

**Notification of Adjacent Property Owners**

Name and Address of Petitioner(s): Christopher A. and Kendra A. Eagan  
13855 Tewkesbury Ct.  
Colorado Springs, CO 80908

Telephone #'s: 303-249-4877

Description of Proposal: We are proposing to vacate the lot lines between  
Lots 165, 166, and 167 in Peyton Pines Filing No. 3 on Saddle Blanket Ln.

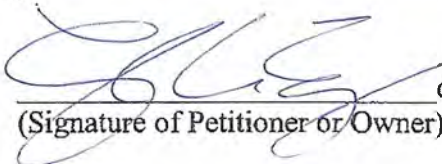
A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

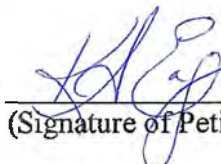
The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
		<i>See Attached</i>	

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

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.

 date 24 Jan 2022  
 (Signature of Petitioner or Owner)

 date 24 Jan 2022  
 (Signature of Petitioner or Owner)

## Adjacent Property Owners Notified about Vacating Lot Lines



No.	Location	Owner(s)	Mailing Address	Date Mailed
1	18450 Saddle Blanket Ln	Vidakovich David Leigh Vidakovich Penny L	18450 Saddle Blanket Ln Peyton, CO 80831-7110	24 Jan 2022
2	18445 Saddle Blanket Ln	Hammers Kay C	1411 Woolsey Hts Colorado Springs, CO 80915-5400	24 Jan 2022
3	17980 Connestoga Ct	Stonebraker Cris Tucker Marion	17980 Connestoga Ct Peyton, CO 80831-9457	24 Jan 2022
4	17985 Connestoga Ct	Prothero Living Trust MK Dellario Family Trust	23675 Carrillo Rd Temecula, CA 92590-4167	24 Jan 2022
5	17882 Gray Mare Ln	Dennis Wade F Dennis Suk C	22835 Quante Sq Ashburn, VA 20148-7314	24 Jan 2022
6	17874 Pinon Park Rd	Jacobs Daryl Jacobs Cheri	17874 Pinon Park Rd Peyton, CO 80831-9337	24 Jan 2022
7	18310 Saddle Blanket Ln	Brown David M Brown Bonnie A	18310 Saddle Blanket Ln Peyton, CO 80831-7130	24 Jan 2022
8	18410 Saddle Blanket Ln	Wohr Charles P Wohr Deborah K	18410 Saddle Blanket Ln Peyton, CO 80831-7110	24 Jan 2022
9	18490 Saddle Blanket Ln	Collins Paul Adam Collins Tracie E	18490 Saddle Blanket Ln Peyton, CO 80831-7110	24 Jan 2022
Also:				
		Peyton Pines Homeowners Association	P.O. Box 158 Peyton, CO 80831	24 Jan 2022

### Included on the following pages:

- Copies of receipts for each notification sent as certified mail
- Copies of signed notification letters to adjacent property owners plus homeowners' association
- Copy of Exhibits A, B, and C which were enclosed with each notification letter

7021 1950 0001 0064 6434

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Peyton, CO 80831

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<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	\$0.58
Total Postage and Fees	\$4.33

0620 29  
Postmark Here  
JAN 24 2022  
01/24/2022

Sent To Vidakovich / Vidakovich  
Street and Apt. No., or PO Box No.  
18450 Sadale Blanket Ln  
City, State, ZIP+4®  
Peyton, CO 80831-7110

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

7021 1970 0002 0543 3367

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Colorado Springs, CO 80915

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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Total Postage and Fees	\$4.33

0620 29  
Postmark Here  
JAN 24 2022  
01/24/2022

Sent To Hammers  
Street and Apt. No., or PO Box No.  
1411 Woolsey Hts  
City, State, ZIP+4®  
Colorado Springs, CO 80915-5400

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

7021 1970 0002 0543 3374

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Peyton, CO 80831

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Total Postage and Fees	\$4.33

0620 29  
Postmark Here  
JAN 24 2022  
01/24/2022

Sent To Stonebraker / Tucker  
Street and Apt. No., or PO Box No.  
17980 Conestoga Ct.  
City, State, ZIP+4®  
Peyton, CO 80831-7457

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

7021 1970 0002 0543 3381

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Temecula, CA 92590

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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Postage	\$0.58
Total Postage and Fees	\$4.33

0620 29  
Postmark Here  
JAN 24 2022  
01/24/2022

Sent To Prothero Living Trust / McKellar Fam. Trust  
Street and Apt. No., or PO Box No.  
23675 Carillo Rd.  
City, State, ZIP+4®  
Temecula, CA 92590-4167

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

7021 1970 0002 0543 3398

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Ashburn, VA 20148

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<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	\$0.58
Total Postage and Fees	\$4.33

0620 29  
Postmark Here  
JAN 24 2022  
01/24/2022

Sent To Dennis / Dennis  
Street and Apt. No., or PO Box No.  
22835 Quante Sq.  
City, State, ZIP+4®  
Ashburn, VA 20148-7314

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

7021 1970 0002 0543 3404

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Peyton, CO 80831

Certified Mail Fee	\$3.75
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Total Postage and Fees	\$4.33

0620 29  
Postmark Here  
JAN 24 2022  
01/24/2022

Sent To Jacobs / Jacobs  
Street and Apt. No., or PO Box No.  
17874 Pinion Park Rd.  
City, State, ZIP+4®  
Peyton, CO 80831-9337

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

7021 1970 0002 0543 3411

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Peyton, CO 80831

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$4.33

0620 29  
Postmark Here  
JAN 24 2022  
01/24/2022

Sent To Brown / Brown  
Street and Apt. No., or PO Box No. 18310 Saddle Blanket Ln  
City, State, ZIP+4® Peyton, CO 80831-7130  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0002 0543 3428

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Peyton, CO 80831

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$4.33

0620 29  
Postmark Here  
JAN 24 2022  
01/24/2022

Sent To Woehr / Woehr  
Street and Apt. No., or PO Box No. 18410 Saddle Blanket Ln  
City, State, ZIP+4® Peyton, CO 80831-7110  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0002 0543 3435

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Total Postage and Fees	\$4.33

0620 29  
Postmark Here  
JAN 24 2022  
01/24/2022

Sent To Collins / Collins  
Street and Apt. No., or PO Box No. 18490 Saddle Blanket Ln  
City, State, ZIP+4® Peyton, CO 80831-7110  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 1970 0002 0543 3442

U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Peyton, CO 80831

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.58
Total Postage and Fees	\$4.33

0620 29  
Postmark Here  
JAN 24 2022  
01/24/2022

Sent To Peyton Pines HOA  
Street and Apt. No., or PO Box No. P.O. Box 158  
City, State, ZIP+4® Peyton, CO 80831  
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

23 January 2022

David Vidakovich  
Penny Vidakovich  
18450 Saddle Blanket Ln  
Peyton, CO 80831-7110

Good day,

1. This letter is being sent to you because Christopher and Kendra Eagan are proposing a land use project in El Paso County at the location referenced below. This information is being provided to you prior to submittal to the County. Please direct any questions on the proposal to the referenced contacts in Item #2 below.

2. For questions specific to this project, please contact:

Chris and Kendra Eagan  
13855 Tewkesbury Ct.  
Colorado Springs, CO 80908  
719-559-4562

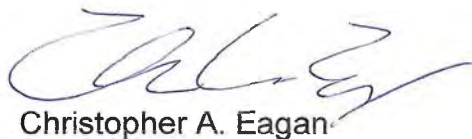
3. Site address, location, size, and zoning:

Lot #	Site Address	Location	Size	Zoning
165	0 Saddle Blanket Lane	Saddle Blanket Ln	5.04 acres	RR-5
166	0 Saddle Blanket Lane	Saddle Blanket Ln	5.01 acres	RR-5
167	0 Saddle Blanket Lane	Saddle Blanket Ln	5.03 acres	RR-5

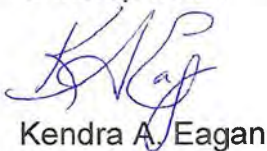
4. Request and justification: We are proposing to vacate the lot lines between Lots 165, 166, and 167 in Peyton Piles Filing No. 3. We own all three lots and the lines are no longer needed. Exhibit A shows the property lines as platted. Exhibit B shows the proposed property lines.

5. Vicinity map: Exhibit C shows the vicinity and the adjacent property owners.

Thank you,



Christopher A. Eagan



Kendra A. Eagan

encl.

23 January 2022

Kay Hammers  
1411 Woolsey Hts  
Colorado Springs, CO 80915-5400

Good day,

1. This letter is being sent to you because Christopher and Kendra Eagan are proposing a land use project in El Paso County at the location referenced below. This information is being provided to you prior to submittal to the County. Please direct any questions on the proposal to the referenced contacts in Item #2 below.

2. For questions specific to this project, please contact:

Chris and Kendra Eagan  
13855 Tewkesbury Ct.  
Colorado Springs, CO 80908  
719-559-4562

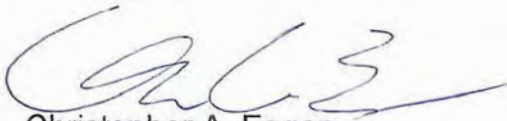
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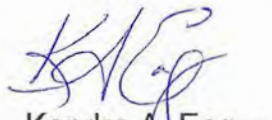
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Thank you,

  
Christopher A. Eagan

  
Kendra A. Eagan

encl.

23 January 2022

Cris Stonebraker  
Marion Tucker  
17980 Connestoga Ct  
Peyton, CO 80831-9457

Good day,

1. This letter is being sent to you because Christopher and Kendra Eagan are proposing a land use project in El Paso County at the location referenced below. This information is being provided to you prior to submittal to the County. Please direct any questions on the proposal to the referenced contacts in Item #2 below.

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Chris and Kendra Eagan  
13855 Tewkesbury Ct.  
Colorado Springs, CO 80908  
719-559-4562

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Thank you,



Christopher A. Eagan



Kendra A. Eagan

encl.

23 January 2022

Prothero Living Trust  
MK Dellario Family Trust  
23675 Carrillo Rd  
Temecula, CA 92590-4167

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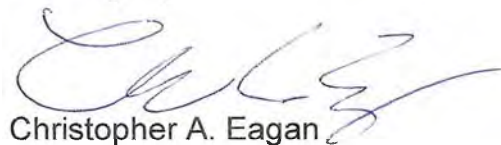
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Thank you,



Christopher A. Eagan



Kendra A. Eagan

encl.



23 January 2022

Wade Dennis  
Suk Dennis  
22835 Quante Sq  
Ashburn, VA 20148-7314

Good day,

1. This letter is being sent to you because Christopher and Kendra Eagan are proposing a land use project in El Paso County at the location referenced below. This information is being provided to you prior to submittal to the County. Please direct any questions on the proposal to the referenced contacts in Item #2 below.

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Chris and Kendra Eagan  
13855 Tewkesbury Ct.  
Colorado Springs, CO 80908  
719-559-4562

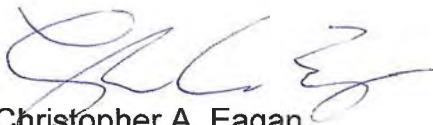
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Thank you,



Christopher A. Eagan



Kendra A. Eagan

encl.

23 January 2022

Daryl Jacobs  
Cheri Jacobs  
17874 Pinon Park Rd  
Peyton, CO 80831-9337

Good day,

1. This letter is being sent to you because Christopher and Kendra Eagan are proposing a land use project in El Paso County at the location referenced below. This information is being provided to you prior to submittal to the County. Please direct any questions on the proposal to the referenced contacts in Item #2 below.

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719-559-4562

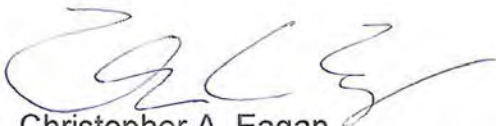
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Thank you,



Christopher A. Eagan



Kendra A. Eagan

encl.

23 January 2022

David Brown  
Bonnie Brown  
18310 Saddle Blanket Ln  
Peyton, CO 80831-7130

Good day,

1. This letter is being sent to you because Christopher and Kendra Eagan are proposing a land use project in El Paso County at the location referenced below. This information is being provided to you prior to submittal to the County. Please direct any questions on the proposal to the referenced contacts in Item #2 below.

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719-559-4562

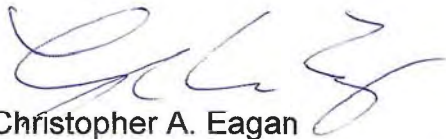
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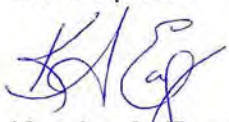
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Thank you,



Christopher A. Eagan



Kendra A. Eagan

encl.

23 January 2022

Charles Wohr  
Deborah Wohr  
18410 Saddle Blanket Ln  
Peyton, CO 80831-7110

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719-559-4562

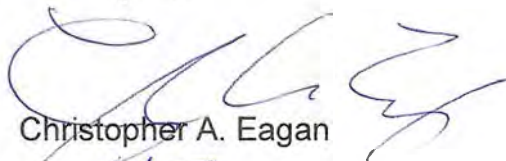
3. Site address, location, size, and zoning:

Lot #	Site Address	Location	Size	Zoning
165	0 Saddle Blanket Lane	Saddle Blanket Ln	5.04 acres	RR-5
166	0 Saddle Blanket Lane	Saddle Blanket Ln	5.01 acres	RR-5
167	0 Saddle Blanket Lane	Saddle Blanket Ln	5.03 acres	RR-5

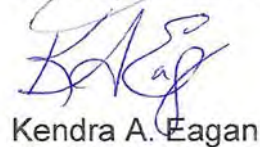
4. Request and justification: We are proposing to vacate the lot lines between Lots 165, 166, and 167 in Peyton Piles Filing No. 3. We own all three lots and the lines are no longer needed. Exhibit A shows the property lines as platted. Exhibit B shows the proposed property lines.

5. Vicinity map: Exhibit C shows the vicinity and the adjacent property owners.

Thank you,



Christopher A. Eagan



Kendra A. Eagan

encl.

23 January 2022

Paul Collins  
Tracie Collins  
18490 Saddle Blanket Ln  
Peyton, CO 80831-7110

Good day,

1. This letter is being sent to you because Christopher and Kendra Eagan are proposing a land use project in El Paso County at the location referenced below. This information is being provided to you prior to submittal to the County. Please direct any questions on the proposal to the referenced contacts in Item #2 below.

2. For questions specific to this project, please contact:

Chris and Kendra Eagan  
13855 Tewkesbury Ct.  
Colorado Springs, CO 80908  
719-559-4562

3. Site address, location, size, and zoning:

Lot #	Site Address	Location	Size	Zoning
165	0 Saddle Blanket Lane	Saddle Blanket Ln	5.04 acres	RR-5
166	0 Saddle Blanket Lane	Saddle Blanket Ln	5.01 acres	RR-5
167	0 Saddle Blanket Lane	Saddle Blanket Ln	5.03 acres	RR-5

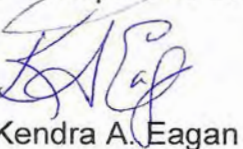
4. Request and justification: We are proposing to vacate the lot lines between Lots 165, 166, and 167 in Peyton Piles Filing No. 3. We own all three lots and the lines are no longer needed. Exhibit A shows the property lines as platted. Exhibit B shows the proposed property lines.

5. Vicinity map: Exhibit C shows the vicinity and the adjacent property owners.

Thank you,



Christopher A. Eagan



Kendra A. Eagan

encl.

23 January 2022

Peyton Pines Homeowners Association  
P.O. Box 158  
Peyton, CO 80831

Good day,

1. This letter is being sent to you because Christopher and Kendra Eagan are proposing a land use project in El Paso County at the location referenced below. This information is being provided to you prior to submittal to the County. Please direct any questions on the proposal to the referenced contacts in Item #2 below.

2. For questions specific to this project, please contact:

Chris and Kendra Eagan  
13855 Tewkesbury Ct.  
Colorado Springs, CO 80908  
719-559-4562

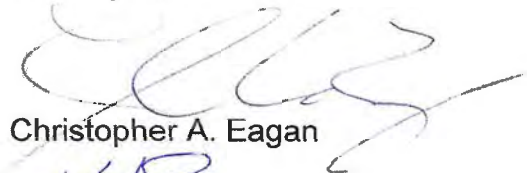
3. Site address, location, size, and zoning:

Lot #	Site Address	Location	Size	Zoning
165	0 Saddle Blanket Lane	Saddle Blanket Ln	5.04 acres	RR-5
166	0 Saddle Blanket Lane	Saddle Blanket Ln	5.01 acres	RR-5
167	0 Saddle Blanket Lane	Saddle Blanket Ln	5.03 acres	RR-5

4. Request and justification: We are proposing to vacate the lot lines between Lots 165, 166, and 167 in Peyton Piles Filing No. 3. We own all three lots and the lines are no longer needed. Exhibit A shows the property lines as platted. Exhibit B shows the proposed property lines.

5. Vicinity map: Exhibit C shows the vicinity and the adjacent property owners.

Thank you,



Christopher A. Eagan

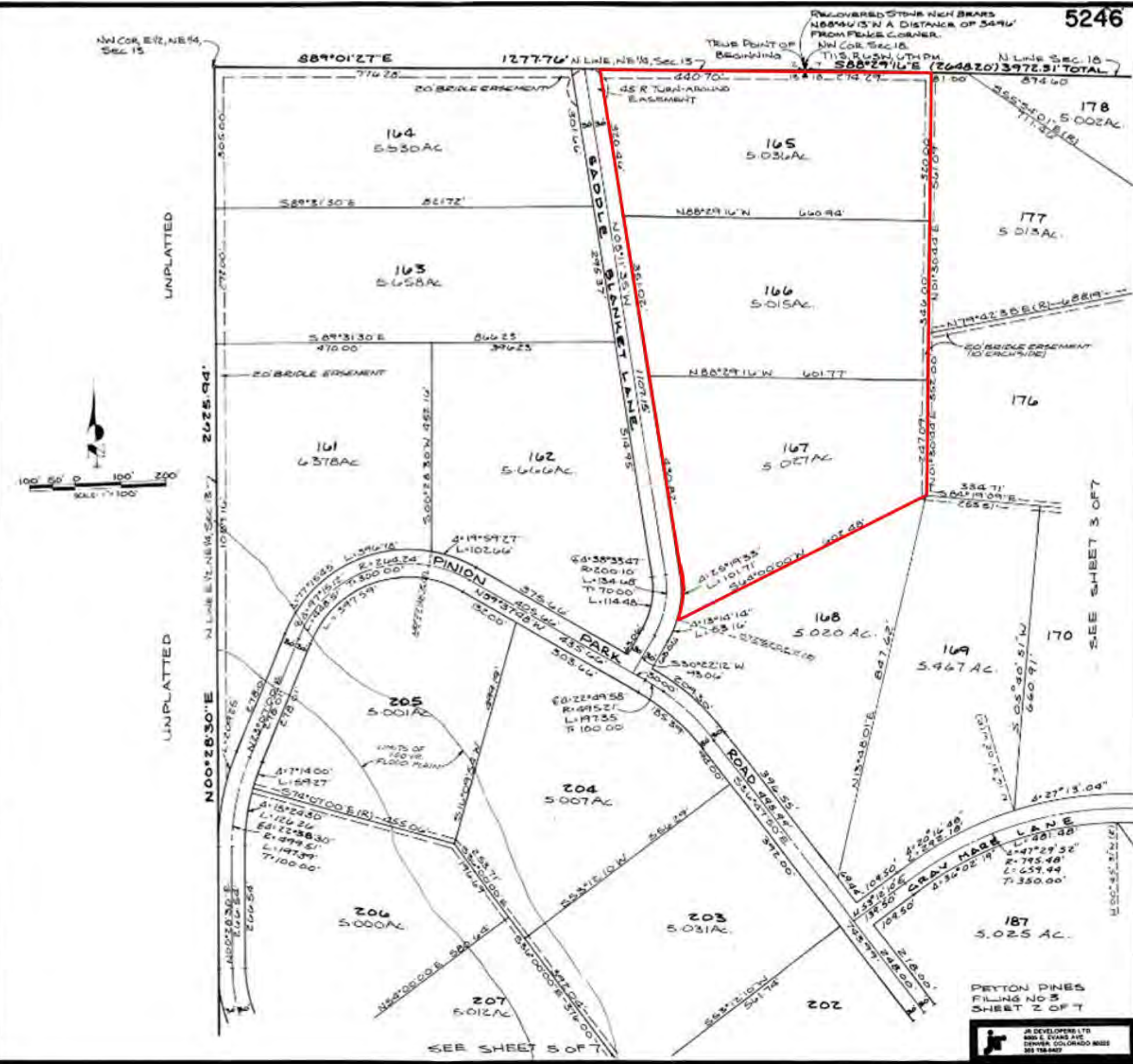


Kendra A. Eagan

encl.

# Exhibit A – As Platted

5246



SEE SHEET 3 OF 7

PRYTON PINES  
 FILING NO 3  
 SHEET 2 OF 7

JR DEVELOPER LTD  
 400 E EVANS AVE  
 DENVER, COLORADO 80202  
 303 734 8427

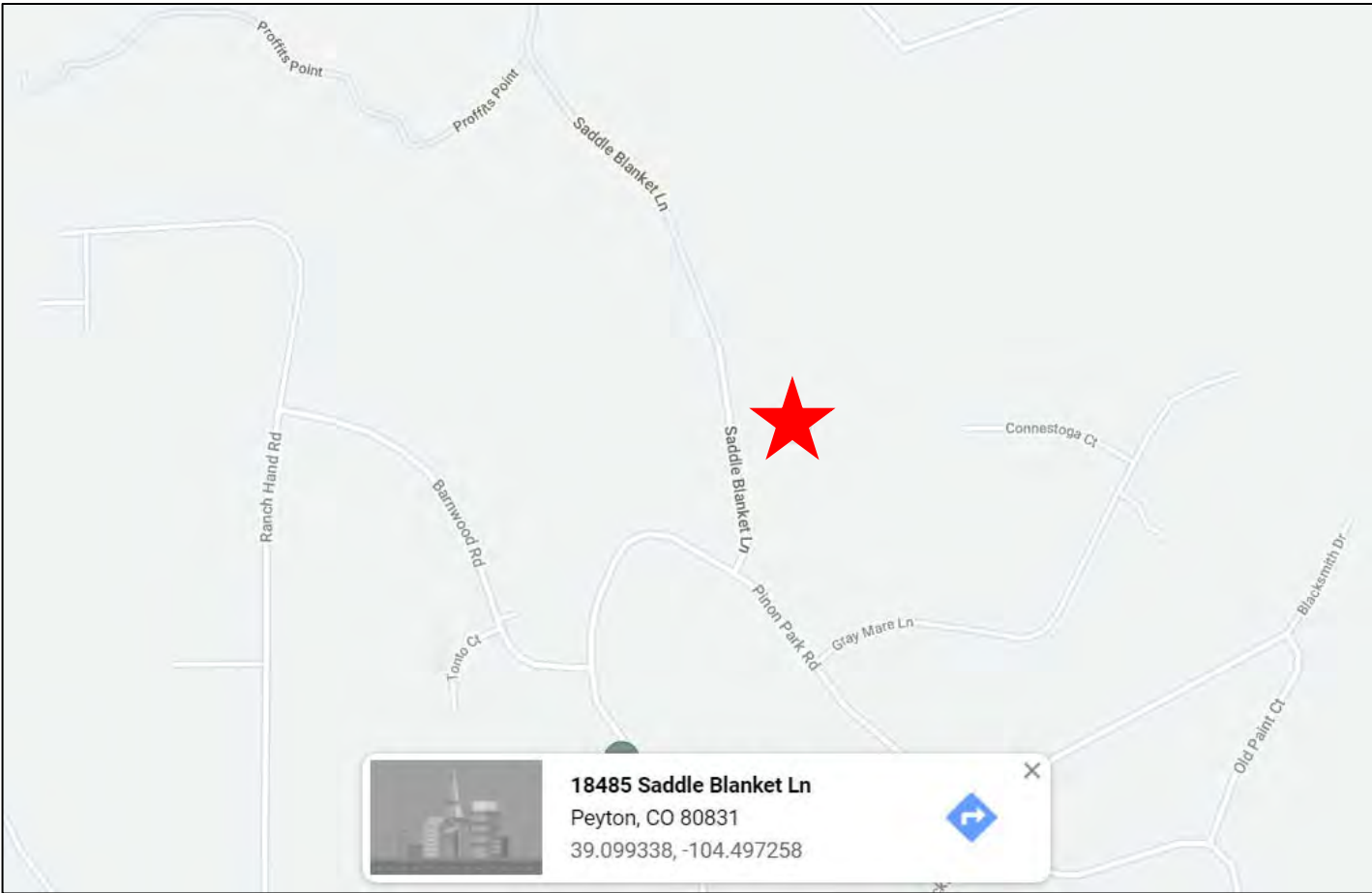
# Exhibit B – As Proposed



JR DEVELOPERS LTD  
405 E EVANS AVE  
DENVER, COLORADO 80202  
303 733 4427



# Exhibit C – Vicinity Map and Adjacent Property Owners



No.	Location
1	18450 Saddle Blanket Ln
2	18445 Saddle Blanket Ln
3	17980 Connestoga Ct
4	17985 Connestoga Ct
5	17882 Gray Mare Ln
6	17874 Pinon Park Rd
7	18310 Saddle Blanket Ln
8	18410 Saddle Blanket Ln
9	18490 Saddle Blanket Ln