

July 18, 2023

Dear Adjacent Property Owner:

This letter is being sent to you because Happy Landing Drive LLC is proposing a variance from dimensional standards in El Paso County for property known as Lot 1 Happyland Estates Filing No 1 and located at 16735 Happy Land Drive. 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). 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 with for, against, or expressing no opinion in writing or in person at the public hearing for this proposal.

For questions specific to the project, please contact:

John Fornander  
Terra Nova Engineering  
721 S. 23<sup>rd</sup> Street  
Colorado Springs, CO 80904  
719-635-6422 – Phone  
john@tnesinc.com

Request/Justification: The request to the County is for the following:

- 1) A variance from dimensional standards for a private ice rink on a lot zoned RR-5 located at 16735 Happy Land Drive.

Location	16735 Happy Land Drive
Size:	17.36 Acres
Current Zoning	RR-5
Proposal	A variance from dimensional standards for a private ice rink on a lot zoned RR-5. Access will be obtained from an existing private drive. There is an existing barn located on this lot which will be removed. A private residence and ice rink are proposed.

Adjacent Owners:

**A-** Aspen Willow Estates

1480 E Higby Road  
Monument, CO 80132

**B-** Taylor, Josiah & Diane

16710 Happy Landing Drive  
Monument, CO 80132

**C-** Douglas, Robin

16635 Happy Landing Drive  
Monument, CO 80132

**D-** Transition Homes LLC

4360 Montebello Drive #400  
Colorado Springs, CO 80918

**E-** Crisler, Steven

16755 Happy Landing Drive  
Monument, CO 80132

**F-** Town of Monument

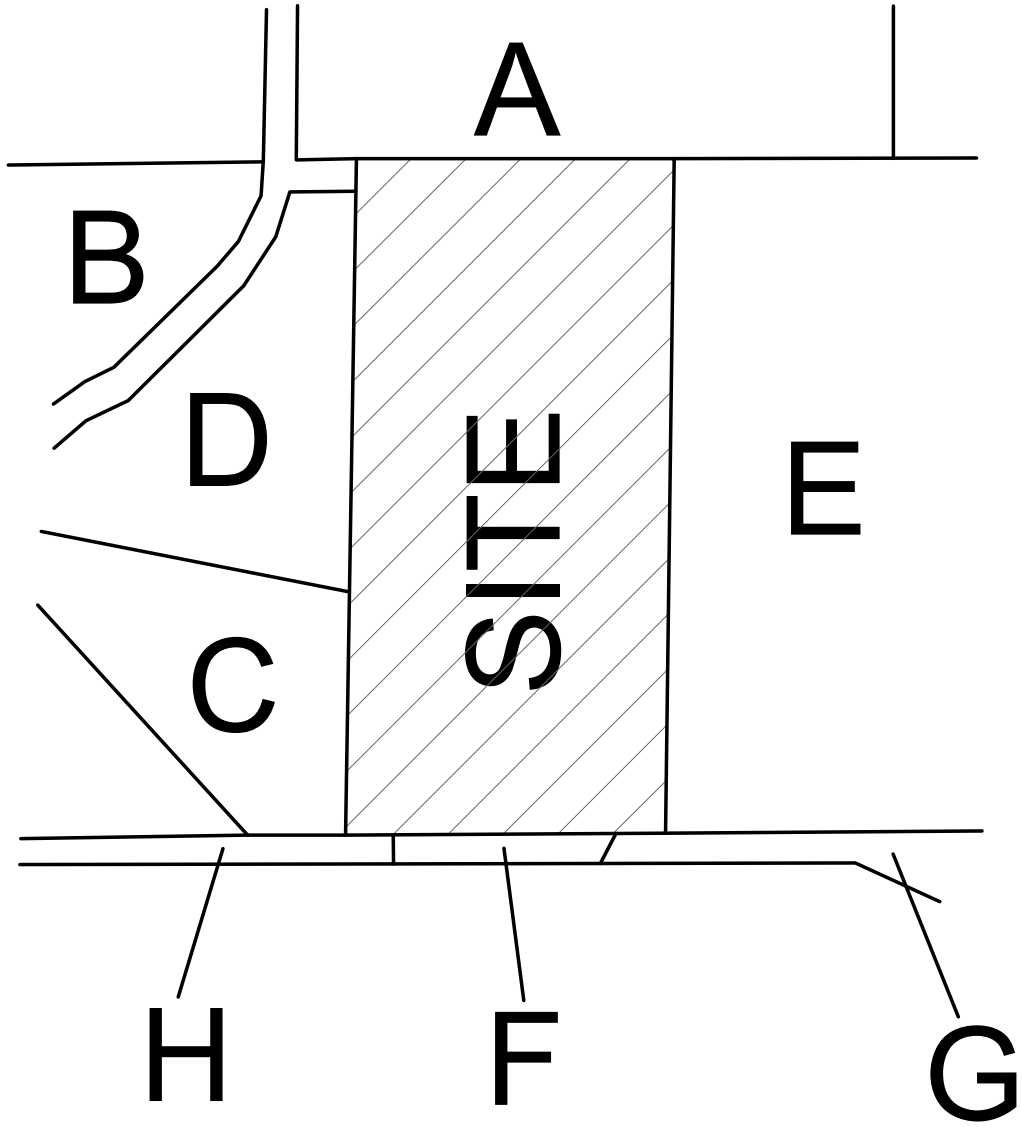
645 Beacon Lite Road  
Monument, CO 80132

**G-** Town of Monument

645 Beacon Lite Road  
Monument, CO 80132

**H-** Town of Monument

645 Beacon Lite Road  
Monument, CO 80132



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Postage	\$0.66
Total Postage and Fees	\$5.01

Sent To: Taylor, Josiah & Diane  
Street and Apt. No., or PO Box No.: 16719 Happy Landing Drive  
City, State, ZIP+4®: Monument, CO 80132

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



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Sent To: Transition Homes LLC  
Street and Apt. No., or PO Box No.: 4560 Montebello Drive #400  
City, State, ZIP+4®: Colorado Springs, CO 80918

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Street and Apt. No., or PO Box No. 16635 Happy Landing Drive  
City, State, ZIP+4® Monument, CO 80132  
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