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Parcel  
5209000097

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5209000095

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Sent To <u>Robert Balger</u>	
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Parcel  
5209000091

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Sent To <u>Benjamin Honken</u>	
Street and Apt. No., or PO Box No.	
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Parcel  
5209000090

### Notice to Adjacent Property Owners

1. This letter is being sent to you because John and Courtney Frerichs are proposing a land use project (building a house) in El Paso Cuntty at 8543 Sanctuary Pines. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contacts in #2. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County Contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.
2. For Questions specific to this project, please contact:  
John Frerichs property owner at 5871 Thurber Dr, Colorado Springs, CO 80924. Phone number 719-425-0933.
3. Site address: 8543 Sanctuary Pines, Lot 6, 6.2 acres, zoned RR-5.
4. Replat of Lot 6 to give setback for building encroachment.
5. Plan to build a private residence on this location
6. Waiver Requests: None
7. Vicinity Map see attached: Redtail Ranch Plat Map



# **Notification of Adjacent Property Owners**

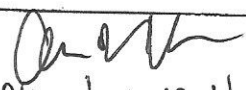


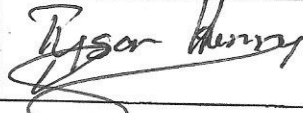
Name and Address of Petitioner(s): John + Courtney Frerichs  
 Current: 5871 Timber Dr, Colorado Springs, CO 80924

Telephone #'s: 719-425-0933 (John) 719-425-0934 (Courtney)

Description of Proposal:  
Replat 8543 Sanctuary Pines (Lot 6) for a building encroachment.

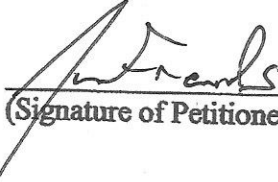
A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

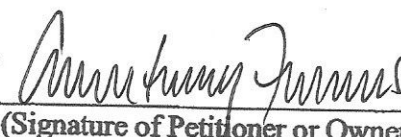
The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
8/25/20	Yes	 8660 Shoup Rd Black Forest, CO 80908 Charles R. Howard	SE of property
8/25/20	Yes	 8660 Shoup Rd Black Forest, CO 80908 LARRY K. LAUGHLIN	South of Property
8/25/20	Yes	 8422 Sanctuary Pines Dr Colorado Springs CO 80908 Ted Blacker	Lot 11. NW of property
8/25/20	Yes	 12725 L. Inwood Lane 131nd Street 80908 Tyson Henry	SW of Property

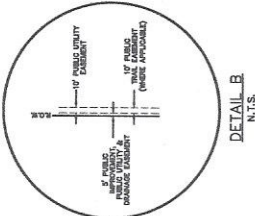
(For additional space, attach a separate sheet of paper)

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.

 date 8/25/20  
 (Signature of Petitioner or Owner)

 date 8/25/20  
 (Signature of Petitioner or Owner)

A REPLAT OF LOTS 1 AND 2, WALKER PLACE, TOGETHER WITH A PORTION OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



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CONSULTING  
ENGINEERS & SURVEYORS

Avenue, Suite 200  
Colorado 80503

(719) 595-1111  
(719) 595-1112

PCD FILE NO.: SF-18-021

LEGEND

▲	NO. 1 LTC	●	RELOC.	⊙	AUDIT	⊙	ADDER	✱	NOT
■	NO. 2 COE OTHER								



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Street and Apt. No., or PO Box No. 2455 Linehall Court	
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Addressee + Names From  
County Assessor's Office

Lot #5

- 8423 Sanctuary Pine Dr.

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Sent To Jared Barnett	
Street and Apt. No., or PO Box No. 2490 Minnie Dr.	
City/State/ZIP+4® CO, CO 80920	

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Lot #7

- 8783 Sanctuary Pine Dr.

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Postage \$	
Total Postage and Fees \$	
Sent To Michael Ludwig	
Street and Apt. No., or PO Box No. 4255 Arrowhead Dr	
City/State/ZIP+4® CO, CO 80908	

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Lot #8 - 8782 Sanctuary Pine Dr

#9 - 8662 Sanctuary Pine Dr

#10 - 8542 Sanctuary Pine Dr.