

September 21, 2023

**RE: 2725 Akers Drive (Lot 7, Akers Acres Subdivision No. 1)**

Adjacent Property Owner,

This letter is being sent to you because Baseline Engineering Corporation, on behalf of Seder Investment LLC, is proposing a land use project in El Paso County at the referenced location (see attached vicinity map). 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 below. 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 and Community Development 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 at the public hearing for this proposal.

For questions specific to this project, please contact:

Baseline Engineering Corp.  
Attn.: Steve Baggs, P.E.  
719-531-6200  
[Steven.Baggs@baselineengineeringcorp.com](mailto:Steven.Baggs@baselineengineeringcorp.com)

El Paso County Planning and Community Development  
Attn.: Ashlyn Mathy, Planner I  
719-520-6300 | 719-520 6447  
[ashlynmathy2@elpasoco.com](mailto:ashlynmathy2@elpasoco.com)

The site at 2725 Akers Drive is currently a single lot consisting of 9.37 acres. The site is a former asphalt shingle recycling operation that has ceased operations. Currently the asphalt shingle stockpiles are being removed from the site. The site is zoned M CAD-O and that will remain unchanged.

This request is to subdivide the single lot into two lots with the existing building to remain on one lot and a possible RV/Boat Storage use on the other lot. Development of the site is not part of this request. The proposed subdivision replat has been prepared in accordance with El Paso County criteria. If you have any questions or comments regarding this submittal, please contact Baseline Engineering or the County Planner listed above.

Respectfully,  
Baseline Engineering Corp.

*Steven Baggs*

Steven Baggs, P.E.  
Project Manager

VICINITY MAP  
2725 Akers Drive





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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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Postage	\$0.66
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Sent To **Kirk Crowe**  
Street and Apt. No., or PO Box No.  
**2619 Farrier Ct**  
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Postage	\$0.66
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Sent To **Farrier Ct COLLE**  
Street and Apt. No., or PO Box No.  
**9319 Berrey Lane**  
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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	\$0.66
Total Postage and Fees	\$5.01

Sent To **PATRICK Forbeck**  
Street and Apt. No., or PO Box No.  
**2613 Farrier Ct**  
City, State, ZIP+4®  
**Colo Spgs CO 80922-2545**

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Sent To **Wesley Pope**  
Street and Apt. No., or PO Box No.  
**2619 Farrier Ct**  
City, State, ZIP+4®  
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Postage \$0.66

Total Postage and Fees \$5.01

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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 \$0.66

Total Postage and Fees \$5.01

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<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage \$0.66

Total Postage and Fees \$5.01

Sent To  
 Street and Apt. No., or PO Box No. Kingstrom Group LLC  
7476 S. Eagle St, Ste. A  
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