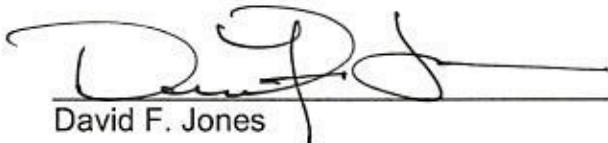


## CERTIFICATE OF MAILING

TO: EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPT.

RE: Notice to Adjoining Property Owners – Settlers Ranch Fil 2D Phase 4 Rezoning Application

I, David F. Jones, certify that on the 5<sup>th</sup> day of November, 2022 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

Nov 5, 2022

1. Cross Bar P Land & Cattle, 4650 Hodgen Rd, Colo Spgs, CO, 80908-2001
2. Alfred C & Donna M Stewart, 16850 Stepler Rd, Colo Spgs, CO 80908-1319
3. Brett A & Ashley L Stills, 4720 Settlers Ranch Rd, Colo Spgs, CO 80908
4. Oaksbury Inc, PO Box 1488 Monument, CO 80132-1488
5. Davis Brigade Trust, 4824 Settlers Ranch Rd, Colo Spgs, CO 80908
6. James & Phuong Wheatley, 3311 Golden Meadow Way, Colo Spgs, CO 80908
7. David D & Angela J Schroeder, 4380 Silver Nell Dr, Colo Spgs, CO 80908
8. Roger J & Carla L Greenhalgh Living Trusts, 4258 Silver Nell Dr, Colo Spgs, CO 80809
9. Michael H & Jennifer E Lehman, 749 Westward Ln, Palmer Lake, CO 80133
10. Southwest Prairie Homes Inc, 2662 Old Northgate Rd, Colo Spgs, CO 80921
11. John T & Barbara Via, 17249 Abert Ranch Dr, Colo Spgs, CO 80908
12. Rajendra N & Shobhna K Singh, 12761 Mission Meadow Dr, Colo Spgs, CO 80921
13. Joshua, Paul & Yong Kim, 885 S Yucca Hills Rd, Castle Rock, CO 80109
14. Southwest Prairie Homes, Inc, 2662 Old Northgate Rd, Colo Spgs, CO 80921
15. John R & Amy Robinson, 17245 Stepler Rd, Colo Spgs, CO 80908-1318
16. Louis Hazen, 17175 Pony Pond Dr, Colo Spgs, CO 80908-2051

November 3, 2022

RE: NOTIFICATION TO ADJOINING LAND OWNER – SETTLERS RANCH FIL 2D PHASE 4 REZONE FROM PUD TO RR-2.5 APPLICATION

Dear Adjoining Land Owner:

Hodgen Settlers Ranch, LLC, Mark Davis, Managing Member, the developer of the below described property, is currently making application to the El Paso County Planning and Community Development Department for approval of a rezone from PUD Planned Unit Development to RR-2.5.

Settlers Ranch Subdivision Fil No. 2 is an approved final plat consisting of a number of individual plat phases to be recorded independently. A number of approved filings/phases have been recorded. Fil 2D Phase 4 has not. Phase 4, consisting of Tracts A-1, A-2, A-3 and C (road ROW), is currently approved for 10 single family residential lots ranging in size from 3.02 acre to 5.55 acres. The parcels are currently zoned PUD and total 53.93 acres.

The applicant is requesting to rezone the Phase 4 parcels from PUD to RR-2.5 allowing for a minimum Phase 4 lot size of 2.5 acres. If successful in rezoning the Phase 4 parcels to RR-2.5, the applicant intends to request a replat of the parcels to allow for 16 lots at a minimum of 2.5 acres each and an average lot size of 3.15 acres. Phase 4 subdivision is located in portions of the NE1/4 and the S1/2 of Sec 23 and SW1/4 of the NW ¼ of Sec 24, T11S, R66W of the 6<sup>th</sup> PM. The El Paso County Assessor's numbers for the parcels are 6123007024, 6124004003 and 6124005001.

More specifically, the property is located ¼ mile north of Hodgen Rd, west of Stepler Road, south of the Settlers View subdivision and Abert Ranch subdivision and east of the Settlers Ranch Fil 2C subdivision. Vehicular access to the subdivision will be provided from the west by Settlers Ranch Rd, from the east by Stepler Rd and from the north by Abert Ranch Rd. All proposed roadways will be asphalt surfaced, County owned and maintained, rural residential roadways. I have enclosed a copy of the Rezoning Map for the application.

Proposed improvements within the parcel include County owned and maintained asphalt surfaced roadways, drainage improvements, electric service, natural gas service and telephone/communication services. Water will be provided via individual on site wells operated under a State approved water augmentation plan. Waste water treatment will be provided via individual on-site septic systems in accordance with State and County Health Department rules and regulations.

You may appear in person at the Planning Commission's and / or Board of County Commissioner's public hearings regarding this request or, if unable to attend, submit a statement expressing your opinions and comments on the application. Your comments should be sent to El Paso County Planning and Community Development Dept., 2880 International Cir., Colorado Springs, CO 80910, Attn. Kylie Bagley. When available, the date, time and location of future public hearings regarding this application may be obtained by contacting the El Paso County Planning and Community Development Dept. at 719.520.6300.

Should you have any questions regarding this application, you are welcome to contact either my office or Kylie Bagley at [kyliebagley@elpasoco.com](mailto:kyliebagley@elpasoco.com).

Best regards,

David F. Jones  
LAND RESOURCE ASSOCIATES  
719.660.1184  
[chipita1@comcast.net](mailto:chipita1@comcast.net)



# REZONE MAP

TRACTS A-1, A-2, A-3 AND TRACT C SETTLERS RANCH SUBDIVISION FILING NO. 2C, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

**KNOW ALL MEN BY THESE PRESENTS:**

THAT MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C:**

TRACTS A-1, A-2 A-3 AND TRACT C, SETTLERS RANCH SUBDIVISION FILING NO. 2C, AS RECORDED UNDER RECEPTION NO. 22014487 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S1/2 SE1/4 NE1/4) OF SECTION 23, TOGETHER WITH THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QUARTER SE QUARTER SEC 23" AND THE CENTER QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE);

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SAID SECTION 23; THENCE N00°47'45"E ALONG THE WEST LINE OF SAID S1/2 SE1/4 NE1/4, A DISTANCE OF 662.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N89°48'55"E ALONG THE NORTH LINE OF SAID S1/2 SE1/4 NE1/4, A DISTANCE OF 1347.60 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF SAID SW1/4 NW1/4; THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID SW1/4 NW1/4 THE FOLLOWING FOUR (4) COURSES; 1.) THENCE N00°27'45"E, A DISTANCE OF 661.27 FEET; 2.) THENCE N89°48'42"E, A DISTANCE OF 1318.18 FEET; 3.) THENCE S00°49'57"W, A DISTANCE OF 1323.44 FEET; 4.) THENCE S89°50'36"W, A DISTANCE OF 1309.58 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID S1/2 SE1/4 NE1/4; THENCE S89°46'03"W ALONG THE SOUTH LINE OF SAID S1/2 SE1/4 NE1/4, A DISTANCE OF 747.82 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SETTLERS RANCH ROAD AS RECORDED UNDER SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; 1.) ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°22'06", AN ARC LENGTH OF 77.41 FEET (THE LONG CHORD OF WHICH BEARS N05°23'47"E, A LONG CHORD DISTANCE OF 77.34 FEET); 2.) THENCE N01°12'44"E, A DISTANCE OF 66.40 FEET; 3.) THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°18'43", AN ARC LENGTH OF 166.62 FEET (THE LONG CHORD OF WHICH BEARS N11°22'05"E, A LONG CHORD DISTANCE OF 165.75 FEET); THENCE N68°28'34"W A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 9 OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C; THENCE N60°12'24"W ALONG THE NORTHERLY LINE OF SAID LOT 9, ALSO BEING THE SOUTHERLY LINE OF THE DESCRIBED TRACT OF LAND A DISTANCE 668.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 53.53 ACRES OF LAND, MORE OR LESS.

**SUBDIVIDER/OWNER:**

MARK W. DAVIS  
HODGEN SETTLERS RANCH LLC  
P.O. BOX 1488  
MONUMENT, CO 80132

**APPLICANT:**

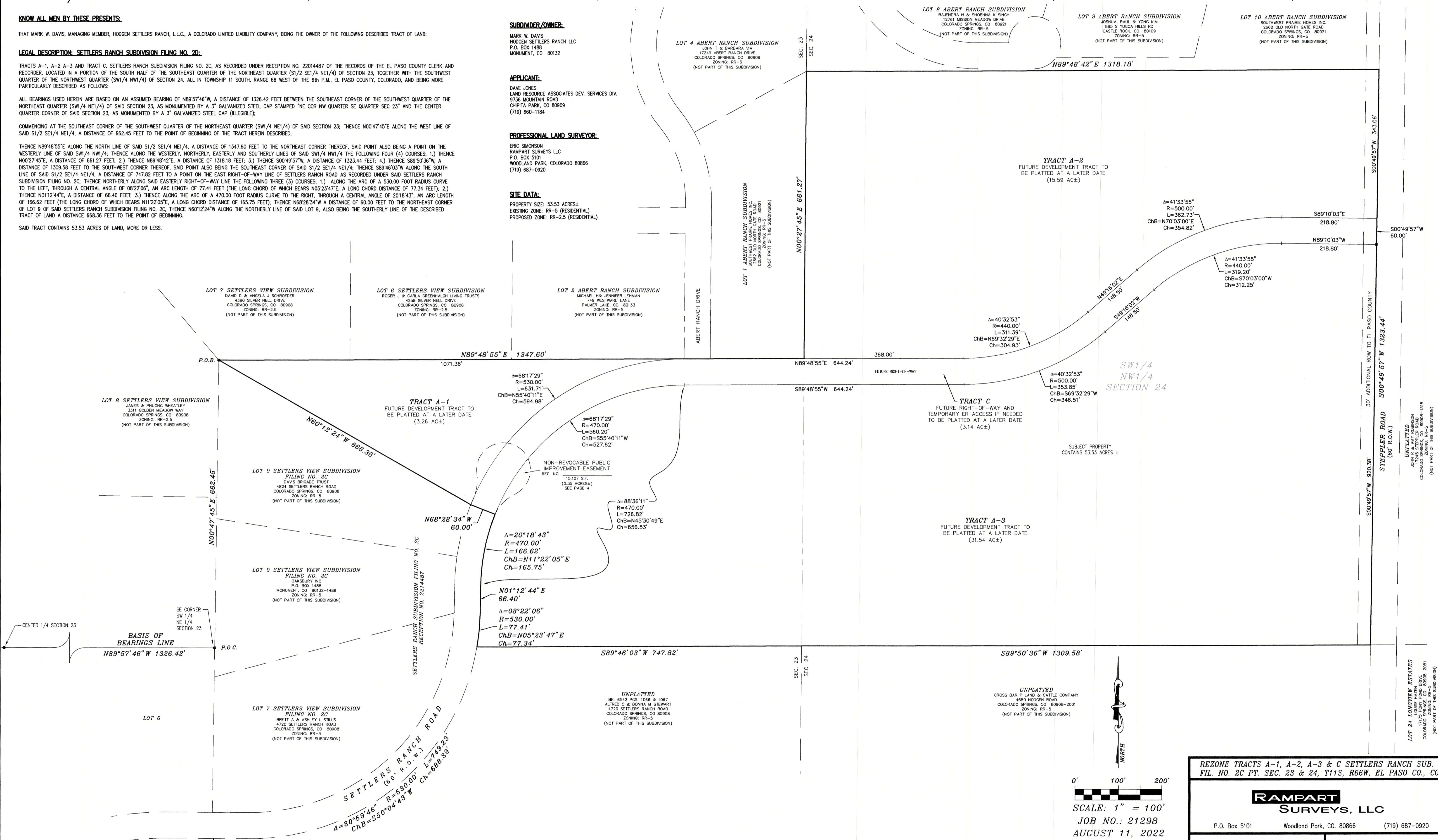
DAVE JONES  
LAND RESOURCE ASSOCIATES DEV. SERVICES DIV.  
9736 MOUNTAIN ROAD  
CHIPITA PARK, CO 80909  
(719) 660-1184

**PROFESSIONAL LAND SURVEYOR:**

ERIC SIMONSON  
RAMPART SURVEYS LLC  
P.O. BOX 5101  
WOODLAND PARK, COLORADO 80866  
(719) 687-0920

**SITE DATA:**

PROPERTY SIZE: 53.53 ACRES±  
EXISTING ZONE: RR-5 (RESIDENTIAL)  
PROPOSED ZONE: RR-2.5 (RESIDENTIAL)



REZONE TRACTS A-1, A-2, A-3 & C SETTLERS RANCH SUB. FILING NO. 2C PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

**RAMPART SURVEYS, LLC**

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 21298 REZONE.DWG PAGE 1 OF 1

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ALFRED C AND DONNA M STEWART  
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