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We do not approve of the proposed rezoning. The County Commissioners in the past have ruled that anything on the east side of the ridge in question, within the area of Black Forest Preservation Plan, should maintain the five-acre overall density rule (refer to both Hodgen Settlers Ranch and Grandview Estates). We request that you uphold that ruling. Two and one-half acre lots on a 39 acre parcel would be too high a density in an area that should be more open in keeping with its surroundings (the property is bordered by open ranch land to the east (our property) which will not be subdivided and by five-acre lots adjoining).

EL PASO

COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEMPORE)



COUNTY

STAN VANDERWERF
LONGINOS GONZALEZ
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 10, 2018

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

P-17-005

PARSONS

MAP AMENDMENT (REZONE) ABERT RANCH

A request by BF Ranch Trust 2015 for approval of a map amendment (rezoning) of 39.83 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located north of Hodgen Road, south of Silver Nell Drive, east of the Walden Development, and west of Stepler Road. (Parcel No. 61000-00-464) (Commissioner District No. 1) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For

Against

No Opinion

Comments:

Please see the back side of this page for our comments. We ~~are~~ are against the proposed rezoning.

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on May 1, 2018.** 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 May 22, 2018.** 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 web address for the EDARP portal is: www.epcdevplanreview.com
- The Staff Report for this Agenda item can be found at: <http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2018.aspx>

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, Project Manager/Planner II

Your Name:

Amy Robinson

Address:

17245 Stepler Rd.

Property Location:

directly east of new development

Phone

719-314-9318

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



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