



August 28, 2023

## **Notice to Adjacent Property Owners** **Minor Subdivision**

**OWNERS:** *Home Run Restorations, Inc.*  
5090 Wiley Road  
Peyton, CO 80831

*Jeremy and Jessica Hinrichs*  
14515 Teleo Ct.  
Peyton, CO 80831

This letter is being sent to you because the Owners and Consultant is proposing a land use project in El Paso County at 14635 Teleo Ct. Peyton CO. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to Owners and or Consultant. 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.

**CONSULTANT:** Joseph Alessi PLS, Alessi and Associates, Inc.  
2989 Broadmoor Valley Road, Suite C  
Colorado Springs, CO 80906  
Tele: 719-540-8832 jalessi@alessi3a.com

### ***SITE LOCATION:***

Property Address: 14635 Teleo Ct., Peyton CO. The site is comprised of Lot 4, Wyoming Estates. Properties are currently existing residential sites. The existing land uses in the area are of rural residential/agriculture sites. The Minor Subdivision proposes a re-subdivision of the 21.19 Ac. Lot 4 into three Lots and a revision of Lot 1. Teleo Court provides legal access to the proposed sites which are located three quarters of a mile North of the intersection of Davis Rd and Curtis Road. The combined sites total of 26.34 Acres more or less. The site will be serviced by wells and individual sewage disposal systems.

## **ALESSI and ASSOCIATES, Inc.**

Notice to Adjacent Property Owners  
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14635 Teleo Ct.

### **ZONING:**

*Legal description – Lot 4, Wyoming Estates,  
County of El Paso, State of Colorado.  
Zone District RR-5*

*Legal description – Lot 1, Wyoming Estates,  
County of El Paso, State of Colorado.  
Zone District RR-5*

### **REQUEST:**

Request to revise Lot 1 and Lot 4 and create 2 additional Lots

### **JUSTIFICATION:**

The owner of Lots 1 and 4 Wyoming Estates wish to re-subdivide and create two additional lots. The Minor Subdivision complies with the current zoning and the El Paso Comprehensive Land Use Plan.

The request will not have a negative impact on the property and will be in compliance with the RR-5 Zoning.

7021 2720 0003 1996 9961

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Total Postage and Fees \$8.56



Sent To: Bureau of Land Management  
Street and Apt. No., or PO Box No.: 2850 Youngfield St.  
City, State, ZIP+4®: Lakewood, CO 80215

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Postage \$0.66

Total Postage and Fees \$8.56



Sent To: Patton Family Trust  
Street and Apt. No., or PO Box No.: 2915 Stone Wall Hts  
City, State, ZIP+4®: Colorado Springs, CO 80909





# THE UNITED STATES OF AMERICA.

To all to whom these Presents shall come, GREETING:

HOMESTEAD CERTIFICATE NO. 4274  
APPLICATION 2865

Whereas, There has been deposited in the General Land Office of the United States a Certificate of the Registrar of the Land Office at  Pueblo Colorado whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "TO SECURE HOMESTEADS TO ACTUAL SETTLERS ON THE PUBLIC DOMAIN," and the acts supplemental thereto, the claim of  Mary Jackson has been established and duly consummated, in conformity to law, for the  East half of the North East quarter and the East half of the South East quarter of Section thirty three in Township thirteen North of Range eight West of the Sixth Principal Meridian in Colorado

according to the Official Plat of the Survey of the said Land, returned to the General Land Office by the Surveyor General.

Now Know Ye, That there is, therefore, granted by the UNITED STATES unto the said  Mary Jackson the tract of land above described:

To Have and to Hold the said tract of Land, with the appurtenances thereof, unto the said  Mary Jackson and to  her heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and there is reserved from the lands hereby granted a right of way thereon for ditches and canals constructed by the authority of the United States.

In Testimony Whereof, I  Theodore Roosevelt President of the United States of America, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.



GIVEN under my hand, at the City of Washington, the  thirtieth day of  December in the year of our Lord one thousand  nine hundred and  two and of the independence of the United States the one hundred and  twenty sixth

By the President:  Theodore Roosevelt  
By  J. M. McNamee Secretary  
 C. A. Burch Recorder of the General Land Office

Filed for Record the  22 day of  July A. D. 1903, at  15 o'clock P. M.  
 W. M. Reed Recorder

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1983 SEP 19 PM 2:57

BOOK 3781 PAGE 1155

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_ ARDIE M. SCHMITT El Paso County Clerk & Recorder

# Warranty Deed

300

KNOW ALL MEN BY THESE PRESENTS, That  
MARVIN C. PATTON  
of the County of EL PASO and State of COLORADO for the  
consideration of SIXTY THOUSAND DOLLARS AND NO/100  
(\$ 60,000.00) dollars in hand paid hereby sell and convey to  
GEORGE P. HENRY  
whose legal address is (including road or street address if applicable)  
500 E. Ohio, Denver, CO 80222  
of the County of EL PASO and State of COLORADO  
the following Real Property situated in the County of EL PASO  
and State of Colorado, to wit:

The SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 33, Township 13 South, Range 64,  
West of the 6th P.M.

STATE DOCUMENTARY

SEP 19 1983

FEE \$ 60

with all its appurtenances and warrant (a) the title to the same, subject to general real estate taxes for the year 1983 and subsequent years; Reservations recorded book 350 Page 60; Easement and right of way book 1980 page 444; Easement and right of way book 2502 page 569; easement book 2614 page 346; Easement and right of way book 3573 page 861; Marvin C. Patton will retain  $\frac{1}{4}$  of the mineral rights.

Signed and delivered this 15th day of September 1983

*Marvin C. Patton*  
Marvin C. Patton



STATE OF Colorado } ss The foregoing instrument was acknowledged before me  
County of El Paso } this 15th day of September 1983  
by Marvin C. Patton

*Carol L. Barnett*  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ } ss The foregoing instrument was acknowledged before me  
County of \_\_\_\_\_ } this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
by \_\_\_\_\_ as \_\_\_\_\_ President  
and \_\_\_\_\_ as \_\_\_\_\_ Secretary of  
\_\_\_\_\_ a corporation.

Witness my hand and official seal.  
My commission expires \_\_\_\_\_

NOTARY PUBLIC  
\* IF BODY UNKNOWN IS NOT ENTERED,  
STRUCK PLEASE BETWEEN ASTERISKS.

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