

## Notice to Adjacent Property Owners

1. This letter is being sent to you because Phil and Ivonne Strevett are 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 contact(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, against, or expressing no opinion in writing or in person at the public hearing for this proposal.
  2. For questions specific to this project, please contact the Applicant, Phil or Ivonne Strevett, 16078 Spencer Road West, Peyton, CO 80831, (719) 749-2982.
  3. Site address is: 16078 Spencer Road West, Peyton, CO 80831, 20 acres, zoned A-35.
  4. We'd like to utilize two buildings for our dog/training breeding business. One building is 153 ft and the other is 177 ft. from the west property line. We are requesting an Administrative Relief for a 20% reduction of the 200 ft property line setback requirement.
  5. Existing facilities on the property include the residence with attached garage and five outbuildings.
  6. No waivers are required outside of the Administrative Relief.
  7. A Vicinity Map showing the adjacent property owners is attached.
-

mailing address  
12103  
Kaufman Pt  
Peyton, CO  
80831

Charles Turner  
15975 McCara Ct  
Peyton, CO  
80831

McCara -  
Brian D +  
Susanne  
Reinwald  
116035  
McCara Ct  
Peyton, CO  
80831

Harold M. Jr +  
Arlene M. Cool  
116095  
McCara Ct  
Peyton,  
CO  
80831

David R  
Hoffman  
116155 McCara  
Ct  
Peyton, CO  
80831

mailing  
address  
→ 7615  
Blue Gill Dr  
Peyton, CO  
80831

Joshua D  
Christian  
15819 Spencer Rd  
Peyton, CO  
80831

Phil + Ivonne  
Strevett  
116078 Spencer Rd  
W  
Peyton, CO 80831

William +  
Vicky  
Martin  
116150  
Spencer  
Rd  
Peyton,  
CO  
80831

W Spencer Rd

Signed  
notification  
sheet →

Scott C + Wanda G  
Workman  
10427 Elbert Rd  
Peyton, CO 80831

Robert L + Kristyl  
Shunk  
116075 Spencer Rd  
Peyton, CO 80831

**NOTIFICATION TO ADJACENT PROPERTY OWNERS**

Name, Address and Telephone Numbers of Petitioner(s):

Phil and Ivonne Strevett  
 16078 Spencer Road West  
 Peyton, CO 80831  
 (719)-749-2982

Description of Proposal: We propose to convert two of our existing buildings into a dog breeding/training facility. The buildings are located on the west of the property. We will request an administrative relief for a 20% reduction of the 200 ft property setback requirement.

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/no)	NAME AND ADDRESS (with signature)	COMMENTS
		Charles Turner 15975 McCara Ct Peyton, CO 80831	
		Brian & Susanne Reinwald 16035 E McCara Ct Peyton, CO 80831	
9/26/19	yes	Harold M Jr & Arlene Cool 16095 McCara Ct Peyton, CO 80831	
		David Hoffman 16155 McCara Ct Peyton, CO 80831	
		William & Vicky Martin 16150 Spencer Rd Peyton, Co 80831	
		Robert L & Kristy L Shunk 16075 Spencer Rd Peyton, CO 80831	
1/26/19	yes	Scott C & Wanda Workman 10427 Elbert Rd Peyton, CO 80831	
		Joshua D Christian 15819 Spencer Rd Peyton, CO 80831	

Above are the signatures of the adjacent property owners who own the property described after their names. I hereby acknowledge that the information provided within this notification is correct.

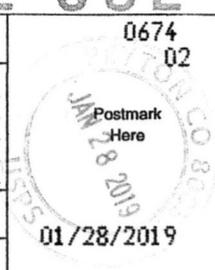
Phil Strevett date: 1/26/19
Ivonne Strevett date: 1/26/19  
 (Signature of Petitioner or Owner) (Signature of Petitioner or Owner)

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PEYTON, CO 80831

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	02
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<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	\$0.55	01/28/2019
Total Postage and Fees	\$4.05	
Sent To <u>Charles Turner</u> Street and Apt. No., or PO Box No. <u>12103 Kaufman Pt</u> City, State, ZIP+4® <u>Peyton, CO 80831</u>		

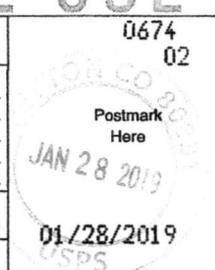
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	\$0.55	01/28/2019
Total Postage and Fees	\$4.05	
Sent To <u>David R. Hoffman</u> Street and Apt. No., or PO Box No. <u>7615 Blue Gill Dr</u> City, State, ZIP+4® <u>Peyton, CO 80831</u>		

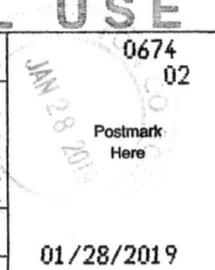
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Postage	\$0.55	01/28/2019
Total Postage and Fees	\$4.05	
Sent To <u>Brian D. + Susanne Reinwald</u> Street and Apt. No., or PO Box No. <u>11635 E McClara Ct</u> City, State, ZIP+4® <u>Peyton, CO 80831</u>		

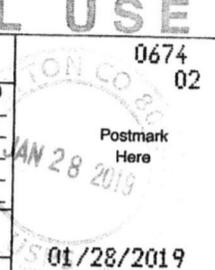
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Postage	\$0.55	01/28/2019
Total Postage and Fees	\$4.05	
Sent To <u>William + Vicki Martin</u> Street and Apt. No., or PO Box No. <u>11635 Spencer Rd</u> City, State, ZIP+4® <u>Peyton, CO 80831</u>		

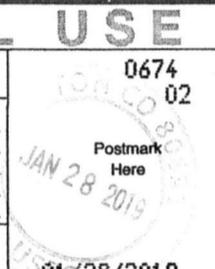
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Sent To <u>Harold M Jr + Arlene Cool</u> Street and Apt. No., or PO Box No. <u>11695 McClara Ct</u> City, State, ZIP+4® <u>Peyton, CO 80831</u>		

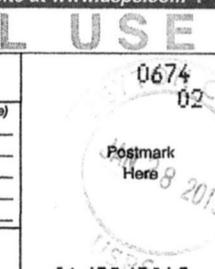
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Postage	\$0.55
Total Postage and Fees	\$4.05

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JAN 28 2019  
01/28/2019

Sent To Joshua D. Christian  
Street and Apt. No. or PO Box No. 1519 Spencer Rd  
City, State, ZIP+4® Peyton, CO 80831

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