



COLORADO

Planning and Community Development  
2880 International Cir, Suite 110  
Colorado Springs, CO 80910

FIRST-CLASS



US POSTAGE<sup>TM</sup> PITNEY BOWES



ZIP 80910 \$ 000.63<sup>00</sup>  
02 7H  
0001332609 DEC 19 2023

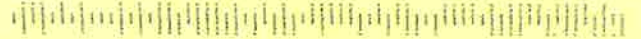
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NICHOLS JOSH - NOT HERE - FWD  
8270 LODGE GRASS WAY  
COLORADO SPRINGS, CO 80908

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RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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NOTICE OF ADMINISTR

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Please report any parcel discrepancies to:  
El Paso County Assessor  
1675 W. Garden of the Gods Rd.  
Colorado Springs, CO 80907  
(719) 520-6600



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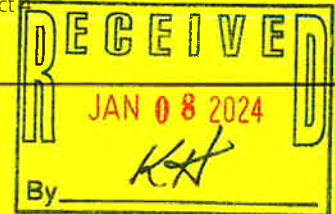


EL PASO COUNTY  
PARCEL INFORMATION  
FILE NO.: VR2312  
PARCEL NOS.: 5233001001 & 5233001004  
OWNER NAME: BELKNAP VENTURES LLC  
ADDRESS: 8815 VOLLMER RD & 8765 VOLLMER RD, COLORADO SPRINGS CO 80908

**EL PASO COUNTY**  
COLORADO

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
O: 719-520-6300  
MegganHerington@elpasoco.com  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5



12/19/2023

To Whom It May Concern:

This letter is to inform you that an application for a proposed land-use project occurring in your area has been received by Planning & Community Development (PCD). The Planning and Community Development Executive Director may make a formal decision regarding the application on **1/2/2024**. Details for the project are listed below.

**PCD File No.:** VR2312, McClintock Station Filing No 1A

**Project description:** A request to vacate two lots (Lots A and C) and replat into two lots (Lots A1 and C1) of the McClintock Station subdivision. For more information, see all supporting documents within the EDARP project file (link below).

**Property Owner(s):** Belknap Ventures LLC, c/o Scott Belknap

**Applicant/Representative:**

Ryan Burns, JR Engineering  
5475 Tech Center Dr., Ste. 235  
Colorado Springs, CO 80919  
RBURNS@JRENGINEERING.COM  
(719) 267-6178

**Tax ID/Parcel Nos.:** 5233001001 & 5233001004

**Location of project:** 8815 VOLLMER RD & 8/65 VOLLMER RD, COLORADO SPRINGS CO, 80908

**Zoning District:** I-2 (Limited Industrial)

**Land size:** 7.99 acres

**View project documents online (EDARP):** <https://epcdevplanreview.com/Public/ProjectDetails/190096>

Please feel free to contact me with any questions, comments, or concerns you may have.

Respectfully,

A handwritten signature in black ink that reads "Kylie Bagley".

Kylie Bagley - Planner  
El Paso County Planning & Community Development  
KylieBagley@elpasoco.com  
(719) 520-6323