

1) This letter is being sent to you because Chad Beaudin 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 opportunity to respond to 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:

Chad or Sarah Beaudin  
719-266-3929 (call or text)  
[Chad@TheBeaudins.com](mailto:Chad@TheBeaudins.com)

3) Site address, location, size and zoning  
14330 Chalet Ln, Elbert CO, 80106  
~1400 sq ft Mother in law Cottage  
Zoning RR-5

4) Request and Justification

We are requesting to build a cottage for our parents who require a higher level of care. My mother is a fall hazard with existing health conditions. While she is still self sufficient, she requires regular assistance with normal activities.

In addition my father had a major stroke this summer, and requires daily assistance.

In an effort to maintain their dignity in living independently, we must also have close and easy access for daily assistance. To this end we desire to provide a place where they can live independently, but where we can still provide daily care as needed.

5) Please see attached plot plan for location of proposed mother-in-law cottage.

6) Waiver request

Waiver is being requested for permanent habitation of an additional dwelling unit to be built on our property.

7) Vicinity map showing the adjacent property owners

Please find the attached parcel map showing our property. Eastwood subdivision, lot 20 (circled) #4

## Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Chad Beaudin  
14330 chalet ln, Elbert, CO

Telephone #'s: 719-266-3924

Description of Proposal: permanent habitation of mother-in-law cottage to be built on property (see diagram)

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
10/2	Yes	Blake Leyland 14440 Chalet Ln Elbert, CO 80106	
10/2	Yes	Grhl 14355 Rankin Rd, Elbert, CO 80106	Greg & Donna
5 Oct 21	Yes	Douglas Murphy 14335 Chalet Lane Elbert 80106	
10/5/21	Yes	Shawn E. Richardson 14445 Chalet Lane Elbert 80106	
10/5/21	Yes	Mark A. W 14290 CHALETLN, Elbert, CO 80106	

(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.

Chad Beaudin date 10/9/21  
 (Signature of Petitioner or Owner)

\_\_\_\_\_ date \_\_\_\_\_  
 (Signature of Petitioner or Owner)



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 Elbert CO  
 City, State, ZIP+4®  
 80100

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

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Sent To  
 Mike + Karen  
 Street and Apt. No., or PO Box No.  
 14295 Chalet Ln.  
 City, State, ZIP+4®  
 Elbert, CO 80100

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7020 3160 0000 0347 5127