

Notification of appeal or request for variance

Premises - Bishop Castle, Hwy. 165, Custer County, Colorado

Legal Description - NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec 10, Tp 23 S. R. 69 W. 6th P. M., Colorado,
containing approximately 2 1/2 acres.

Applicants - Land Owners - James R. Bishop and Phoebe M. Bishop

Address - Box 179, Wetmore Star Rt., Rye, Colorado 81069

Filed by - James R. Bishop and Phoebe M. Bishop

Address - 1529 Claremont, Pueblo, Colorado 81004

Telephone No.: (Home) 303- 564-4366 (Bus.) 303- 564-5568

The subject of this notice is to divide this property in half so to appease Custer County of some assured property taxes.

Our statement is that we would like the north half of this property that the Castle itself sits on to be BISHOP CASTLE NON-PROFIT CORPORATION. Our reason for asking for a variance from the zoning code-- So that we might split our property into two (2) parcels of land. To make it possible for us to transfer a deed to parcel number one (no.1) into a non-profit corporation, to benefit the general public and for charitable purposes, in the form of Bishop Castle.

To be able to continue building on the parcel number one (no.1) toward completion of the Castle as a museum, interfaith chapel, hall for uses such as dances, art shows or any other events to raise funds for charities. Excluding any use, sale or consumption of alcohol in any form.

To provide admission to the Castle and its grounds (parcel no.1) always on a true donation basis to the general public. This donation money and/or gifts such as grants from any foundations is to be used to complete, maintain and manage the Castle (parcel no.1) and any left over or excess money is to be put into a Trust fund. (for Castle maintenance and/or charity).

Never to be sold, mortgaged or put in financial jeopardy by the Bishops or any other persons. Never to be used as a residence in any form by the Bishops or any other persons. Always in accordance with the rules, regulations and laws of Custer County and the State of Colorado. All of this above statement to be irrevocable (unless changes need to be made to satisfy the proper authority).

The Bishop Castle Non-Profit Corporation would be administered by no less than a two (2) person board of directors at all times with an annual meeting in January of every year, starting with James R. Bishop and Phoebe M. Bishop as it's first directors.

On the death of the life beneficiaries, the life beneficiaries being James R. Bishop, Phoebe M. Bishop, their children and grandchildren (ending with their grandchildren), the Bishop Castle (parcel no.1) would go to the appropriate govern-

(SEE OTHER SIDE)

ment, such as Custer County or the State of Colorado. Always to the benefit of the general public, such as a museum. But never to be used by any political parties for rallies, conventions, campaigns, government offices, Governors Mansion, Forest Service hall for any reason or any other government building. Never to be sold to any private owners and the Bishop Castle (parcel no.1) is to always carry the name Bishop Castle.

The other parcel, number two (no.2), (adjacent to parcel no.1), would remain in the private name of the Bishops. It will be their business (gift shop as it is now) and private residence. This arrangement is made to appease the people of Custer County so that we would be paying normal taxes for our business and residence property like everyone else.

We also require ingress and egress through the existing roadway through parcel no.4 onto parcel no.2, because the property is so small and steep that a separate access road to parcel no.2 would be almost impossible and very difficult to obtain.

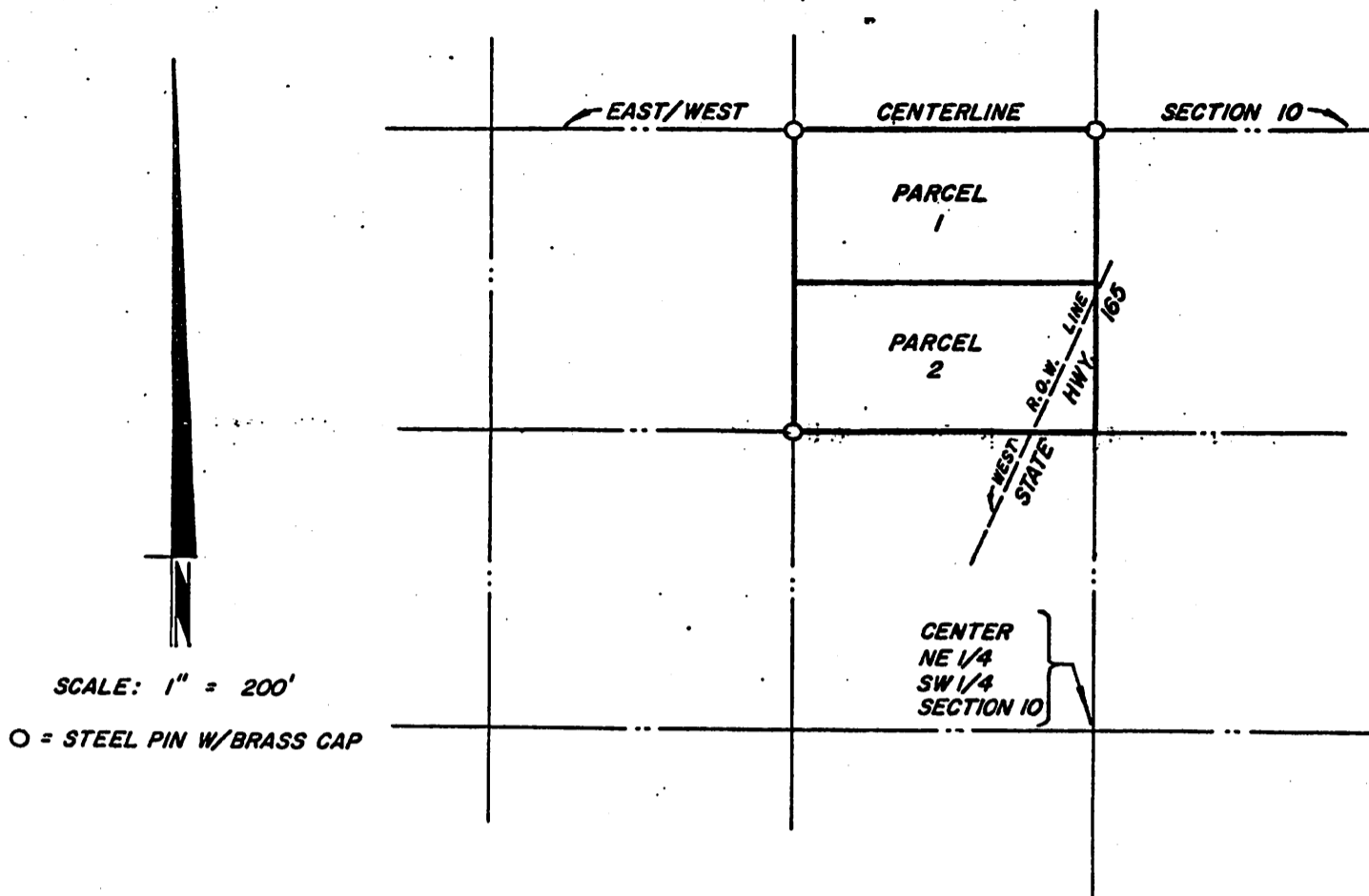
signed

Mr. James R. Bishop

James R. Bishop
Mrs. Enoebe M. Bishop

Enoebe M. Bishop
present owners of the land herein mentioned.

April 18, 1983



Pueblo, Colorado
April 14, 1983

We have made a description only of the following property,
located within the County of Custer, State of Colorado,
to-wit:

PARCEL 1: The North 1/2 of the NE 1/4 of the NW 1/4 of the NE 1/4
of the SW 1/4 of Section 10, Twp. 23 South,
Range 69 West of the 6th P.M.

PARCEL 2: The South 1/2 of the NE 1/4 of the NW 1/4 of the NE 1/4
of the SW 1/4 of Section 10, Twp. 23 South,
Range 69 West of the 6th P.M.

PREPARED BY:

K L H ENGINEERING CONSULTANTS, INC.
Registered Professional Engineers
and Land Surveyors
111 E. 5th Street
Pueblo, Colorado

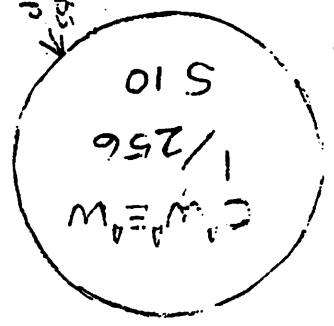




SAN ISABEL
NAT. FOREST

330' APPROX

BRASS CAP



PRIVATE
PROPERTY

(M/R JESS LOCKERT)

CUSTER COUNTY, COLORADO
NE 1/4 NW 1/4 NE 1/4 SW 1/4
SEC 10, T.P. 23 S.
R. 69 W. 6TH P.M.
COLORADO, CONTAINING
APPROXIMATELY 2 1/2 ACRES

HIGHWAY CUT

PROPOSAL
THIS SOUTH HALF
BISHOP FAMILY PRIVATE
PROPERTY

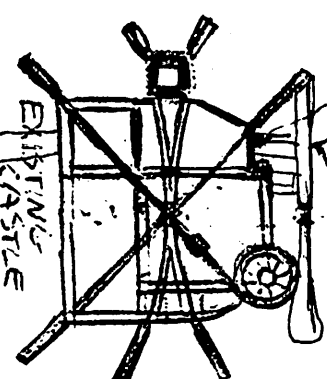
PROPOSAL
THIS NORTH HALF
BISHOP FAMILY CASTLE
TRUST

APPROX. 165'



150'

FUTURE WALL



FUTURE WALL AND TOWER

SAN ISABEL
NAT. FOREST



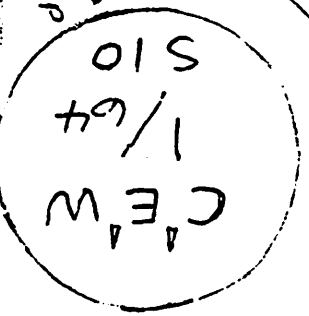
NO BRASS CAP

SAN ISABEL

CA-11

STATE HIGHWAY 165

BRASS CAP



BT James Q Bishop