

# Letter of Notice to Adjacent Property Owners

June 3, 2020

Carter Laing  
Colorado Springs Fly Casting Club Treas.  
10768 W Vista View Dr.  
Littleton, CO 80127-5805

Dear Carter,

This letter is being set to you because the El Paso County Planning Division notes the club as being one of the adjacent property owners I'm required to notify. As you'll see on the attached map they do not include Property C in the subject parcel.

This letter is to let you know that I am proposing a special land use project in El Paso County at the Colorado Springs Fly Casting Club located at 8855 Carroll Lakes Road, Woodland Park, CO 80866. The proposed location is above Columbine Lake and across from Gary Paul Moore's location. Site address: 8855 Carroll Lake Road #7, Woodland Park, CO 80866. Zoning: A1. The structure will be approximately 2100 sq. ft.

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:

Beverly Harrison  
3476 County Rd KK .75  
Fowler, CO 81039

Email: [bharrison238@gmail.com](mailto:bharrison238@gmail.com)  
Phone: (719) 250-8884.

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.

In order to build a new seasonal residence on the club ground, El Paso County Land Development Codes require that I notify the closest property owners. The existing club structures and roads will not change. You will see on the vicinity map that the Boulder Lake Road will be used to access the new location on the Club property - through a new gate at the prop am including a Vicinity Map showing the adjacent p

I'm excited to move into more space with moder hesitate to contact me.

Sincerely,



Beverly Harrison

7019 0700 0001 2942 1373

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LITTLETON, CO 80127	
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Certified Mail Fee \$3.55	0795
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Extra Services & Fees (check box, add fee as appropriate)	
<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 \$	
Postage \$0.55	
\$	
Total Postage and Fees \$4.10	
\$	
Sent To Carter Laing CSFCC Treas	
Street and Apt. No., or PO Box No. 10768 W Vista View Dr	
City, State, ZIP+4® Littleton, CO 80127-5805	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

06/03/2020





Property A & B – United States Government C/O General Services Admin, Washington DC, 20405-0001 – You can send one letter to cover both of these.

Property C – Colorado Fly Casting Club C/O Treasurer, 10768 W Vista View Dr Littleton, CO, 80127-5805 – Please notify

Property D - Durrett Allen, 1700 S Washington St. Amarillo, TX, 79102-2664 – you notified this one but the address does not match the current address reflected in the Assessor's database. Please re-send to the new address.

# Letter of Notice to Adjacent Property Owners

June 3, 2020

Allen Durrett  
1700 S Washington St.  
Amarillo, TX 79102-2664

Dear Allen,

This second letter is being sent to you because the first address (listed on the club membership list) did not match the current address on the Assessor's database. As you know, I, Beverly Harrison, am proposing a special land use project in El Paso County at the Colorado Springs Fly Casting Club located at 8855 Carroll Lakes Road, Woodland Park, CO 80866. The proposed location is above Columbine Lake and across from Gary Paul Moore's location. Site address: 8855 Carroll Lake Road #7, Woodland Park, CO 80866. Zoning: A1. The structure will be approximately 2100 sq. ft.

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Fowler, CO 81039

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Phone: (719) 250-8884.

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In order to build a new seasonal residence on the club ground, El Paso County Land Development Codes require that I notify the closest property owners. The existing club structures and roads will not change. You will see on the vicinity map that the Boulder Lake Road will be used to access the new location on the Club property - through a new gate at the property fence line. The old cabin #7 will be demolished. I am including a Vicinity Map showing the adjacent property owners.

I'm excited to move into more space with modern conveniences. If you have questions please don't hesitate to contact me.

Sincerely,

  
Beverly Harrison

7019 0700 0001 2942 1380

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

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Certified Mail Fee	\$3.55	0795	
	\$	09	
Extra Services & Fees (check box, add fee as appropriate)			
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<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	\$		
Postage	\$0.55		
Total Postage and Fees	\$4.10	06/03/2020	
Sent To	Allen Durrett		
Street and Apt. No., or PO Box No.	1700 S Washington St.		
City, State, ZIP+4®	Amarillo TX 79102-2664		
PS Form 3800, April 2015 PSN 7530-02-000-9047		See Reverse for Instructions	



# Letter of Notice to Adjacent Property Owners

June 3, 2020

United States Government  
C/O General Services Administration  
Washington DC, 20405-001

Dear Sirs:

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Beverly Harrison

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$4.10
Sent To	U.S. Government
Street and Apt. No., or PO Box No.	40 General Services Admin
City, State ZIP+4®	Washington, DC, 20405-001
Postmark Here	0795 09 06/03/2020

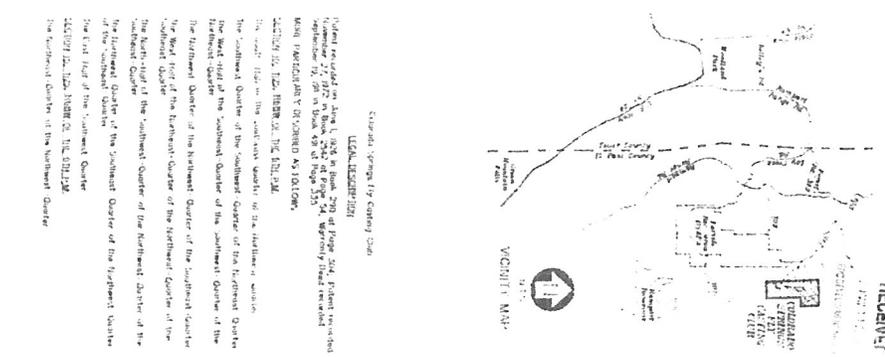
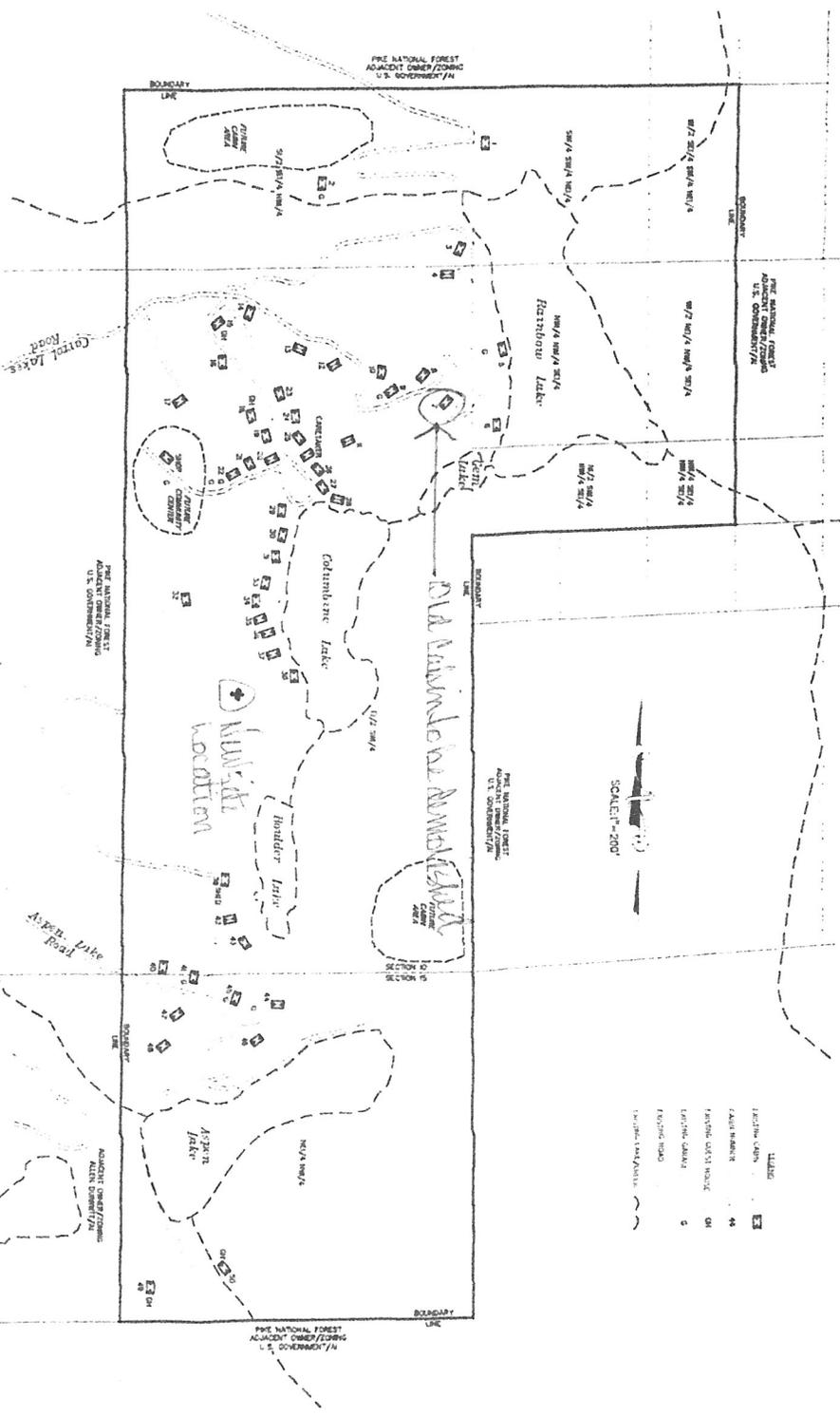
PS Form 3800, April 2015 P3N 7530-02-000-9047 See Reverse for Instructions

**NOTES**

1. These tracts, together with the Fly Casting Club, are located in Sections 29 and 30, T12N, R10W, of the 6th P.M., County of El Paso, State of Colorado.
2. Current zoning is A-1.
3. A map of T12N, R10W, A-1, is on file at the City of Colorado Springs, Planning Department, 1200 S. North St., Colorado Springs, CO 80902.
4. Existing improvements, including the Fly Casting Club, are shown on the attached site plan.
5. Changes of responsibility for each individual tract shown on the site plan shall be made in accordance with the City of Colorado Springs, Planning Department, 1200 S. North St., Colorado Springs, CO 80902.
6. The City of Colorado Springs, Planning Department, 1200 S. North St., Colorado Springs, CO 80902, is the authority for all conditions for the issuance of these permits.

**NOTES**

1. The lowest finished floor of all new buildings or additions to existing buildings shall be above the existing first floor elevation of the applicable site.
2. The lowest finished floor of all new buildings or additions to existing buildings shall be above the existing first floor elevation of the applicable site.
3. The lowest finished floor of all new buildings or additions to existing buildings shall be above the existing first floor elevation of the applicable site.
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**RECEIVED**

PLANNING DEPARTMENT  
 COLORADO SPRINGS, CO