

Chris,

As was discussed at the 9/2 Planning Commission hearing, the change in zoning for the parcel you referenced was not a change in zoning district, but rather a change in nomenclature. Many properties in the area were originally zoned A-1 district in the 1960's, which allowed half-acre garden home lots. In the early 1980s, the A-1 district was renamed the RR-1 district, which also still allowed half-acre lots. Then, in 2007, the County renamed the RR-1 district to the Rr-0.5 district to match the highest density allowance in the district (half-acre lots) in accordance with all of our other residential district (RR-5 = 5 acres, A-35 = 35 acres, etc.). The parcel you are referencing was never rezoned, but went through multiple zone district name changes. Those name changes did not alter the dimensional standards that allowed half-acre residential lots back to the early 1960's.

**John Green**

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**From:** Christopher Amenson <[camenson@comcast.net](mailto:camenson@comcast.net)>

**Sent:** Saturday, September 4, 2021 5:47 PM

**To:** John Green <[JohnGreen@elpasoco.com](mailto:JohnGreen@elpasoco.com)>; Elena Krebs <[ElenaKrebs@elpasoco.com](mailto:ElenaKrebs@elpasoco.com)>

**Cc:** 'Dave Miller' <[bevanddavemiller@comcast.net](mailto:bevanddavemiller@comcast.net)>; Red Rock Ranch United  
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**Subject:** Miller Letter

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Mr. Green and Ms. Krebs:

Dave and Bev Miller, residing at 3855 Highway 105 West, (P. O Box 567, Palmer Lake, Colorado) immediately adjacent neighbors on the north side of the area under consideration for rezoning as requested by JZs Land Development LLC, asked that I email to you the attached letter which was mailed on August 24, 2021 to both the El Paso County Commissioners and the El Paso County Planning Commission. They ask that I send this email since they are having computer problems.

In this letter Mr. and Mrs. Miller indicate that ***they were never notified by El Paso County of the request to rezone the area adjacent to the subject area, which was represented by JZs as having RR-.5 zoning, when it was rezoned to RR-.5 several years ago.*** They also indicated that their daughter and son-in-law, Marty and James Clifford living at 585 Highway 105 Palmer Lake, Colorado, were not notified of that rezone as well.

Mr. and Mrs. Miller therefor ask that El Paso County ***provide evidence that such notifications were provided as required***, or if not, since the requirements of such notification were not met as required, ***indication that the subject extant rezone be invalidated.***

On behalf of Mr. and Mrs. Miller, thank you for your assistance.

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