

Notice to Adjacent Property Owners

A letter of Notice to Adjacent Property Owners shall be submitted with certain land use applications. Please choose one of the following:

- a. Signed Notification of the Adjacent Property Owners (see attached)
- b. Copy of the certified letter receipts to the Adjacent Property Owners.
- c. Both

(Please refer to the attached handout showing the adjacent property owners required.)

For all Notice to Adjacent Property Owners, the following information is required:

1. Please begin your letter with the following paragraph:
"This letter is being sent to you because (Name of Owner/Applicant/Consultant) is 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:
Owner/applicant and consultant,
addresses and telephone numbers.
- ☒ 3. Site address, location, size and zoning.
- ☒ 4. Request and justification.
- ☒ 5. Existing and proposed facilities, structures, roads, etc.
- ☒ 6. Waiver requests (if applicable) and justification.
- ☒ 7. Vicinity Map showing the adjacent property owners.

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Elizabeth Marie Gibson, 8240 Piute Rd., Colorado Springs, CO 80926

Daniel Ryan Rau, 8240 Piute Rd., Colorado Springs, CO 80926

Jennifer Marie Shoemaker, 8280 Piute Rd., Colorado Springs, CO 80926

Telephone #'s: 719-314-9083, 719-314-5627, 719-314-9082

Description of Proposal: Renewal of the expired variance issued for property 8240 Piute Road, Colorado Springs, Colorado 80926.

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
12-30-18	Yes	8250 Piute Road Colorado Springs, CO 80926	
12-30-18	Yes	8250 Piute Road Colorado Springs, CO 80926	
12-30-18	Yes	8280 Piute Road Colorado Springs, CO 80926	
		Brady & Ashley Becker, Notice was sent by Certified Mail	Please See Attached.
		Cheyenne Mountain Estates MHC, LLC, Notice was sent by Certified Mail	Please See Attached.
		Lee Family Trust, Notice was sent by Certified Mail	Please See Attached.
		James & Kathryn Olson, Notice was sent by Certified Mail	Please See Attached.

(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 name 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.

Elizabeth M. Rau date 12/31/18
(Signature of Petitioner or Owner)

Dan Rau date 12-31-18
(Signature of Petitioner or Owner)

Jennifer M. Shoemaker 12/31/18

PostalAnnex+ 6006
Cheyenne Montana Shopping Center
6510-A South Academy Boulevard
Colorado Springs, CO 80906
719/576-3470 (phone)
719/576-3468 (fax)

Shipment-----

USPS First Class Mail

Ship To:

LEE FAMILY TRUST
8282 SOFT WINDS DR
CORONA, CA 92883-5980

Package ID: 332619 5.06

Tracking #: 9407110200828936536013

Certified [\$4.50]

Shipment-----

USPS First Class Mail

Ship To:

BRADY AND ASHLIE BECKER
8255 COMMANCHE RD
COLORADO SPRINGS, CO 80926-9735

Package ID: 332620 5.06

Tracking #: 9407110200828936537713

Certified [\$4.50]

Shipment-----

USPS First Class Mail

Ship To:

MHC LLC
CHEYENNE MOUNTAIN ESTATES
5005 OLD CEDAR LAKE RD S
MINNEAPOLIS, MN 55416-5194

Package ID: 332621 5.06

Tracking #: 9407110200882936520687

Certified [\$4.50]

Shipment-----

USPS First Class Mail

Ship To:

KATHY AND JIM OLSON
260 1/2 ROCK CREEK MESA RD
COLORADO SPRINGS, CO 80926-9721

Package ID: 332622 5.06

Tracking #: 9407110200793958888917

Certified [\$4.50]

Gifts 6.50 TX

Gifts 5.99 TX

SUBTOTAL 32.73

TAX

State Tax on 12.49 1.03

TOTAL 33.76

TEND Visa 33.76

Total shipments: 4

ELIZABETH GIBSON

12/31/2018

#296603

01:20 PM

Workstation: 0 - Master Workstation

CCTran#

Notice Prepared For:
Elizabeth M. Gibson
8250 Piute Road
Colorado Springs, CO 80926

Example of letter sent
to surrounding property owners.

* Notice was not sent to the property as I am the adjacent property owner. *

Notice Prepared By:
Elizabeth Marie Gibson
Daniel Ryan Rau
Jennifer Marie Shoemaker
8240 Piute Road
Colorado Springs, Colorado 80926

December 29, 2018

Re: Variance of Use

1. This letter is being sent to you because Elizabeth Marie Gibson, Daniel Ryan Rau, and Jennifer Marie Shoemaker is proposing a land use project in El Paso County at the referenced location (See # 3). This information is being provided to you prior to 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:
Elizabeth Marie Gibson
Daniel Ryan Rau
Jennifer Marie Shoemaker
8240 Piute Road
Colorado Springs, Colorado 80926
719-314-9083
Egibson1982@yahoo.com
3. Site of project is, 8240 Piute Road, Colorado Springs, Colorado 80926. It is located in the Rock Creek Mesa Subdivision off of HWY 115, near Fort Carson. The lot is 15,400 square feet, or 0.34 acres. The area is zoned F-5, Forestry and Recreation. Therefor requiring a Variance.
4. Our request is to renew the previously expired Variance in order to keep the mobile home on the property. The justification of this is that it is our home, where we reside and raise our three children.
5. On the property is an existing 1980 Westchester Mobile Home, one small metal shed, and one enclosure to store two motorcycles. County Easement alley in place. We have no new facilities proposed at this time, however we will be removing this mobile home within the next two to five years to place a new modular or build a new home.
6. No Waiver or justification request.
7. Attached is a Vicinity Map showing all adjacent property owners.

Thank you for your time.

Elizabeth Gibson, Dan Rau, & Jennifer Shoemaker

Notice Prepared For:
Jennifer Shoemaker & Tracy Curry
8280 Piute Road
Colorado Springs, CO 80926

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Example of letter sent
to surrounding property owners.

Notice Prepared By:
Elizabeth Marie Gibson
Daniel Ryan Rau
Jennifer Marie Shoemaker
8240 Piute Road
Colorado Springs, Colorado 80926

December 29, 2018

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Thank you for your time.

Elizabeth Gibson, Dan Rau, & Jennifer Shoemaker