

196 A & B

4881, 4891 Sebring were not notified. Provide proof of notification for these two neighbors as well.

Notification of Adjacent Property Owners

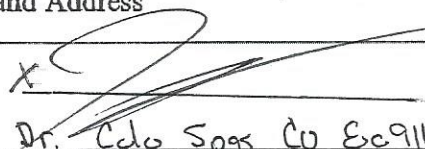
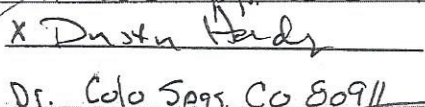
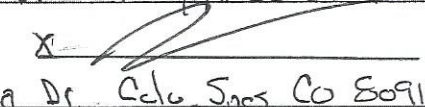
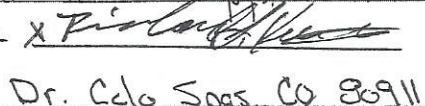
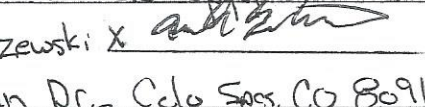
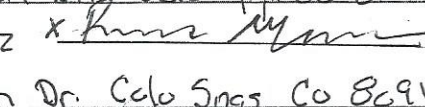
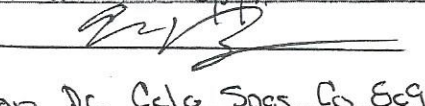
Name and Address of Petitioner(s): Kevin Zapp - Colorado Real Estate Group Inc
Dennis Blackwell - 4882 Sebring Dr. Colo Spgs Co 80911

Telephone #'s: _____

Description of Proposal: Sunroom addition at back of house located at
4882 Sebring Dr Colorado Springs Co 80911. Proposed Addition
will be beyond the Allowable 25' Setback at Approximately 18-20' From Fence.

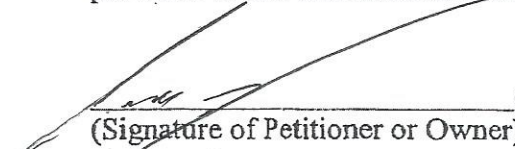
A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and 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
1 4-24-22	Yes	Joseph Hamlin x  4871 Sebring Dr. Colo Spgs. Co 80911	None
2 24 APR 2020	Yes	Dustin Hardy x  4901 Sebring Dr. Colo Spgs Co 80911	no comment
3 4/25/20	Yes	Jason Hamblly x  5689 Fantasia Dr. Colo Spgs. Co 80911	NO comment
4 24 APR 20	Yes	Szymon Korte x  4912 Sebring Dr. Colo Spgs. Co 80911	N/A
5 25 Apr 2020	5691 ←	Anthony Bruszewski x  4683 Wageman Dr. Colo Spgs. Co 80911	N/A
6 4-29-20	Yes	Ramiro Munoz x  4891 Wageman Dr. Colo Spgs. Co 80911	It's cool with me
7 4-25-20	Yes	Evan Bjorn x  4699 Wageman Dr. Colo Spgs Co 80911	✓
5		x _____ 5681 Fantasia Dr. Colo Spgs Co 80911	SEE # 5. Address is AKVA

(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 4-24-2020 date _____
 (Signature of Petitioner or Owner) (Signature of Petitioner or Owner)
 By - Kevin Zapp

176
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NOTICE TO ADJACENT PROPERTY OWNERS

This letter is being sent to you because Dennis Blackwell to whom resides at 4882 Sebring Dr. Colorado Springs, CO 80911 is proposing a land use project in El Paso County at the referenced location as stated above which is approximately 14'x26' in size and will be located in the back yard of the residence and the purpose of this land use project is to construct a sun room. This information is being provided to you prior to submittal as required by El Paso County because the scope of the project will intrude within the required setback by 5' which will in fact be 20' from the back fence rather than the 25' as per the set back rules at this location with the county of El Paso.

Please direct any questions on the proposal to the referenced contact(s)

Contact – Kevin Zapp of Colorado Real Estate Group, Inc.
3036 S. Academy Blvd. – Colorado Springs, CO 80916
(719) 650-2647

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.

Thank You,

Kevin Zapp
Colorado Real Estate Group, Inc.
(719) 650-2647