

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): DWAYNE and LINDA RAY
18035 STARVED ROCK LN, PEYTON, CO 80831

Telephone #'s: 719-482-5689

Description of Proposal: 30x50 pole barn. Requesting 20% relief from the 200 foot lot width setback requirement for flag pole lots

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
12/17/20	Y	18235 Starved Rock Ln Heslie Moise Stan & Heslie Moise	
12/17/20	Y	17920 Fremont Fort Dr. Kevin Francis	
12/17/20	Y	17850 Fremont Fort Dr. Laura Coday	
12-17-20	Y	19945 Warriors Path Dr. John Hunt	Why?
12/17/20	Y	18155 Starved Rock Lane James Trapp James & Carol Trapp	

(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.

Dwayne Ray date 12/17/20
 (Signature of Petitioner or Owner)

 (Signature of Petitioner or Owner) date _____

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

For delivery information, visit our website at www.usps.com®.

Aliso Viejo CA 92656

OFFICIAL USE

Certified Mail Fee \$3.55
 \$ 0.00
 Extra Services & Fees (check box, add fees as appropriate)
 Return Receipt (hardcopy) \$ 0.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
 Adult Signature Restricted Delivery \$

Postage \$0.55
 \$
 Total Postage and Fees \$4.10
 \$

0674
 05

Postmark
 Here

12/17/2020

Sent To John Hill
 Street and Apt. No. or PO Box No. 29 Solitaire Ln
 City, State, ZIP+4® Aliso Viejo CA 92656-1770

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

7020 0640 0000 3653 6974

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

For delivery information, visit our website at www.usps.com®.

Elbert, CO 80106

OFFICIAL USE

Certified Mail Fee \$3.55
 \$ 0.00
 Extra Services & Fees (check box, add fees as appropriate)
 Return Receipt (hardcopy) \$ 0.00
 Return Receipt (electronic) \$ 0.00
 Certified Mail Restricted Delivery \$ 0.00
 Adult Signature Required \$ 0.00
 Adult Signature Restricted Delivery \$

Postage \$0.55
 \$
 Total Postage and Fees \$4.10
 \$

0674
 05

Postmark
 Here

12/17/2020

Sent To Douglas Jenik
 Street and Apt. No. or PO Box No. 14040 Delwood Dr.
 City, State, ZIP+4® Elbert CO 80106-7505

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

7020 0640 0000 3653 6998

Dec 17, 2020

John Hill
29 Solitaire Ln
Aliso Viejo, CA 92656-1770

Mr. Hill,

Re: 19955 Warriors Path Dr.

1. This letter is being sent to you because Dwayne and Linda Ray are proposing a land use project in El Paso Count 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:
Dwayne or Linda Ray, 18035 Starved Rock Lane, Peyton, CO 80831, (719) 482-5689
3. Site address: 18035 Starved Rock Ln. Location: Rivers Divide, Lot 75. Size: 5.85 acres.
Zoning: Rural Residential.
4. Request for 20% relief from the 200-foot lot width setback requirement for flag pole lots.
Justification: Due to size and shape of flag pole lot.
5. Existing and proposed facilities, structures, roads, etc.: Existing home and proposed 30x50 pole barn.
6. Waiver requests: 20% relief from the 200-foot lot width setback requirement for flag pole lots
7. Attached is a vicinity map showing adjacent properties.



Dwayne and Linda Ray

ADJOINING 31140

ADJOINING 31000

ADJOINING 31100

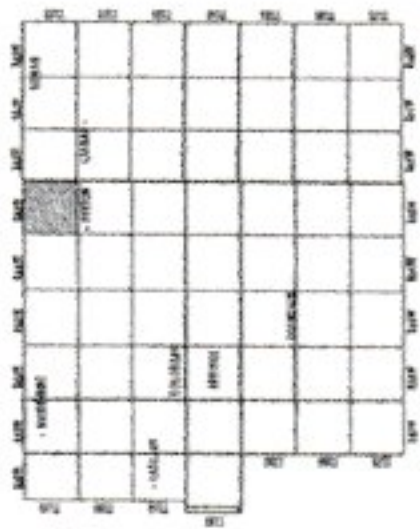
RIVERS

DIVIDE

PLAT #7575

18035 Starved Rock LN

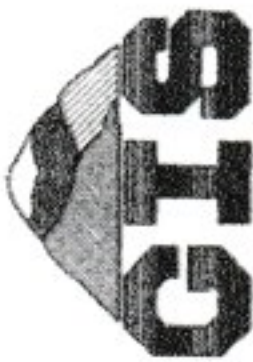
ADJOINING 31000



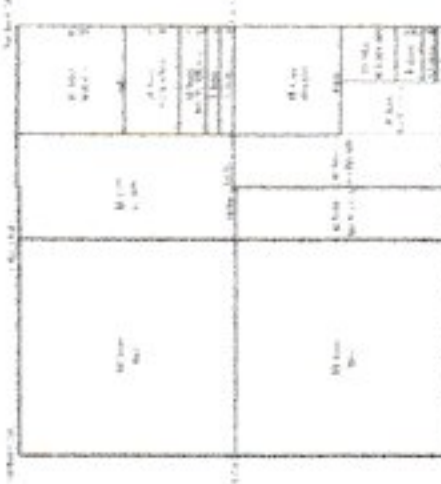
6	5	4	3	2	1
7	6	5	4	3	2
8	7	6	5	4	3
9	8	7	6	5	4
10	9	8	7	6	5
11	10	9	8	7	6

ONE TOWNSHIP

ASSESSOR



El Paso County Colorado



JUNE 27, 2019

SCALE OF FEET



- © Copyright 2018 El Paso County
- © Copyright 2018 Colorado Springs Utilities

All Rights Reserved

This document is prepared for internal use only and El Paso County makes no claim as to the accuracy or completeness of this document.

Dec 17, 2020

Douglas Jenik
14040 Delwood Drive
Elbert, CO 80106-7505

Mr. Jenik,

Re: 18030 & 18230 Starved Rock Ln

1. This letter is being sent to you because Dwayne and Linda Ray are proposing a land use project in El Paso Count 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:
Dwayne or Linda Ray, 18035 Starved Rock Lane, Peyton, CO 80831, (719) 482-5689

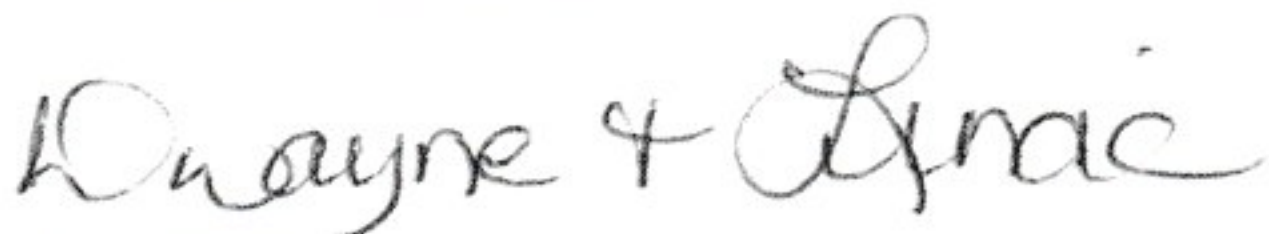
3. Site address: 18035 Starved Rock Ln. Location: Rivers Divide, Lot 75. Size: 5.85 acres.
Zoning: Rural Residential.

4. Request for 20% relief from the 200-foot lot width setback requirement for flag pole lots.
Justification: Due to size and shape of flag pole lot.

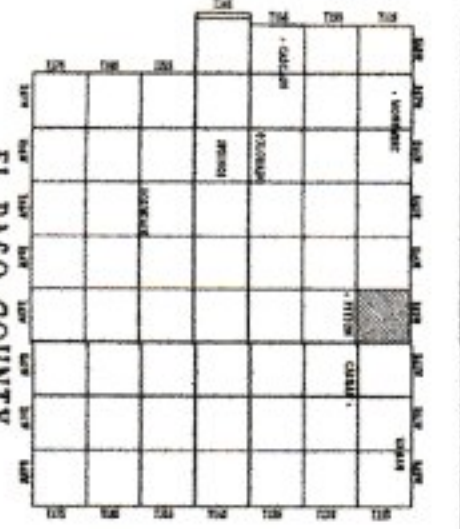
5. Existing and proposed facilities, structures, roads, etc.: Existing home and proposed 30x50 pole barn.

6. Waiver requests: 20% relief from the 200-foot lot width setback requirement for flag pole lots

7. Attached is a vicinity map showing adjacent properties.



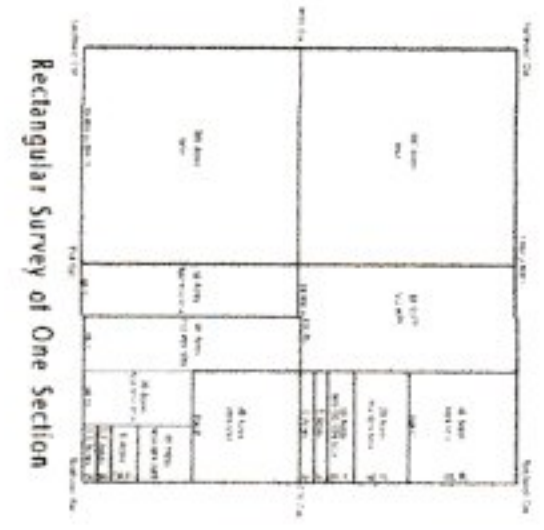
Dwayne and Linda Ray



1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35

ONE TOWNSHIP

ASSESSOR



June 27, 2019



Copyright 2015 El Paso County
 Copyright 2015 Colorado Springs Utilities
 All Rights Reserved

This document is prepared for internal use only and El Paso County makes no claim as to the accuracy or completeness of this document.

ADJOINING 31000

ADJOINING 31000

ADJOINING 31140

