

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Harry V. Thomas Seth Blacksten
24355 Palmino Pl, Calhan, CO 80808

Telephone #'s: 970-946-0502 970-946-6312

Description of Proposal: Convert west mobile home into an extended family dwelling. The east mobile home will be replaced with a modular with two car detached garage.

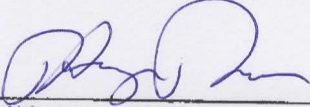
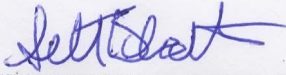
A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and 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

(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 3-19-2020  date 3/19/20
 (Signature of Petitioner or Owner) (Signature of Petitioner or Owner)

Owner: Harry Thomas 970-946-0502
Applicant: Seth Blacksten (son-in-law) 970-946-6312
24355 Palomino Pl
Calhan, CO 80808

Dear Neighbors,

1. This letter is being sent to you because Harry Thomas and Seth Blacksten 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 referenced contacts 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:
Seth Blacksten 970-946-6312 PO Box 18177 Colorado Springs, CO 80935
Harry Thomas 970-946-0502 24355 Palomino Pl, Calhan, CO 80808

3. 24355 Palomino Pl, Calhan, CO 80808
Lot 7 Blk 2 Equestrian Country
5.64 acre lot zoned A-5.

4. My request to the County is to abandon the current legally non-conforming use of having 2 dwellings and instead have 1 dwelling and 1 accessory living quarters to be used as an extended family dwelling. This extended family dwelling will house my daughter and son-in-law, who will be providing care for my wife and I. Since this property was originally developed for two dwellings, and has had two dwellings on it, this change in use will not be changing the character of the property or neighborhood. It will instead improve the property from the state in which it currently sits. The existing utilities can care for the proposed buildings.

5. This property was developed in the mid 90's, before the current zoning was in force in this part of the County. As such it is currently a legally non-conforming property with 2 dwellings. There are two separate septic systems which were permitted through the health department and legally installed in the mid 90's. There is a well which supplies water to both dwellings. This well was permitted to support two dwellings and to irrigate $\frac{1}{4}$ acre. There is also currently a small shed and 2 driveways. I will replace the east mobile home with a new 1,680 sq ft modular home and a detached 2-car garage that will be 750 sq ft. This will serve as the dwelling for my wife and I. The west mobile home will be replaced with a new 858 sq ft single wide manufactured home, to serve as an extended family dwelling, which will be temp set. The current shed will be kept, and I will add a 30x50 agricultural building. (See included site plan and vicinity map)

Sincerely,



Harry Thomas

Harry Thomas
24355 Palomino Pl.
Calhan, Colo 80808

CERTIFIED MAIL®



7019 2280 0001 9439 0647



Marie McPherson
24536 Percheron Way
Calhan, Colo 80808-9311

Harry Thomas
24355 Palomino Pl
Calhan, Colo 80808

CERTIFIED MAIL



7019 2280 0001 9439 0654



William Cook
+ KUKO Allen
2415 Providence Cir
Co Spqr, Colo 80909-1416

Harry Thomas
24355 Palomino Pl
Calhan, Colo 80808

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



7019 2280 0001 9439 0630



Steven D. Hannum
24316 Percheron Way
Calhan, Colo 80808-9316

Harry Thomas
24355 Palomino PL.
Calhan, CO 80808



Ronald + Betty Hall
24426 Palomino PL
Calhan, CO 80808-9315

Harry Thomas
24355 Palomino PL
Calhan, CO 80808



Patrick S. Whitley
13383 Palomino PL
Calhan, CO 80808-9312

Harry Thomas
24355 Palomino PL
Calhan, CO 80808



Lionel Rios
24410 Palomino PL
Calhan, CO 80808-9315

Harry Thomas
24355 Palomino PL
Calhan, CO 80808



Suzanne M. McNelly
651 Valle Vista
Billings, MT 59105-3025

Harry Thomas
24355 Palomino PL
Calhan, CO 80808



John + Cheri Miller
13374 Palomino PL
Calhan, CO 80808-9312

PostalAnnex+
7661 McLaughlin Rd
Falcon, CO 80831
Ph: (719)886-7447
Fax: (719)886-3299
www.postalannex.com/14015

USPS First Class Mail 5.75
Track #: 70192280000194390630
USPS First Class Mail 5.75
Track #: 70192280000194390487
USPS First Class Mail 5.75
Track #: 70192280000194390494
USPS First Class Mail 5.75
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SUBTOTAL 46.00
TAX 0.00
TOTAL 46.00
TEND Visa 46.00

Total shipments: 0
Customer: None selected
#55346
Workstation: 5 - Auxiliary POS4
CCtran# b39eebf4-fbae-4bf7-9cc4-5cdaac5c2f01
03/19/2020
02:42 PM

Signature _____

We Print, Copy and Ship.
Email your files to:
pa14015@postalannex.com
Thank you for your business
