



3898 Maizeland Road  
Colorado Springs, CO 80909

Phone: 719-528-6133  
Fax: 719-528-6848

Surveying • Planning

www.ldc-inc.com

January 9, 2018

Re: **Rezone – ROCKY TOP RESOURCES, INC.**  
**APN 64291-01-029, 030 and 031**

To Whom It May Concern:

This letter is being sent to you because **ROCKY TOP RESOURCES, INC.** is proposing a land use project in El Paso County at the above referenced location. This information is being provided to you prior to a submittal with the County. Please direct any questions on the proposal to the referenced contact(s) noted below. Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. At that time you will be given the El Paso County contact information, the file number and an opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

**LAND DEVELOPMENT CONSULTANTS, INC. (LDC)** is representing the owner/applicant of the above referenced property in this application for a Site Rezone request (see attached Exhibit) from RR-0.5 Residential to I-3 Heavy Industrial for a planned use classification as a Recycling Facility.

Use Variances were approved by the BOCC in the past to allow this operation within the existing RR-0.5 zone, are now expired and will no longer be granted.

This site is located Southeast of the intersection of E. Las Vegas Street and the MLK Bypass. It consists of a series of "combined" platted tracts, with exceptions for CDOT, City and/or County rights-of-way. Fountain Creek runs along the Southwest of the site and Spring Creek runs along the East. A large number of mature trees exist along both these drainages and will serve as a good natural sight buffer. Surrounding zones are mainly County RR-0.5, M and I-3, and City M-1, M-2 and PF, with many of the properties being vacant.

The existing commercial well and septic system (portable restroom sanitary units) handle the needs of this "work day hours" business. Electric service is to be provided by COLORADO SPRINGS UTILITIES. Fire protection is to be provided by the STRATMOOR HILLS FIRE PROTECTION DISTRICT.

This application will be in complete conformance with the I-3 Heavy Industrial zone and is a normal continuation of the development process as required by the County. There are no planned variance or waiver requests requested at this time, subject to EPC Development Services' Site Development Plan review.

Owner: **ROCKY TOP RESOURCES, INC.**  
Attn: Fredrick D. Martin (719) 247-2343  
1755 E. Las Vegas Street  
Colorado Springs, CO 80903-4323

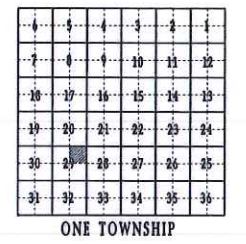
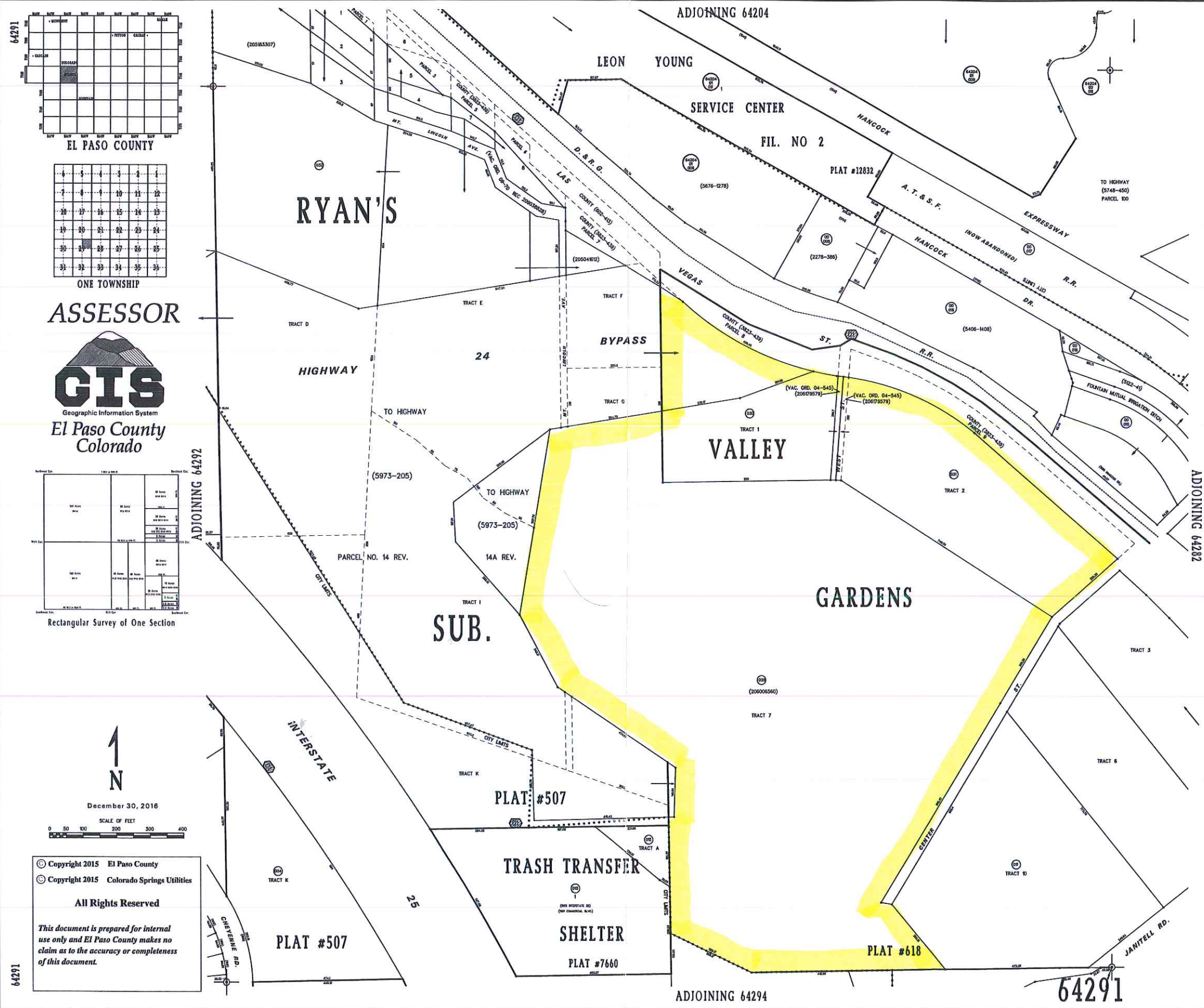
Applicant: **LAND DEVELOPMENT CONSULTANTS, INC.**  
Attn: David V. Hostetler (719) 528-6133  
3898 Maizeland Road  
Colorado Springs, CO 80909

Thank you for your consideration,

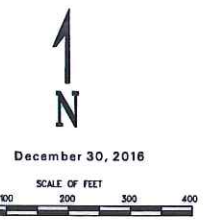
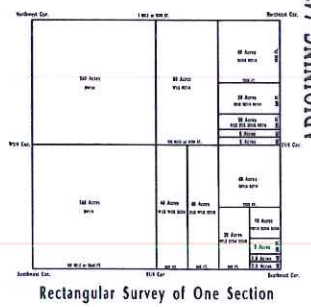
**LDC, Inc. by David V. Hostetler**  
dhostetler@ldc-inc.com  
File: 04048 Adj Owner Ltr 01-09-18

A handwritten signature in blue ink, appearing to read "David V. Hostetler", is written over the typed name and contact information.





ASSESSOR  
**CIS**  
 Geographic Information System  
 El Paso County  
 Colorado



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64291

64291



APN 64291-00-016  
STATE DEPARTMENT OF HIGHWAYS  
PO BOX 536  
PUEBLO, CO 81002

APN 64282-01-009  
SCOTT A. SAUNDERS  
2715 HOWBERT STREET  
COLORADO SPRINGS, CO 80904

APN 64291-01-012  
ROLAND W. WEITZEL  
41 POLO DRIVE  
COLORADO SPRINGS, CO 80906-3175

APN 64294-00-037  
MELRJ #2 LLLP  
2239 COMMERCIAL BOULEVARD  
COLORADO SPRINGS, CO 80906-1521

APN 64291-00-015  
EL PASO FLOOR, INC.  
1850 HANCOCK DRIVE  
COLORADO SPRINGS, CO 80903

APN 64282-01-008, 64291-01-011  
UNITED LAND HOLDING, INC  
PO BOX 340  
SHARON SPRINGS, KS 67758

APN# 64291-01-011  
UNITED LAND HOLDING, INC  
PO BOX 340  
SHARON SPRINGS, KS 67758

APN 64282-00-001  
CITY OF COLORADO SPRINGS  
PO BOX 1575  
COLORADO SPRINGS, CO 80901

APN 64291-01-013, 64294-00-038  
WASTE MANAGEMENT OF CO., INC  
PO BOX 1450  
CHICAGO, IL 60690

APN 64294-00-038  
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COLORADO SPRINGS, CO 80901

APN 64291-01-013, 64294-00-038

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CHICAGO, IL 60690

APN 64294-00-038

WASTE MANAGEMENT OF CO., INC  
PO BOX 1450  
CHICAGO, IL 60690

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Sent To: APN 64282-00-001  
Street and Apt: CITY OF COLORADO SPRINGS  
City, State, Zip: PO BOX 1575, COLORADO SPRINGS, CO 80901

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Sent To: APN 64282-01-009  
Street and Apt: SCOTT A. SAUNDERS  
City, State, Zip: 2715 HOWBERT STREET, COLORADO SPRINGS, CO 80904

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Sent To: APN 64282-01-008, 64291-01-011  
Street and Apt: UNITED LAND HOLDING, INC  
City, State, Zip: PO BOX 340, SHARON SPRINGS, KS 67758

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Sent To: APN 64294-00-037  
Street and Apt: MELRJ #2 LLLP  
City, State, Zip: 2239 COMMERCIAL BOULEVARD, COLORADO SPRINGS, CO 80906-1521

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Sent To: APN 64291-01-013, 64294-00-038  
Street and Apt: WASTE MANAGEMENT OF CO., INC  
City, State, Zip: PO BOX 1450, CHICAGO, IL 60690

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Sent To: APN 64291-00-016  
Street and Apt: STATE DEPARTMENT OF HIGHWAYS  
City, State, Zip: PO BOX 536, PUEBLO, CO 81002

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Sent To: APN 64291-01-012  
Street and Apt: ROLAND W. WEITZEL  
City, State, Zip: 41 POLO DRIVE, COLORADO SPRINGS, CO 80906-3175

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.49
Total Postage and Fees	\$6.59

Sent To: APN 64291-00-015  
Street and Apt: EL PASO FLOOR, INC.  
City, State, Zip: 1850 HANCOCK DRIVE, COLORADO SPRINGS, CO 80903

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