

September 13, 2017

Re: Notice to Adjacent Property Owners

To Whom It May Concern,

This letter is being sent to you because Martin Venture, LLC is proposing a land use project in El Paso County at the referenced location (see Letter of Intent). This information is being provided to you prior to a submittal with the County. Please direct any questions on this proposal to the referenced contact in the Letter of Intent. 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 Department. At the 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.

Please see attached Letter of Intent & Vicinity Map.

Respectfully,

A handwritten signature in black ink, appearing to be the initials 'MV' followed by a large, stylized flourish that loops back to the start of the signature.

Martin Venture, LLC
1260 Valley Street, Suite B
Colorado Springs, CO 80915

ROCKWOOD MINOR SUBDIVISION

LOT LINE ADJUSTMENT

LETTER OF INTENT – Administrative Relief

September 6, 2017

PROPERTY OWNER/ APPLICANT:

Martin Ventures, LLC
1260 Valley Street, Unit B, Colorado Springs CO 80915
(719) 209-8254

LOCATION

The property is located southwest of the Highway 105 and Red Rock Ranch intersection. It lies directly west of the existing Red Rock Reserve Subdivision (Rec# 206712320) and lies next to the National Forest land located to the west and south. The property is currently vacant of any completed residences.

BACKGROUND

The Rockwood Minor Subdivision was unanimously approved at the August 22, 2017 El Paso Board of County Commissioners meeting. Currently, lots 1 and 2 are vacant of any structures, though Martin Ventures, LLC has begun construction on a residence located on lot 1. Martin Ventures, LLC anticipates selling lot 2 to a private party who has requested a build site on the southwest corner of lot 2 necessitating this request. Lot 3 of the Rockwood Minor Subdivision would be unaffected by this request.

REQUEST

Martin Ventures, LLC is requesting approval of its request to adjust the western and southern lot lines between lots 1 and 2 in the MS-17-002 Rockwood Minor Subdivision in order to accommodate the anticipated residential build site on lot 2 in accordance with the 8/29/2017 Amended Rockwood Minor Subdivision site plan drawing below. Currently, lot 1 is approximately 29 acres and lot 2 is approximately 5 acres. This application requests an enlargement of lot 2 from approximately 5 acres to 6.515 acres and a reduction of lot 1 from approximately 29 acres to 27.552 acres. This request does not affect lot 3 of the MS-17-002 Rockwood Minor Subdivision. This request does not require any variance or waiver in lot size as the

parcels are currently zoned RR-5 and complies in every way with the requirements of the MS-17-002 Rockwood Minor Subdivision.

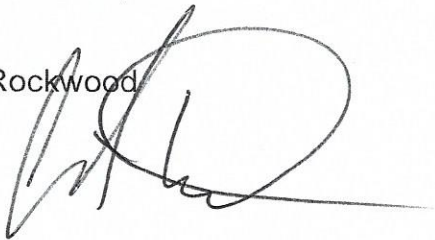
The proposed changes should not be opposed by neighboring property owners, will not affect any existing right-of-way or easement and will increase the value of the area. This property is bordered by National Forest land to the west and south and is surrounded by large tracts of land approximately 40 acres in size to the north and the property to the east is currently owned by Martin Ventures, LLC. It is therefore unlikely that any adjoining neighbors will complain about this change. Further, as this request will increase the size of the smaller of the two lots affected by the proposed change (lot 2) it will not negatively impact any adjoining property, but will likely increase the value and aesthetics of the area.

CONTACT INFORMATION

Curtis Rockwood of Martin Ventures, LLC (property owner) can be contacted at (719) 209-8254 or Curtis@pivotdoorcompany.com with any questions or concerns. We thank you for your prompt attention to this request and we look forward to working with you in processing this application and resolving any outstanding issues.

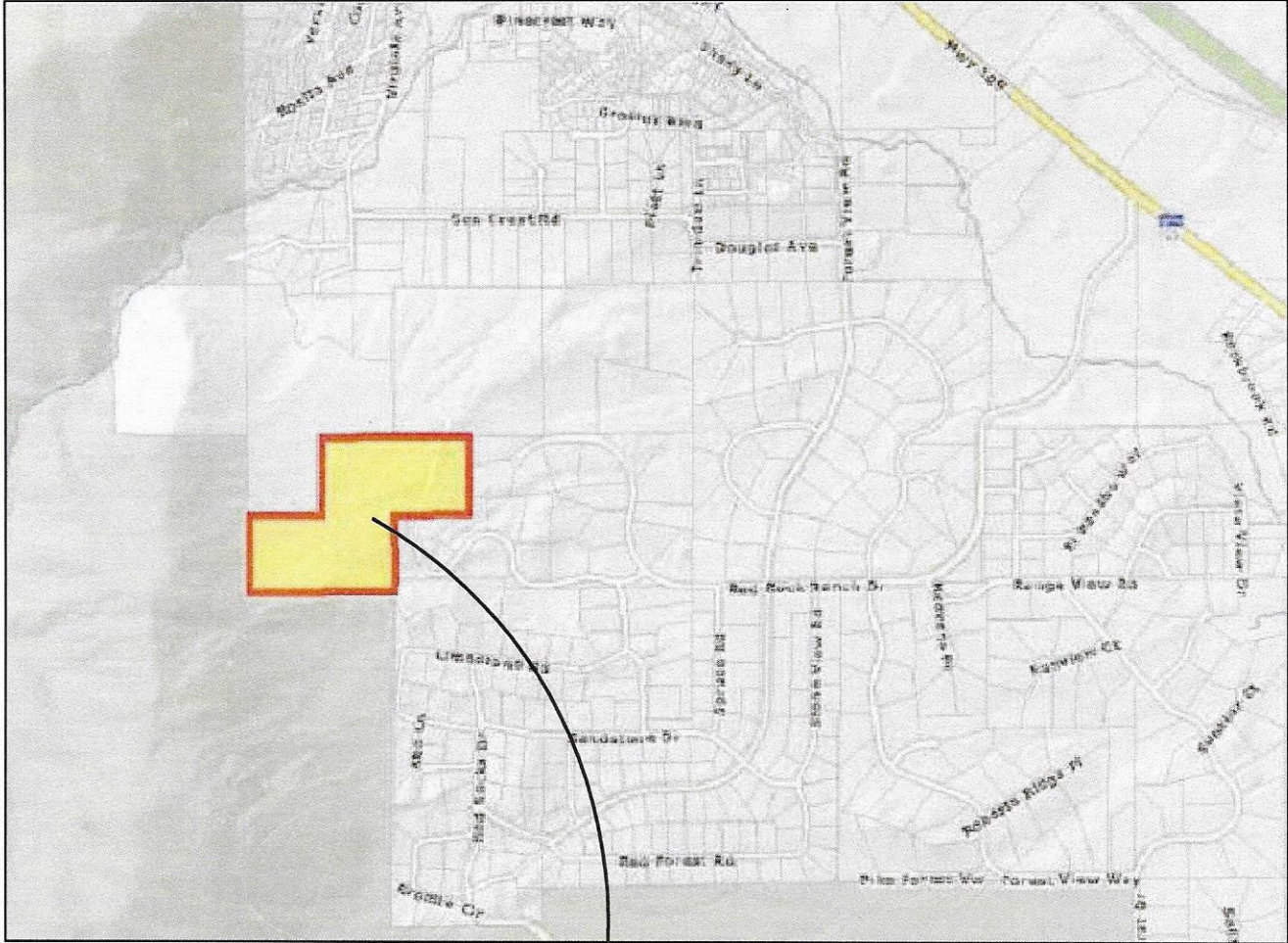
Sincerely,
Martin Ventures, LLC

Curtis Rockwood

A handwritten signature in black ink, appearing to read 'Curtis Rockwood', written over the printed name.

VICINITY MAP

N.T.S.



PROJECT

CTR ENGINEERING, INC.

16392 TIMBER MEADOW DRIVE
COLORADO SPRINGS, CO 80908
(719) 964-6654

DATE PREPARED: JANUARY 2016
JOB NUMBER: 16.023.001(ROCK)

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Raspberry Mtn Investments LLC
49 Luxury Ln
Colorado Springs, CO 80921

for Instructions

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Connie M. Schmidt
PO Box 407
Monument, CO 80132

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Ryan J Nevins
8663 Pleasants Valley Rd.
Winters, CA 95694

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Scott Bradley
4659 Redstone Ridge Rd.
Monument, CO 80132

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Martin Ventures LLC
1260 Valley St. Unit B
Colorado Springs, CO 80915

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Forest View Acres Water District
7995 E Prentice Ave. Ste 103E
Englewood, CO 80111

for Instructions