Please direct any question on the proposal to the referenced contact in item #5. 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 or in person at the public hearing for this proposal
2. The above paragraph was the required legal statement that must be included in this notice. I am providing this notice to inform you of my intent to seek Application of Relief from Zoning Code A-35 requiring the minimum acreage of 35 for all parcels. This relief is sought only in response to the 2013 El Paso County ruling which forced the sale of my private property to Jules Investment/Serenity Springs Wildlife Refuge.
3. In 2012, it was discovered that Serenity Springs was utilizing nearly 4 acres of my land for their non-profit organization. Legal action was pursued to force the removal of fences and pens. Judge Miller of El Paso County Court made the unprecedented ruling that I must sell my personal property to another private owner, Serenity Springs. This ruling was upheld by the Colorado Court of Appeals in 2014.
4. As a result of this ruling, zoning has reduced my personal property to 34.88 acres and in accordance with El Paso County Regional Building deemed an illegal parcel. This determination has forced this notice as well as other actions to fulfill Regional's requirements to deem the property "legal" and to maintain the A-35 zoning considerations. These considerations include the construction of accessory buildings, agriculture buildings, and agriculture use etc. Rest assured my wife and I utilized considerable resources to fight against the forced sell of private property enacted by Judge Miller and the Colorado courts. Ultimately, the Colorado Supreme Court refused to take up the case. As all of you are aware, Serenity Springs closed down last year and the current illegal parcel is for sale. If this application is approved, we will continue to use our land as we currently do which is strictly residential.
5. For questions specific to this project, please contact:
James Graham
11450 Guthrie Rd, Calhan, CO 80808
719-339-4772
6. Site address (Same as 5. above)
7. Request and Justification: Administrative Relief from A-35 Zoning due to forced sale of land.
8. Existing and proposed facilities, structures, roads, etc.

NOTICE TO ADJACENT PROPERTY OWNERS

Current home, 11450 Guthrie Rd
Proposed construction, accessory building
No roads or other infrastructure proposals/plans

7. Vicinity Map



Respectfully,

James Graham

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Jim & Nikki Graham
11450 Gauthrie Rd
Calhan, CO 80808

Telephone #'s: Jim - 719-339-4772 or Nikki 719-351-3104

Description of Proposal: _____


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
17 Oct 2017	Yes	PATRICIA Young 11575 Gauthrie Rd Timothy Young Calhan CO 80808	
17 Oct 2017	yes	Jayson BATTISTON 11452 GATHRIER RD CALHAN CO 80808	
Oct 22 2017	yes	Evelyn Hart Jay Hart 24738 Scott Rd Calhan, CO 80808	
Oct 24 2017	yes	Robinson Brick Co 1845 W. Hartmouth Ave Englewood, CO 80110	Certified Mail 7017 0660 0000 5681 6414
Oct 24 2014	No	Robinson Brick Co. c/o Marvin Myers 4441 Soapweed Rd Calhan, CO 80808	Certified Mail 7017 0660 0000 5681 6421 - Not the property owner, but property manager.

(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.

 date 10/24/17
 (Signature of Petitioner or Owner)

 date 10/24/17
 (Signature of Petitioner or Owner)

7017 0660 0000 5681 6434

U.S. Postal Service™
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ENGLEWOOD, CO 80110

Certified Mail Fee	\$3.35
Postage	\$0.98
Total Postage and Fees	\$7.08
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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

0674 02
Postmark Here
OCT 24 2017
10/24/2017

Sent To Robinson Brick Co
Street and Apt. No., or PO Box No. 1845 W. Hartman Ave
City, State, ZIP+4® Englewood, CO 80110-1308
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 0660 0000 5681 6421

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CALHAN, CO 80808

Certified Mail Fee	\$3.35
Postage	\$0.98
Total Postage and Fees	\$7.08
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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

0674 02
Postmark Here
OCT 24 2017
10/24/2017

Sent To Robinson Brick Co. 70 Main Me
Street and Apt. No., or PO Box No. 11444 Soapwood Rd
City, State, ZIP+4® Calhan, CO 80808
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions