

Date: 11/20/2017

Dear: Mineral Rights Owner

This letter is being sent to you because Rice Ranch LLC., has proposed I-3 Rezone to El Paso County at the referenced location. This information is being provided to you prior to submittal with the County. Please direct any question on the proposal to the referenced contacts. Prior to any public hearing on this proposal a notification of time and place of the public hearing will be sent to the adjacent property owners/Mineral Rights Owners by the El Paso County Planning department. At that time you will be given the El Paso County contact information, file number and the opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

You may appear in person at the planning commission and/or Board of the County Commissioners hearing, or if unable to attend, submit a statement expressing your opinions and comments on the Rezone to the planning department. Additional information regarding the proposed development is listed below.

For questions specific to the project, please contact the following

Owner: Rice Ranch LLC
P.O box 26571
Colorado Springs, Colorado 80936
719-593-9393 or Cell # 719-640-0232

Consultant: Ridgeline Land Surveying LLC
31 E. Platte Ave Suite 206
Colorado Springs, CO 80903
719-238-2917

Site Address, location, size and zoning:

PARCEL A: THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25 IN TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE EAST LINE OF SAID SECTION 25 A DISTANCE OF 400 FEET; THENCE ANGLE RIGHT 90 DEGREES WESTERLY 586.60 FEET; THENCE ANGLE RIGHT 90 DEGREES NORTHERLY 397.6 FEET, MORE OR LESS, TO INTERSECT THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE ANGLE RIGHT EASTERLY ON SAID NORTH LINE TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION THEREOF CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY WARRANTY DEED RECORDED SEPTEMBER 22, 2008 UNDER RECEPTION NO. 208104064

PARCEL B: THE PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF

SECTION 25, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY COLORADO, LYING NORTH AND EAST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 90 DEGREES EAST ALONG SAID NORTHERLY LINE, 115.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 14 DEGREES 20 MINUTES EAST, 555.00 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 36 SECONDS EAST, 520.00 FEET; THENCE SOUTH 38 DEGREES 52 MINUTES 18 SECONDS EAST, 1025.00 FEET; THENCE SOUTH 54 DEGREES 49 MINUTES 45 SECONDS EAST, 280.00 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 09 SECONDS EAST, 212.82 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 25, EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED NOVEMBER 23, 1962 IN BOOK 1935 AT PAGE 505.

Lot size is 38.86

The address of the properties is 8150 Rice Lane, Fountain Colorado 80817

Request and Justification:

This rezone is required to bring Rice Ranch LLC in compliance with current uses on the property and to facilitate compliance with Grading and Erosion control plans, Drainage requirements, Sediment control. Traffic studies will not be required based on proposed uses. Flood Plain and Wetland and Wildlife studies, structural requirements, We will be working with Regional Floodplain Administer for those requirements. It is not intended at this time to change the boundaries in those wetland areas, only to provide a safe environment and adjustments as necessary to facilitate and maintain these areas.

Existing and proposed Facilities.

The Site is presently zoned as agricultural and m zone. The intent of this is to zone all property as I-3, but existing layout will not be changed other than to get in compliance with current uses. The site currently has 1 home structure, 1 mother in-law quarters, storage buildings, and 1 office structure, equipment yard building used for Mechanic and maintenance of heavy equipment.

No Additional proposed utilities, roads or structures are planned at his time..

Jandra D. Cooley(RICE RANCH LLC)
Manager

jcooley535@aol.com

Public Record Property Information

Personal Information

Schedule No: 9900002111
Owner Name: FARM CREDIT BANK OF WICHITA ▼
Location: 25-15-66 ▼
Mailing Address: 245 N WACO ST OFC
WICHITA KS 67202-1121

Legal Description

1/2 INT MR NE4NE4 SEC 25-15-66
1/2 INT MR PART OF NW4 SEC 30-15-65

Plat No: 0

Market Information (2017 Values)

Levy Year: 2016 Mill Levy: 53.576 Exempt Status: Not Exempt

Table	Use Code	2017 Market Value	2017 Assessed Value	Exempt
Land	SEVERED INTEREST	366	110	
	Total Value \$	366	110	

Estimated Taxes Payable in 2018: **\$5.89**

CERTIFICATION:

I Jandra Cooley *Jandra Cooley* researched the records of the El Paso County Clerk and Recorder and established that there was *Jandra N. Cooley* was not a mineral estate owner(s) on the real property known as Rice Ranch, LLC. An initial public hearing on unknown which is the subject of the hearing, is scheduled for unknown, 2017.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing was mailed to the mineral estate owner(s) (if established above) and a copy was mailed to the El Paso County Planning Department on 11/20/ 2017.

Dated this 20 day of November, 2017.

STATE OF COLORADO)
) s.s.
COUNTY OF EL PASO)

The foregoing certification was acknowledged before me this 20th day of November, 2017, by Jandra Cooley.

Witness my hand and official seal.

My Commission Expires: Aug 4, 2020

Savannah Vicich
Notary Public

SAVANNAH VICICH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164027046
MY COMMISSION EXPIRES AUGUST 4, 2020

Knee Ranch
PO Box 26571
Corb. Sags. MO 60936

CERTIFIED MAIL



91 7108 2133 3934 4439 0152

From Credit Bank of America
245 North 2nd St. #200
Mishota, KS 67202-1121