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McGrady and Associates
James McGrady
2810 Andromeda Drive
Colorado Springs, CO 80906
719-494-3782 Mobile

January 10, 2017

RE: Notice to Adjacent Property Owners 13975 Highway 83 (Dr. and Mrs. Chung Owners)

This letter is being sent to you because Dr. and Mrs. Chung as applicant, and James McGrady as Project Coordinator, is proposing a land use project in El Paso County at 13975 Highway 83, Colorado Springs, CO, Schedule Number 6203000004. The parcel is further described as being located in the Southeast Quarter of Section 3, Township 12 South, Range 66 West, of the 6th P.M. This information is being provided to you, prior to a submittal with the County. Please direct any questions on the proposal to:

James McGrady (Project Coordinator) 2810 Andromeda Drive Colorado Springs, CO. 80906 719-494-3782 Mobile jmcgrady@comcast.net

OR

Mrs. Leisle Chung (Owner) lchung@vanguardskin.com

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.

The owner of this parcel is proposing to build a second home on the above described 35 acre parcel, that is currently zoned RR-5. Under an RR-5 zoning designation the maximum size of a second home is 1,500 square feet. In order to construct a second home larger than 1,500 square feet, which the owners would like to do, a variance of use is required. The proposed home will utilize the existing well, as permitted under Well Permit Number 212373. This well allows for ordinary household uses in up to three single family dwellings, the watering of domestic animals and the irrigation of not more than one acre of home gardens and lawns. Wastewater disposal will be done through an individual septic tank and absorption leach field. Other Utilities on site include gas,

electric and telephone. Access to the site will be along an existing driveway that serves several existing residences in the area. It is the owner's intent not to seek any variances related to setbacks and/or the height of the home.

The attached vicinity map (Exhibit A) shows the approximate location of the parcel and the proposed location of the above described second home.

Please return the attached form utilizing the enclosed self addressed stamped envelope and provide comments, if any, regarding the above described project.

Yours Truly,

James McGrady President McGrady and Associates 719-494-3782

Exhibit B

Petitioners

Dr. and Mrs. Vinh Chung 13975 Highway 83 Colorado Springs, CO 80921 lchung@vanguardskin.com

Project Coordinator for Petitioners

James McGrady 2810 Andromeda Drive Colorado Springs, CO 80906 jmcgrady@comcast.net 719-494-3782

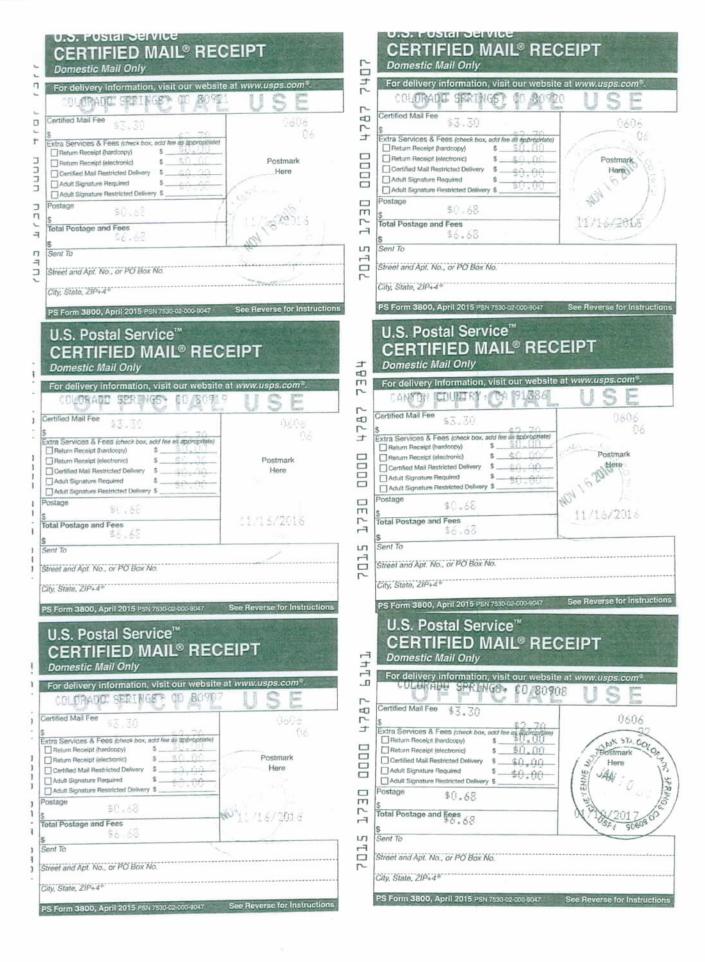
Description of Project:

Variance of Use RR-5 to allow the construction of a second home greater than 1,500 square feet in size on a parcel of land located at 13975 Highway 83.

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

Date:
Owner
YES
NO
Name and Address

Comments		
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Signature		



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