

4445 Hagerman Ave, Cascade, El Paso County, CO, 80809

aka *Eastholme of the Rockies Bed & Breakfast*

719-896-4458



April 6, 2017

Sample Copy of Letter to Adjacent Property Owners

Dear

This letter is being sent to you because Susan and Kevin Taylor are applying to restore the Special Use Permit, from El Paso County, to the Eastholme of the Rockies Bed and Breakfast, located at 4445 Hagerman Ave, Cascade, CO. This information is being provided to you prior to submittal with the county. Please direct any questions on the proposal to us at this address. 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 for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Questions specific to this project, please contact

Susan or Kevin Taylor PO Box 39/4445 Hagerman Ave, Cascade CO 80809 719-896-4458

The property is located at the southeast corner of Hagerman and Topeka on a 0.57 acre lot which is zoned R-T.

Our family are the new owners of the property known as Eastholme of the Rockies Bed & Breakfast, located at 4445 Hagerman Ave, Cascade (located at the southeast corner of Topeka and Hagerman). Our goal is to restore this glorious historical beauty to it's original use and welcome visitors from near and far to enjoy Cascade, Colorado, the mountains, the views and a delicious gourmet breakfast.

Our goal as stated above is to return this property to it's proud history dating back to 1885 (over 130 years ago) of welcoming travelers to the Ute Pass area. While researching the history I discovered that I was born in the same small town in upstate New York as Eliza Marriott Hewlett, the woman who built the inn back in the mid 1880's.

The property previously had a special use permit to run as a bed and breakfast until it lapsed during possession by Great Western Bank. The property was listed on the National Register of Historic Places on September 25, 1998, and with the State Historic Preservation Office on September 18, 1998. On these applications the property is listed as Historic Function: Domestic/Hotel and Current Function: Domestic Hotel. According to the application to the National Registry

- > "Most of the **guest rooms** have their original room numbers on them..."
- > "The full-width porch with balcony is a character-defining feature of this **lodging** facility..."
- > "This building [the 2BR cottage] is believed to have been constructed in the 1920s to **serve guests**"

The property's Wikipedia page states:

- > "The building, designed after **elegant eastern hotels**, had eight gables. When the railway was established through Ute Pass, there was an increase in tourism in the area and development of large resort hotels. **Eastholme is the only remaining summer resort building in Cascade.**"

This request for the special use permit is based off this property's long proud history. Eastholme's history of hospitality from 1885 until the lapse when the property was bank owned. We look forward to this property's return to being an asset to the tourism needs of the Ute Pass area. The property has 10 bedrooms (including the two cottages), we intend for 8 bedrooms to be utilized for bed and breakfast guests and the other two to be where our family resides.

While we intend to restore the property's beauty, we do not plan to add any structures to the property. The renovation would include no additional buildings. It is anticipated that the construction projects will be completed in 2017. The property is 0.57 acres and includes a small lot across Hagerman Ave to accommodate parking.

Thank you for your consideration.

Sincerely

Susan A. Taylor
April 6, 2017

Kevin G. Taylor

Notification of Adjacent Property Owners

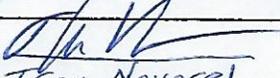
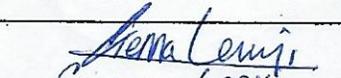
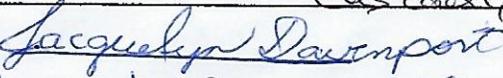
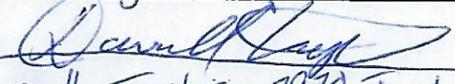
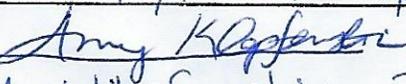
Name and Address of Petitioner(s): Susan & Kevin Taylor
4445 Hagerman Ave
Cascade Co 80809

Telephone #'s: _____

Description of Proposal: Return property to Bed & Breakfast usage
as it has been since 1885

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.

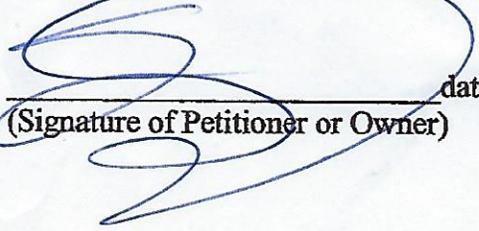
The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
4/5/17	yes	 Troy Novosel 1990 N. Topeka Ave Cascade Co 80809	So excited to see a piece of Cascade history return!
4/6/17	yes	 Patricia Leute 7915 N. Topeka Ave Cascade Co 80809	Nice people. Happy to have it open again
4/7/17	yes	Dustin Guthrie Spots Spots 8005 N. Topeka Ave Cascade, Co 80809	Excited to see it open again!
4/7/17	yes	Debra F. Reynolds 4650 Hagerman Ave 4425 Cascade, Co 80809	Happy to see them reopen it!
4/8/17	yes	 Jacquelyn Davenport 4530 Hagerman	plead to have you around! Good luck!
4/9/17	yes	 Darrell Taylor 1970 Topeka Ave	
4/8/17	yes	 Amy Klopfenstein 7890 Severy Ave	
4/10/17		 QUENTIN PERAMUS Cascade Fire Protection District	

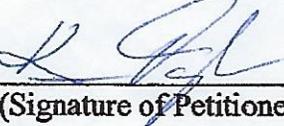
(For additional space, attach a separate sheet of paper)

8010 Severy Ave

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.


 (Signature of Petitioner or Owner)

date 4/5/17


 (Signature of Petitioner or Owner)

date 4/5/17

El Paso County Assessor's Office

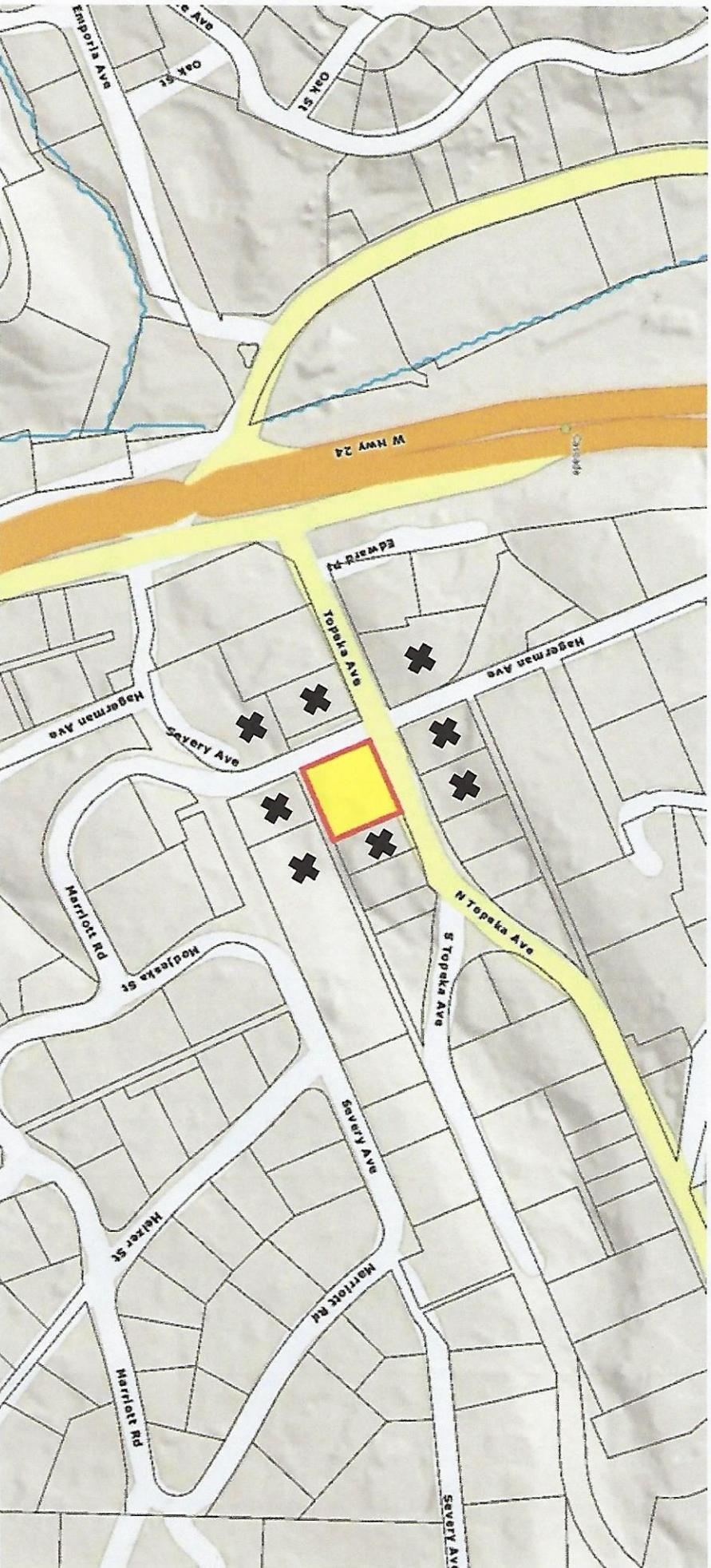
4445 HAGERMAN AVE

SCHEDULE: 8326202004

OWNER: GREAT WESTERN BANK

C/O SBS DEPT

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Properties requiring notification