

EL PASO COUNTY



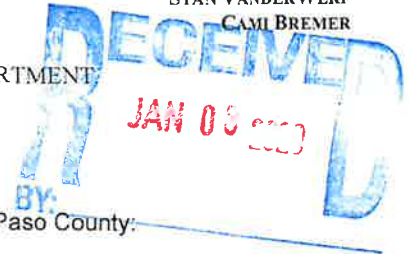
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 18, 2019



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

SF-18-034

RUIZ

FINAL PLAT WALDEN PRESERVE 2 FILING NO. 4

A request by Walden Holdings I, LLC, for approval of a final plat to create twenty-three (23) single-family residential lots. The 134.05 acre property is zoned PUD (Planned Unit Development) and is located east of Highway 83, south of Walker Road, north of Hodgen Road, along the north side of the Pond View Place and Walden Way/Timber Meadow Drive intersection. (Parcel No. 61230-01-023) (Commissioner District No. 1)

Type of Hearing: Quasi-Judicial

For _____ Against _____ No Opinion _____

Comments: _____

See Attached Copy

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on January 7, 2020.** 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 January 28, 2020.** 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-2020-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,

Nina Ruiz
Nina Ruiz, Planner III

Your Name: FRED CLARK

(printed)

Fred Clark

(signature)

Address: 17885 WALDEN WAY COLORADO SPRINGS CO 80908

Property Location: _____ Phone 719 455-3917



Attention Zoning Board 4/1/2020

In 1981 I purchased Parcel #3 in Walden III Estates and the Rawhide Realtor told me the open property behind my lot was forever free land not to be developed. Recently I (2018) attended meetings to deny the developers from deleting lots from 5 acres to 2 1/2 acres, the land was reduced unfortunately, which devaluated my property. Since then the developers have violated the zoning and have built houses on much smaller lots. Now they want to continue to violate the 2 1/2 acres to develop houses which will make my property even less valuable. The zoning board has not enforced the 2 1/2 acre minimum in the past so I am apposed to their request.

The area shown has no details for roadways and designed to encroach on my property much closer than the other properties on the same side of Walden Way

Sincerely Fred Clark

©

Fred Clark
17885 Walden Way
Colorado Spgs, CO 80908

719-488-3917

El Paso County Parcel Information

File Name: SF-18-034

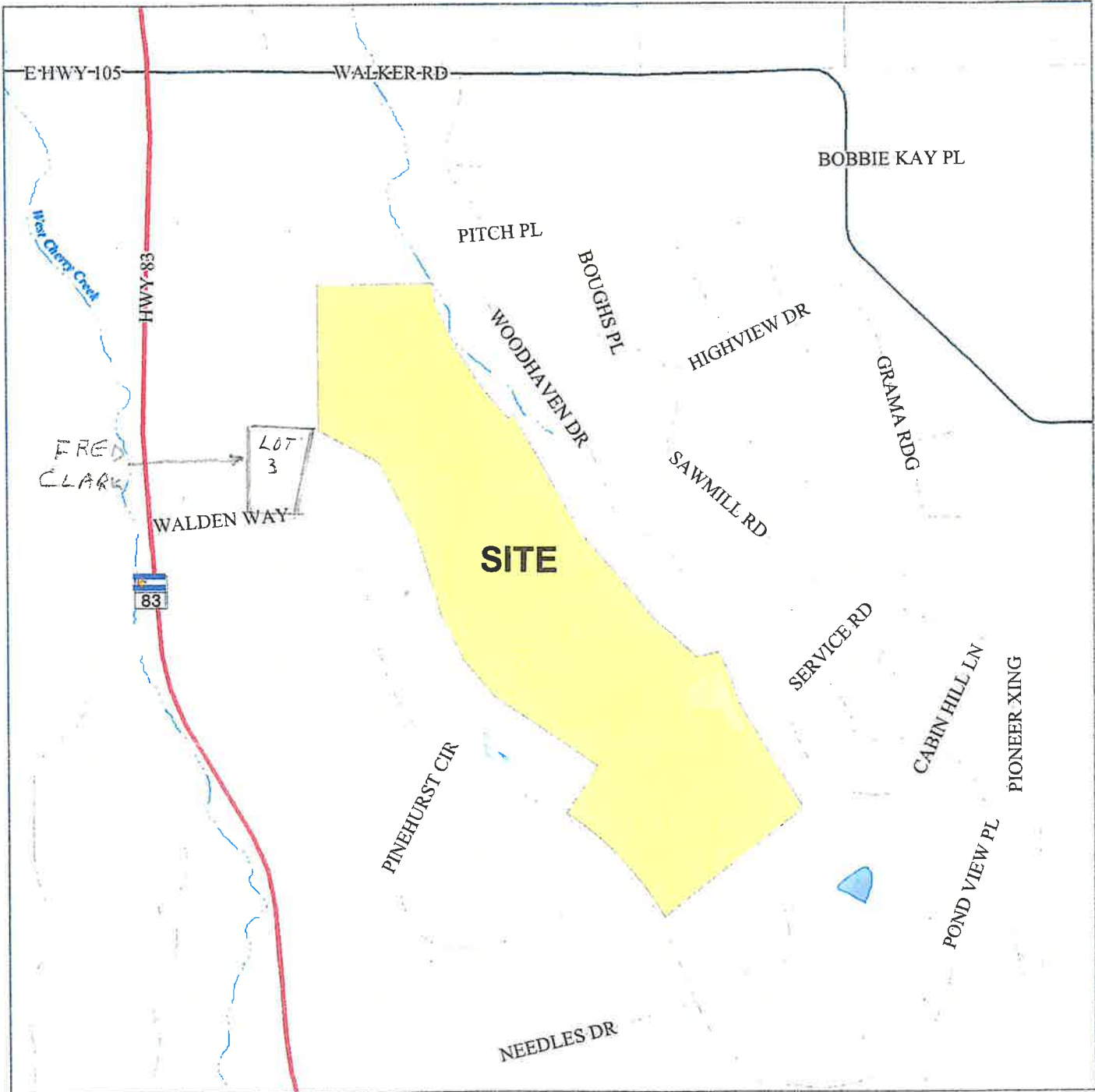
PARCEL	NAME
6123001023	WALDEN HOLDINGS I LLC

Zone Map No. --

ADDRESS	CITY	STATE
1230 SCARSBROOK CT	MONUMENT	CO

ZIP	ZIPLUS
80132	8487

Date: December 18, 2019



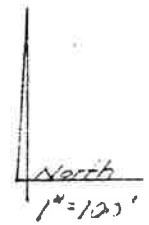
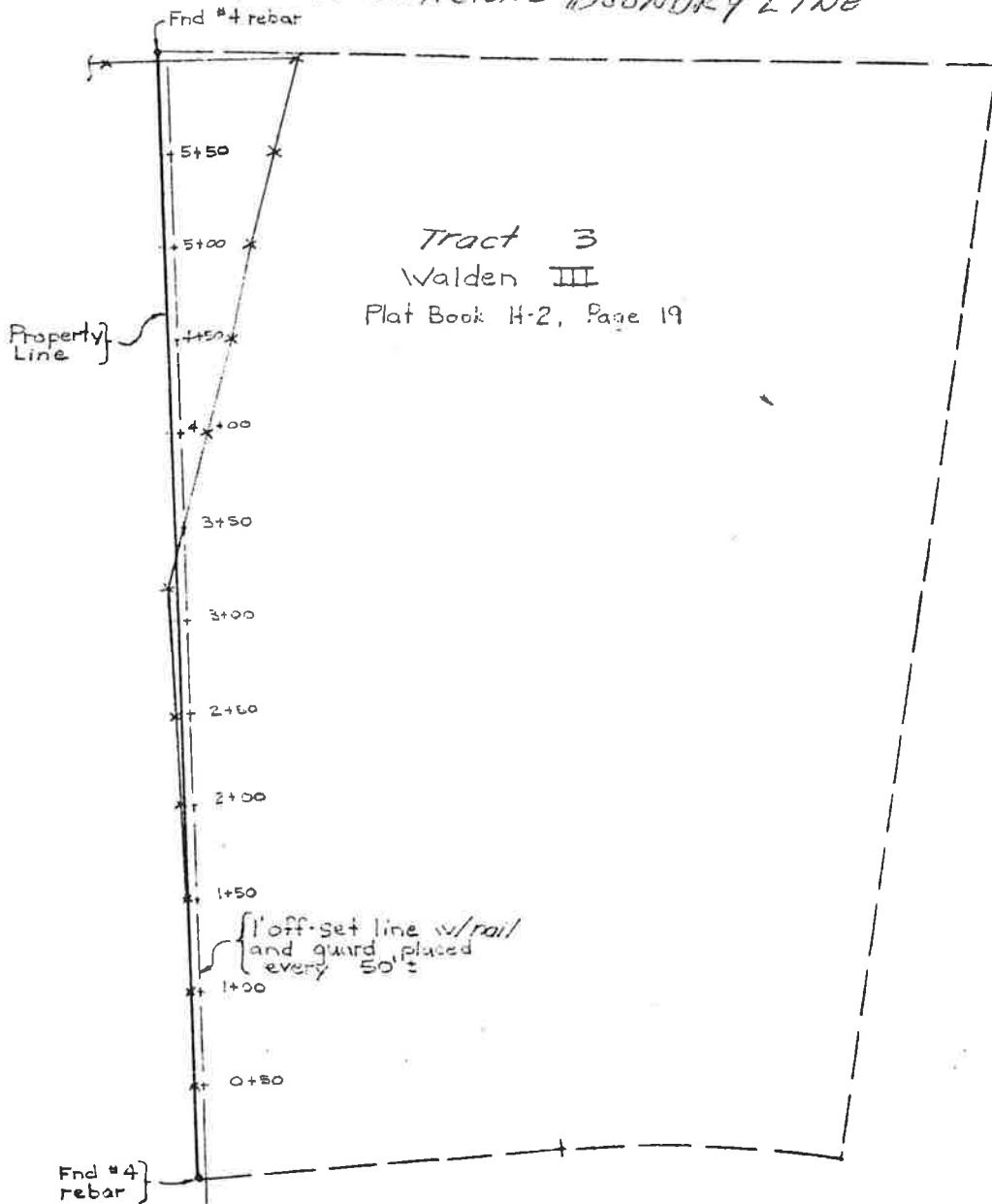
Please report any parcel discrepancies to:
 El Paso County Assessor
 1675 W. Garden of the Gods Rd.
 Colorado Springs, CO 80907
 (719) 520-6600



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Fence line Control Points: Tract 3 Walden III

NOTE: STEEL RODS SET 6" BACK FROM STAKES
18" FROM ACTUAL BOUNDARY LINE



1" = 100'

Legend

—*—* Existing Fence

—+— 1' off-set line