

February 12, 2021

Dear Property Owner,

This letter is being sent to you because Matrix Design Group, on behalf of Colorado Springs Equities LLC, is submitting a request for Rezone for a portion of Rock Creek Mesa. This information is being provided to you prior to a submittal with the El Paso County Planning and Community Development Department. Please direct any questions on the proposal to the referenced contact(s) as listed below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning and Community Development 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.

The proposal being submitted to El Paso County is requesting approval of a straight Rezone seeking to zone 37.262 acres from Forestry and Recreation (F-5) and Commercial Community (CC) to Residential Suburban (RS-5,000) to permit a minimum size single-family lot of 5,000 square feet. The site is suitable for the intended use of single-family residential and is compatible with both the existing and allowed land uses found within the area. The site is undeveloped, vacant land. There are no deviations being requested at this time.

For questions please contact:

Colorado Springs Equities LLC
90 S Cascade Ave #1500
Colorado Springs, CO 80903
(719) 400-7320

El Paso County Planning Department
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300

Sincerely,

Kelly Nelson
Colorado Springs Equities LLC



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920



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Billy J. Stephenson

Sharon R. Stephenson

215 Rock Creek Mesa Rd.

Colorado Springs, CO 80926

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Louise N. Steer
Lynda G. Senko
Carla M. Harris
710 Rock Creek Canyon Rd.
Colorado Springs, CO 80926

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Carla M. Harris

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November 23, 2020

Dear Property Owner,

This letter is being sent to you because Matrix Design Group, on behalf of Colorado Springs Equities LLC, is submitting a request for Rezone for a portion of Rock Creek Mesa. This information is being provided to you prior to a submittal with the El Paso County Planning and Community Development Department. Please direct any questions on the proposal to the referenced contact(s) as listed below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning and Community Development 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.

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90 S Cascade Ave #1500
Colorado Springs, CO 80903
(719) 400-7320

El Paso County Planning Department
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6300

Sincerely,

Kelly Nelson
Colorado Springs Equities LLC

ROCK CREEK MESA – ZONE CHANGE
VICINITY MAP





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BECKER LARRY J AND ANNA M
8285 COMMANCHE ROAD
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SOUTHWEST HIGHWAY 115 FIRE
PROTECTION DISTRICT
C/O FIRE CHIEF LARRY LASHA
PO BOX 13459
COLORADO SPRINGS, CO 80902-0459



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REYES JOSE ANTONIO, SALDIVAR MARIA A
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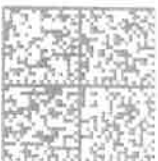
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1282 HATHAWAY DR
COLORADO SPRINGS, CO 80915

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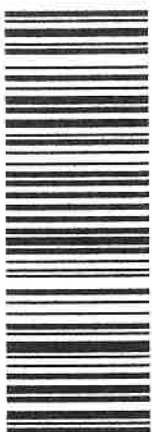


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710 ROCK CREEK CANYON RD
COLORADO SPRINGS, CO 80926-9800



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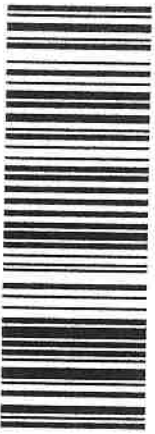
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OLSON JAMES A
230 ROCK CREEK MESA RD
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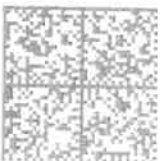
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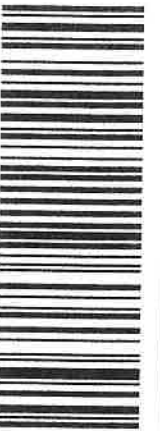
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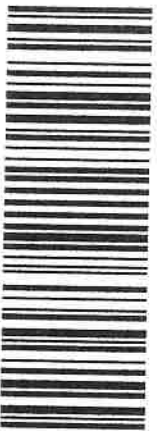


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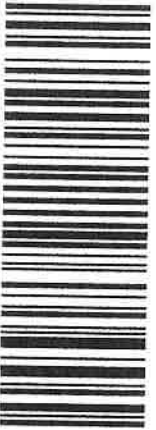
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WARNER CHRISTOPHER AND MEAGAN
30 PAWNEE RD
COLORADO SPRINGS, CO 80926-9742



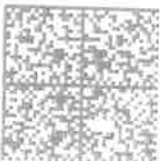
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TAYLOR PHYLLIS A
165 PAWNEE RD
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GONZALEZ KATHLEEN AND ANTONIO E
8375 COMMANCHE RD
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8240 PIUTE RD
COLORADO SPRINGS, CO 80926-9795



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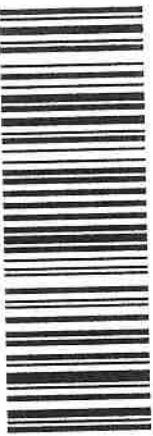
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ROCK CREEK MESA WATER DISTRICT
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8345 COMMANCHE RD
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8475 COMMANCHE RD
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8255 COMMANCHE RD
COLORADO SPRINGS, CO 80926-9735



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CHEYENNE MOUNTAIN ESTATES MHC LLC
5005 OLD CEDAR LAKE RD
MINNEAPOLIS, MN 55416-5194



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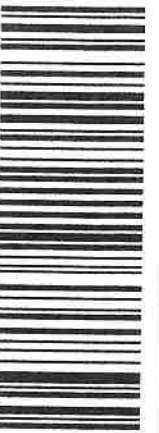
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RODNEY JOHN AND MARY
35 PAWNEE RD
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TAMAYO CRYSTAL AND ANGEL
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225 PAWNEE RD
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COLORADO SPRINGS, CO 80926-9708

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DAVIS JOSEPH M AND BRENDA J
C/O ELIZABETH GIBSON
8240 PIUTE RD
COLORADO SPRINGS, CO 80926-9795

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LESTRANGE ERIC, KEMPFFER GERALD R
8445 COMMANCHE RD
COLORADO SPRINGS, CO 80926-9755



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EAGLE
METRO BOMBS

SHOEMAKER JENNIFER MARIE, CURRY
TRACY JAMES
8280 PIUTE RD
COLORADO SPRINGS, CO 80926-9795



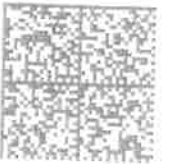
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KORUM KAREN L
245 PAWNEE RD
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WARREN FRANK E AND RINDA K
155 PAWNEE RD
COLORADO SPRINGS, CO 80926-8701



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KIM DAE SIK
5087 BROADMOOR BLUFFS DR
COLORADO SPRINGS, CO 80906-7913

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