

**RESOLUTION
BOARD OF DIRECTORS
BLACK FOREST FIRE/RESCUE PROTECTION DISTRICT**

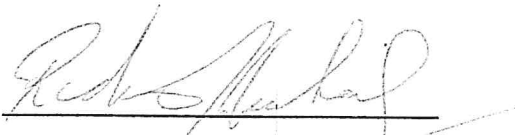
A RESOLUTION FOR INCLUSION OF PROPERTY:

WHEREAS, the Black Forest Fire/Rescue Protection District ("Fire Department") is a political subdivision of the State of Colorado, formed pursuant to C.R.S. 32-1-101, *et. seq.* to provide fire suppression, fire prevention, ambulance, emergency medical, emergency rescue, and hazardous materials services (collectively, "Emergency Services") to the citizens and property within its jurisdiction and to individuals passing through its jurisdiction;

RESOLVED, that the Board of Directors of the Black Forest Fire/Rescue Protection District, having considered Petitions for Inclusion in a public hearing duly held on January 15, 2020, hereby grants the petitions and orders for inclusion into the District the following described parcel of property:

Robert J. Larkin and Barbara E. Shoemaker: 5772 Windridge Point, Colorado Springs, CO 80908, Lot 1, Section 19-11-65, Parcel No. 6124000010.

ADOPTED AND APPROVED this 15th day of January, 2020.


Richard Nearhoof, Chairman

Attest:

Donna Arkowski, Secretary

BLACK FOREST FIRE/RESCUE PROTECTION DISTRICT

NOTICE OF PUBLIC MEETING
PETITION FOR INCLUSION

Notice is hereby given that the Board of Directors of the Black Forest Fire/Rescue Protection District will hold a public meeting on Wednesday, January 15, 2020 at 7:00 pm at the Black Forest Fire/Rescue Protection District Station One, located at 11445 Teachout Road, Colorado Springs, Colorado, for the purpose of considering a Petition for Inclusion of the following described parcel of property into the Black Forest Fire/Rescue Protection District.

Robert J. Larkin and Barbara E. Shoemaker, Lot 1, Parcel No. 6124000010

All interested persons are invited to attend such meeting at the stated time and place and show in cause, in writing, if any they have, why the Petition should not be granted.

By Order of the Chairman of the Board of Directors of the Black Forest Fire/Rescue Protection District:

Melissa R. Bottorff, Office Manager

PETITION FOR INCLUSION INTO THE BLACK FOREST
FIRE/RESCUE PROTECTION DISTRICT

The undersigned Petitioner(s), being all of the fee simple owner(s) of the real property described below, petition the Board of Directors of the Black Forest Fire/Rescue Protection District ("BFFRPD") for inclusion of the below described property into the BFFRPD. In furtherance of this Petition, Petitioner(s) provides the following information, fees, acknowledgements and commitments:

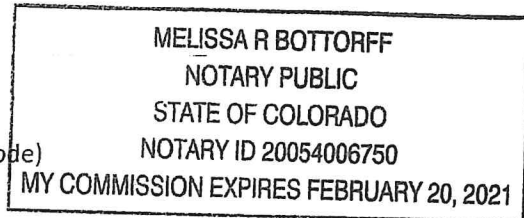
1. The legal description and tax schedule number of the property that Petitioner(s) proposes to be included in the BFFRPD is attached hereto as Exhibit 1 ("Property").
2. A vicinity map, showing the general location of the Property is attached hereto as Exhibit 2.
3. Nothing contained in this Petition shall obligate BFFRPD to grant this Petition, either in whole or in part.
4. Petitioner(s) acknowledges that the Property will not be accepted into the BFFRPD unless the BFFRPD Board of Directors passes a resolution approving such inclusion, and an appropriate Order for Inclusion is signed by the El Paso County District Court and recorded in the real estate records of the El Paso County Clerk and Recorder's Office.
5. Petitioner(s) acknowledges that the BFFRPD Board of Directors, in its sole discretion, shall determine whether to grant or deny this Petition. Petitioner(s) also acknowledges that the Board shall have absolute and sole discretion to determine all conditions, financial and otherwise, which must be met as a pre-condition to the inclusion of the Property within the BFFRPD.

Respectfully submitted,

Property Owner #1

Robert J. Larkin (signature)
Robert J. Larkin (printed name)
5772 Windridge Pt (address)
Colorado Springs CO 80908 (City, State, Zip Code)

1/2/20 (date)



STATE OF COLORADO)

COUNTY OF EL PASO)

Submitted and sworn to before me this 2nd day of January
2020, by Robert J. Rankin Owner.

Witness my hand and official seal.

My commission expires: February 20, 2021

Melissa R. Bottorff

Notary Public

Property Owner #2

B. Shoemaker (signature)

1/2/20 (date)

Barbara E. Shoemaker (name)

5772 Windridge Pt (address)

Colorado Springs CO 80908 (City, State, Zip Code)

MELISSA R BOTTORFF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054006750
MY COMMISSION EXPIRES FEBRUARY 20, 2021

STATE OF COLORADO)

COUNTY OF EL PASO)

Submitted and sworn to before me this 2nd day of January
2020, by Barbara E. Shoemaker

Witness my hand and official seal.

My commission expires: February 20, 2021

Melissa R. Bottorff

Notary Public

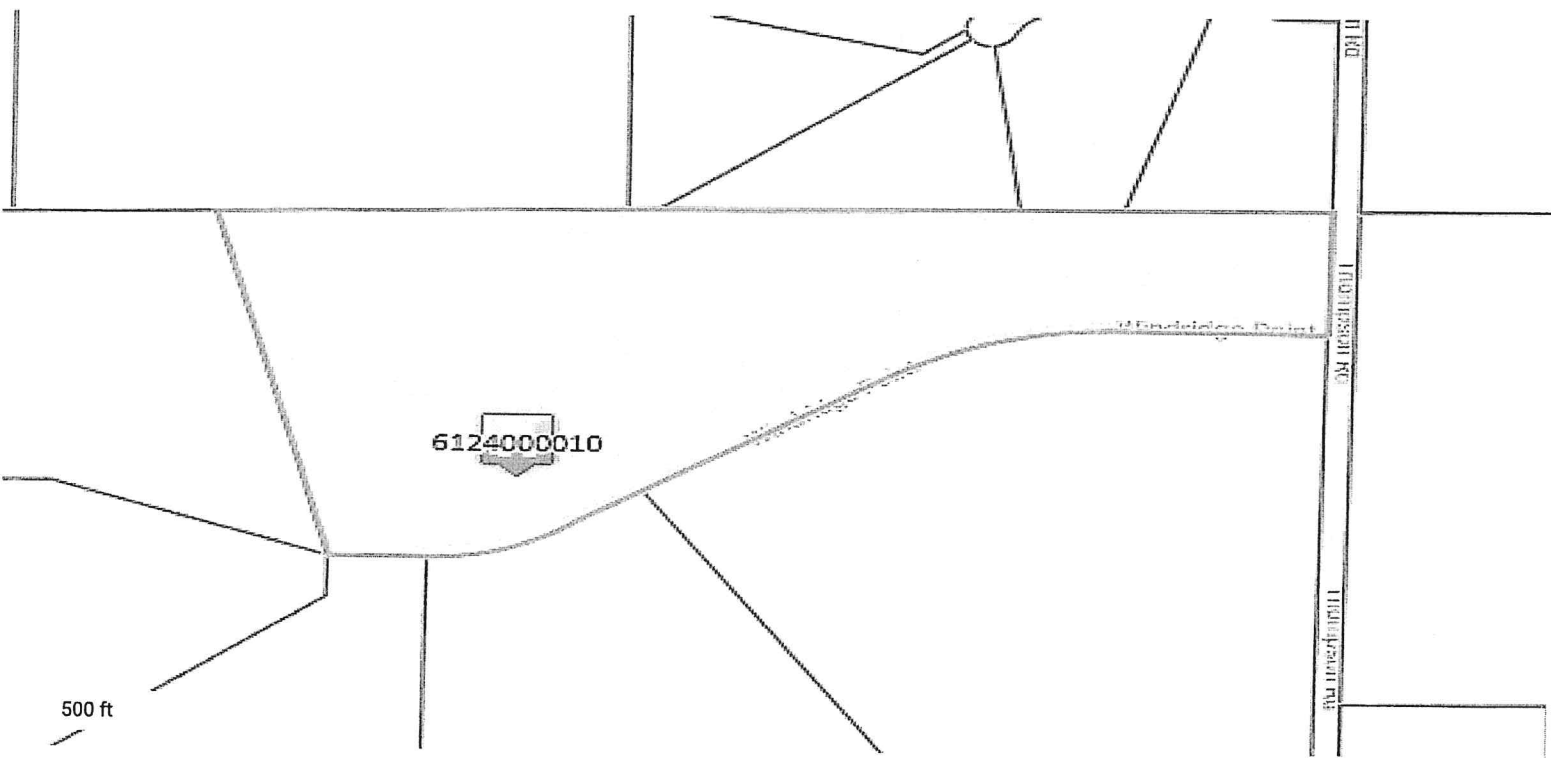
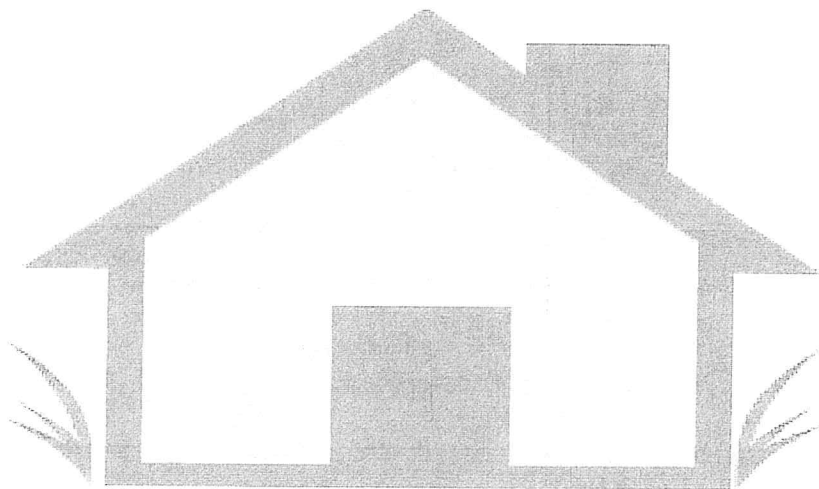
6124000010

5772 WINDRIDGE PT

Total Market Value

\$227,500

No Photo Available



OVERVIEW

Owner:	LARKIN ROBERT J
Mailing Address:	5772 WINDRIDGE PT COLORADO SPRINGS CO, 80908-1423
Location:	5772 WINDRIDGE PT
Tax Status:	Taxable
Zoning:	RR-5
Plat No:	-
Legal Description:	TR IN NE4 SEC 24-11-66 & N 1664.63 FT EX E 60 FT OF GOVERNMENT LOT 1 SEC 19-11-65 DESC AS FOLS: BEG AT NW COR SD SEC 19, TH N 89<38'10"E ON N LN SD SEC 1524.88 FT, TO A PT ON THE WLY R/W LN OF THOMPSON RD, TH S 00<14'44"W 359.36 FT, N 89<45'16"W 450.0 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 900.0 FT A C/A OF 34<14'44" A DIST OF 537.93 FT, TH S 56<00'00"W 800.0 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 600.0 FT A DIST OF 356.05 FT, TH S 90<00'00"W 200.0 FT, N 14<14'00"W 1069.28 FT TO A PT ON N LN SD SEC 24, TH N 89<02'08"E 895.60 FT TO POB

MARKET & ASSESSMENT DETAILS ?

	2019 Market Value	2019 Assessed Value
Land	\$227,500	\$65,980
Improvement	\$0	\$0
Total	\$227,500	\$65,980

LAND DETAILS

SEQUENCE NUMBER	LAND USE	ASSESSMENT RATE	AREA	MARKET VALUE
1	VACANT LAND = 35 AND < 100 ACR	29.000	35.58 Acres	\$227,500

BUILDINGS DETAILS

0 buildings to show.

SALES HISTORY

	SALE DATE	SALE PRICE	SALE TYPE	RECEPTION
+	11/21/2018	\$0	-	218135634
+	11/21/2018	\$355,000	Good sale; Vacant land	218135635
+	07/15/2013	\$220,000	Good sale; Vacant land	213090728
+	05/16/2013	\$185,000	Good sale; Vacant land	213063584

AX ENTITY AND LEVY INFORMATION

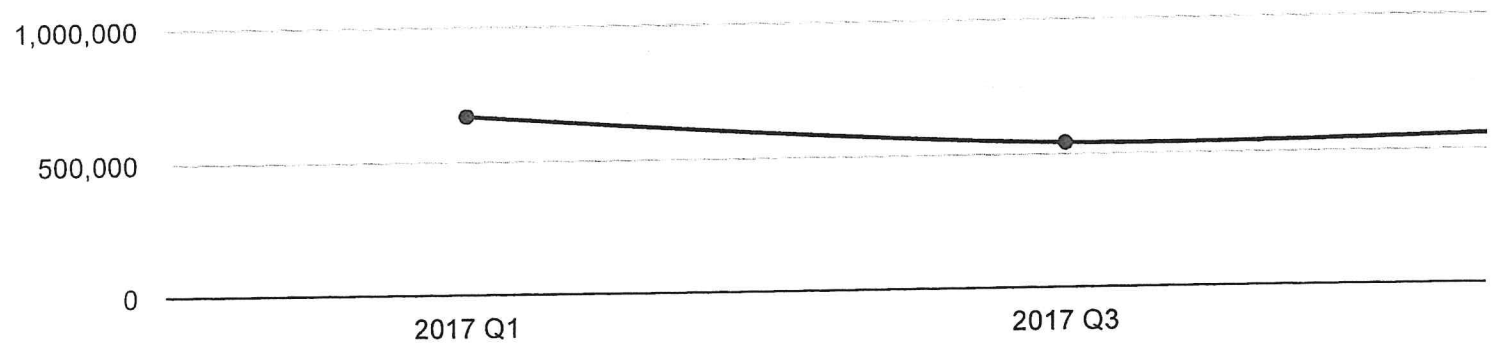
County Treasurer Tax Information

TAXING ENTITY	LEVY	CONTACT NAME/ORGANIZATION	CONTACT PHONE
EL PASO COUNTY	7.738	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
LEWIS-PALMER SCHOOL NO 38	44.068	CHERYL WANGEMAN	(719) 488-4705
PIKES PEAK LIBRARY	4.000	MIKE VARNET	(719) 531-6333
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598

MAP SHEET

[Click to view Map Sheet 1](#)

Median Residential House Price



Residential Assessed Values

- Low**
\$123,800 [↗](#)
- Median**
\$637,040
- High**
\$955,349 [↗](#)

Res. Sales by Type

inclusion Resolution
2020-03

Your ad
Enlarged

The Gazette

gazette.com

-Receipt-

Date: 01/07/20
Account #: 24718
Company Name: Black Forest Fire
Contact:
Address: 11445 Teachout Road
City: Colorado Springs
State: CO
Telephone: (719) 495-4300
Fax:

Publications:
Colorado Springs Gazette,
Gazette.com

Ad ID: 80481
PO Number:
Run Dates: 01/08/20 to 01/14/20
Ad Class: Legal Notices
Columns wide: 3
Total # of Lines: 28
Total Cost: \$51.80
Account Rep: Lorre Cosgrove
Phone # (719) 636-0341
Email: lorre.cosgrove@gazette.com

BLACK FOREST FIRE/RESCUE PROTECTION DISTRICT
NOTICE OF PUBLIC MEETING
PETITION FOR INCLUSION
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Robert J. Larkin and Barbara E. Shoemaker, Lot L, Parcel No. 6124090010
All interested persons are invited to attend such meeting at the stated time and place and show in cause, in writing, if any they have, why the Petition should not be granted.
By Order of the Chairman of the Board of Directors of the Black Forest Fire/Rescue Protection District:
Melissa K. Dolgoff, Office Manager
Published in the CS Gazette January 8, 2020

Payments:

Method	Type	Last 4 digits	Check	Paid
CC	VISA	0770		\$51.80

Gross: \$51.80
Paid Amount: - \$51.80
Amount Due: \$0.00