

EL PASO

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COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 7, 2017

RE: Rockwood Minor Subdivision – **Minor Variation During Platting**

File: ADR-17-008

Parcel No.: 71000-00-354

To Whom It May Concern:

This letter is to inform property owners adjacent to the above mentioned property that the applicant, Martin Ventures LLC, has requested approval for a minor variation during platting to allow a lot size of 4.88 acres where 5 acres is the minimum lot size required within the RR-5 (Residential Rural) zoning district. The Planning and Community Development Director will make a formal decision regarding the administrative relief request on June 23 at 4:30 P.M. Any comments or questions may be forwarded to me prior to that decision. At the discretion of the Planning and Community Development Director, the approval process may be elevated to the Board of Adjustment for consideration. Administrative approval by the Planning and Community Development Director is subject to the appeal provisions of the Land Development Code.

Please feel free to contact me with any questions, comments, or concerns you may have prior to the decision.

Respectfully,

Nina Ruiz, Project Manager/Planner II
El Paso County Planning and Community Development
719-520-6313
ninaruiz@elpasoco.com

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.COM

*COPY
mailed
6/7/17*

El Paso County Parcel Information

File Name: ADR-17-008

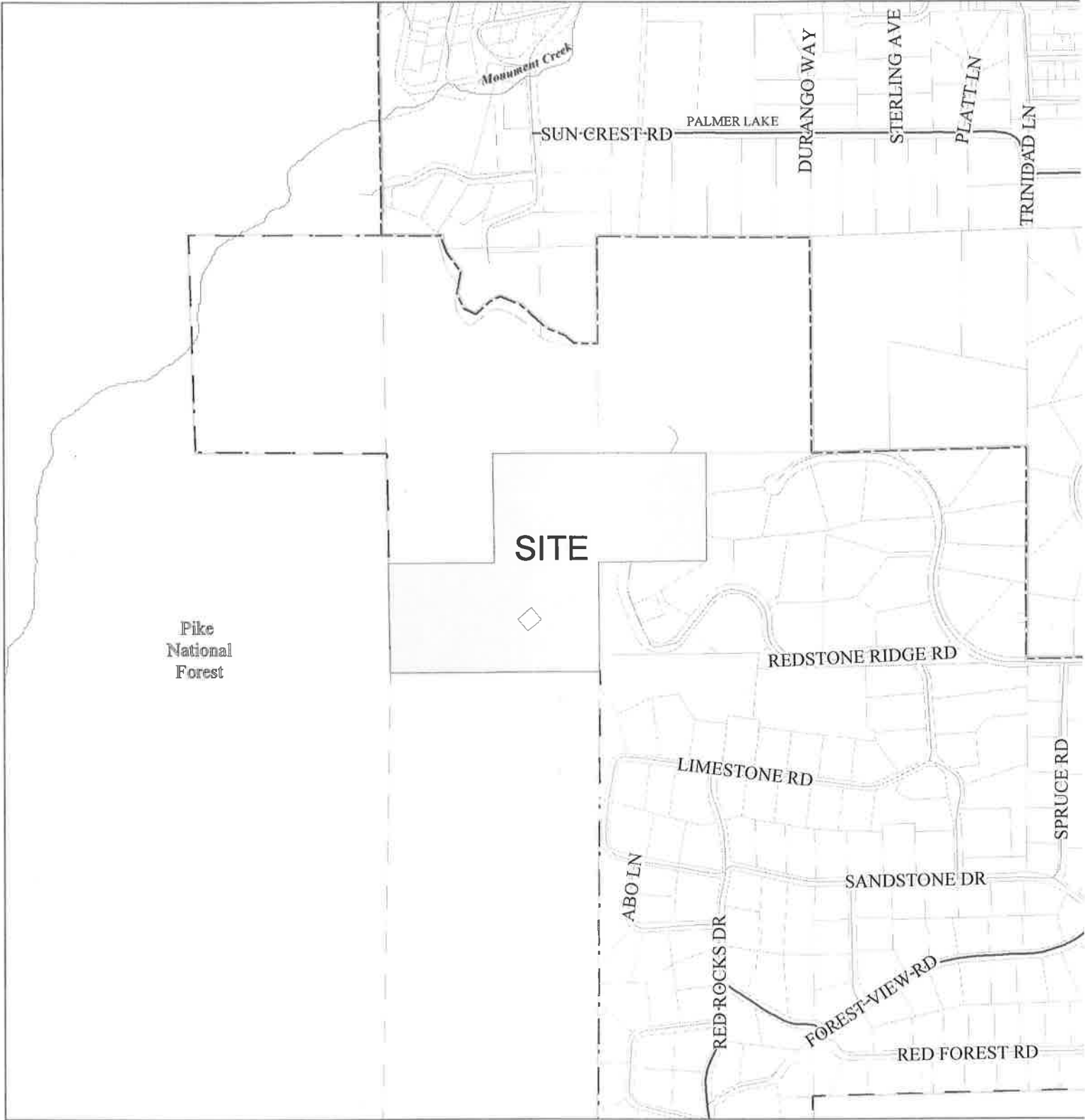
PARCEL	NAME
7100000354	MARTIN VENTURES LLC

Zone Map No.: 710.00

ADDRESS	CITY	STATE
1260 VALLEY ST UNIT B	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80915	2806

Date: June 7, 2017



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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7100000345
SCHMIDT CONNIE M
PO BOX 407
MONUMENT, CO 80132

7100000354
MARTIN VENTURES LLC
1260 VALLEY ST UNIT B
COLORADO SPRINGS, CO 80915

7100000353
FOREST VIEW ACRES WATER DISTRICT
7995 E PRENTICE AVE STE 103E
ENGLEWOOD, CO 80111

7100000301
NEVINS RYAN J
8663 PLEASANTS VALLEY RD
WINTERS, CA 95694

7108302001
LEIGHTY QUENTIN D
4670 RED ROCK RANCH DR
MONUMENT, CO 80132

7108302002
GARRETT SEAN
4140 DOUGLASS LOOP
USAF ACADEMY, CO 80840

7108302007
FIRST NATIONAL BANK OF LAS ANIMAS
PO BOX 2009
MONUMENT, CO 80132

7108302008
ROHRER MATTHEW
PO BOX 783
PALMER LAKE, CO 80133

7108303003
BRADLEY SCOTT
4659 REDSTONE RIDGE RD
MONUMENT, CO 80132

7117005028
RASPBERRY MTN INVESTMENTS LLC
49 LUXURY LN
COLORADO SPRINGS, CO 80921