

Add parcel numbers to the property descriptions

Please add PCD File # EXBL232

Dear Neighbor:

In accordance with EL Paso County Planning and Community Development regulations, we are writing to you to inform you of a proposed boundary line adjustment with our neighbor, Wendy Thompson.

The addresses involved are 17640 Stepler R Thompson (Windy Ridge 1, LLC) 4758 Silver N follows: our property would have 9 acres and currently and will remain RR5 zoning.

Please include that you meet the criteria as outlined in section 7.2.2.E.4

The property to be transferred from Ms. Tho

Criteria for Approval. The PCD Director, in approving a boundary line adjustment, shall find:

A tract of land located in the Southeast West of the P.M., El Paso County, Co

• The parcels subject to the boundary line adjustment were legally created;

Beginning at the Northeast corner of

• No additional parcels will result from the action;

Thence S00°18'55"E, 662.16 feet on t

• The boundary line adjustment will not adversely affect access, drainage or utility easements or rights-of-way serving the property or other properties in the area;

aforsaid east line is also the basis of

monuments as shown, to the Northw

as shown on the recorded plat therec

Thence; S89°41'05"W, 263.32 feet;

• The boundary line adjustment will not result in creating a nonconformity;

Thence; N00°18'55"W, 661.23 feet to

• The boundary line adjustment will not result in a change in the water supply for either lot;

Thence: N89°28'48"E, 263.32 feet to

4.0 Acres, more or less.

Currently our property at 17640 Stepler has is fenced on three sides. After acquiring the p looking into the possibility of having livestock result is we would have one single family dw

• The resultant parcels will meet the required minimum lot size and lot width standards of the applicable zoning district or where 1 or both lots are nonconforming with respect to minimum lot size or lot width, the boundary line adjustment does not increase the nonconformity; and

If you would like to contact us, Chad's number cm4runner00@gmail.com.

• The deeds to be recorded will serve the purpose of both transfer of title and recombination of land to result in a legal parcel.

Sincerely,

Chad and Jamie Moon

Estimated graphic of existing and new property lines:

