

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

Planner/Reviewer II
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300 (Main)
(719) 520-6442 (Direct)

To review all El Paso County projects go to: <https://epcdevplanreview.com/>

To review the El Paso County Land Development Code go to:

https://library.municode.com/co/el_paso_county/codes/land_development_code

PERSONAL WORK SCHEDULE

Monday - Thursday, 7:00 AM to 5:30 PM

DEPARTMENT HOURS

Monday - Friday, 7:30 AM to 4:30 PM

From: Christopher Amenson <camenson@comcast.net>

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

To: John Green <JohnGreen@elpasoco.com>; Elena Krebs <ElenaKrebs@elpasoco.com>

Cc: 'Dave Miller' <bevanddavemiller@comcast.net>; Red Rock Ranch United <redrockranchunited@gmail.com>

Subject: Miller Letter

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

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.

Chris Amenson
620 Forest View Way
Monument CO 80132
719.235.2950