

NOTICE TO ADJACENT PROPERTY OWNERS

October 3, 2018

This letter is being sent to you because Lois M Koeppen/property owner, Cris Clothier/General Contractor, are proposing a land use project in El Paso County at 6035 Sioux Trail, Chipita Park, Co. 80809 , .042 acres, single family dwelling, zoned R-T. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced Lois M Koeppen residing at 6035 Sioux Tr. , Chipita Park Co. , 80809 (316) 259-7352, or Cris Clothier at PO box 62 Cascade Co., 80809 (719) 641-6541. 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.

We are requesting two front setback variances of 17'-6" where 25' is required and a 15' where 25' is required. We believe the second to be a side set back, which we meet but don't want any confusion in the future. We are wanting to put a 10'x22' addition on the south end of the house. The addition will meet all other setbacks. This will not impede on your property or effect drainage or have any other adverse effects on any adjoining properties

9605
The Hawk Tail

Payne, Robert & Mary A.
3615 S 99th Ave - Omaha NE.
Tax # 83161-03-015

015

Annand, Katherine B.
341 63rd St - Virginia Beach, Va
Tax # 83161-03-009

009

Planning Dept. Approval is significant upon concurrence with all applicable notices on the referenced site.
Prior to the execution of any permit, plans must be granted by the El Paso County Board of Transportation.
Divergence or changes of any description by the El Paso County Board of Transportation.

APPROVED
El Paso County Board of Transportation
Approved
7/12/09
7/22/09
7/22/09

9640 Mt. Rd.
009
83161-03-014

011
Lowrey, David C + Marcia L.
6035 Sioux Falls - Cascade Colo.
Tax # 83161-03-011

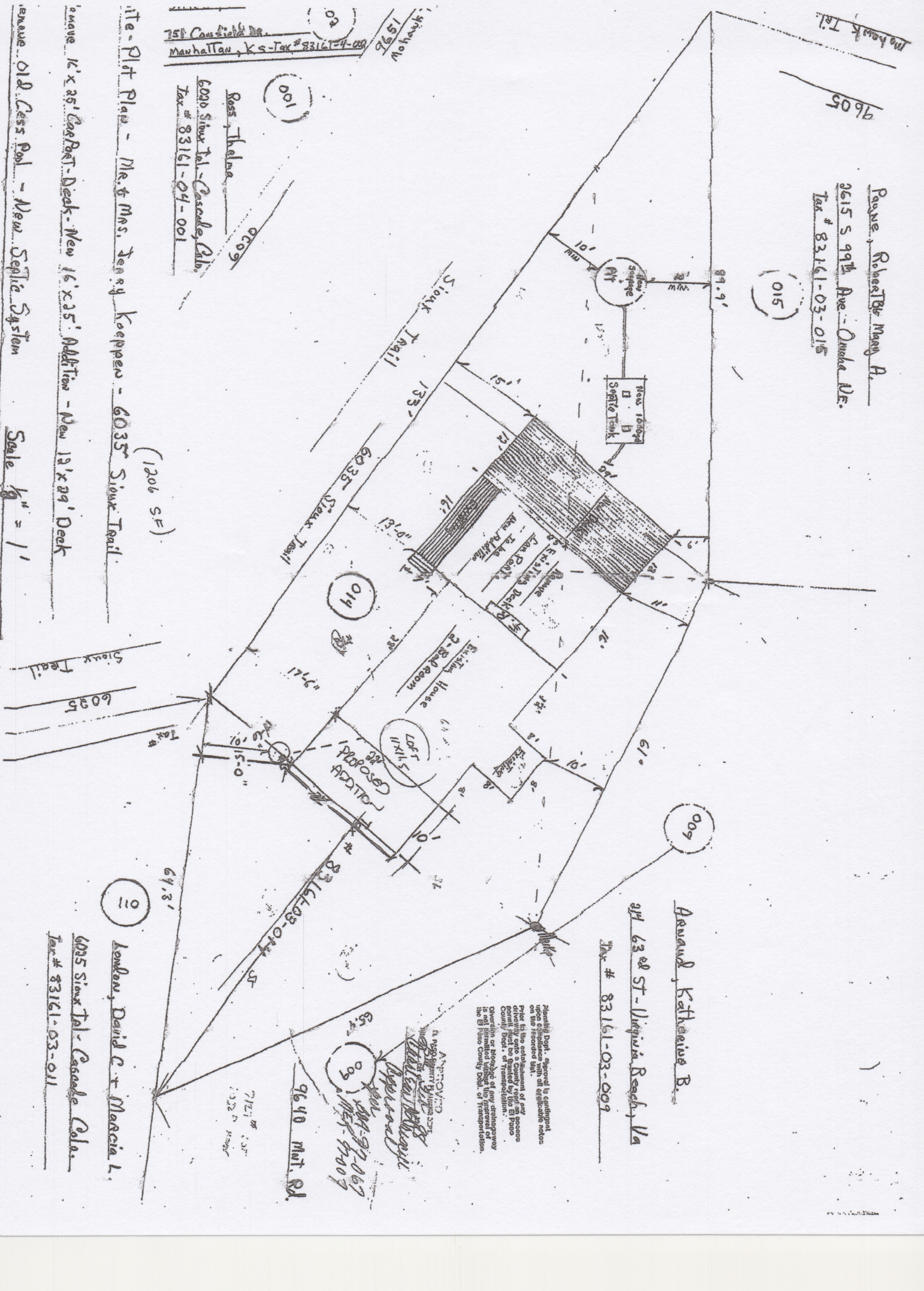
751 Confield Dr.
Manhattan, KS - Tax # 83161-04-008
1597
987

001
Ross, Thelma
6030 Sioux Falls - Cascade, Colo.
Tax # 83161-04-001

Site-Plat Plan - Mr. & Mrs. Terry Koepfen - 6035 Sioux Falls (1206 SF)

Remove 16' x 35' Deck Part - Deck - New 16' x 35' Addition - New 19' x 29' Deck

Remove Old Cess Pool - New Septic System
Scale 1/8" = 1'



7015 0640 0007 9219 0456

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OMAHA, NE 68124

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Sent To: **ROBERT PAYNE**
 Street and Apt. No., or PO Box No.: **2615 S 99TH AVE**
 City, State, ZIP+4®: **OMAHA NE 68124 1515**

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

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ALEXANDRIA, VA 22314

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Sent To: **IRINAUD JOAN**
 Street and Apt. No., or PO Box No.: **510 KING ST**
 City, State, ZIP+4®: **ALEXANDRIA VA 22314 3184**

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

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COLORADO SPRINGS, CO 80906

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Sent To: **DAVE LONDON**
 Street and Apt. No., or PO Box No.: **3003 SPRINGMOUNT PK**
 City, State, ZIP+4®: **COLORADO SPRINGS CO 80906**

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CASCADE, CO 80809

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To: **ELIZABETH WIELAND**
 Street and Apt. No., or PO Box No.: **GOLD JEWEL**
 City, State, ZIP+4®: **CASCADE CO 80809**

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