

Notification of Adjacent Property Owners

Name and Address of Petitioner(s): Rice Ranch LLC, 8150 Rice Lane, Fountain, CO 80817

Telephone #'s: 719- 225-3211 or 719-640-0232

Description of Proposal: _____

See Attached Letter to Adjacent Property Owners

A list of adjacent property owners may be acquired from the County Assessor's office. If adjacent property owners cannot be reached in person, the applicant must send an Adjacent Property Owner Notification letter by certified mail and provide, as part of the submittal, a copy of the letter sent and a copy of each receipt.

The undersigned, being an adjacent property owner, has read the above notification. I understand I may appear in person at the advertised public hearing to further express my comments.

Date	Owner (Yes or No)	Name (Signature) and Address	Comments
10/2		El Paso County - 27 E. Vermijo Ave., C.S.CO, 80903	Certified Mail
10/2		Park View LLC, 2016 Roca Roja Circle, C.S. CO 80926	Certified Mail
10/2		Widefield Water & Sanit. 8495 Fontaine Blvd., C.S. CO 80925	Certified Mail
10/2		Vertical Bridge Towers, LLC 2800 Post Oak Blvd., Ste 3700 Houston TX 77056	Certified Mail
10/2		Block 60 LTD., 3 Widefield Blvd., C.S., CO 80911-2126	Certified Mail
10/2		Bonanza Soil Products, Inc. 14111 Scottslawn Road, Marysville, OH 43040-7806	Certified Mail

(For additional space, attach a separate sheet of paper)

Above are the signatures of the adjacent property owners who own the property described after their names or who are located as indicated (e.g. north of the subject property). I hereby acknowledge that the information provided within this notification is correct.

Willard M. Rice Digitally signed by Willard M. Rice
DN: cn=Willard M. Rice, o.ou,
email=wyomingwr@gmail.com, c=US
Date: 2017.10.01 15:37:41 -0600'
_____ date 10/1/2017
(Signature of Petitioner or Owner)

Jandra D. Cooley Digitally signed by Jandra D. Cooley
DN: cn=Jandra D. Cooley, o.ou,
email=jcooley@cooley.com, c=US
Date: 2017.10.01 15:37:41 -0600'
_____ date 10/1/2017
(Signature of Petitioner or Owner)

Schedule: 6525000011

Owner:
RICE RANCH LLC
Location:
0 RICE LN
More Info

Willow Springs

El Paso County

Widefield Water and Sanitation

Vertical Bridge Towers LLC

Widefield Water and Sanitation Assembly Gt

Block 60 LTD

Bonzana Soil Products

Rice Ln Rice Ln

Rice Ranch LLC

Parkview LLC

Rice Ranch LLC

El Paso County Board of County Commissioners

El Paso County

Fountain Creek El Paso County park

Pepper Grass Ln

sh Rd

Map navigation controls: Measure Tool, Print, Aerial | Road, Home, Back

Rice Cir

Dear: Adjacent Property 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 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](tel:719-593-9393) or Cell # [719-640-0232](tel:719-640-0232)

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

We are in process of working with Security Fire department to obtain coverage of our existing property and Buildings. No Additional proposed utilities, roads or structures are planned at his time..

Jandra D. Cooley(RICE RANCH LLC)
Manager

jcooley535@aol.com

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Parkview LLC



9590 9402 2893 7094 9917 99

2. Article Number (Transfer from service label)

7016 3560 0000 5777 1357

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

Agent

Addressee

B. Received by (Printed Name)

B. Bradine

C. Date of Delivery

10/11/17

D. Is delivery address different from item 1? Yes

No

If YES, enter delivery address below:

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)</p> <p>C. Date of Delivery 4 OCT 2017</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>												
<p>1. Article Addressed to: <i>Widefield Water + Sanitation</i></p>													
 9590 9402 2893 7094 9918 05	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
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<p>2. Article Number (Transfer from service label) 7016 3560 0000 5777 1326 Restricted Delivery</p>													
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt													

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<p>1. Article Addressed to: <i>Block 60 LTD</i></p>													
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 9590 9402 2893 7094 9917 82	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
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<p>2. Article 7016 3560 0000 5777 1340 Restricted Delivery</p>													
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt													

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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For delivery information, visit our website at www.usps.com.

COLORADO SPRINGS, CO 80903

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee) \$2.75

Return Receipt (hardcopy) \$10.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$5.59

Sent To **El Paso County**
27 E Vermijo Ave
C.S. CO 80903

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Domestic Mail Only

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

COLORADO SPRINGS, CO 80925

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee) \$2.75

Return Receipt (hardcopy) \$10.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To **Widefield Sanitation Zaler**
2425 Fontaine Blvd
CS CO 80926

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

DAYTONVILLE, OH 43040

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee) \$2.75

Return Receipt (hardcopy) \$10.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To **Bonanza Sod Products**
1411 Scotsman Rd
Daytonville OH 43040-7804

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

COLORADO SPRINGS, CO 80911

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee) \$2.75

Return Receipt (hardcopy) \$10.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To **Block CO LTD**
3 Widefield Blvd
Wb. Sp. CO 80911

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™
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Domestic Mail Only

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

HOUSTON, TX 77056

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee) \$2.75

Return Receipt (hardcopy) \$10.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To **Vertical Budget Toner**
2900 Post Oak Blvd
57300 Houston TX 77056

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

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

COLORADO SPRINGS, CO 80926

Certified Mail Fee \$3.35

Extra Services & Fees (check box, add fee) \$2.75

Return Receipt (hardcopy) \$10.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.49

Total Postage and Fees \$6.59

Sent To **Parkview LLC**
2016 Parkview Circle
CS CO 80926

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions