

Letter of Intent

Application for Approval of Boundary Line Adjustment

Gateway Trucking

August 2026

Prepared By:

JR Engineering
5475 Tech Center Drive, Suite 235
Colorado Springs, Colorado 80919
(303) 267-6254

Prepared For:

Mr. Perry E. Hastings
235 S. Franceville Coal Mine Road
Colorado Springs, Colorado 80929
(602) 558-0846

El Paso County PCD File No. – EXBL253

I. Owner/Applicant and Consultant

This Letter of Intent accompanies the boundary line adjustment application of Mr. Perry E. Hastings. The Owner/Applicant and Consultant contact information is as follows:

Owner/Applicant:

Perry E. Hastings
235 S. Franceville Coal Mine Road
Colorado Springs, Colorado 80929
(602) 558-0846
gatewaytrucking@gmail.com

Consultant:

Brian Law, PE
JR Engineering, LLC
5475 Tech Center Drive, Suite 235
Colorado Springs, Colorado 80919
(303) 267-6254
blaw@jrengineering.com

II. Site Location, Size and Zoning

Mr. Hastings' properties are located on South Franceville Coal Mine Road in El Paso County. The two parcel numbers are 4400000531 and 4400000529. The northern property is located at 235 S. Franceville Coal Mine Road, Colorado Springs CO 80929. This property consists of 80.2 acres of mostly vacant land that is zoned RR-5 (Rural Residential) and A-5 (Agricultural). The southern property is located at 605 S. Franceville Coal Mine Road, Colorado Springs CO 80929. This property consists of 42.3 acres of mostly vacant land that is zoned RR-5.

III. Request and Justification

Mr. Hastings owns and operates a trucking company known as Gateway Trucking, LLC. The company is licensed by the US Department of Transportation, and provides aggregate transport services to its customers throughout Colorado and other states. Gateway Trucking is located on two properties, identified above, that are both owned by Mr. Hastings. We are requesting approval on a boundary line adjustment between the two properties based on the following criteria.

IV. Criteria for Approval

Both the parcels subject to the boundary line adjustment were legally created and no additional parcels will result from this action. The boundary between the two parcels will shift and the areas will vary slightly. This boundary line adjustment will not adversely affect access,



drainage, or utility easements or rights-of-way service the properties. A 30-foot road reservation easement is located on the southern side of the property line between the two parcels. A gravel road is located within this reservation currently and the boundary line adjustment will not affect the access for the properties.

The boundary line adjustment will not result in a nonconformity and the water supply for each parcel will be unaffected. The resultant parcels will still meet the required minimum lot size and lot width standards. Parcel number 4400000531 will have an area of 43.9262 acres and parcel number 4400000529 will have an area of 164.9233 acres.

