

CERTIFICATE OF MAILING

TO: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPT.

RE: Notice to Adjoining Property Owners – Rollin Ridge Estates Preliminary Plan, Zone Change RR5 to RR2.5 and Zone Change RR5 to PUD applications

I, David F. Jones, certify that on the 2nd day of January, 2018 a copy of the foregoing Letter to Adjoining Property Owners was deposited in the United States mails, certified, first class postage, pre-paid and addressed to the following individuals and business:



David F. Jones

January 2, 2018

Aberdeen Investments Inc, 858 W Happy Canyon Rd, Ste 200, Castle Rock, CO 80108-3917
Richard & Kendra Tolowski, 16090 State Hwy 83, Colo Spgs, CO 80921-1500
Carla Hollingsworth, 3410 Arena Rd, Colo Spgs, CO 80921-1507
Douglas Burwell, 3330 Arena Rd, Colo Spgs, CO 80921-1505
Carl & Vicki McDaniel, 3260 Arena Rd, Colo Spgs, CO 80921-1503
John Rabins & Nancy Powell, 3210 Arena Rd, Colo Spgs, CO 80921-1503
Martin Thrasher, 3115 Hodgen Rd, Colo Spgs, CO 80921-1620
Wayne & Rosalia Nissen, 16515 Cherry Vista Ct, Colo Spgs, CO 80921-3412
Goebel Family Living Trust, 3215 Double Tree Ct, Colo Spgs, CO 80921-3407
Kevin & Wanda Dailey, 3255 Double Tree Ct, Colo Spgs, CO 80921-3407
Erick & Stacy Rasmussen, 3295 Double Tree Ct, Colo Spgs, CO 80921-3407
Larry & Vicky Musser, 3335 Double Tree Ct, Colo Spgs, CO 80921-3408
Colo Spgs 382 LTD Partnership, 6070 N Camino Alimote, Tucson, AZ 85718-3703
David & Alyce McElhoes, 16605 Dancing Wolf Wy, Colo Spgs, CO 80908-2020

January 2, 2018

**RE: NOTIFICATION TO ADJOINING PROPERTY OWNERS - ROLLIN RIDGE ESTATES
SUBDIVISION**

Dear Adjoining Property Owner:

The developer of the below described property, TC&C, LLC, Carl Turse, Managing Member, is currently applying to the El Paso County Board of County Commissioners to (1) Rezone a portion of their property from RR5 (5 ac min lots) to RR2.5 (2.5 ac min lots), (2) Rezone a portion of their property from RR5 (5 ac min lots) to PUD Planned Unit Development and (3) approval of a Preliminary Plan for the property.

The Rollin Ridge Estates subdivision is located within portions of the N1/2 of the N1/2 of Section 27, T11S, R66W of the 6th PM. More specifically, the proposed subdivision is located at the southwest corner of the intersection of State Highway 83 and Hodgen Road. The 57.0 acre parcel is currently zoned RR5 (5 acre minimum lot size).

ZONE CHANGE APPLICATION – RR5 TO RR2.5

The applicant is requesting a zone change from RR5 (5 acre minimum lot size) to RR2.5 (2.5 acre minimum lot size) to allow for the development of 16 single family residential lots at a minimum of 2.5 acres each. This zone change would comprise 48.84 acres of the 57.0 acre subdivision.

ZONE CHANGE APPLICATION – RR5 TO PUD - PLANNED UNIT DEVELOPMENT

The applicant is also requesting a zone change from RR5 (5 acre minimum lot size) to PUD Planned Unit Development to allow for the development of 35,000 square feet of mixed commercial and professional/medical offices. This commercial / office facility, located directly adjacent to the intersection of State Highway 83 and Hodgen Road, totals 5.53 acres. Also included within this zone change application is a 0.76 acre drainage detention facility and additional Hwy 83 and Hodgen Rd right-of-way dedication. Attached is a copy of the proposed Concept Development Plan for the facility.

PRELIMINARY PLAN APPLICATION

The applicant is also requesting approval of a 57.0 acre Preliminary Plan detailing the lot and roadway geometrics required to facilitate the 16 proposed single family residential lots and the proposed 5.53 acre commercial / office facility. Attached is a copy of the proposed Preliminary Plan.

Existing improvements within the subdivision include a single family residence and facilities related to past ranching activities. Proposed improvements within the subdivision include County owned and maintained asphalt surfaced roadways, drainage improvements, electric service, natural gas service and telephone service. All new utilities will be below grade. The existing single family residence will remain and is included within the total 16 lots. Grading and drainage earth moving activities within the single family residential area will be limited to roadway, drainage and utility installation areas.

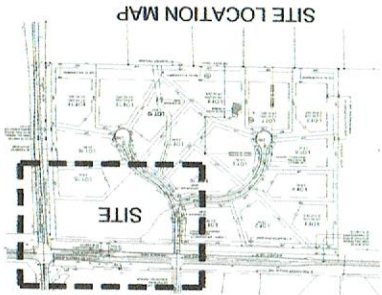
Water will be provided via individual on site wells operated through a State approved Water Augmentation Plan. Waste water will be treated via individual on site septic systems, designed and constructed to County and State Health Department standards.

You may appear in person at the Planning Commission's and / or Board of County Commissioner's public hearings regarding these requests or, if unable to attend, submit a statement expressing your opinions and comments on the applications. Your comments should be sent to El Paso County Development Services Department, 2880 International Circle, Colorado Springs, Colorado 80910 Attn: Raimere Fitzpatrick. The date, time and location of the future public hearings regarding these applications may be obtained by contacting the El Paso County Planning and Community Development Department at 719.520.6300.

Should you have any questions regarding these applications, please contact either Raimere Fitzpatrick at 719.520.6302 or myself at 719.684.2298.

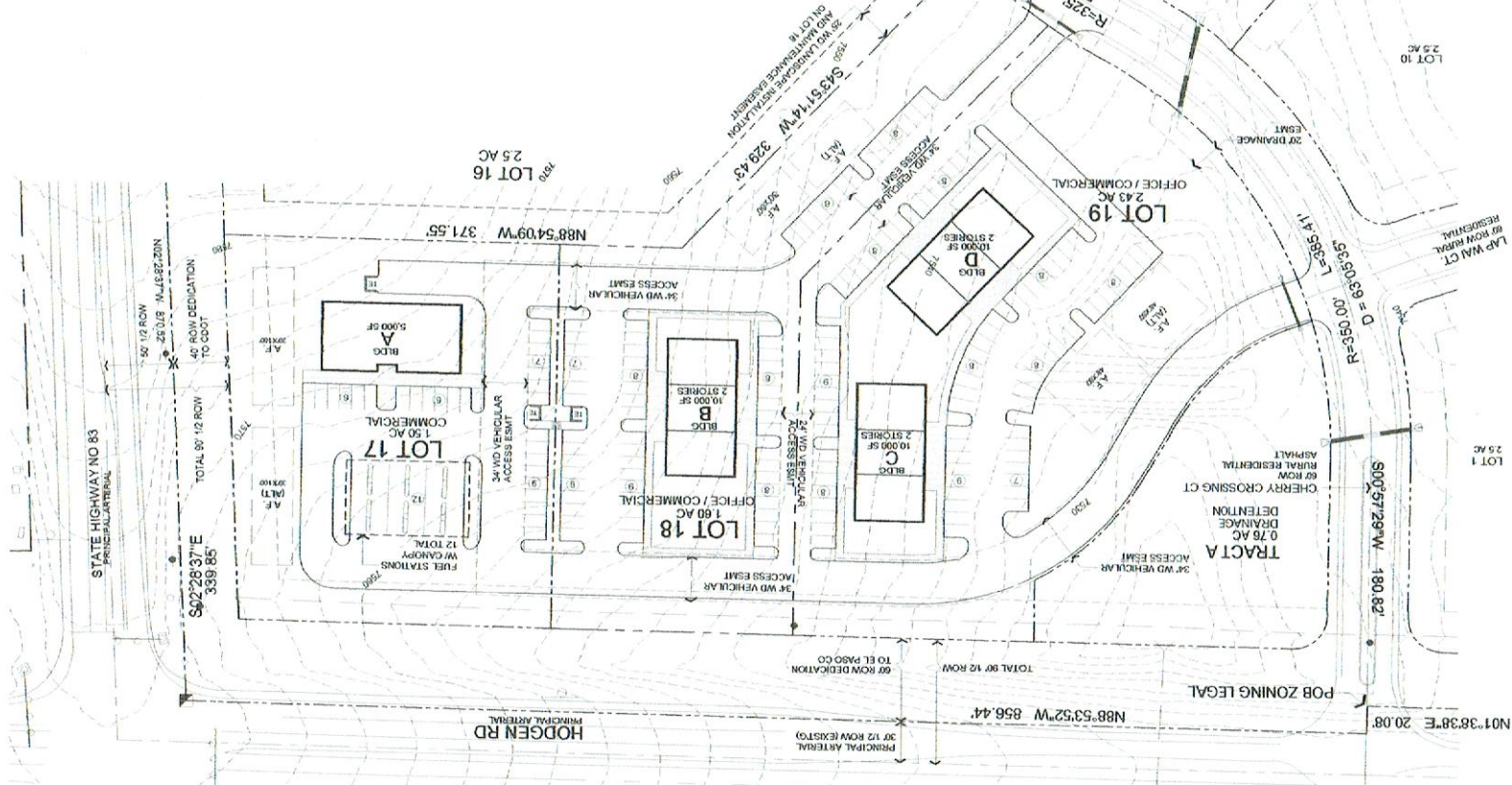
Regards,

David F. Jones
LAND RESOURCE ASSOCIATES
719.684.2298
chipita1@comcast.net



CONCEPT BUILDING USE SUMMARY

BUILDG AREA	USE	LOT NO	AREA
A	CONVENIENCE STORE / GAS	17	1.50 AC
B - UPPER	PRNCR OFFICE / MEDICAL	18	1.50 AC
C - LOWER	RETAIL / PRNCR OFFICE	19	2.43 AC
D - UPPER	RETAIL / PRNCR OFFICE		
D - LOWER	GEN RETAIL		
TOTAL 35,000 SF			
ROW DEDICATION			
TRACT A 0.76 AC			
TRACT B 5.53 AC			
DTA			
1.58 AC			
REVISIONS			
DATE			
DRAWN BY			
DEC 18, 2017			
CONCEPT SITE DEVELOPMENT PLAN			
COUNTY			
PROPONENT			
COMPLETION			
DATE			
DEC 18, 2017			
CONCEPT PARKING SUMMARY			
COMMERCIAL - 26,000 SF - 1250SP - 80 SPACES			
MIXED RETAIL / OFFICE - 15,000 SF - 1200SP - 75 SPACES			
TOTAL PARKING PROVIDED - 174 SPACES			



CONCEPTUAL SITE DEVELOPMENT PLAN
ROLLIN RIDGE OFFICE / COMMERCIAL CENTER
 TC & C, LLC
 17872 COOKMOUNTAIN PARK DRIVE, MONUMENT, CO 80133-2299

LRA
 738 ARADIAN BLVD
 GREENWOOD VILLAGE, CO 80039
 303.733.8888
 LAND RESOURCE ARCHITECTS

NORTH
 scale 1"=40'
 0' 20' 40' 80'

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE
 CASCADE CO

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

Sent To **Aberdeen Investments, Inc**

Street and **858 W Happy Canyon Rd Ste 200**

City, State **Castle Rock, CO 80108**

PS Form 3827, September 2015 www.usps.com or instructions

Postmark Here **JAN 2 2018**

USPS-80809

9490 0640 0007 9493 3827

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE
 CASCADE CO

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

Sent To **Richard & Kendra Toloy**

Street and **16090 State Hwy 83**

City, State **Colorado Springs, CO 80921**

PS Form 3827, September 2015 www.usps.com or instructions

Postmark Here **JAN 2 2018**

USPS-80809

9490 0640 0007 9493 3827

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE
 CASCADE CO

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To **Carla Hollingsworth**

Street **3410 Arena Rd**

City **Colorado Springs, CO 80921**

PS Form 3827, September 2015 www.usps.com or instructions

Postmark Here **JAN 2 2018**

USPS-80809

9490 0640 0007 9493 3827

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE
 CASCADE CO

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To **Douglas Burwell**

Street **3330 Arena Rd**

City **Colorado Springs, CO 80921**

PS Form 3827, September 2015 www.usps.com or instructions

Postmark Here **JAN 2 2018**

USPS-80809

9490 0640 0007 9493 3827

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE
 CASCADE CO

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To **Carl & Vicki McDaniel**

Street **3260 Arena Rd**

City, State **Colorado Springs, CO 80921**

PS Form 3827, September 2015 www.usps.com or instructions

Postmark Here **JAN 2 2018**

USPS-80809

9490 0640 0007 9493 3827

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE
 CASCADE CO

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To **John Rabins**
Nancy Powell

Street **3210 Arena Rd**

City, State **Colorado Springs, CO 80921**

PS Form 3827, September 2015 www.usps.com or instructions

Postmark Here **JAN 2 2018**

USPS-80809

9490 0640 0007 9493 3827

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE
CASCADISE CO

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total P: \$

Sent To: Martin Thrasher

Street: 3115 Hodgen Rd

City/State: Colorado Springs, CO 80921

USPS-80809

Postmark

Here

JAN 2 2018

PS Form 3800, Post Office Use Only

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE
CASCADISE CO

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

Sent To: Goebel Family Living Trust

Street: 3215 Double Tree Ct.

City/State: Colorado Springs, CO 80921

USPS-80809

Postmark

Here

JAN 2 2018

PS Form 3800, Post Office Use Only

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE
CASCADISE CO

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To: Erick & Stacy Rasmussen

Street: 3295 Double Tree Ct

City/State: Colorado Springs, CO 80921

USPS-80809

Postmark

Here

JAN 2 2018

PS Form 3800, Post Office Use Only

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE
CASCADISE CO

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Post \$

Sent To: Wayne & Rosalia Nissen

Street: 16515 Cherry Vista Ct

City/State: Colorado Springs, CO 80921

USPS-80809

Postmark

Here

JAN 2 2018

PS Form 3800, Post Office Use Only

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE
CASCADISE CO

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To: Kevin & Wanda Dailey

Street: 3255 Double Tree Ct

City/State: Colorado Springs, CO 80921

USPS-80809

Postmark

Here

JAN 2 2018

PS Form 3800, Post Office Use Only

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE
CASCADISE CO

Certified Mail Fee \$

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

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total \$

Sent To: Larry & Vicky Musser

Street: 3335 Double Tree Ct.

City/State: Colorado Springs, CO 80921

USPS-80809

Postmark

Here

JAN 2 2018

PS Form 3800, Post Office Use Only

U.S. POSTAL SERVICE
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL CASCADE CO

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To **Colo Spgs 382 LTD Partnership**
Street: **6070 N Camino Almote**
City, St: **Tucson, AZ 85718**

USPS-80809



PS Fo

uctions

2025 0640 2000 0490 5102

U.S. POSTAL SERVICE
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL CASCADE CO

Certified Mail Fee \$

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$

Total P \$

Sent To **David & Alyce McElhoes**
Street: **16605 Dancing Wolf Wy**
City, St: **Colorado Springs, CO 80908**

USPS-80809



PS Fo

uctions

2025 0640 2000 0490 5102