

**EL PASO**  **COUNTY**  
COLORADO

**Meggan Herington, AICP, Executive Director**  
**El Paso County Planning & Community Development**  
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2880 International Circle, Suite 110  
Colorado Springs, CO 80910

**Board of County Commissioners**  
Holly Williams, District 1  
Carrie Geitner, District 2  
Stan VanderWerf, District 3  
Longinos Gonzalez, Jr., District 4  
Cami Bremer, District 5

July 13, 2023

Wyatt M. & Candice Comer  
5762 Tombstone Trail  
Colorado Springs, CO 80923

RE: Oldborough Subdivision PUD Amendment to shift building envelope.  
Parcel No. 6121005006

To Whom it May Concern:

A request was submitted to the Planning and Community Development (PCD) Department for review to consider an administrative amendment to the approved Oldborough Subdivision PUD (Reception No. 203149861) which affects Lot 6 in the development. Specifically, the applicant is requesting a minor PUD Amendment to move the building envelope approximately 90 feet to the north and east.

Pursuant to Section 4.2.6.H of the Land Development Code, the PCD Director may approve a minor amendment to an approved PUD which is determined to have no foreseeable effect beyond the property boundary, such as minor changes in the siting of buildings, changes to landscape features in the interest of public safety, or the alignment of utilities and the alignment of interior roadways and parking areas.

The request in question has been determined to have no foreseeable effect beyond the property boundary. Therefore, the proposed amendment to shift the building envelope on Lot 6 in the Oldborough Subdivision is hereby approved, subject to the following conditions:

**CONDITIONS**

1. There shall be no adverse impacts to surrounding lots as a result of construction within the new building envelope.
2. All other Oldborough Subdivision PUD development plans, standards, and conditions of approval shall remain in effect.

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This represents the action taken by the El Paso County Planning and Community Development Executive Director.

Respectfully,



Meggan Herington, AICP, Executive Director



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**ADMINISTRATIVE AMENDMENT TO THE OLDBOROUGH SUBDIVISION PUD  
WITHIN UNINCORPORATED EL PASO COUNTY, COLORADO**

**WHEREAS**, Glenn Brooke did file a request for an administrative amendment to the Oldborough Subdivision PUD recorded in the El Paso County Clerk and Recorder's records under reception number 203149861; and

**WHEREAS**, 10,000 square foot building envelopes were established for each lot; and

**WHEREAS**, since the approval of the subdivision in 2003, Lot 6 has experienced significant growth in natural grasses and planted evergreen trees; and

**WHEREAS**, utilization of the existing building envelope would require the removal of said natural grasses and evergreen trees; and

**WHEREAS**, relocating the 10,000 square foot envelope to the north and east would allow for the preservation of evergreen trees, natural grasses, and would provide for natural drainage away from the planned structure; and

**WHEREAS**, the proposed amendment will have no foreseeable effect beyond the property boundary, such as minor changes in the siting of buildings, changes to landscape features in the interest of public safety, or the alignment of utilities and the alignment of interior roadways and parking areas; and

**NOW, THEREFORE, BE IT RESOLVED** that the 10,000 square foot building envelope be moved approximately 90 feet to the northeast as showcased in "Exhibit A";

**AND BE IT FURTHER RESOLVED** that all other terms, limitations and conditions of the Oldborough Subdivision PUD remain valid and in effect.

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APPROVED this 13<sup>th</sup> day of July 2023.

El Paso County Planning and Community Development Department



Meggan Herington, AICP, Executive Director



In conformance with Section 4.2.6.H of the Land Development Code:  
 Determined to "have no foreseeable effect beyond the property boundary, such as  
 minor changes to the siting of buildings..."  
 A Driveway Access Permit is required for all access points onto a county or private  
 road within unincorporated El Paso County

Approved  
 For the PCD Director  
 By: *Jane Kyrus*  
 PCD Planning Manager  
 Dated: 07/11/2023  
 El Paso County Planning & Community Development



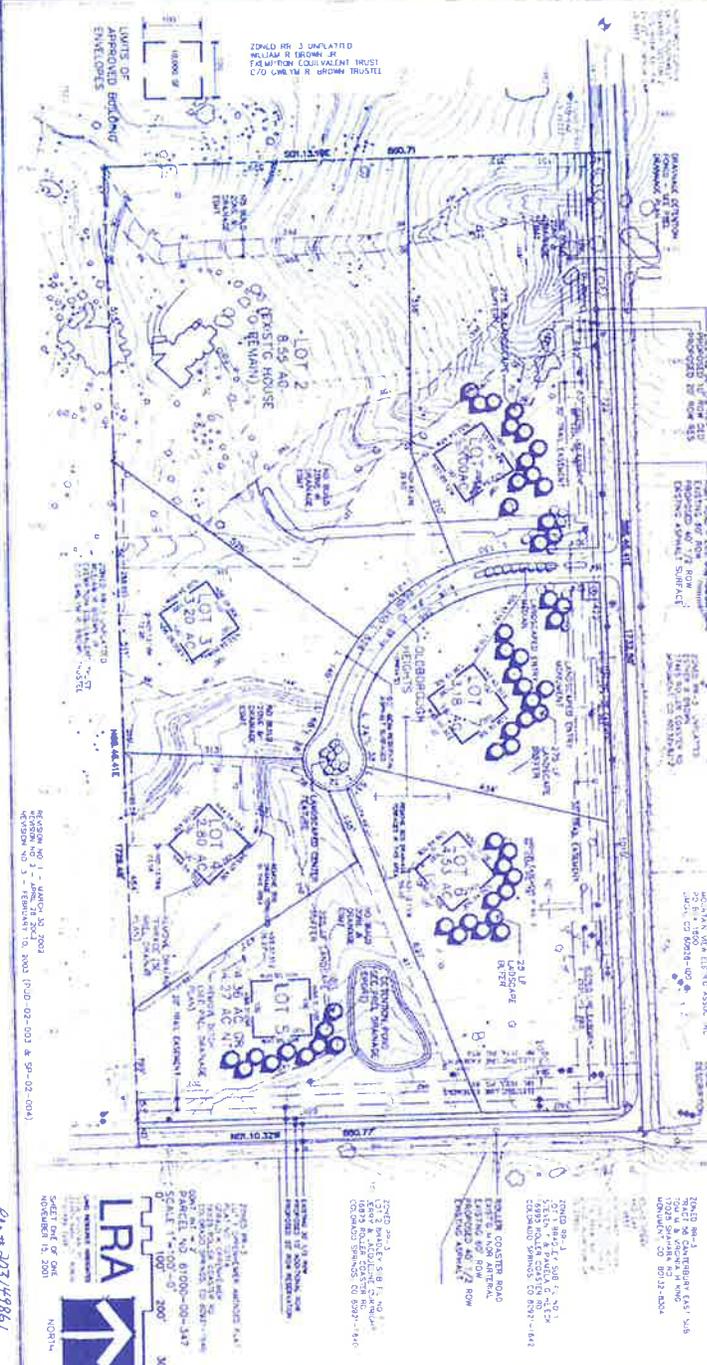
PUD DEVELOPMENT PLAN  
 OLDBOROUGH SUBDIVISION EL PASO COUNTY, COLORADO  
 PPL DEVELOPMENT, LLC 6189 LEMMAN DRIVE, SUITE 201, COLORADO SPRINGS, CO 80918

1. PURPOSE AND SCOPE  
 This PUD Development Plan is prepared in accordance with the provisions of the El Paso County Land Development Code, specifically Sections 4.2.6.H and 4.2.6.I. The purpose of this plan is to provide for the development of the Oldborough Subdivision, consisting of 10 lots, located in El Paso County, Colorado. The plan includes site plans, engineering drawings, and other information necessary for the development of the subdivision.

2. REGULATORY  
 This PUD Development Plan is prepared in accordance with the provisions of the El Paso County Land Development Code, specifically Sections 4.2.6.H and 4.2.6.I. The plan includes site plans, engineering drawings, and other information necessary for the development of the subdivision.

3. REGULATORY  
 This PUD Development Plan is prepared in accordance with the provisions of the El Paso County Land Development Code, specifically Sections 4.2.6.H and 4.2.6.I. The plan includes site plans, engineering drawings, and other information necessary for the development of the subdivision.

4. REGULATORY  
 This PUD Development Plan is prepared in accordance with the provisions of the El Paso County Land Development Code, specifically Sections 4.2.6.H and 4.2.6.I. The plan includes site plans, engineering drawings, and other information necessary for the development of the subdivision.



222# 203/11861