

January 25, 2019

Dear Peyton Neighbor,

1. This letter is being sent to you because Greg and Lin Howland are 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 or in person at the public hearing for this proposal.
2. For questions specific to this project, please contact:  
Greg Howland and Lin Howland  
18065 Cumbres Rd  
Peyton, CO 80831  
478/731-1909 [G] 478/361-3304 [L]
3. Site address: 18065 Cumbres Rd, Peyton, CO 80831  
Location: Barn  
Size: 50' x 30'  
Zoning: RR-5
4. Request and justification:  
Building setback variance for existing barn due to topography of property.
5. Existing structure: Barn
6. Waiver requests: N/A
7. Vicinity Map: Attached

Greg and Lin Howland



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Sent To Shane King  
Street and Apt. No., or PO Box No. 17450 Cumbres Rd  
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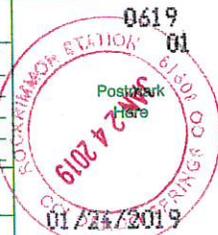
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Street and Apt. No., or PO Box No. 2712 Beech Wy  
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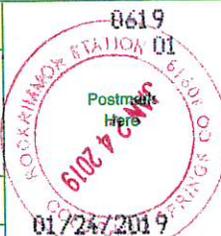
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Sent To Chris Groskinski  
Street and Apt. No., or PO Box No. 16915 Bradshaw Rd  
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Sent To Roger Bradshaw Living Trust  
Street and Apt. No., or PO Box No. 24707 E. Outer Belt Rd  
City, State, ZIP+4® Greenwood Mo 64034

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Sent To Donnie & Caroline Schmalz  
Street and Apt. No., or PO Box No. 18060 Cumbres Rd  
City, State, ZIP+4® Peyton, CO 80831

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Sent To Michael Morse  
Street and Apt. No., or PO Box No. P.O. Box 155  
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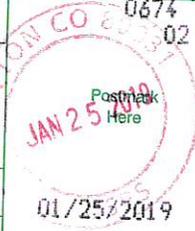
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 Total Postage and Fees \$3.95

Sent To  
 DONALD HAMMILL + J. WATTS  
 Street and Apt. No., or PO Box No.  
 6428 CAVALRY PT.  
 City, State, ZIP+4®  
 CO SPRINGS, CO 80923

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Sent To  
 George & Bonnie Bradshaw  
 Street and Apt. No., or PO Box No.  
 1133 Pawnee Cir. SE  
 City, State, ZIP+4®  
 Salem, OR 97306

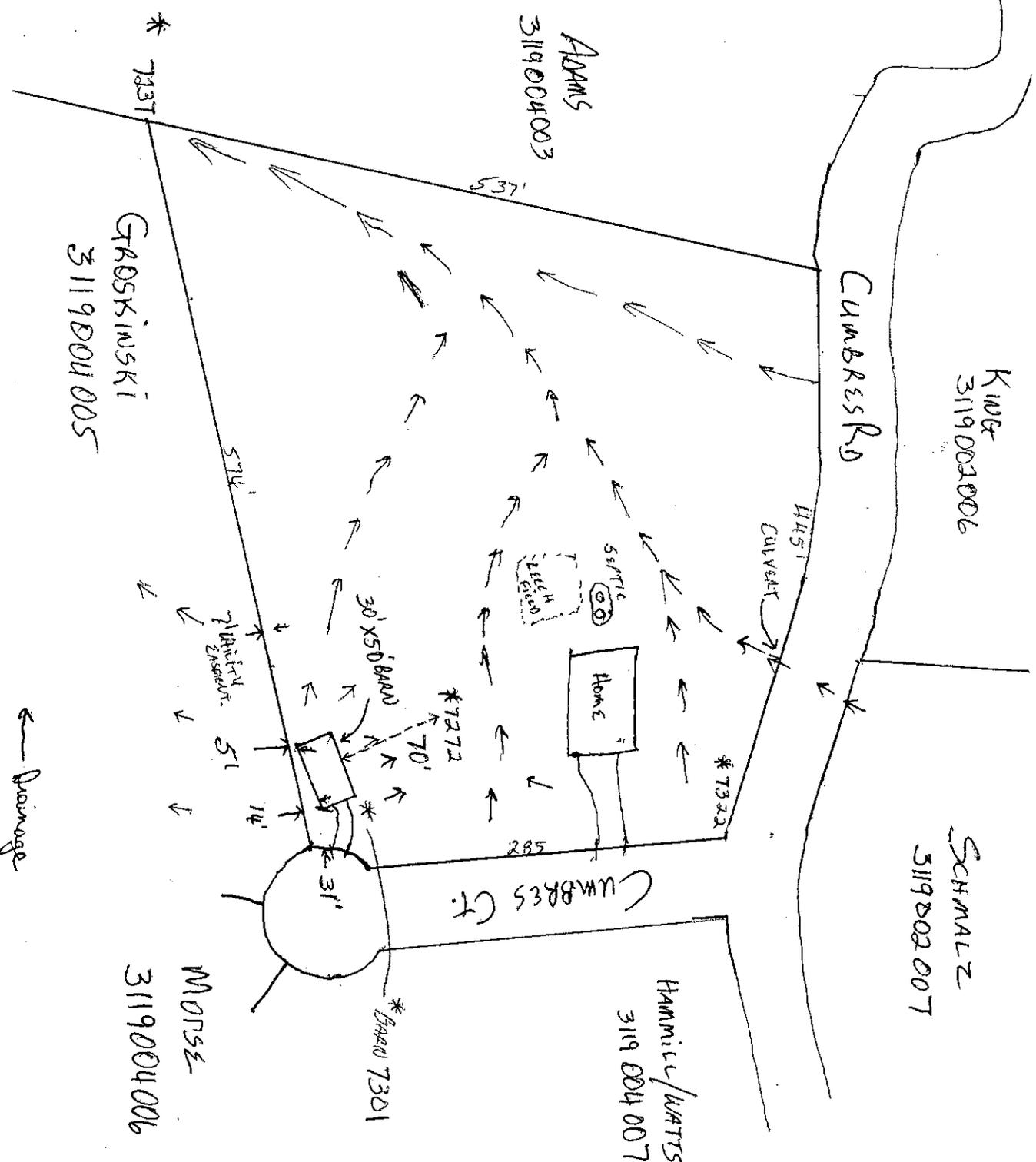
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BRADSHAW RD.

BRADSHAW LN



← Drainage

\* ELEVATIONS

Howland Property - 18065 Cumbrers Rd. - #3119004004  
Lot 15 Petro Pines Fil No 1.

**CERTIFICATION:**

I GREG HOWLAND researched the records of the El Paso County Clerk and Recorder and established that there was/was not a mineral estate owner(s) on the real property known as PEYTON PINES FIL #1, Lot 15. An initial public hearing on SETBACK VARIANCE which is the subject of the hearing, is scheduled for MARCH 13, ~~2000~~ 19.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing was mailed to the mineral estate owner(s) (if established above) and a copy was mailed to the El Paso County Planning Department on JAN. 25, ~~2000~~ 19.

Dated this 25 day of January, ~~2000~~ 2019

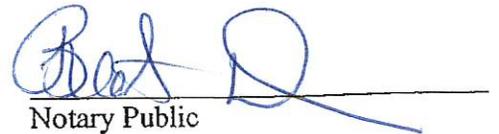
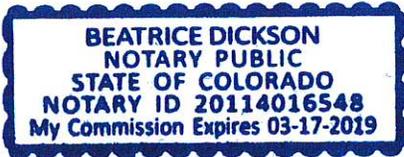
STATE OF COLORADO )  
 ) s.s.  
COUNTY OF EL PASO )



The foregoing certification was acknowledged before me this 25 day of January, ~~2000~~ 2019 by Greg Howland.

Witness my hand and official seal.

My Commission Expires: 3/17/19

  
Notary Public

**Notice to Mineral Estate Owners**  
**§24-65.5-101, et seq., C.R.S. – Checklist and Certification**

**An examination of the records of the Clerk and Recorder's Office established the following:**

**Checklist**

- identity of the owner(s) of mineral estate
- the mineral estate owner(s) has filed a proper notification form
- the mineral estate owner(s) has recorded an instrument satisfying an applicable dormant mineral interest act
- no mineral estate owner(s) was found
- mineral owner(s) waived the right to notice in writing to the Applicant.

**If a mineral estate owner(s) exists, a Notice shall be sent to the mineral estate owner no less than thirty (30) days prior to the initial public hearing. The Notice shall include:**

- time and place of initial public hearing
- nature of hearing
- location of property/subject of hearing
- name of applicant
- notice was sent to mineral estate owner(s) no less than thirty (30) days prior to initial public hearing (do not count day of mailing in thirty (30) day calculation).

**If a mineral estate owner(s) exists, a copy of the Notice shall be sent to the local government at the same time as notice s mailed to the mineral owner(s) and no less than thirty (30) days prior to the initial public hearing. The Notice shall include:**

- time and place of initial public hearing
- nature of hearing
- location of property/subject of hearing
- name of applicant
- name and address of mineral estate owner
- notice was sent to El Paso County Planning Department no less than thirty (30) days prior to initial public hearing (do not count day of mailing in thirty (30) day calculation).