

J + M Investments, LLC
5655 Bridlespur Ridge Place
COLORADO SPRINGS, COLORADO 80918
C 970-566-4891
E jay@ldicolorado.com

Also need to include
proof of notification for
parcels 6228103064
and 6228005038

February 15, 2022

SUBJECT: Rezoning Justification, 2295 Old Ranch Road, and 10245 Otero Avenue Colorado Springs, CO 80920

Good day neighbor,

My name is Jay Stoner with J + M Investments, LLC. We own an adjacent property to yours that we are seeking to rezone from RR-5 to RR-2.5. Below is some information for your records.

2295 Old Ranch Road and 10245 Otero Avenue are located on southeast corner of Old Ranch Road and Otero Avenue. The 9.8-acre site is current zoned RR-5 and is composed of portions of Lot 7 and Lot 8, Block E, Spring Crest Amended Filing, together with the adjacent 20 feet of vacated Otero Avenue.

Lot 7 information:

Owners

Powroy Family Living Trust; Powers Mark Shern Co-Trustee Conroy Lisa Krier Cotrustee
2295 Old Ranch Rd
Colorado Springs, CO 80908
Assessor's Parcel No.: 6228005030
Existing zone: RR-5

There is current a single-family home on the southeast portion of the site with a drive that runs north, across Lot 7 to Old Ranch Road

Lot 8 information

Owner

J + M Investments, LLC
5655 Bridlespur Ridge Place
Colorado Springs, CO 80918
Assessor's Parcel No.: 6228005033
Existing zone: RR-5

This site is adjacent to Old Ranch Road. It is vacant pasture except for the Lot 8 driveway.

This site was subdivided in December of 1959. The area at this time was rural. Since that time, most of the area has been resubdivided into smaller lots.

Areas surrounding the site are to the east and northeast is the City Limits of Colorado Springs. Lots in this area are zoned R16 (residential lots of 6000 square feet). There is a small open space /park buffer between the house on Lot 7 and these lots. There is no buffer as you proceed north

onto Lot 8. To the south and southwest of the site are lots, County zoned RR-2.5. To the west of the site, across Otero are County zoned RR-2.5 lots. This is also true of the lots directly north of the site, across Old Ranch Road; County zoned RR-2.5. These two lots are surrounded by lots zoned for 2.5 acres (County) or less (City).

Again, we are seeking to rezone the Site to RR-2.5. This will allow the site to be replatted into three residential lots. One lot, with the existing residence will lie east of the creek and will continue to use its access onto Old Ranch Road. Two new residential lots (2.5 acres each) will be created on the west side of the creek and will access Otero. Said subdivision will occur after the zone change has been approved.

Water and sewer for the existing house are via a well and septic. Wells and septic systems will also be provided for the two proposed lots along Otero.

We are asking that El Paso County grant the zone change request to RR-2.5. This will allow three single family lots to be replatted and the size will fit the surround properties.

Please contact me with any questions, thank you

J + M Investments, LLC

By: _____
Jay D Stoner, Member
C 970-566-4891
E jay@ldicolorado.com

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Sent To Robert Brennan
 Street and Apt. No., or PO Box No. 2095 Mulligan Dr.
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 Street and Apt. No., or PO Box No. 10025 Kit Carson Ln.
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 Street and Apt. No., or PO Box No. 4406 College Park Ct
 City, State, ZIP+4® Colorado Springs, CO 80918

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Sent To Richard Gallegos
 Street and Apt. No., or PO Box No. 6459 Galeta Dr.
 City, State, ZIP+4® Colorado Springs, CO 80923

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Sent To Mark Powers
 Street and Apt. No., or PO Box No. 2295 Old Ranch Rd.
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