

## 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

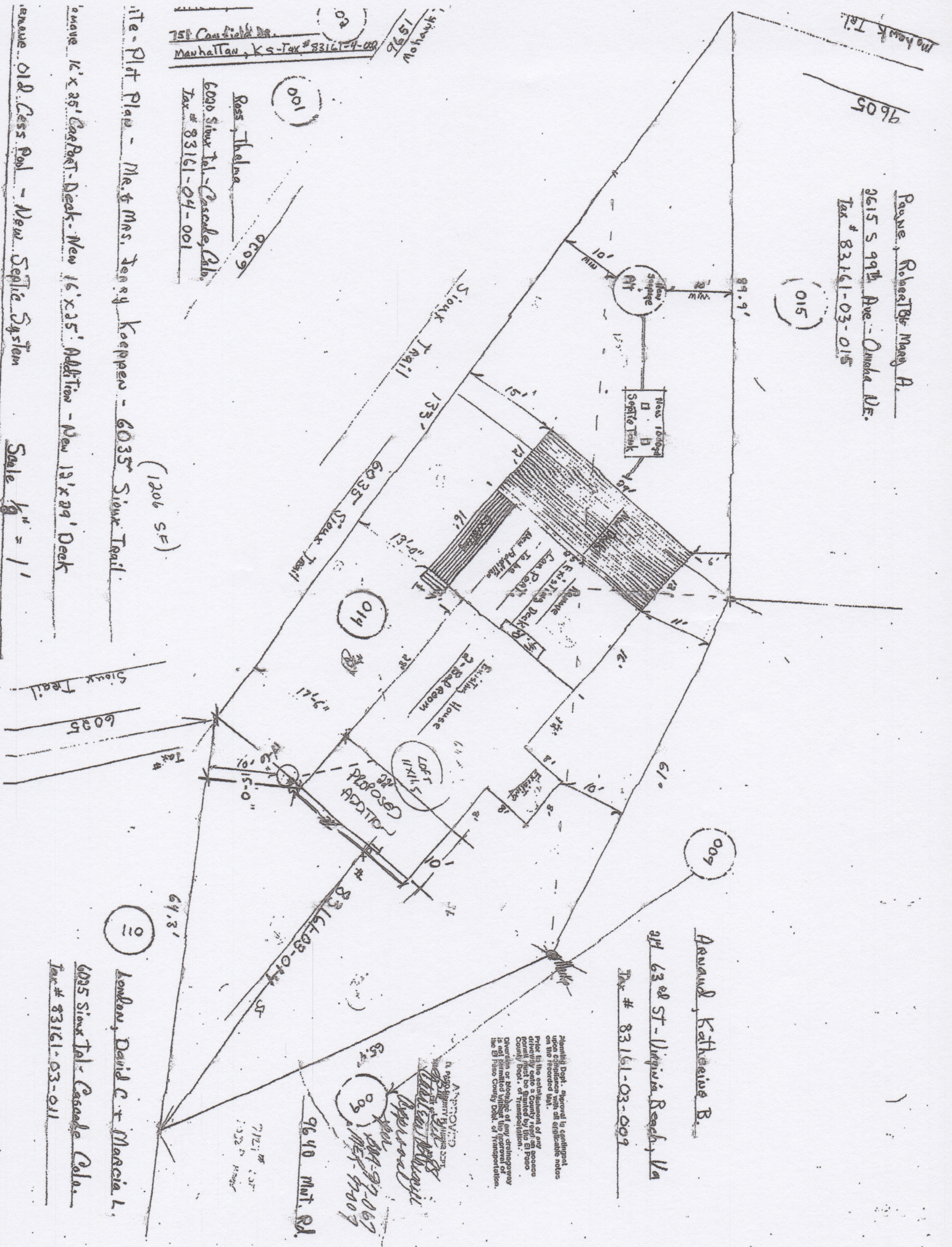
751 Confield Dr.  
Manhattan, KS - Tax # 83161-9-000  
Shirley W  
1997

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

Site- Plat Plan - Mr. & Mrs. Terry Koepfen - 6035 Sioux Tail.  
(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'



009

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

011

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

APPROVED  
The City of  
Manhattan, Kansas  
Department of Planning  
Approved  
Date: 04-27-07  
Tel: 785-773-067  
Fax: 785-773-009

Planning Dept. Approval is significant upon concurrence with all applicable notices on the referenced site.  
Prior to the execution of any project, all necessary permits 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.

9640 Mt. Rd.



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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To: **ROBERT PAYNE**  
 Street and Apt. No., or PO Box No.: **2615 J 9TH AVE**  
 City, State, ZIP+4®: **OMAHA NE 68124 1515**

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

Address incorrect, please refer to assessor's website as discussed.

7015 0640 0007 9219 0470

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**CDLORADO SPRINGS, CO 80906**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95

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

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

Parcel numbers 8316104002 and 8316101027 missing notification

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**ALEXANDRIA, VA 22314**

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

Sent To: **BERNARD 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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**CASCADE, CO 80809**

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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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 WIZARD**  
 Street and Apt. No., or PO Box No.: **6020 JEWELL**  
 City, State, ZIP+4®: **CASCADE CO 80809**

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

needs to be addressed to all owner names listed on assessor's website