

**Notification of Adjacent Property Owners**

Name and Address of Petitioner(s): Andrea and James Nagy  
6205 Coolwell Dr  
Colorado Springs, CO 80908  
 Telephone #'s: (719) 495-2936 / (719) - 963-1560  
 Description of Proposal: This request is for a property line adjustment for potential  
sale of 1.6 acres to adjoining neighbor. Property line adjustment covers long rectangle  
that runs on southwest side of parcel.

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
9-19-19	yes	Anne Sutton <del>and J Sutton</del> 13795 Wildoak Dr. CS, CO 80908	
9/19/19	Yes	Fred Russell <del>Frederick Russell</del> 13825 Wildoak Dr CS CO 80908	
9/19/19	Yes	David Burch <del>David Burch</del> 13785 Wild oak Dr. Colorado Springs CO 80908	
9-21-19	Yes	Jerry and Alicia Noble <del>Jerry and Alicia Noble</del> 13970 Wildoak Dr CS, CO 80908	
9-22-19	Yes	Dean Bower <del>Dean Bower</del> 5930 Holmes Lane, Black Forest 80908	

(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.

James Nagy date 9/24/2019  
 (Signature of Petitioner or Owner)

\_\_\_\_\_  
 (Signature of Petitioner or Owner)

September 19, 2019  
6205 Coolwell Drive  
Colorado Springs, CO 80908

Dear Mr. and Mrs. Mack,

### **1. Purpose**

This letter is being sent to you because James J Nagy 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. Contact information**

James J. Nagy  
Andrea Nagy  
6205 Coolwell Drive, Colorado Springs, CO 80908  
(719) 495-2936

### **3. Site address, location, size, and zoning**

Address: 6205 Coolwell Drive, Colorado Springs, CO 80908  
Parcel: 5206002024  
Size: 9.53 acres  
Zoning: RR-5

### **4. Request and justification**

The proposed land use project involves a property line adjustment for potential sale of approximately 1.6 acres to David and April Stark of 6145 Coolwell Drive. The parcel of 6205 Coolwell includes a long strip of land running along the southwest side (see item #7) that boxes in the property of 6145 Coolwell along the private road on the south side of the property. The crosshatched region in the lower left of the parcel represents this strip of land.

### **5. Existing and proposed facilities, structures, roads, etc.**

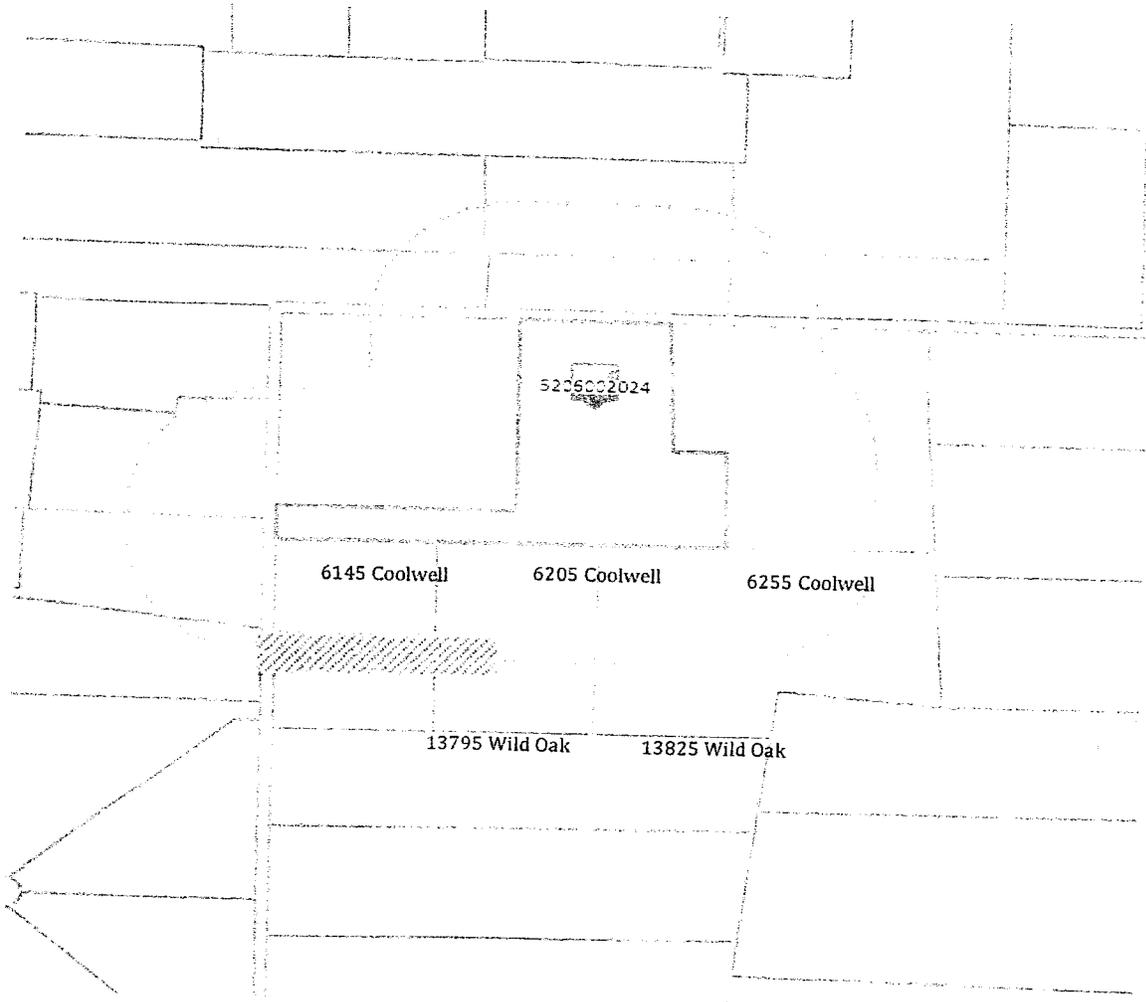
There is a private road on the south side of the property located at 6205 Coolwell that belongs to this property. Under this proposed property line adjustment, ownership of a portion of this private road would transfer to 6145 Coolwell. The private road is currently used and maintained by the residents at 13795 Wild Oak

Drive and 13825 Wild Oak Drive. This project includes a maintenance agreement with the owner(s) of the private road and the resident(s) who utilize the road that ensures continuing access and maintenance of the road.

**6. Waiver requests**

Not applicable

**7. Vicinity map**



Andrea Nagy                      C Nagy                      Sep 24, 2019  
Name and Signature of Petitioner or Owner                      Date

James Nagy                      James Nagy                      Sep 24, 2019  
Name and Signature of Petitioner or Owner                      Date

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:  
 Mr and Mrs. Flock  
 1710 Summit Dr.  
 Colorado Springs, CO 80921-  
 2108



9590 9402 4689 8323 9257 79

2. Article Number (Transfer from service label)  
 7019 1120 0000 6581 9095

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Handwritten Signature]*  Agent  
 Addressee  
 B. Received by (Printed Name) *[Handwritten Name]* C. Date of Delivery *9/25/19*  
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Registered Mail Restricted Delivery        |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Return Receipt for Merchandise             |
| <input type="checkbox"/> Collect on Delivery                     | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |

September 19, 2019  
6205 Coolwell Drive  
Colorado Springs, CO 80908

Dear Mr. Myers,

### **1. Purpose**

This letter is being sent to you because James J Nagy 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. Contact information**

James J. Nagy  
Andrea Nagy  
6205 Coolwell Drive, Colorado Springs, CO 80908  
(719) 495-2936

### **3. Site address, location, size, and zoning**

Address: 6205 Coolwell Drive, Colorado Springs, CO 80908  
Parcel: 5206002024  
Size: 9.53 acres  
Zoning: RR-5

### **4. Request and justification**

The proposed land use project involves a property line adjustment for potential sale of approximately 1.6 acres to David and April Stark of 6145 Coolwell Drive. The parcel of 6205 Coolwell includes a long strip of land running along the southwest side (see item #7) that boxes in the property of 6145 Coolwell along the private road on the south side of the property. The crosshatched region in the lower left of the parcel represents this strip of land.

### **5. Existing and proposed facilities, structures, roads, etc.**

There is a private road on the south side of the property located at 6205 Coolwell that belongs to this property. Under this proposed property line adjustment, ownership of a portion of this private road would transfer to 6145 Coolwell. The private road is currently used and maintained by the residents at 13795 Wild Oak



**SENDER: COMPLETE THIS SECTION**

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1. Article Addressed to:  
 Mr. Roger Myers  
 521 Autumn PL  
 Fountain, CO 80817-3177



2. Article Number (Transfer from service label)  
 7019 1120 0000 6581 9101

Permitted, July 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery  
 Roger Myers 4-27-19

D. Is delivery address different from item 1?  Yes  No  
 If YES, enter delivery address below:

3. Service Type  
 Adult Signature  Priority Mail Express®  
 Adult Signature Restricted Delivery  Registered Mail™  
 Certified Mail®  Registered Mail Restricted Delivery  
 Certified Mail Restricted Delivery  Return Receipt for Merchandise  
 Collect on Delivery  Signature Confirmation™  
 Collect on Delivery Restricted Delivery  Signature Confirmation Restricted Delivery

Restricted Delivery (over \$500)

Domestic Return Receipt

September 19, 2019  
6205 Coolwell Drive  
Colorado Springs, CO 80908

Dear Mr. and Mrs. Rice,

### **1. Purpose**

This letter is being sent to you because James J Nagy 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. Contact information**

James J. Nagy  
Andrea Nagy  
6205 Coolwell Drive, Colorado Springs, CO 80908  
(719) 495-2936

### **3. Site address, location, size, and zoning**

Address: 6205 Coolwell Drive, Colorado Springs, CO 80908  
Parcel: 5206002024  
Size: 9.53 acres  
Zoning: RR-5

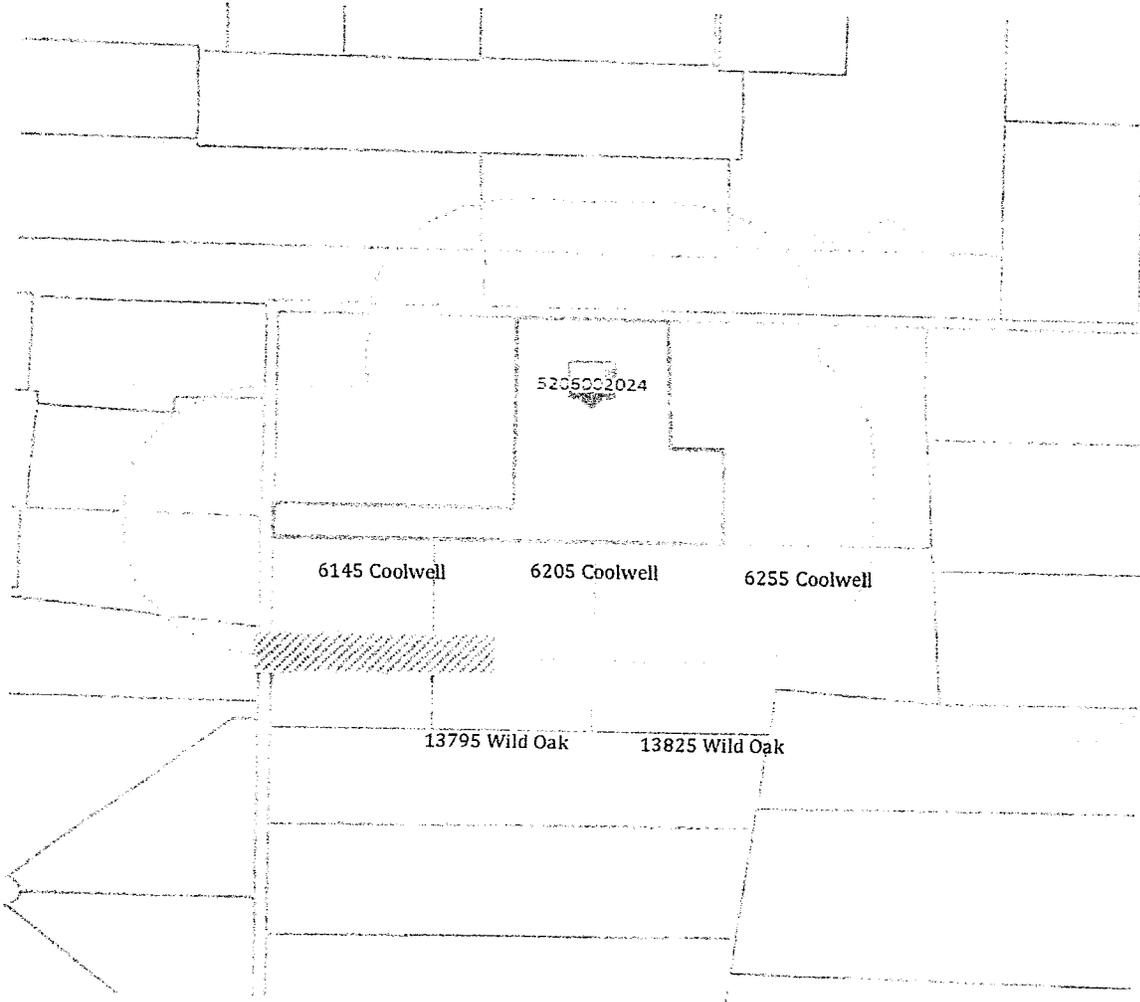
### **4. Request and justification**

Drive and 13825 Wild Oak Drive. This project includes a maintenance agreement with the owner(s) of the private road and the resident(s) who utilize the road that ensures continuing access and maintenance of the road.

**6. Waiver requests**

Not applicable

**7. Vicinity map**



Andrea Nagy @ Nagy  
Name and Signature of Petitioner or Owner

Sep 24, 2019  
Date

James Nagy James Nagy  
Name and Signature of Petitioner or Owner

Sep 24, 2019  
Date

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Mr. James and Mrs Corinne Rice*  
*2137 Beechwood Ln*  
*Flower Mound TX, 75028-7619*



9590 9402 4689 8323 9257 62

2. Article Number (Transfer from service label)

*7019 1120 0000 6581 808A*

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
*X Corinne Rice*  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery  
*9/24/19*

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

September 19, 2019  
6205 Coolwell Drive  
Colorado Springs, CO 80908

Dear Mr. Paul A. Stroud,

### **1. Purpose**

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### **2. Contact information**

James J. Nagy  
Andrea Nagy  
6205 Coolwell Drive, Colorado Springs, CO 80908  
(719) 495-2936

### **3. Site address, location, size, and zoning**

Address: 6205 Coolwell Drive, Colorado Springs, CO 80908  
Parcel: 5206002024  
Size: 9.53 acres  
Zoning: RR-5

### **4. Request and justification**

The proposed land use project involves a property line adjustment for potential sale of approximately 1.6 acres to David and April Stark of 6145 Coolwell Drive. The parcel of 6205 Coolwell includes a long strip of land running along the southwest side (see item #7) that boxes in the property of 6145 Coolwell along the private road on the south side of the property. The crosshatched region in the lower left of the parcel represents this strip of land.

### **5. Existing and proposed facilities, structures, roads, etc.**

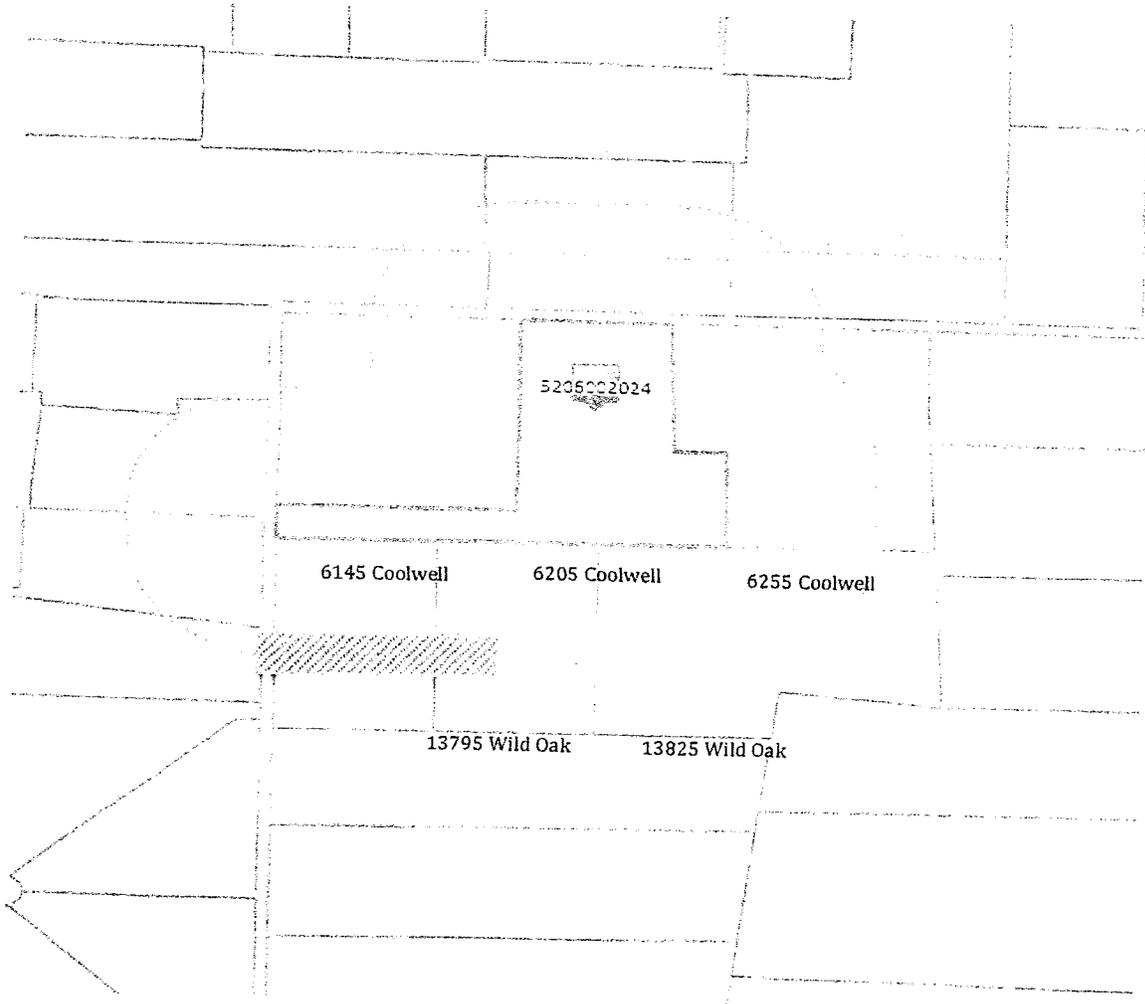
There is a private road on the south side of the property located at 6205 Coolwell that belongs to this property. Under this proposed property line adjustment, ownership of a portion of this private road would transfer to 6145 Coolwell. The private road is currently used and maintained by the residents at 13795 Wild Oak

Drive and 13825 Wild Oak Drive. This project includes a maintenance agreement with the owner(s) of the private road and the resident(s) who utilize the road that ensures continuing access and maintenance of the road.

**6. Waiver requests**

Not applicable

**7. Vicinity map**



Andrea Nagy                      e Nagy                      Sep 24, 2019  
Name and Signature of Petitioner or Owner                      Date

James Nagy                      James Nagy                      Sep 24, 2019  
Name and Signature of Petitioner or Owner                      Date

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1. Article Addressed to:

\* Mr. Paul A. Stoud  
 23005 Morninglight Dr  
 Rapid City, SD 57703-9043



9590 9402 3823 8032 0567 83

2. Article Number (Transfer from service label)

7019 1120 0000 6581 9118

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

J. Stoud 9/5/05

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery