


**CERTIFICATE OF MAILING**

TO: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPT.

RE: Notice to Adjoining Property Owners – Rollin Ridge Filing No. 1 Final Plat application

I, David F. Jones, certify that on the 23rd day of October, 2019 a copy of the foregoing Letter to Adjoining Property Owners was deposited in the United States mails, certified, first class postage, pre-paid and addressed to the following individuals and business:

  
\_\_\_\_\_  
David F. Jones

October 23, 2019

Aberdeen Investments Inc, 858 W Happy Canyon Rd, Ste 200, Castle Rock, CO 80108-3917  
Richard & Kendra Tolowski, 16090 State Hwy 83, Colo Spgs, CO 80921-1500  
Carla Hollingsworth, 3410 Arena Rd, Colo Spgs, CO 80921-1507  
Douglas Burwell, 3330 Arena Rd, Colo Spgs, CO 80921-1505  
Brady & Loryn Woolley, 3260 Arena Rd, Colo Spgs, CO 80921-1503  
John Rabins & Nancy Powell, 3210 Arena Rd, Colo Spgs, CO 80921-1503  
Martin Thrasher, 3115 Hodgen Rd, Colo Spgs, CO 80921-1620  
Wayne & Rosalia Nissen, 16515 Cherry Vista Ct, Colo Spgs, CO 80921-3412  
Goebel Family Living Trust, 3215 Double Tree Ct, Colo Spgs, CO 80921-3407  
Kevin & Wanda Dailey, 3255 Double Tree Ct, Colo Spgs, CO 80921-3407  
Ross & Kristen Lendt, 3295 Double Tree Ct, Colo Spgs, CO 80921-3407  
Larry & Vicky Musser, 3335 Double Tree Ct, Colo Spgs, CO 80921-3408  
Colo Spgs 382 LTD Partnership, 6070 N Camino Alente, Tucson, AZ 85718-3703  
David & Alyce McElhoes, 16605 Dancing Wolf Wy, Colo Spgs, CO 80908-2020

October 21, 2019

RE: NOTIFICATION TO ADJOINING PROPERTY OWNERS - ROLLIN RIDGE FILING NO. 1  
FINAL PLAT APPLICATION

Dear Adjoining Property Owner:

The developer of the below described property, TC&C, LLC, Carl Turse, Managing Member, is currently applying to the El Paso County Board of County Commissioners for approval of the Rollin Ridge Filing No. 1 Final Plat.

The Rollin Ridge Filing No. 1 subdivision is located within portions of the N1/2 of the N1/2 of Section 27, T11S, R66W of the 6<sup>th</sup> PM. More specifically, the proposed subdivision is located at the southwest corner of the intersection of State Highway 83 and Hodgen Road. The 57.01 acre parcel is currently zoned RR2.5 (2.5 ac min lots) and PUD (commercial).

If approved, the 57.01 acre subdivision will facilitate 16 single family residential lots at 2.5 acres each, a 5.32 ac tract to be developed as commercial in the future and a 0.71 acre drainage detention pond tract. Attached is a copy of the proposed Filing No. 1 Final Plat.

Existing improvements within the subdivision include a single family residence and facilities related to past ranching activities. Proposed improvements within the subdivision include County owned and maintained asphalt surfaced roadways, drainage improvements, electric service, natural gas service and telephone service. All new utilities will be below grade. The existing single family residence will remain and is included within the total 16 lots. Grading and drainage earth moving activities within the single family residential area will be limited to roadway, drainage and utility installation areas.

Water will be provided via individual on site wells operated through a State approved Water Augmentation Plan. Waste water will be treated via individual on site septic systems, designed and constructed to County and State Health Department standards.

You may appear in person at the Planning Commission's and / or Board of County Commissioner's public hearings regarding these requests or, if unable to attend, submit a statement expressing your opinions and comments on the applications. Your comments should be sent to El Paso County Development Services Department, 2880 International Circle, Colorado Springs, Colorado 80910 Attn: Gabe Sevigny (gabesevigny@elpasoco.com). The date, time and location of the future public hearings regarding these applications may be obtained by contacting the El Paso County Planning and Community Development Department at 719.520.6300.

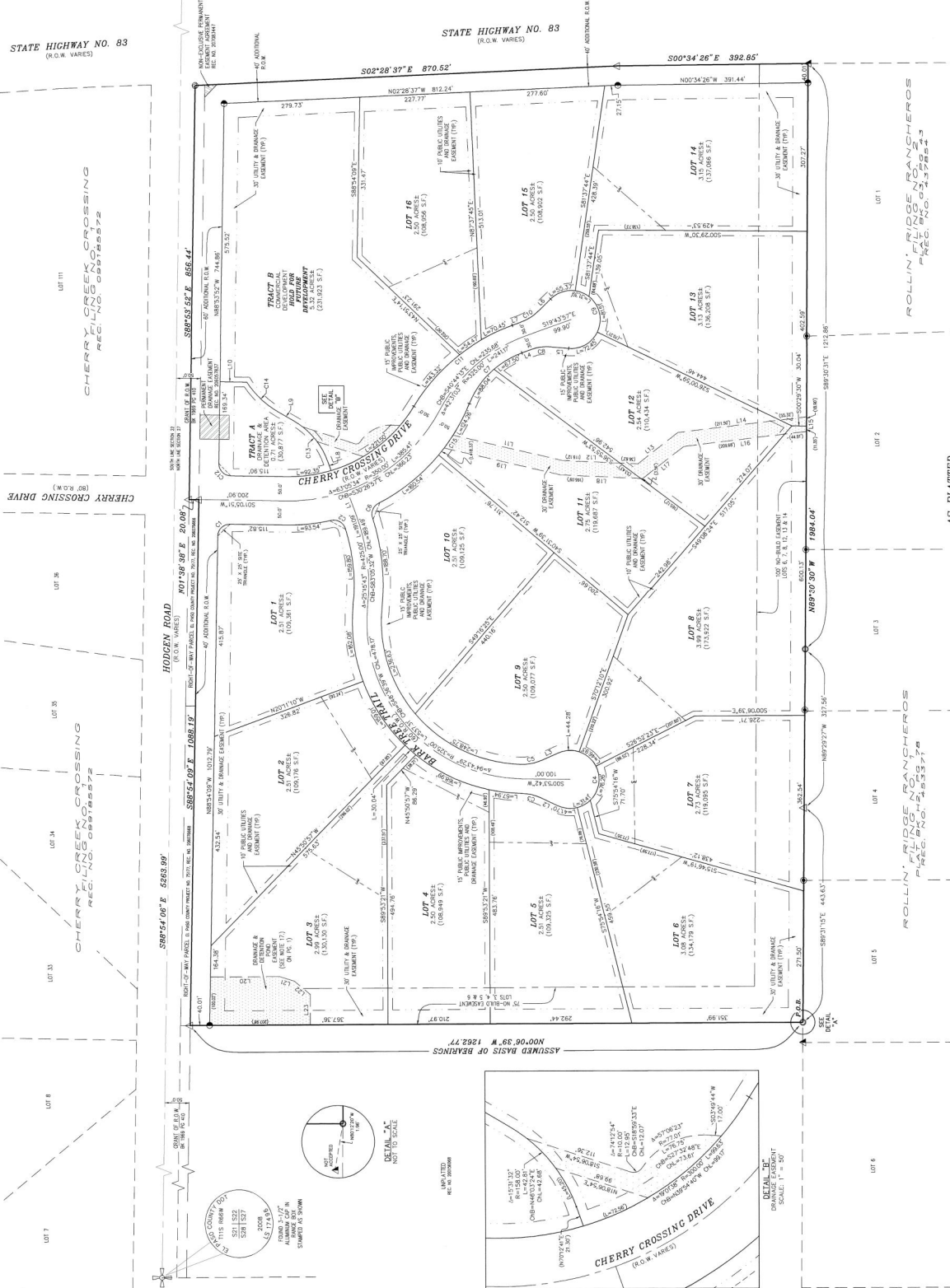
Should you have any questions regarding these applications, please contact either Gabe Sevigny at 719.520.7943 or myself at 719.684.2298.

Regards,

David F. Jones  
LAND RESOURCE ASSOCIATES  
719.684.2298  
[chipita1@comcast.net](mailto:chipita1@comcast.net)

# ROLLIN RIDGE FILING NO. 1

LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SEC. 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



## LEGEND:

- SET 5/8" REBAR AND GRANGE CAP OR PK NAIL AND 1-1/2" WASHER STAMPED "TRAMPART PLS 38560"
- SET 3/4" REBAR AND 1-1/2" ALUMINUM CAP STAMPED AS SHOWN
- FOUND 7/8" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE
- FOUND 1-1/2" ALUMINUM CAP (LEGIBLE)
- FOUND REBAR AND GRANGE CAP STAMPED "QSLI PLS 32439"
- FOUND 5/8" REBAR (NO CAP)
- FOUND AS SHOWN (SECTION CORNER)

LINE #	BEARING	DISTANCE
L1	S70°12'41"W	54.71
L2	S20°45'51"W	36.96
L3	N61°30'30"W	30.25
L4	S14°48'24"E	19.07
L5	N62°12'20"E	25.77
L6	N44°40'14"W	25.77
L7	N14°48'09"W	25.77
L8	S20°45'51"W	36.96
L9	S20°45'51"W	36.96
L10	N61°30'30"W	30.25
L11	S70°12'41"W	54.71
L12	S20°45'51"W	36.96
L13	S20°45'51"W	36.96
L14	S20°45'51"W	36.96
L15	S20°45'51"W	36.96
L16	S20°45'51"W	36.96
L17	S20°45'51"W	36.96
L18	S20°45'51"W	36.96
L19	S20°45'51"W	36.96
L20	S20°45'51"W	36.96
L21	S20°45'51"W	36.96
L22	S20°45'51"W	36.96
L23	S20°45'51"W	36.96
L24	S20°45'51"W	36.96
L25	S20°45'51"W	36.96
L26	S20°45'51"W	36.96
L27	S20°45'51"W	36.96
L28	S20°45'51"W	36.96
L29	S20°45'51"W	36.96
L30	S20°45'51"W	36.96
L31	S20°45'51"W	36.96
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L38	S20°45'51"W	36.96
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L96	S20°45'51"W	36.96
L97	S20°45'51"W	36.96
L98	S20°45'51"W	36.96
L99	S20°45'51"W	36.96
L100	S20°45'51"W	36.96

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27	25.00	90°00'00"	N43°14'30"W	35.36
C2	37.13	25.00	85°04'47"	N20°14'44"E	33.87
C3	42.44	100.00	24°53'47"	N73°36'23"E	43.17
C4	240.56	60.00	229°44'19"	N80°08'16"W	108.87
C5	45.45	100.00	26°02'50"	N10°05'00"E	45.16
C6	35.17	25.00	80°38'14"	N67°29'11"W	32.34
C7	155.54	185.00	48°01'48"	N43°34'34"W	150.00
C8	43.66	100.00	25°09'52"	N70°18'07"W	43.37
C9	240.73	60.00	229°22'35"	N70°18'07"W	108.87
C10	43.46	100.00	24°44'12"	S12°13'08"E	43.12
C11	268.22	300.00	30°02'06"	S30°18'30"E	263.06
C12	39.27	25.00	90°00'00"	S40°05'59"W	35.36
C13	110.43	185.00	10°00'00"	S40°05'59"W	108.87
C14	110.43	185.00	10°00'00"	S40°05'59"W	108.87
C15	35.28	400.00	43°27'27"	S50°07'04"E	32.27

REVISION DATE: AUGUST 2, 2009 (SEE COUNTY & DISTRICT COMMENTS)  
 REVISION DATE: JULY 29, 2009 (SEE COUNTY & DISTRICT COMMENTS)  
 REVISION DATE: JULY 29, 2009 (SEE COUNTY & DISTRICT COMMENTS)  
 DATE OF PREPARATION: JUNE 24, 2008

ROLLIN RIDGE FILING NO. 1 - PT. N1/2 N1/2 SEC. 27, T11S, R66W OF THE 6th P.M., EL PASO CO, COLORADO

**TRAMPART SURVEYS, L.L.C.**  
 P.O. Box 5001  
 Woodland Park, CO 80866  
 (719) 687-0900

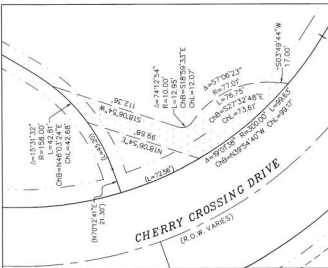
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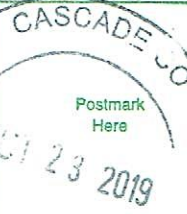
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**MARTIN THRASHER**  
**3115 HODGEN RD**  
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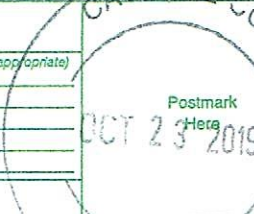
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**WAYNE & ROSALIA NISSEN**  
**16515 CHERRY VISTA CT**  
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**BRADY & LORYN WOOLLEY**  
**3260 ARENA RD**  
**COLORADO SPRINGS, CO 80921**



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**JOHN RABINS & NANCY POWELL**  
**3210 ARENA RD**  
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**CARLA HOLLINGSWORTH**  
**3410 ARENA RD**  
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**DOUGLAS BURWELL**  
**3330 ARENA RD.**  
**COLORADO SPRINGS, CO 80921**





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**858 W HAPPY CANYON RD**  
**SUITE 200**  
**CASTLE ROCK, CO 80108**

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 PS-80809

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**RICHARD & KENDRA TOLOWSKI**  
**16090 STATE HWY 83**  
**COLORADO SPRINGS, CO 80921**

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