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<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To <u>John Hotchkiss</u>	
Street and Apt. No., or PO Box No. <u>7161 Estebury Circle</u>	
City, State, ZIP+4® <u>Colorado Springs, CO 80920</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

#6228005038

7021 0350 0002 1142 7140

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<input type="checkbox"/> Certified Mail Restricted Delivery \$ _____	
<input type="checkbox"/> Adult Signature Required \$ _____	
<input type="checkbox"/> Adult Signature Restricted Delivery \$ _____	
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To <u>Old Ranch Road HOA</u>	
Street and Apt. No., or PO Box No. <u>PO Box 1147</u>	
City, State, ZIP+4® <u>Colorado Springs, CO 80901-1147</u>	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

#6228103064

**EL PASO COUNTY - COLORADO**6228103064  
OLD RANCH RDTotal Market Value  
\$0**OVERVIEW**

Owner:	OLD RANCH ROAD HOMEOWNERS ASSN, C/O COMMUNITY MGMT INC
Mailing Address:	PO BOX 1147 COLORADO SPRINGS CO, 80901-1147
Location:	OLD RANCH RD
Tax Status:	Taxable
Zoning:	R1-6
Plat No:	8896
Legal Description:	TRACTS B & D CREEKSIDE ESTATES SUB NO 2

**MARKET & ASSESSMENT DETAILS**

	Market Value	Assessed Value
Land	\$0	\$0
Improvement	\$0	\$0
Total	\$0	\$0

No buildings to show.

**LAND DETAILS**

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	HOMEOWNERS ASSOCIATION	6.950	3.77 Acres	\$0

**SALES HISTORY**

	Sale Date	Sale Price	Sale Type	Reception
+	04/06/1999	\$0	-	99052016

**TAX ENTITY AND LEVY INFORMATION**

County Treasurer Tax Information

Tax Area Code: JCV Levy Year: 2021 Mill Levy: 72.215

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.120	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
CITY OF COLORADO SPRINGS	3.929	CITY OF CS-CFO	(719) 385-5224
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	0.165	-	(719) 520-6498
ACADEMY SCHOOL NO 20	56.507	BECKY ALLAN	(719) 234-1200
PIKES PEAK LIBRARY	3.490	MIKE VARNET	(719) 531-6333
SOUTHEASTERN COLO WATER CONSERVANCY	0.839	JAMES BRODERICK	(719) 948-2400
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598



No Photo Available



#### Disclaimer

We have made a good-faith effort to provide you with the most recent and most accurate information available. However, if you need to use this information in any legal or official venue, you will need to obtain official copies from the Assessor's Office. Do be aware that this data is subject to change on a daily basis. If you believe that any of this information is incorrect, please call us at (719) 520-6600.

**EL PASO COUNTY - COLORADO**6228005038  
2290 OLD RANCH RDTotal Market Value  
\$194,760**OVERVIEW**

Owner:	HOTCHKISS JOHN PHILIP, HOTCHKISS LEAH MAE
Mailing Address:	9161 ESTEBURY CIR COLORADO SPRINGS CO, 80920-7560
Location:	2290 OLD RANCH RD
Tax Status:	Taxable
Zoning:	RR-2.5
Plat No:	-
Legal Description:	THAT PART OF LOT 8 LY NLY OF TR CONV BY BK 2288-416, TOG WITH THAT PORT OF VAC BURGESS RD BY BK 3173-561 BLK E SPRING CREST AMD FIL

**MARKET & ASSESSMENT DETAILS**

	Market Value	Assessed Value
Land	\$173,300	\$50,260
Improvement	\$21,460	\$1,490
Total	\$194,760	\$51,750

**GARAGE (1)**

Market Value \$21,460

Assessment Rate	6.95	Above Grade Area	-
Bldg #	1	First Floor Area	-
Style Description	GARAGE	Above First Floor Area	0
Property Description	GARAGE BUILDING (PRIVATE)	Lower Level Living Area	0
Year Built	1974	Total Basement Area	-
Dwelling Units	-	Finished Basement Area	-
Number of Rooms	-	Garage Description	Attached
Number of Bedrooms	-	Garage Area	720
Number of Baths	0.00	Carport Area	-

**LAND DETAILS**

Sequence Number	Land Use	Assessment Rate	Area	Market Value
1	RES LAND AT 29%	29.000	2.28 Acres	\$173,300

**SALES HISTORY**

	Sale Date	Sale Price	Sale Type	Reception
+	12/13/2018	\$0	-	218142813
+	02/01/2017	\$250,000	Good sale	217013037

**TAX ENTITY AND LEVY INFORMATION**

County Treasurer Tax Information

Tax Area Code: **JDG** Levy Year: **2021** Mill Levy: **74.447**

Taxing Entity	Levy	Contact Name/Organization	Contact Phone
EL PASO COUNTY	7.120	FINANCIAL SERVICES	(719) 520-6400
EPC ROAD & BRIDGE (UNSHARED)	0.330	-	(719) 520-6498
ACADEMY SCHOOL NO 20	56.507	BECKY ALLAN	(719) 234-1200
PIKES PEAK LIBRARY	3.490	MIKE VARNET	(719) 531-6333
DONALD WESCOTT FIRE PROTECTION	7.000	ANDY KOVACS	(719) 484-0911
EL PASO COUNTY CONSERVATION	0.000	PAMELA DAVISON	(719) 632-9598



No Photo Available



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

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