

NOTIFICATION LETTER FOR ADJACENT PROPERTY OWNERS

PETITIONER: Jesus Barron

PROPERTY: 10015 Calle Bernardo Point, Fountain, Colorado 80817

DATE: October 13, 2021

To Whom It May Concern:

1. This letter is being sent to you because Jesus Barron ("Applicant") is proposing a land use project in El Paso County at the referenced location (see item #3). This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) in item #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. If you have any questions regarding this specific project, you may contact Fred Van Remortel, Esq., attorney for Applicant at (303) 484-9919. Van Remortel, LLC is located at 2570 West Main Street, Suite 200, Littleton, Colorado 80120.

3. Site Address: 10015 Calle Bernardo Point, Fountain, Colorado 80817
Location: El Paso County, State of Colorado
Tax ID/Parcel Number: 5735004001
Parcel size in Acres: 5.8
Zoning District: RR-5


4. This request is for (1) Board of Adjustment and (2) Plat Vacation With ROW, in order to resolve an encroachment of part of the ROW over which Calle Bernardo Point runs and a vacation of the ROW for an originally platted road which is not and has never been utilized.

5. Existing map of existing land use is attached as (Map#1). There are NO proposed facilities, structures, roads, etc. No improvements are anticipated at this time. (Map #2)

6. Currently, there are no waiver requests and justification requirements.

7. Vicinity Map showing the adjacent property owners. (Map #3)

I, Fred Van Remortel, attorney for Applicant, Jesus Barron hereby acknowledge that the information provided within this notification is true and correct.

 Fred Van Remortel / Date: 10/13/21
Applicant Attorney Signature Atty # 39668

* These are just approximate points to illustrate the vacate land being requested.

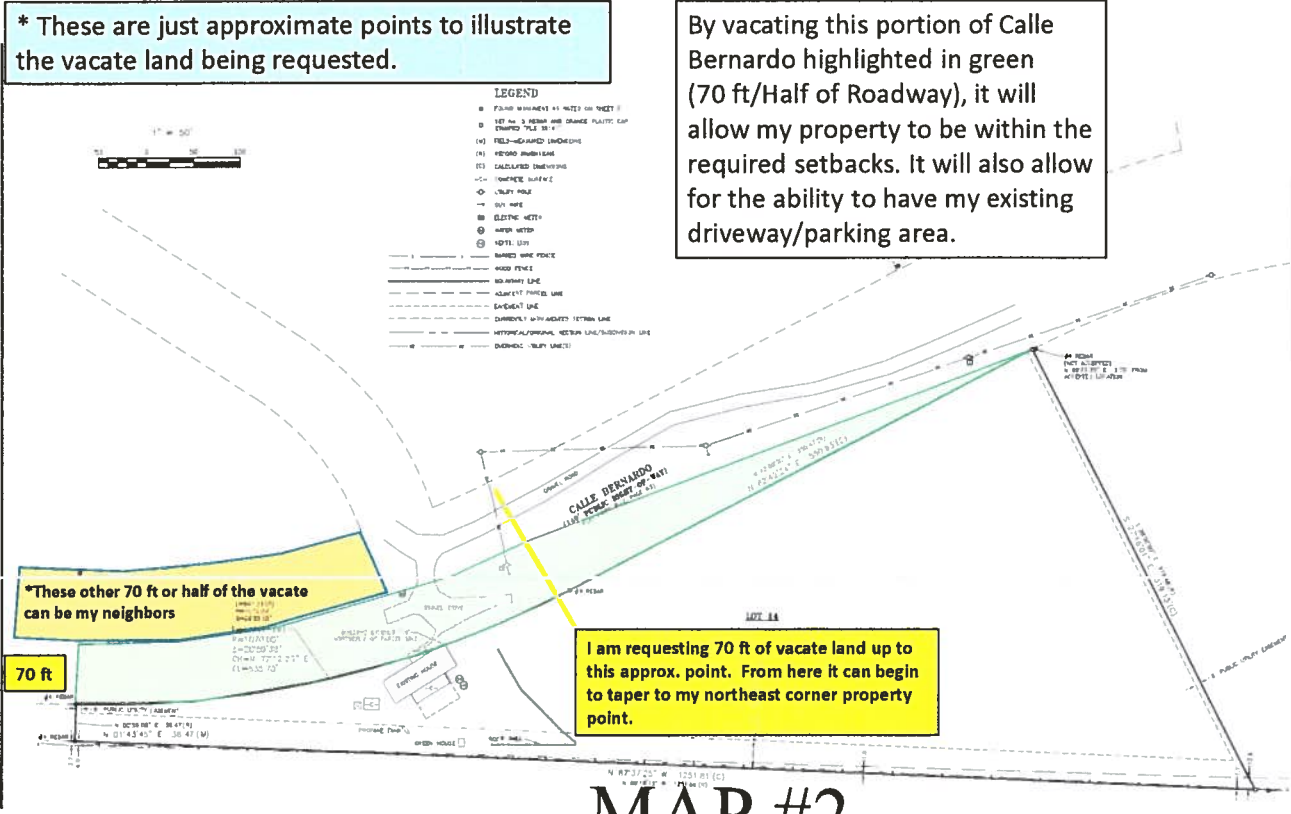
By vacating this portion of Calle Bernardo highlighted in green (70 ft/Half of Roadway), it will allow my property to be within the required setbacks. It will also allow for the ability to have my existing driveway/parking area.

*These other 70 ft or half of the vacate can be my neighbors

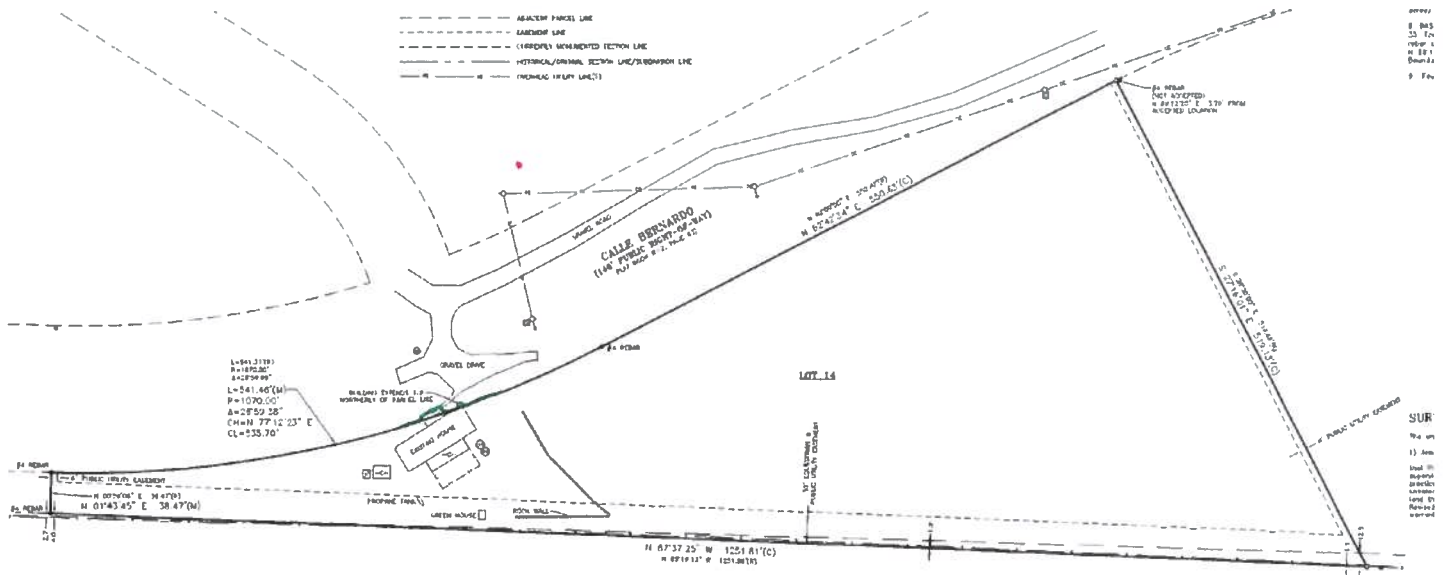
I am requesting 70 ft of vacate land up to this approx. point. From here it can begin to taper to my northeast corner property point.

70 ft

- LEGEND**
- FOUND MARKERS AT CORNERS OR MEETS
 - 1/2" DIA. 3" BROWN AND ORANGE PLASTIC CAP ENGRAVED "TILE 35" P
 - (X) FIELD-MARKED LINDENSHIRE
 - (H) FIELD-MARKED HINDENSHIRE
 - (S) CALCULATED SURVEYING
 - (T) CALCULATED TOWERING
 - (C) CONCRETE CULVERT
 - (P) UTILITY POLE
 - (D) DRAIN PIPE
 - (E) ELECTRIC METER
 - (W) WATER METER
 - (L) LIGHT FIXTURE
 - (B) BARRIERS WIRE FENCE
 - (K) KICK FENCE
 - (R) RAILROAD LINE
 - (A) ALUMINUM POSTED LINE
 - (D) DANGEROUS LINE
 - (H) HYPOTHETICAL/ORIGINAL SECTION LINE/BOUNDARY LINE
 - (D) DASHED "UTILITY LINES"



MAP #2



adjacent property owner notification

The owner for the property in pueblo county, to the south of your property, contact information is below.

Own. Name: T CROSS PROPERTIES LLC	Own. Overflow:	Own. Address: 970 SUMMER GAMES DR	Own. City: COLORADO SPRINGS	Own. State: CO	Own. Zip: 80905-7381
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Your legal description is:
LOT 14 VILLA CASITAS FIL NO 1

MAP #3

7017 3380 0000 8673 2935

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Colorado Springs, CO 80911

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0267
07

Postmark
Here

Postage	\$0.58
Total Postage and Fees	\$4.33

10/21/2021

Sent To Gary Meisman
Street and Apt. No., or PO Box No. 612 Harvard St.
City, State, ZIP+4® Colorado Springs, CO 80911

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 3380 0000 8673 2966

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
Monument, CO 80132

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0267
07

Postmark
Here

Postage	\$0.58
Total Postage and Fees	\$4.33

10/21/2021

Sent To 10391 Avenida Huerfano Rev. Family Trust
Street and Apt. No., or PO Box No. 590 Highway 10.5 #225
City, State, ZIP+4® Monument, CO 80132

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 3380 0000 8673 2973

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.
Fountain, CO 80817

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0267
07

Postmark
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Postage	\$0.58
Total Postage and Fees	\$4.33

10/21/2021

Sent To Conaway Paul D
Street and Apt. No., or PO Box No. 21495 La Piedra Pt.
City, State, ZIP+4® Fountain CO 80817

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com®.
Fountain, CO 80817

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

0267
07

Postmark
Here

Postage	\$0.58
Total Postage and Fees	\$4.33

10/21/2021

Sent To Lindsey Delana
Street and Apt. No., or PO Box No. 9860 Calle Bernardo Pt.
City, State, ZIP+4® Fountain CO 80817

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions