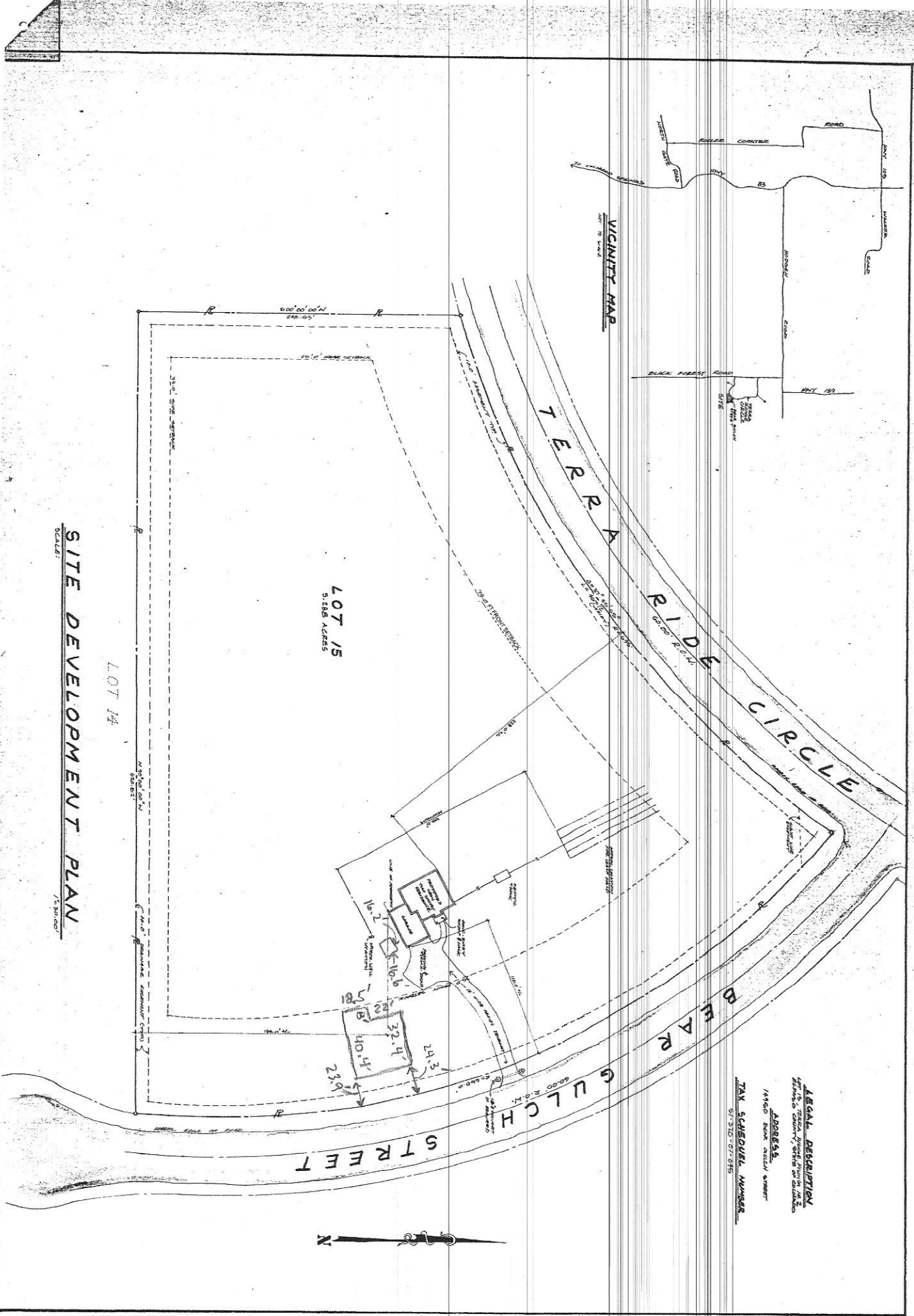


## Notice to Adjacent Property Owners

1. This notice is being sent to you because Steven R King II 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 contacts(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, or against or expressing an opinion in writing or in person at the public hearing for this proposal.
2. For questions specific to this project, please contact:  

Steven R King II  
14950 Bear Gulch St  
Colorado Springs, CO 80908  
(719) 466-7964
3. Site address: 14950 Bear Gulch, Location: Lot 15 Terra Ridge Filing #2, Size: 5.28 acres, Zoning RR-5.
4. Request and Justification: Requesting administrative relief from County front yard set back requirement of 25' from property boundary for zoning area RR-5. The existing detached garage was built relying on the current Site Development Plan providing for a 60' Right-of-Way (RoW) plus the county set back requirement for zoning area RR-5. The existing paved road is not in the center of the RoW. Measurements taken from the centerline of Bear Gulch Street were off the mark by the amount the existing road is from the centerline of the ROW, approximately 13". Administrative relief is possible when the request is within 20% of the standard. This request is within 20% of the 25' standard therefore eligible for administrative relief.
5. Existing facilities, structures, roads, etc: See Attached "Site Development Plan"
6. Vicinity Map showing the adjacent property owners: See Attached "Site Development Plan"



**SITE DEVELOPMENT PLAN**

SCALE: 1/8" = 1'-0"

LOT 14

LOT 15  
5,286 ACRES

STREET

GULCH

BEAR

**LEGAL DESCRIPTION**  
 1/4 AC. BEAR GULCH TRACT  
 ADDRESS:  
 TAX SCHEDULE NUMBER:  
 W/ 310-01-345

**VICINITY MAP**

BLACK FOREST ROAD  
 HWY 150



DRAWING BY  
R. ROBERTSON

SITE  
DEVELOPMENT  
PLAN

A PROPERTY NEW BELONGS FOR:  
THE GALINEZ'S



Ray Gilman  
 Director  
 City of Times Square  
 1771 4th Street  
 10014-2550

REVISIONS DATE



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 Street and Apt. No., or PO Box No. 14925 BEAR GULCH ST  
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

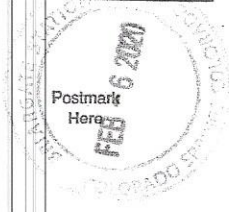
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Sent To DAN CARUANA  
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