

Notice to Adjacent Property Owners

Name and Address of the Petitioner(s): Kirk b. Beardsley
1518 Meaa Ave., Colorado Springs, CO 80906

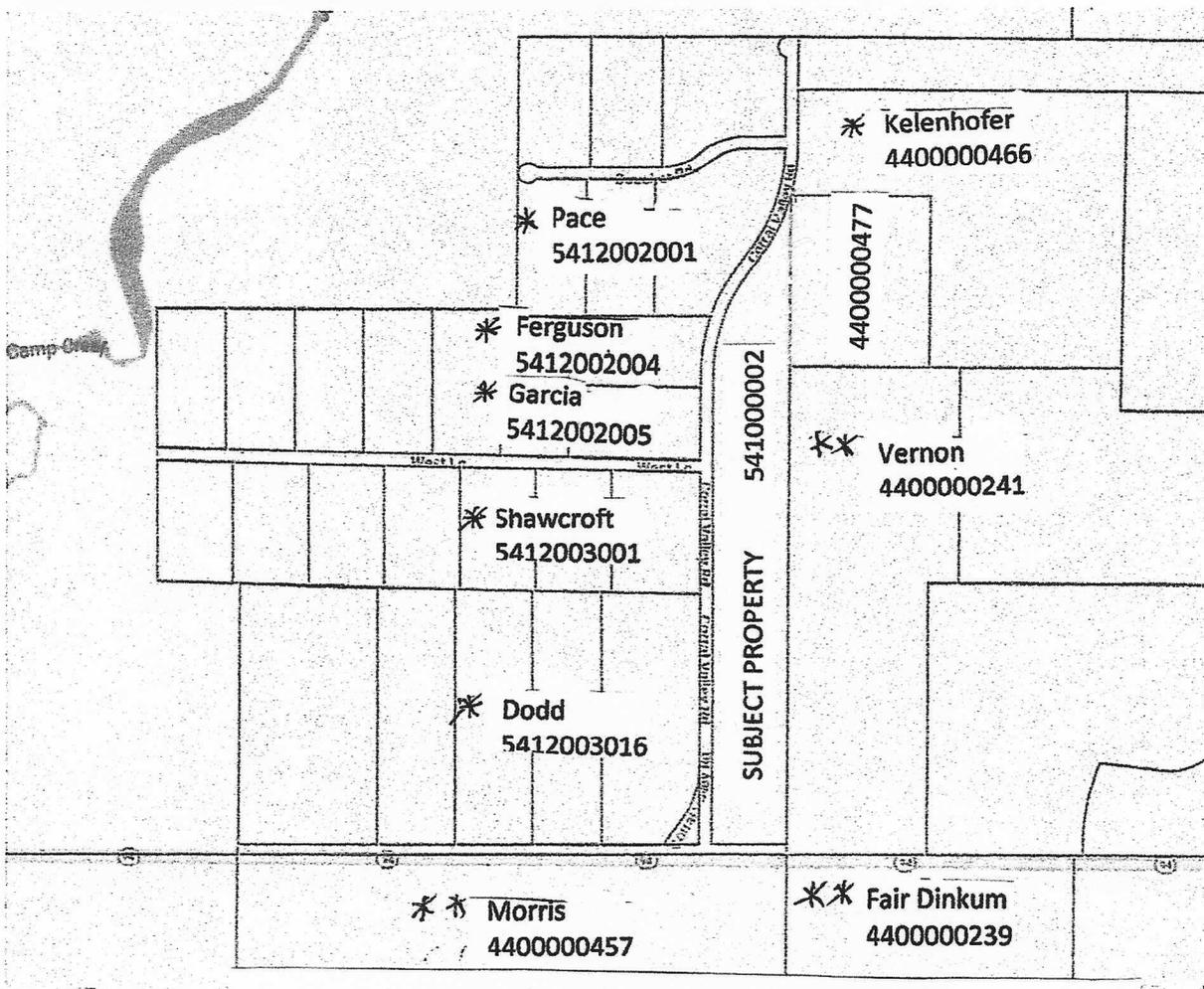
Telephone Number(s): 719 634 1818 h 303 489 9648 r

Description of Proposal: Boundary Line Adjustment as described in the attached letter

11/9/22, 2:13 PM

El Paso County, CO - Community

El Paso County - Community: Map Layers



* Notice delivered in person, signed acknowledgement attached.

** Notice sent by mail, certified receipt attached.

Notice to Adjacent Property Owners

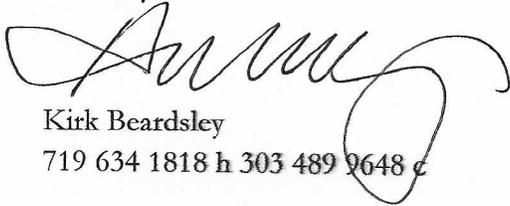
Letter with attachments delivered in person to Pace, Ferguson, Garcia, Shawcroft, Dodd, Kelenhofer and by certified mail to Morris Fair Dinkum and Vernon.

This letter is being sent to you because I am proposing a land use action, known as a Boundary Line Adjustment within my property on Corral Valley Road, adjacent to yours at the above referenced address. The subject property and the proposed action are described in detail in the attached Letter of Intent with accompanying Vicinity Map. You are being notified now in order that you can contact me at the numbers provided, with questions or concerns in advance of my submittal with El Paso County.

Prior to any public hearing on this proposal, a notification of its time and place will be sent to 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 action's file number and an opportunity to respond, in writing or in person, for or against the proposal.

I look forward to addressing questions or concerns that you may have.

Sincerely,



Kirk Beardsley
719 634 1818 h 303 489 9648 c

With attachments: Letter of Intent Vicinity Map

Letter of Intent

The subject property of this requested action, assessor's parcel numbers 5412000002 and 4400000477 is in the SE ¼ Sec12, T14S, R65W and the SW ½ Sec7, T14S, R64W, at the NE corner of the intersection of HWY 94 and Corral Valley Road. The property is the composite of three un-platted sub-parcels, of approximately 2.25 acres, 21.4 acres and 12.61 acres for a total of 36.26 acres. They were all created by transactions which occurred and were recorded prior the adoption of C.R.S. 38-33-101 on July17, 1972. The property is zoned RR5.

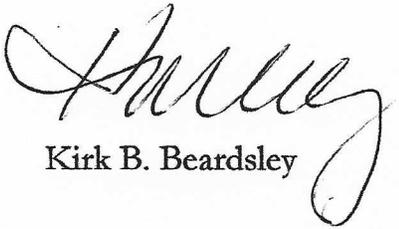
The action requested by this submission is the reconfiguration by Boundary Line Adjustment of the three sub-parcels into three parcels of approximately 9.76 acres, 10 acres and 16.5 acres, under the provisions of the El Paso County Land Development Code, Chapter 7 Rules Governing Divisions of Land, Sections 7.2.2 Subdivision Exemptions, 7.2.2(B) (4) Boundary-Line Adjustments and 7.2.2(E) (4) Boundary Line Adjustments between Unplanted Parcels.

The existing private access easement across the property will remain in force and will not be impacted or affected in any way by this action. The three proposed parcels will be accessed from their frontage along Corral Valley Road and in all aspects conform to the provisions of the existing RR5 zone. They are compatible with the five acre plots of the Corral Bluffs neighborhood to their west and northwest as well as with the forty acre and larger parcels, to their north, south and east. This requested Boundary Line Adjustment is in full compliance with all of the previously cited provisions of Chapter 7 of the Land Development Code. More specifically, the parcels created, meet all of the criteria established under paragraph 7.2.2(E) (4) (c) Criteria for Approval:

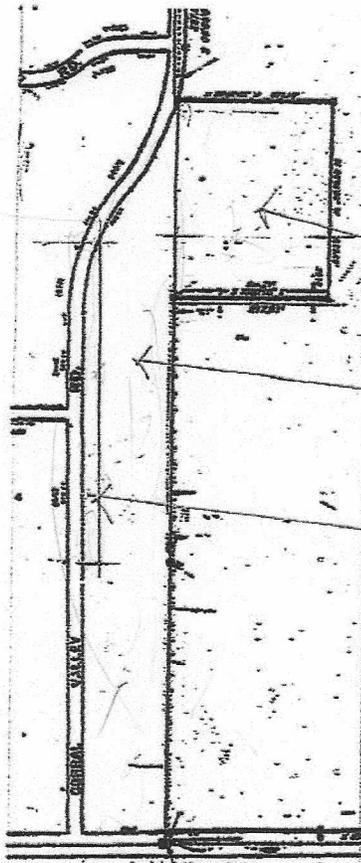
- The parcels were legally created
- No additional parcels will be created.
- The boundary adjustment will not adversely affect access, drainage, utility and access easements, or rights of ways serving the property or other properties in the area.
- The boundary line adjustment will not create a nonconformity.
- The boundary line adjustment will not result in a change to the water supply.
- The resultant parcels will meet all applicable standards of the zoning district.

- The deeds to be recorded will serve the purpose of transfer of title and recombination of land to result in legal parcels.

The exhibits accompanying and attached to this submittal provide all relevant and required information to establish the justification and approval of the requested action.



Kirk B. Beardsley

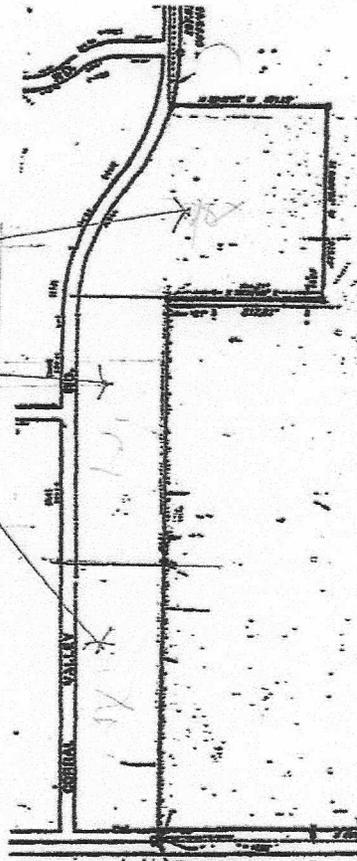


PARCEL 3

PARCEL 2

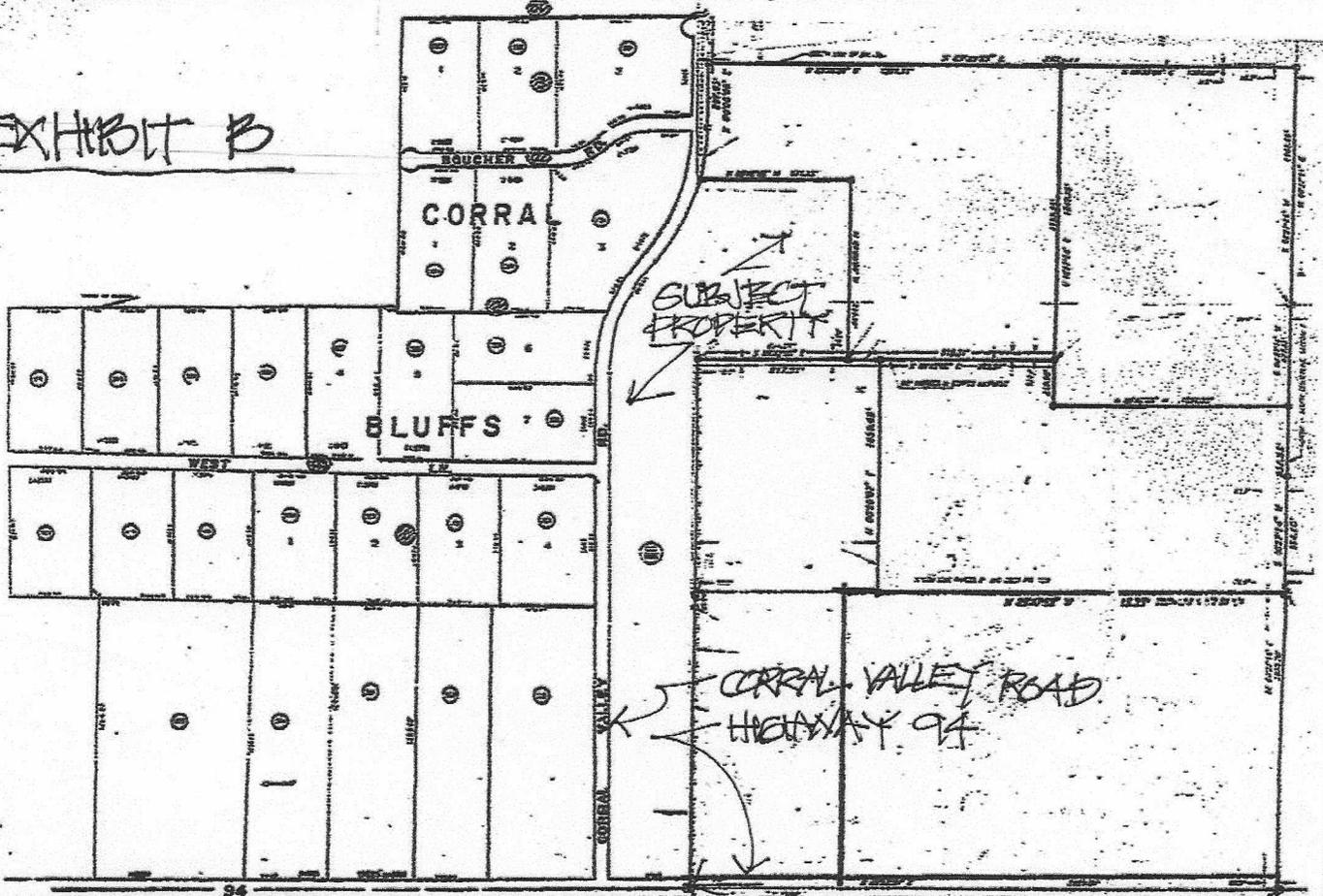
PARCEL 1

EXISTING PARCELS



PROPOSED PARCELS

EXHIBIT B



VICINITY MAP

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 Petitioner(s): Kirk b. Beardsley
1518 Meaa Ave., Colorado Springs, CO 80906

Telephone
 Number(s): 719 634 1818 h 303 489 9648 c

Description of Proposal: Boundary Line Adjustment as described in the attached letter

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 submit written comment, appear in person at the advertised public hearing, or appear virtually at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
11/29/22	yes	<i>Loud Shawcroft</i> Lloud Shawcroft 1165 West Ln.	
11-12-22	Yes	<i>Steven Dodd</i> Steven Dodd 650 Corral Valley Rd.	
11-12-22	Yes	<i>Steven Kelhofer</i> Steven Kelhofer 1165 Corral Valley Rd.	

(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.

Kirk Beardsley date 11/29/22
 (Signature of Petitioner or Owner) (Signature of Petitioner or Owner)

7022 1670 0001 9272 1203

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OFFICIAL USE

Certified Mail Fee \$4.00

Extra Services & Fees (check box, add fee as appropriate)

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- Return Receipt (electronic) \$0.00
- Certified Mail Restricted Delivery \$0.00
- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

0606
06

Postmark Here

12/12/2022

Ms. Sharon Vernon
5443 Constitution Court
Colorado Springs, CO 80915

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

Beardsley
1518 Mesa Avenue
Colorado Springs, CO 80906

7021 0350 0000 1057 3710

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Marion, IA 52302

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- Adult Signature Required \$0.00
- Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

0606
06

Postmark Here

12/12/2022

Mr. Waldo Morris WHR LLC
4212 Lakeside Road
Marion, IA 52302

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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

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1518 Mesa Avenue

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Colorado Springs, CO 80915

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Postage \$0.60

Total Postage and Fees \$4.60

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12/12/2022

Fair Dinkum Trust, Trustee
1650 Ellicot Hwy
Calhan, CO 80808 - 7812

7022 1670 0001 9272 1180

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Street and Apt. No., or PO Box No.

City, State, ZIP+4®

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