

El Paso County Parcel Information

File Name: VR-18-018

PARCEL	NAME
6206201120	G & S DEVELOPMENT INC

Zone Map No. --

ADDRESS	CITY	STATE
9800 PYRAMID CT STE 340	ENGLEWOOD	CO

ZIP	ZIPLUS
80112	2668

Date: May 29, 2019



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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EL PASO COUNTY



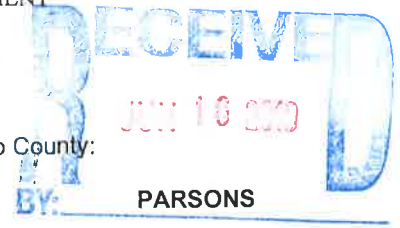
COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

COLORADO

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 29, 2019



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

VR-18-018

**VACATION REPLAT
GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT FILING NO. 2**

A request by G & S Development, Inc., for approval of a vacation and replat to create twelve (12) single-family residential lots. The 7.62 acre property, known as Tract G of the Gleneagle Golf Course Residential Infill Development Filing No. 1 subdivision, is zoned RS-6000 (Residential Suburban) and is located at north of Gleneagle Drive and east of Struthers Road. (Parcel No. 62062-01-120) (Commissioner District No. 1)

Type of Hearing: Quasi-Judicial

For _____ Against X No Opinion _____
Comments: SEE ATTACHED:

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- This item is scheduled to be heard by the El Paso County Planning Commission on June 18, 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.
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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 II

Your Name: RONALD B. CHILDERS Ronald B Childers
(printed) (signature)
Address: 20 HUNTINGTON BEACH DR. COLORADO SPRINGS, CO 80921
Property Location: SAME AS ABOVE Phone: 817-713-1928



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RE: Gleneagle Civic Association

Covenants, Restrictions and Charges

Dated: 2 May 1983

ARTICLE 1

Covenants to Preserve the Residential Character of the Subdivision

Section 102. "All lots and building sites in the Subdivision shall be used exclusively for private residential purposes. No dwelling erected or maintained within the Subdivision shall be used or occupied for any other purpose other than for a single-family dwelling. No business, profession or other activity conducted for gain shall be carried on or within any lot or building site."

RULES & REGULATIONS

3. BUSINESS ACTIVITY

(Covenant Reference: Section 102)

3.1 The Covenants state that no business activity shall be conducted on any property. While the intent is to maintain an exclusive residential character in the community, it is also recognized that strict application of this covenant is no longer practical or desired owing to the increased trend to conduct work from the home. Accordingly, the rules & regulations listed hereunder shall apply in lieu of strict application of Section 102 of the Covenants":

3.2 Members and residents shall be permitted to conduct business and work from their homes on the condition that the existence of such work or business or work remains completely invisible to the community, such as an internet business.

3.3 The home business or work shall not create noise, dust, (etc., etc.)

3.4 Only persons residing in the home may be employed by a home business at the location of the home business. (etc., etc.)

Personal Input: I cannot see that "vacation rentals" will fit into this Covenant or Rules & Regulations.

EL PASO COUNTY



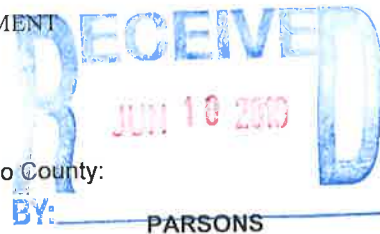
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Type of Hearing: Quasi-Judicial

Comments: For Against No Opinion
I prefer the north limit of the proposed development remains south of my property line. Thank you.
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

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Sincerely,

Kari Parsons, Planner II

Your Name:

AARON A. LADE
(printed)

(signature)

Address:

116 DARBY RD YORKTOWN VA 23693

Property Location:

14155 WESTCHESTER DR

Phone 719 505 5434

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



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

WWW.ELPASOCO.COM

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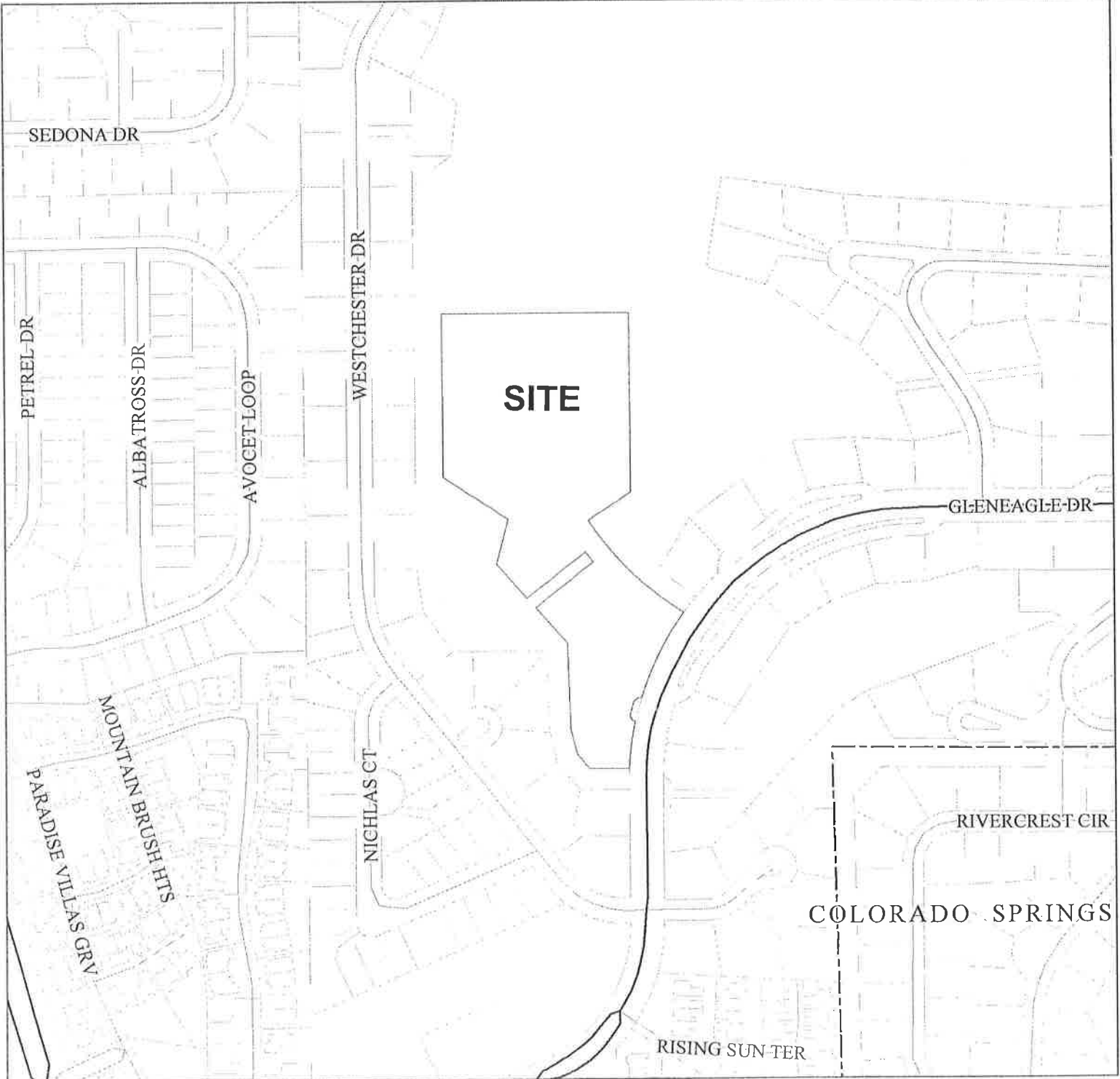
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 CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 29, 2019

RECEIVED

JUN 14 2019

BY: _____ PARSONS

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Type of Hearing: Quasi-Judicial

_____ X _____
 For Against No Opinion

Comments: See attached declaration

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Sincerely,


 Kari Parsons, Planner II

Your Name: JAMES YAGMIN James Yagmin
(printed) (signature)

Address: 14135 Westchester Dr ColoSprgs CO 80921

Property Location: Adjacent to the parcel to the west Phone 719 260 9602

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



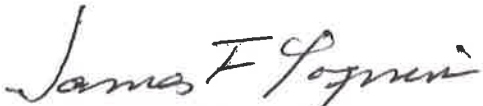
COLORADO SPRINGS, CO 80910-3127
 FAX: (719) 520-6695

WWW.ELPASOCO.COM

June 13, 2019

To Planning and Community Development Department
RE: VR-18-108 PARSONS

The parcel in question, 62062-01-120, was originally denied permits to build because of surface water flow issues. The houses on Westchester, to the west of the parcel, were vulnerable to flooding during heavy storms. To date there has been nothing done to protect the pre-existing housing from damage. In fact, large scale dirt movement setting the road and ground contours to the east, is suspect because the downhill slope will direct the water flow toward the exiting houses on Westchester.


James F. Yagmin
14135 Westchester Drive


Deborah B. Yagmin
14135 Westchester Drive

