

Date: 11/20/2017

To: Colorado Springs Airport Advisory Commission
7770 Milton E. Proby
Colorado Springs, CO 80916

From: Rice Ranch LLC
P.O box 26571
Colorado Springs, Colorado 80936
Jandra Cooley/Manager
719-593-9393 or Cell # 719-640-0232

Re: Buckslip # 1-17-002
Tax Schedules #'s – 6525000009, 6525000011, 6525000021
Rice Ranch Rezone

Thank you for the staff review and recommendations provided in regards to the Rice Ranch LLC. Rezone for Buckslip #1-17-002 and Tax Schedule Numbers 6525000009, 6525000011, and 6525000021.

We meet the conditions for approval based on:

- No previous aviation easement or Airport Activity Notice and Disclosure recordation for this property applies.
- No vertical development and/or use of temporary construction equipment at this site will exceed the height of the existing structures.

Do not hesitate to contact me, if you require any further information.

Respectfully,

Jandra D. Cooley(RICE RANCH LLC)
Manager

jcooley535@aol.com

Rice Ranch
PO Box 26571
Colo. Spgs, CO 80932

OF THE UNITED STATES POSTAL SERVICE
CERTIFIED MAIL



91 7108 2133 3934 4439 0145

Colorado Springs. Airport
Advisory Commission
7770 Milton E Proby
Colo. Spgs, CO 80912

Date: 11/20/2017

To: City of Fountain
Community Services Planning Department
116 South Main Street
Fountain, CO 80817

Attn: Kristy Martinez

From: Rice Ranch LLC
P.O box 26571
Colorado Springs, Colorado 80936
Jandra Cooley/Manager
719-593-9393 or Cell # 719-640-0232

Re: Rice Ranch Rezone (8150 Rice Lane) – Referral 1-17-002

Please find this communication as a response to the City of Fountain staff recommendations dated November 1, 2017.

Rice Ranch does not intend on future development of this property. This rezone is only requested to bring this site into compliance with the uses currently taking place. No new structures planned.

The parcels were accepted to be covered by the Security Fire District Fire Protection, filed and recorded with the District court as of October 16, 2017. The Memorandum of Understanding (MOU) with the El Paso County Sheriff Office and Operation of Emergency Management regarding services to these parcels is acknowledged. In regards to medical emergencies, we further understand that any incurred costs would be paid if patient is transported by a City of Fountain ambulance and that any emergency to these parcels would be secondary to a call for service within the jurisdictional limits of the City of Fountain.

Respectfully,

Jandra D. Cooley(RICE RANCH LLC)
Manager

jcooley535@aol.com

Date: 11/20/2017

To: El Paso County
Community Services Department
Parks Planner
200 S. Cascade Ave.,
Colorado Springs, CO 80903
Attn: Ross A. Williams

From: Rice Ranch LLC
P.O box 26571
Colorado Springs, Colorado 80936
Jandra Cooley/Manager
719-593-9393 or Cell # 719-640-0232

Re: Rice Ranch Rezone – Review Response

Thank you for your review and response regarding the proposed Rice Ranch Rezone. We acknowledge our responsibility as a company and land owner to ensure compliance with all applicable county, state, and federal laws and regulations, including, but not limited to, the Clean Water Act, Endangered Species Act, Migratory Bird Treaty Act, Colorado Noxious Weed Act and the El Paso County Weed Management Plan. This would include making sure all operations do not adversely affect water or habitat. Planning according to this compliance will be a priority.

Respectfully,

Jandra D. Cooley(RICE RANCH LLC)
Manager

jcooley535@aol.com

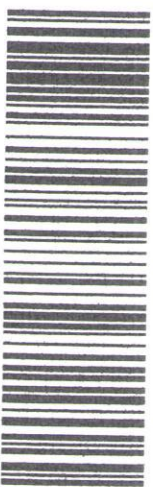
PO Box 216571
Colo. Spgs, CO 80936



City of Fountain
Community Services
Planning Dept.
116 S. Main St.
Fountain CO 80917

CERTIFIED MAIL

Rice Family
PO Box 216571
Colo. Spgs, CO 80936



El Pas Court St
Lemon Sewel Dept.
Park Plaines
200 S. Cascade Ave
Colo. Spgs. CO 80903

Kice Ranch
PO Box 26571
Colo Spgs. CO 80934



91 7108 2133 3934 4439 0114

Nancy Priere
Community Serv. Dept.
Environmental Div.
3255 Atlers Dr.
Colo. Spgs, CO 80922-1503

Kice Ranch
PO Box 26571
Colo. Spgs. CO 80934



91 7108 2133 3934 4439 0107

Colorado Parks & Wildlife
Dep. Nat. Resources
Area 14
4255 Sinton Road
Colo. Spgs. CO 80907

Date: 11/20/2017

To: Colorado Parks and Wildlife
Department of Natural Resources
Area 14
4255 Sinton Road
Colorado Springs, CO 80907
Attn: Frank McGee / Adam Gerstenberger

From: Rice Ranch LLC
P.O box 26571
Colorado Springs, Colorado 80936
Jandra Cooley/Manager
719-593-9393 or Cell # 719-640-0232

Re: Rice Ranch Rezone – Review Response (File Number 1-17-002)

Thank you for your review and response regarding the proposed Rice Ranch Rezone. If questions arise or the type and location of the rezone change, we will not hesitate to contact Mr. Adam Gerstenberger.

Respectfully,

Jandra D. Cooley(RICE RANCH LLC)
Manager

jcooley535@aol.com

Date: 11/20/2017

To: Nancy Prieve
Community Services Department
Environmental Division
3255 Akers Drive
Colorado Springs, CO 80922-1503

From: Rice Ranch LLC
P.O box 26571
Colorado Springs, Colorado 80936
Jandra Cooley/Manager
719-593-9393 or Cell # 719-640-0232

Re: Rice Ranch Rezone – Review Response

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Respectfully,

Jandra D. Cooley(RICE RANCH LLC)
Manager

jcooley535@aol.com