

## Kari Parsons

---

**From:** Loren Johnson <lazycap@msn.com>  
**Sent:** Tuesday, July 16, 2019 7:38 AM  
**To:** Kari Parsons  
**Subject:** The Ranch , I'm apposed to the high density that is proposed for this property, also an very concerned about all the construction equipment that will be using Falcon Meadows to access this area.

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Sent from Mail for Windows 10

## Kari Parsons

---

**From:** Cari Ryan <ryanhomepc@gmail.com>  
**Sent:** Tuesday, July 16, 2019 7:43 AM  
**To:** Kari Parsons  
**Subject:** Opposition to the Ranch Sketch Plan

**CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.**

---

Dear Ms. Parsons,

My husband and I live in El Paso County and we oppose the sketch plan for the Ranch for the following reasons:

Violation of zoning regulations - Changing from 2.5-acre zoning to 1/5 acre lots is 10-fold density increase

Inconsistency with surrounding development - urban density surrounded by rural density

Ignores rights and expectations of surrounding neighbors who expected lower densities (The attached map shows the surrounding lots (house symbol) that have 5 acres or more. The Ranch is the white square.

Places additional strain on non-renewable groundwater from Denver Basin

Places financial burden on Falcon Fire Protection District for additional required capabilities.

We love the Black Forest and want to see development but in a reasonable and responsible way.

Cari Ryan

*Chris and Cari Ryan  
4265 Hidden Rock Road  
Colorado Springs, CO 80908  
805-315-8035 cell*

EL PASO COUNTY COLORADO

COMMISSIONERS: MARK WALLER (CHAIR) LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS STAN VANDERWERF CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 26, 2019

RECEIVED JUL 12 2019 BY: PARSONS

This letter is to inform you of the following petition which has been submitted to El Paso County:

SKP-18-006

SKETCH PLAN THE RANCH

A request by PRI No. 4, LLC, for approval of a sketch plan. The 610 acre property is zoned RR-2.5 (Residential Rural) and is located north of Woodmen Road, west of Meridian Road, at the end of Stapleton Road, east of Raygor Road. (Parcel Nos. 52000-00-321, 52000-00-323, and 52000-00-324) (Commissioner District No. 2)

Type of Hearing: Quasi-Judicial

Comments: For [ ] Against [X] No Opinion [ ] Concerned about additional traffic on Falcon Meadow. Coates Sage is only access for all this traffic including King Scorpers. Falcon meadow will become main access for many residences and will cause severe traffic congestion. (FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on July 16, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Second Floor Hearing Room of the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs.
The item will also be heard by the El Paso County Board of County Commissioners on August 27, 2019. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.
The date and order when this item will be considered can be obtained by calling the Planning and Community Development Department or through El Paso County's Web site (www.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
The online submittal portal can be found at: www.epcdevplanreview.com
The Staff Report for this Agenda item can be found at: https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2019-hearings/

Your response will be a matter of public record and available to the applicant prior to the hearing. You are welcome to appear in person at the hearing to further express your opinion on this petition. If we can be of any assistance, please call 719-520-6300.

Sincerely, Kari Parsons, Planner III

Your Name: Nick Crampie (printed) [Signature] (signature)

Address: \_\_\_\_\_

Property Location: 10050 Terceal Drive Phone 719-660-7661



## Kari Parsons

---

**From:** David Mein <mein1988@msn.com>  
**Sent:** Tuesday, July 16, 2019 2:45 PM  
**To:** Kari Parsons  
**Subject:** Opposition to The Ranch

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

This is to share my opposition to The Ranch for all the reasons cited by Terry Stokka.

Please vote against it!

Black Forest is getting raped and developers don't care!

David R Mein

719-244-1870

Sent from my iPhone