

**Notification of Adjacent Property Owners**

Name and Address of Petitioner(s): Glenn T. + Cheryl D. Dahl  
12725 Linnwood Ln  
Colorado Springs, Co. 80908  
 Telephone #'s: Cheryl - (719) 761-7941 (707) 208-4229 (Glenn)  
 Description of Proposal: Seeking to add an Accessory Living Quarters not to exceed  
1500 sq ft living space for immediate relative

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
8-3-21	YES	LYDIA HONKEN <i>Lydia Honken</i> 12655 Linnwood Lane	glad for development opportunity!
8-4-21	YES	Stephen Age <i>Stephen Age</i> 12650 Linnwood Ln	
8/4/21	yes	Courtney Frelindis 8543 Sanctuary Pine Dr.	Need signatures for the following addresses: 12804 Ward Lane - original owner of ward lane was mailed - proof on next page.
8/4/21	Yes	Stephan Abate 12750 Linnwood Lane	
8/5/21	yes	Gay K. Clark 8640 Shaw Rd, c/s 80908	✓ page.

(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.

*[Signature]* date 8/25/2021  
 (Signature of Petitioner or Owner)

*Cheryl Dahl* date 8/25/2021  
 (Signature of Petitioner or Owner)

## OVERVIEW

Owner:	BEAVER WILLIAM K
Mailing Address:	6715 MONTEREY PINE LOOP COLORADO SPRINGS CO, 80927
Location:	12804 WARD LN
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	14432
Legal Description:	LOT 4 REDTAIL RANCH FILING NO 1

## MARKET & ASSESSMENT DETAILS

	Market Value	Assessed Value
Land	\$200,271	\$58,080
Improvement	\$0	\$0
Total	\$200,271	\$58,080

## LAND DETAILS

SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
1	CODE 100 AT PRESENT WORTH	29.000	5.09 Acres	\$200,271

## BUILDINGS DETAILS

No buildings to show.

## SALES HISTORY

	SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
+	02/12/2020	\$255,000	Good sale; Vacant land	220020353
+	12/06/2019	\$0	-	219714432

## TAX ENTITY AND LEVY INFORMATION

County Treasurer Tax Information

Tax Area Code: JCD Levy Year: 2020 Mill Levy: 87.295

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	7.755	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
ACADEMY SCHOOL NO 20	60.216	BECKY ALLAN	(719) 234-1200