

Adjacent Property Owner Notification

The adjacent property owners include:

1. Jason Huber: 9535 TEE BOX CT COLORADO SPRINGS CO, 80925-9523
2. Jack Myers: 9515 TEE BOX CT COLORADO SPRINGS CO, 80925-9523
3. Rory Travis: 7495 SAND TRAP DR COLORADO SPRINGS CO, 80925-9522
4. Craig Hesel: 9550 PEACEFUL VALLEY RD
5. Morley Companies Family: PO BOX 75568 COLORADO SPRINGS CO, 80970-5568

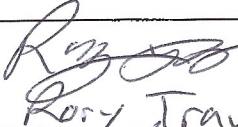

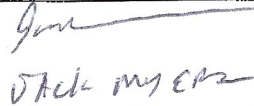
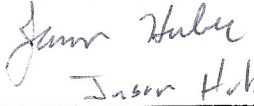
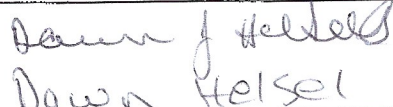
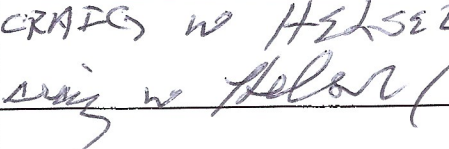
Signatures were obtained from adjacent property owners 1-4. Certified mail was also sent for all 5 of the above listed property owners. Please see the attached signatures, letter that was sent, as well as the certified mail stubs.

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Chad Minging
9530 Peaceful Valley Rd
Colorado Springs, CO 80925
 Telephone #'s: (719) 306-2409
 Description of Proposal: Small Less than 750 sq ft accessory residence
west side of lot.


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
24 JUN 2022	Yes	 7495 Sand Trap Dr Colorado Springs, CO 80925 Rory Travis	N/A
24 JUNE 2022	YES	 7495 SANDTRAP DR CO SPRINGS, CO 80925 TINA TRAVIS	N/A
25 June 2022	YER	 9515 Teebox Ct CO Spring Co 80925 7196614304 Jack Meyer	N/A
6-21-2022	YES	 9535 TeeBox Colo Spgs CO 80925 Jason Huber	N/A
1 July 22	yes	 9550 Peaceful Valley COLO SPRING 80925 Dawn Helzel	N/A
1 JULY	YES	 9550 PEACEFUL VALLEY RD Dawn Helzel	N/A

(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 7-1-22
 (Signature of Petitioner or Owner)

date _____
 (Signature of Petitioner or Owner)

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- | | |
|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

Postage

\$

Total Postage and Fees

\$

Sent To **Morley Companies Family**

Street and Apt. No., or PO Box No. **PO Box 75568**

City, State, ZIP+4® **Colorado Springs, CO 80970**



PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 2720 0002 4412 1298

Notice to Adjacent Property Owners

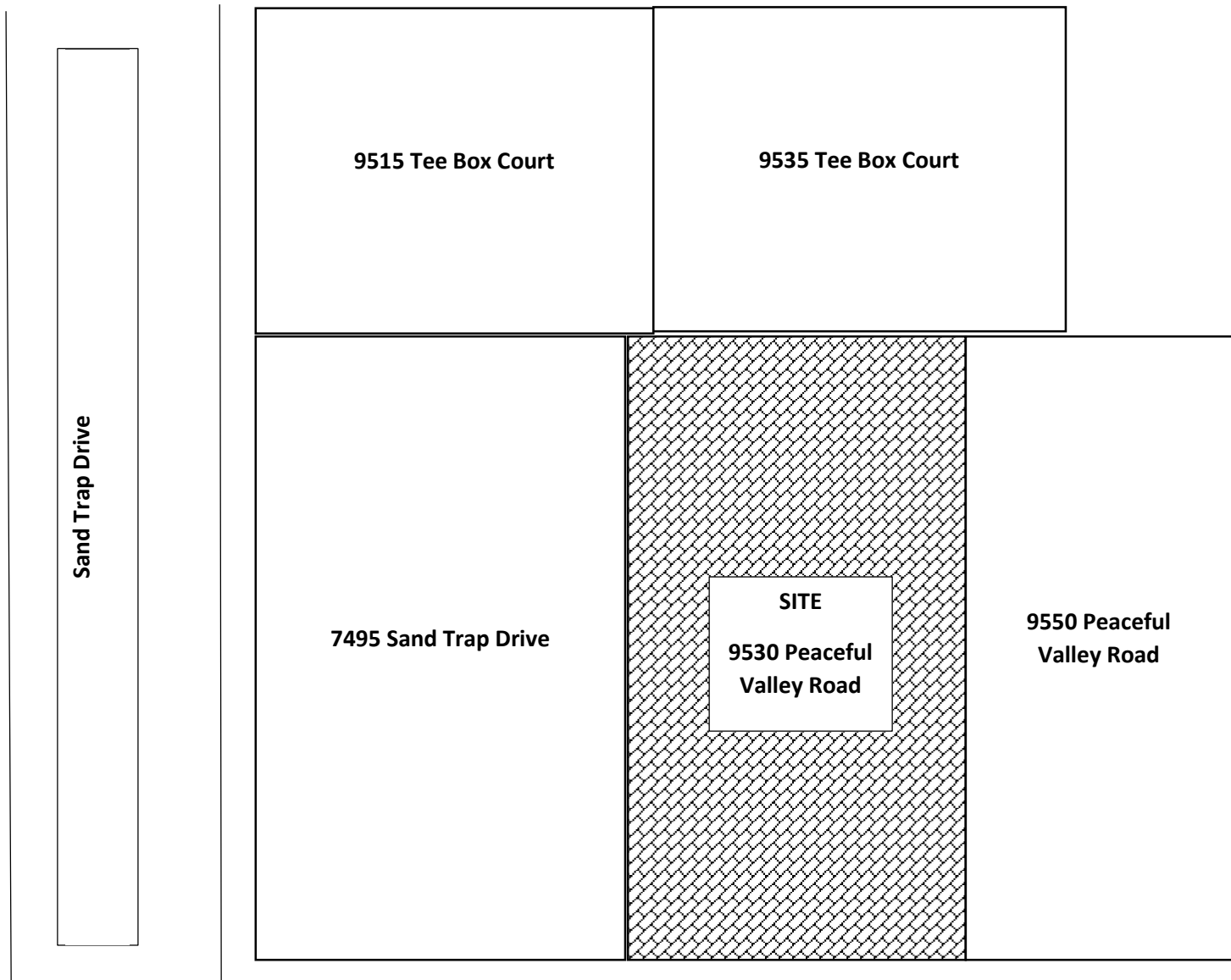
June 24, 2022

- 1.) This letter is being sent to you because (Chad Mininger) 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 option in writing or in person at the public hearing for this proposal.
- 2.) For questions specific to this project, please contact:
Owner / Applicant:
Chad Mininger
9530 Peaceful Valley Rd.
Colorado Springs, CO. 80925
Phone: (719) 306-2409
- 3.) Peaceful Valley Parcel #5522008004
9530 Peaceful Valley Road
Colorado Springs, CO. 80925
Lot #6, Peaceful Valley County Club Estates Filing No. #1 .59AC 196.95 x 130.00 RR-0.5
El Paso County, Colorado According to the plat thereof recorded in plat book x-2 at Page 55
This site is located east of the intersection of Peaceful Valley Road and Marksheffel Road. The area included within the final plat is .59 acres in size.
- 4.) I am hereby request use and authorization of an accessory residence on the westside of the property listed above, which will be less than 750 sq. ft.
- 5.) This site is presently occupied under Lot #6 Described above currently a ranch style single family residence 2778 sq. ft. with an attached 3 – car garage, gated driveway access directly off Peaceful Valley Road, Zoned RR-0.5 Utilities are available and already in use / connected to the property. Water / Sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District. There will be no additional impact on existing roadways in the area.
- 6.) Waiver Requests and Justification (if applicable)
No waivers are being requested at this time.
- 7.) See attached vicinity map showing the adjacent property owners.

Respectfully,
Chad Mininger
Phone: (719) 306-2409

Notice to Adjacent Property Owners

June 24, 2022



Peaceful Valley Road

S. Marksheffel Road (Empty / Vacant Field)