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Mr. Craig Dossey, Executive Director (via registered mail)
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

April 9, 2021

Subject: Proposed rezone of the JZs LLC 20 acre parcel no. 71090 00 024

Dear Mr. Dossey:

We have lived west of JZ's parcel since 1971. In the early 1970s, the attraction of this area was its rural atmosphere and low density home development. At that time, we saw the Red Rock Ranch, Forest View Acres, and Cloven Hoof subdivisions developed to a reasonable minimum density of 1 acre lots. Later, we bisected Forest View Acres Water District with our own minimum 2.5 acre lot subdivisions, known as Forest View Estates I, II, III, and IV. All of these lower density lots are very compatible and complementary with the previously developed areas (*see attached FVAWD Map*).

We object to JZ's extreme rezone application (*from 5 acres down to 1/2 acre*) of the 20 acre parcel on the southeast corner of Highway 105 and Red Rock Ranch Drive (*see attached Rezone Map*).

As owners of the parcel on the southwest corner of Highway 105 and Red Rock Ranch Drive (71090 00 098), also zoned 5 acres, we are adjacent property owners along Red Rock Ranch Drive (*see attached Rezone Map*). In order to maintain the compatibility, density standards, and established development pattern of all surrounding land and residences, we are against any rezone in this area that is smaller than 2.5 acres. Approving the rezone of JZ's 20 acre parcel down to 1/2 acre would not allow for any buffer area between our property and this 20 acre parcel.

Furthermore, we were never informed of a 1/2 acre rezone (*from 5 acres*) on the 34 acre parcel (71090 14 003) on the southwest corner of Highway 105 and Rockbrook Rd. We would like to work with a point of contact in the County that can walk us through the history of this parcel before it was subdivided in the County records, to get specific information/documentation as to when this rezone was made, for what purpose, and why all surrounding residents were not notified, etc. We are aware that the JZs LLC draft land use plan shows the majority of the lots at 1/2 acres, with streets, curbs, and sidewalks. Such urban-type development is surely not appropriate for this rural area.

Perhaps the rezone activity of the 34 acres parcel was done in error and the parcel should be reverted back to its original zoning of 5 acres. I mention this because two of our nearby properties were zoned RR-3, but were converted to RR-5 without our notice and approval. Did the County make RR-3 zoning obsolete? Thank you for considering these critical points and for identifying your point of contact.

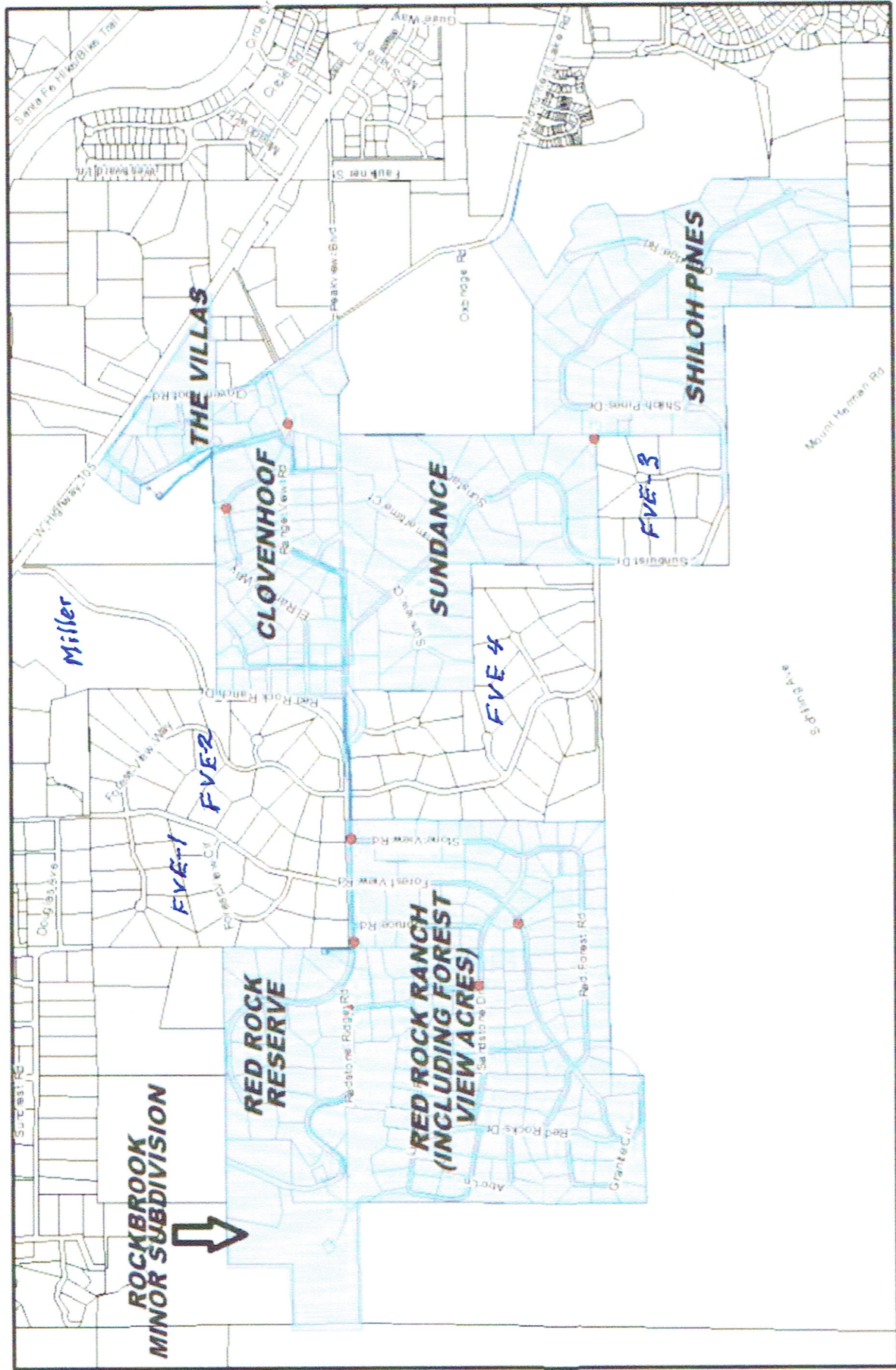
Sincerely,

Allen D. Miller

Beverley B. Miller

encls: FVAWD service area map showing Miller's Forest View Estates Subdivisions, and map showing JZ's proposed rezone across from Miller properties.

FVAWD Service Area



**Miller property
(71090 00 098)**

RA>5*
* all nearby properties on this side of highway 105 are RA>5

RR5

RR5

**JZs LLC proposed rezone
(71090 00 024)**

The map shows a green-shaded area labeled 'RR5' and a white-shaded area also labeled 'RR5'. A red arrow points to the Miller property, and another red arrow points to the JZs LLC proposed rezone. The map includes labels for 'Monument Creek', 'Red Rock Ranch Dr', and 'Highway 105'. A note states: '* all nearby properties on this side of highway 105 are RA>5'.

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