

EL PASO COUNTY COLORADO

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COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 26, 2019

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

SKP-18-006

PARSONS

**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

_____	_____	_____
For	Against	No Opinion
Comments: _____		

(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

- COPY Mailed
 6/26/19

Your Name: _____ (printed) _____ (signature)

Address: _____

Property Location: _____ Phone _____

2880 INTERNATIONAL CIRCLE, SUITE 110
 PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
 FAX: (719) 520-6695

WWW.ELPASOCO.COM

El Paso County Parcel Information

File Name: SKP-18-006

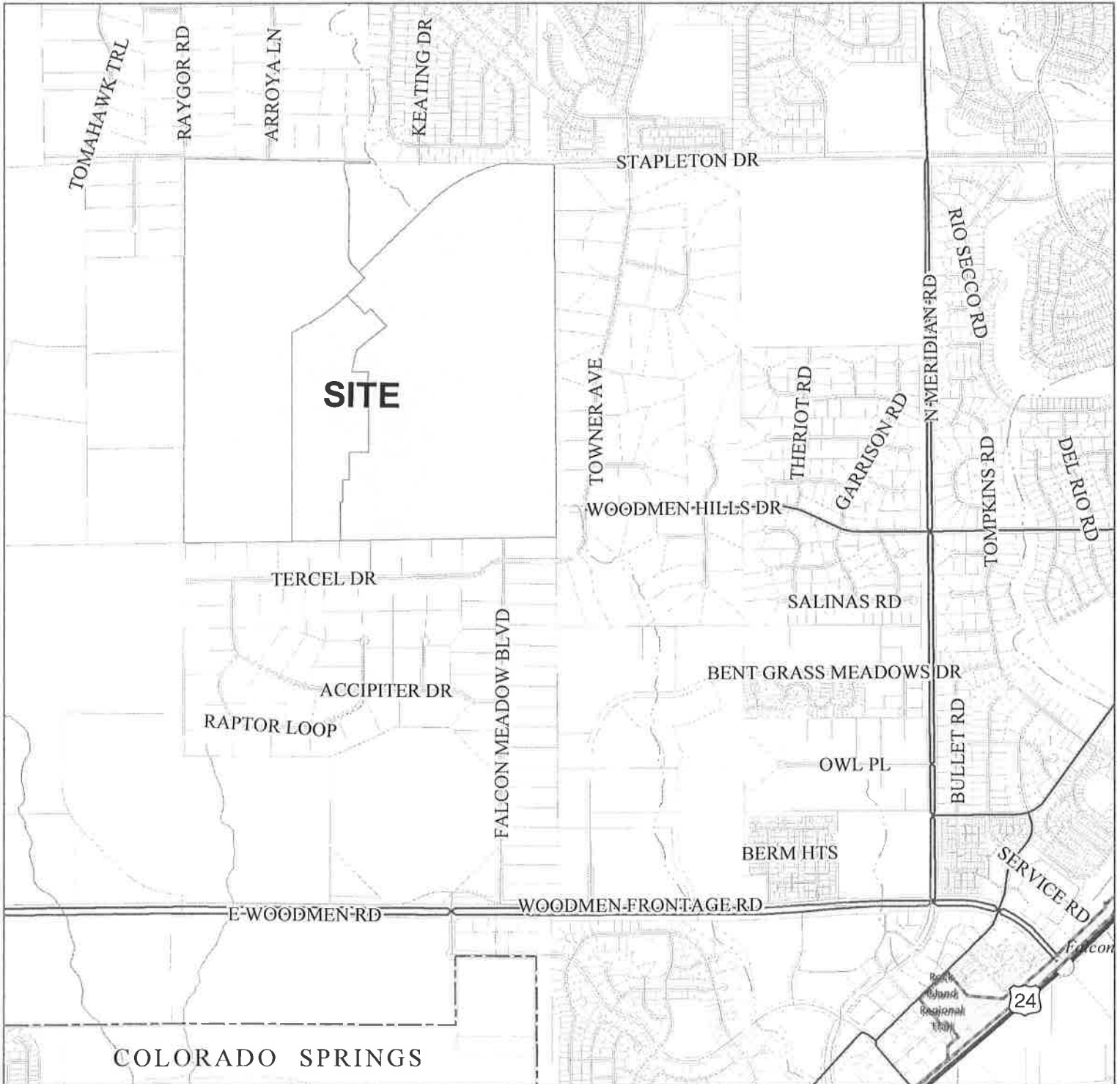
Zone Map No. --

Date: June 25, 2019

PARCEL	NAME
5200000321	PRI #4 LLC
5200000323	PRI #4 LLC
5200000324	PRI #4 LLC

ADDRESS	CITY	STATE
6385 CORPORATE DR STE 200	COLORADO SPRINGS	CO
6385 CORPORATE DR STE 200	COLORADO SPRINGS	CO
6385 CORPORATE DR STE 200	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80919	5912
80919	5912
80919	5912



Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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5200000250
BENNETT BUFORD L
20160 SADDLE BLANKET LN
PEYTON, CO 80831

5225302013
FORBES LIVING TRUST
10923 CAVERHILL DR
PEYTON, CO 80831

5225302014
HOLT JOHN L
10913 CAVERHILL DR
PEYTON, CO 80831

5225302015
BERG THEODORE A SR &
10903 CAVERHILL DR
PEYTON, CO 80831

5302002001
RANNEY ANDREW B & TERRY L
10550 TERCEL DR
PEYTON, CO 80831

5302002002
WHITE BENJAMIN BRUCE
10490 TERCEL DR
PEYTON, CO 80831

5302002003
AYARS SAMUEL A II
10430 TERCEL DR
PEYTON, CO 80831

5302002004
BARDUNOTIS JAMES A &
10350 TERCEL DR
PEYTON, CO 80831

5302002005
THOMPSON FAMILY LIVING TRUST
10330 TERCEL DR
PEYTON, CO 80831

5302002006
MERRITT JENNIFER L
10280 TERCEL DR
PEYTON, CO 80831

5226004008
VILLARREAL JOEL MORENO
10160 STAPLETON RD
COLORADO SPRINGS, CO 80908

5302002007
STANKO DONALD L &
10150 TERCEL DR
PEYTON, CO 80831

5226004001
GEPHART ZANE B
10140 STAPLETON DR
COLORADO SPRINGS, CO 80908

5226004002
BARRETT ROBERT L
10120 STAPLETON RD
COLORADO SPRINGS, CO 80908

5226004007
VILLA RONALD R
10090 STAPLETON RD
COLORADO SPRINGS, CO 80908

5226004006
GEORGE C BRAD &
10050 STAPLETON RD
COLORADO SPRINGS, CO 80908

5302002008
GRAMPRIE NICHOLAS K
10050 TERCEL DR
PEYTON, CO 80831

5302002009
VANLANDINGHAM JERRY L & LYNN
9960 TERCEL DR
PEYTON, CO 80831

5302002010
WIDDOWS GARY W & GERI C
9870 TERCEL DR
PEYTON, CO 80831

5226002016
BOND CAROLYN T
9860 STAPLETON RD
COLORADO SPRINGS, CO 80908

5226402021
PAINT BRUSH HILLS
9830 LIBERTY GRV
PEYTON, CO 80831

5200000251
THOMAS SAM &
9750 TERCEL DR
PEYTON, CO 80831

5226002017
ALLEN MICHAEL J &
9750 STAPLETON RD
COLORADO SPRINGS, CO 80908

5227004010
BJORK MANFRED
9690 STAPLETON RD
COLORADO SPRINGS, CO 80908

5226004005
MARCOTTE NANCY L
9555 ARROYA LN
COLORADO SPRINGS, CO 80908

5200000325
GRACE COMMUNITY CHURCH OF
FALCON
9475 GRACE CHURCH VW
PEYTON, CO 80831

5234001001
MCGUIRE JOHN M & JEAN M
9465 BROKEN BOW CT
COLORADO SPRINGS, CO 80908

5234001002
ALCORN KRISTIN R
9425 BROKEN BOW CT
COLORADO SPRINGS, CO 80908

5236008002
KELLER JASON L
9424 TOWNER AVE
PEYTON, CO 80831

5226402014
HEBNER KATHERINE
9386 ROCKINGHAM DR
PEYTON, CO 80831

5226402013
BENCOMO CARLOS M
9372 ROCKINGHAM DR
PEYTON, CO 80831

5236008003
DIPPEL FAMILY TRUST
9364 TOWNER AVE
PEYTON, CO 80831

5226402012
RIES BRIAN P
9358 ROCKINGHAM DR
PEYTON, CO 80831

5234001003
FAST AMY M
9355 BROKEN BOW CT
COLORADO SPRINGS, CO 80908

5234001004
BRANBERG JACQUELINE K
9315 BROKEN BOW CT
COLORADO SPRINGS, CO 80908

5236008006
CURRY KEVIN
9184 TOWNER AVE
PEYTON, CO 80831

5236008007
RETALICK GASTON
9124 TOWNER AVE
PEYTON, CO 80831

5236008008
SPARKS LAWRENCE W
9064 TOWNER AVE
PEYTON, CO 80831

5236008009
DANLEY CHARLES A
9004 TOWNER AVE
PEYTON, CO 80831

5236008010
NAVE DOUGLAS L
8944 TOWNER AVE
PEYTON, CO 80831

5236008011
WARNER ERIN VARNEDOE
8884 TOWNER AVE
PEYTON, CO 80831

5236008012
GUTIERREZ JOHN
8764 TOWNER AVE
PEYTON, CO 80831

5236008013
FIX RONALD T
8704 TOWNER AVE
PEYTON, CO 80831

5236008015
RAYBURN MICHAEL D
8524 TOWNER AVE
PEYTON, CO 80831

5302006001
MCAFEE JOHN L
8435 FALCON MEADOW BLVD
PEYTON, CO 80831

5301007001
CASTLEMAN CHARLENE L
8344 TOWNER AVE
PEYTON, CO 80831

5200000228
NARDIS J H
2914 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918

5236008014
CULLUM ARNOLD
251 E FOUNTAIN BLVD UNIT 200
COLORADO SPRINGS, CO 80903

5300000605
BLH NO 1 LLC
111 S TEJON ST STE 222
COLORADO SPRINGS, CO 80903