



## OLIVE REAL ESTATE GROUP, INC.

December 1, 2020

### **NOTICE TO PROPERTY OWNERS**

Dear Property Owner:

This letter is being sent to you by Olive Real Estate Group, Inc., on behalf of JZs Land Development, LLC, who is proposing a land use project in El Paso County on 20.00± acres located on the south side of Highway 105, east of Red Rock Ranch Drive and west of Rockbrook Road. The site is not currently platted and has a Tax Schedule Number 7109000024. A Vicinity Map is included for reference. The project is a Rezone request to change a 5.374± acre portion of the 20 acre parcel to 0.5 acre lots (RR-0.5) and the remaining 15.111± acre parcel to 2.5 acre lots (RR-2.5) to create single family rural residential lots in a RR-5 Zone. The subject property is currently vacant. This rezone proposal creates approximately 12 lots, of which 7 lots are 0.5± acre lots and 5 lots are 2.5± acre lots.

The adjacent, 33.69± acre property is also owned by JZs Land Development, LLC and is currently zoned as 0.5 acre lots (RR-0.5). This property is west of Rockbrook Road and is identified as Tax Schedule Number 7109014003. This application will combine the two, afore mentioned parcels to create a single-family residential subdivision of no more than 38 lots, of which 7 lots will be 2.5± acres and 31 lots will be 0.5± acre lots consistent with RR-0.5 (Rural Residential) zoning. This information is being provided to you as part of the land use application submittal process with the County. Please direct any questions on the proposal to the referenced contact below.

The proposal is for approval of a rezone titled Red Rock Acres. The proposed subdivision will establish no more than 38 single family rural residential lots on 53.69± acres.

Prior to any public hearing on this proposal a notification of the time and place of public hearing will be sent to the adjacent property owners by the El Paso County Development Services Department. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

Any questions regarding this project should be directed to either of the following individuals:

Ingrid Richter, Broker  
Olive Real Estate Group, Inc.  
102 North Cascade Avenue, Suite 250  
Colorado Springs, CO 80903  
Email: [ingridrichter@oliverereg.com](mailto:ingridrichter@oliverereg.com)  
Phone: (719) 598-3000

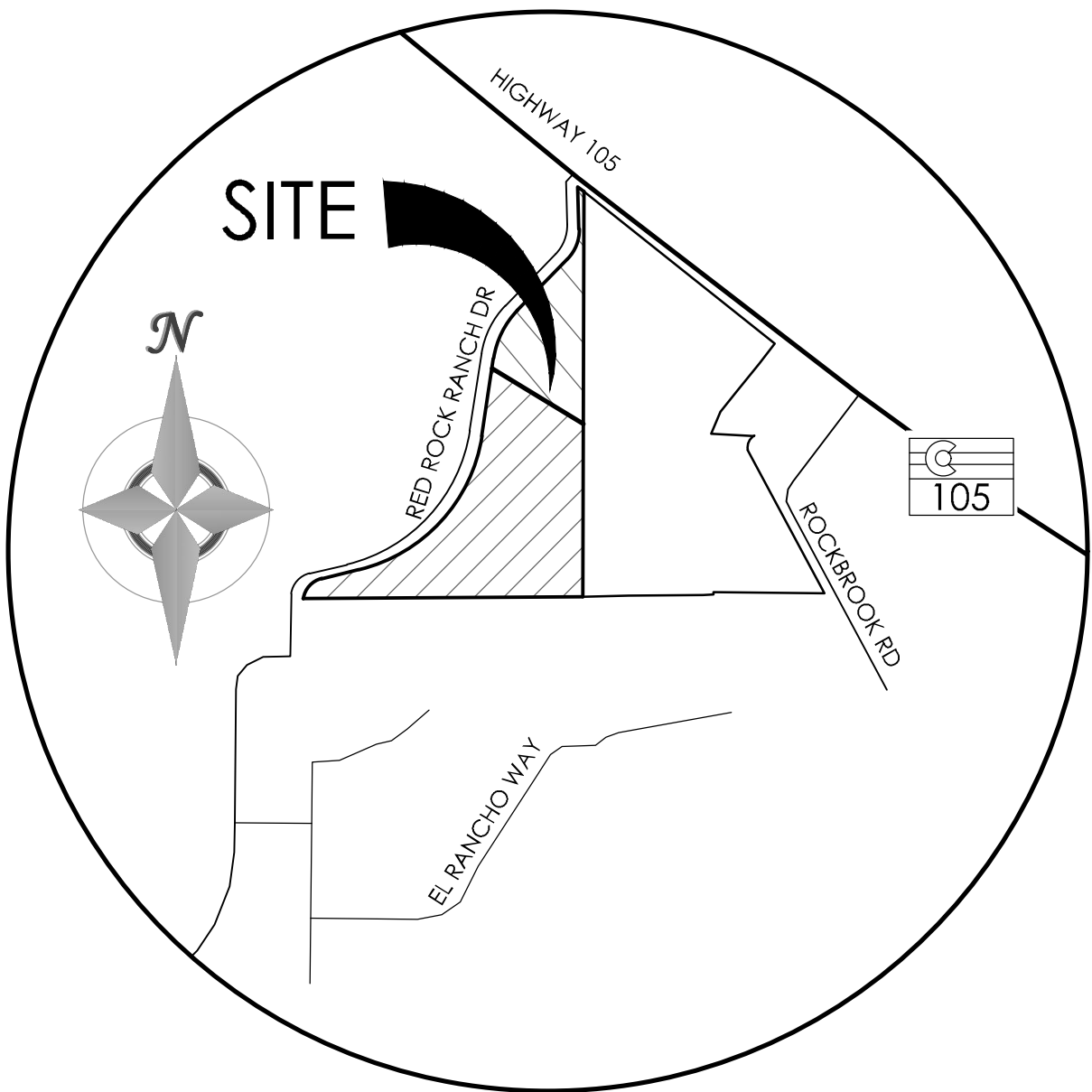
Dave Gorman, Professional Engineer  
M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO 80909  
Email: [daveg@mvecivil.com](mailto:daveg@mvecivil.com)  
Phone: (719) 635-5736

Very Respectfully,

***Ingrid Richter***

Olive Real Estate Group

Attachment: Vicinity Map, Proposed Rezone Map



## VICINITY MAP

NOT TO SCALE

### VICINITY MAP

BENCHMARK



**MVE, INC.**  
ENGINEERS / SURVEYORS

## DISCUSSION

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILTS BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

RED ROCK ACRES

REZONE MAP

MVE PROJ=CI 61129

OCTOBER 28, 2020  
SHEET 1 OF 1

## LEGAL DESCRIPTION (BOUNDARY):

A PARCEL OF LAND LOCATED IN THE WEST 1/4 OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 37 WEST OF THE 1<sup>ST</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, TEXAS, GRAD DESCRIBED AS FOLLOWS:

[illegible][illegible]

THENCE S91°51'00L 12.68' ALONG SAID RIGHT-OF-WAY TO A CORNER OF THE EAST LINE OF THE NORTH WYLA OF SAID SECTION 9 AND E L.W. SEINE OF SAID SUBDIVISION THENCE NARAPAHOW WITH - CROSSING ACROSS WATER DISTRICT AND THE POINT OF BEGINNING.

## LEGAL DESCRIPTION (ZONE RR-0.5)

A PARCEL OF LAND LOCATED IN THE WEST 1/4 OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 37 WEST OF THE 7<sup>TH</sup> PRINCIPAL MERIDIAN IN PASEO COUNTY, CO. OF ARADO DESCRIBED AS FOLLOWS:

[illegible][illegible]

## LEGAL DESCRIPTION (ZONE RR-2.5)

A PARCEL OF LAND LOCATED IN THE WEST 1/4 OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 1<sup>ST</sup> PRINCIPAL MERIDIAN, LASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

[illegible]

THE SOUTHWEST CORNER OF SAID PLAT BEING THE POINT OF BEGINNING.

CONTAINING 15,511 ACRES MORE OR LESS.

**SITE DATA:**

OWNER/APPLICANT  
RFD ROCK RANCH INC.  
8363 PLEASANTS VALLEY RD  
WINTERS CA, 95694-9684

**CONSULTANT/ENGINEER**  
M.V.E., INC.  
1903 FIARAY STREET, SUITE 200  
COLORADO SPRINGS, CO 80905  
(719) 635-5736

**ZONING**  
CURRENT: RR-5  
PROPOSED ZONING: RR-0.5 & RR-2.5

**SETBACKS**  
FRONT SETBACK =  
REAR SETBACK =  
SIDE SETBACKS =

TAX SCHEDULE NO.  
7109000024

TO BE REZONED  
SCHEDULE #  
7109000024  
(20.88 ACRES)

TO REMAIN RR-0  
SCHEDULE #  
7109014003  
(33.69 ACRES)

EXISTING RR-5
PROPOSED RR-0.5

	EXISTING RR-5	PROPOSED RR-2.5
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99. <b>EXISTING RR-5</b>		
100. <b>PROPOSED RR-2.5</b>		

EXISTING RR-0.5

**SITE DATA:**

OWNER/APPLICANT  
RFD ROCK RANCH INC.  
8363 PLEASANTS VALLEY RD  
WINTERS CA, 95694-9684

**CONSULTANT/ENGINEER**  
M.V.E., INC.  
1903 FIARAY STREET, SUITE 200  
COLORADO SPRINGS, CO 80905  
(719) 635-5736

**ZONING**  
CURRENT: RR-5  
PROPOSED ZONING: RR-0.5 & RR-2.5

**SETBACKS**  
FRONT SETBACK =  
REAR SETBACK =  
SIDE SETBACKS =

TAX SCHEDULE NO.  
7109000024



4032

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Postmark Here	DEC 16 2020
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 RICHARD E ANDERSON  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To  
 HEATHER BALDWIN  
 Street and Apt. No., or PO Box No.  
 3780 SIERRA VISTA RD  
 City, State, ZIP+4  
 MONUMENT, CO 80132-8217  
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To  
 DAVID BREWER  
 Street and Apt. No., or PO Box No.  
 615 FOREST VIEW WAY  
 City, State, ZIP+4  
 MONUMENT, CO 80132-8267  
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To  
 RICHARD E CADIS  
 Street and Apt. No., or PO Box No.  
 613 FOREST VIEW WAY  
 City, State, ZIP+4  
 MONUMENT, CO 80132-8267  
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To  
 CHRISTINE D COLE  
 Street and Apt. No., or PO Box No.  
 3840 SIERRA VISTA DR  
 City, State, ZIP+4  
 MONUMENT, CO 80132-8217  
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<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage	\$0.55
Total Postage and Fees	\$6.95

Sent To  
 MICHAEL L DUNCAN  
 Street and Apt. No., or PO Box No.  
 3680 EL RANCHO WAY  
 City, State, ZIP+4  
 MONUMENT, CO 80132-8215  
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DAVID GARDNER

DAVID GARDNER  
JENNIFER GARDNER36 ROCKBROOK RD  
 ELEMENT CO 90132

See Reverse for Instructions

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# LEGAL COUNSEL

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OFFICE BOX 889

T, CO 80132-0889

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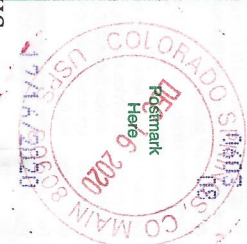
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To MICHAEL F MCGINNIS  
Street and Apt. No., or PO Box No. 4390 MORNING GLORY RD  
City, State, ZIP+4<sup>®</sup> COLORADO SPRINGS, CO 80920-7655

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To ROLLIN MURPHY  
Street and Apt. No., or PO Box No. 3550 EL RANCHO WAY  
City, State, ZIP+4<sup>®</sup> MONUMENT, CO 80132-8215

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To D&B MILLER FAMILY TRUST  
Street and Apt. No., or PO Box No. PO BOX 567  
City, State, ZIP+4<sup>®</sup> PALMER LAKE, CO 80133-0567

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Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To ROBERT W PENNISON  
Street and Apt. No., or PO Box No. 1890 ROCKBROOK RD  
City, State, ZIP+4<sup>®</sup> MONUMENT, CO 80132 80133

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Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

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Postage \$0.55

Total Postage and Fees \$4.05

Sent To MARTHA M BRODZIK  
Street and Apt. No., or PO Box No. PO BOX 446  
City, State, ZIP+4<sup>®</sup> PALMER LAKE, CO 80133-0446

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Certified Mail Fee \$3.55

Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage and Fees \$4.05

Sent To MATTHEW H RUGGLES  
Street and Apt. No., or PO Box No. 18775 ROCKBROOK RD  
City, State, ZIP+4<sup>®</sup> PALMER LAKE, CO 80133-9033

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**Non-Official Use**

**Certified Mail Fee** \$7.55

**Extra Services & Fees (check box, add fee as appropriate)**

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

**Postage** \$0.55

**Total Postage and Fees** \$8.10

**Sent To** MARCUS PAUL SAULEY

**Street and Apt. No., or P.O. Box No.** BETHANY LYNN SAULEY  
830 TOWNE COURT

**City, State, ZIP+4<sup>®</sup>** MONUMENT, CO 80132-8806

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**Non-Official Use**

**Certified Mail Fee** \$7.55

**Extra Services & Fees (check box, add fee as appropriate)**

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

**Postage** \$0.55

**Total Postage and Fees** \$8.10

**Sent To** MICHAEL E SMITH

**Street and Apt. No., or P.O. Box No.** DARCEY E SMITH  
3820 SIERRA VISTA RD

**City, State, ZIP+4<sup>®</sup>** MONUMENT, CO 80132-8217

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**Certified Mail Fee** \$7.55

**Extra Services & Fees (check box, add fee as appropriate)**

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

**Postage** \$0.55

**Total Postage and Fees** \$8.10

**Sent To** SANDRA LEE VIOTT REVOCABLE TRUST

**Street and Apt. No., or P.O. Box No.** 3620 EL RANCHO WAY

**City, State, ZIP+4<sup>®</sup>** MONUMENT, CO 80132-8215

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Extra Services & Fees (check box, add fee as appropriate)	\$12.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$8.95
Sent To: UNRTIS REESE	
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