

Kari Parsons

From: Fred Kinnick <fredkinnick@yahoo.com>
Sent: Saturday, February 9, 2019 7:45 AM
To: Kari Parsons
Subject: Lorson Ranch East Filing No. 3

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El Paso County Planning Commission:

We live on a 5 acre lot located to the south of the Lorson Ranch Development . We are against the Lorson Ranch East Filing No. 3 . We do not support the continued development and encroachment within this region of El Paso County. Our property borders the Lorson Ranch development. This once quiet and peaceful rural region is being over developed resulting in excessive noise and pollution and traffic. Please take this prospective into consideration and reject this filing and future Lorson Ranch development.

Sincerely
Fred & Patsy Kinnick
11300 Peaceful Valley Rd.
Colorado Springs, C) 80925
719 220-4298

Kari Parsons

From: david boyd <boydsrpvr@yahoo.com>
Sent: Saturday, February 9, 2019 8:45 AM
To: Kari Parsons
Cc: W. J. Feller; david boyd
Subject: Lorson Ranch Development

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As a 21 year resident of the Peaceful Valley Lake Estate Home Owners Assoc., I objected to the Lorson Ranch development from the start. Now you want to continue to encroach into our living space and lifestyle further. A friend of mine looked at moving into the Lorson Ranch area. I walked through your homes with my friend and his wife. They were not impressed and said they would never live in that area. I have also driven through your development on several occasions and observed nothing but cracker box unattractive homes.

I reviewed your filing and find several inconsistencies. Your development has interfered with wildlife substantially since the beginning and any future development. I personally have seen the wild turkey (that you failed to mention in your filings) have migrated from their original locations (Lorson Ranch) to the south by the old golf course and south of Peaceful Valley RD.

Every day you can see these hundreds of turkey on a regular basis as I have never seen before and they flock at night in the trees off Peaceful Valley Rd, which just started within the last year. This is due to the noise, construction, development, and encroachment of what was their habitat at Lorson Ranch. These turkey(s) are not seasonal, as you referred to other animals, ...they are a fixture year round.

Your development has strongly affected those residents on the north border line of our HOA. All of us have moved out here because of the quit, peaceful, five + acres space separating us from "city dwellers". YOU have brought the "city dwellers" to us, destroying our way way of life. I look out my kitchen window where I use to see cattle, open land, God's land....and now see roofs of a housing metropolis, traffic, and raising crime.

One of my friends, whom is a deputy with the El Paso County Sheriff Department, has informed me of increasing incidences within the Lorson Ranch area and, to keep a good eye open in my area because crime will migrate into our peaceful HOA.

As a retired law enforcement Lieutenant, with over thirty years of service, I am aware that with development, comes increased crime.

You people have caused this issue, destroyed the landscape through development, negatively encroached into people's lives, increased the need of natural resources (water, gas, electricity, etc) that affects others in the area with reduced water pressure. You DO NOT live here, DO NOT have first hand knowledge of the lives of people you have affected, and have done all this in the name of the all mighty dollar.

David M. Boyd Sr
10775 Peaceful Valley Rd
Colorado Springs, CO 80925
719-502-0707

Kari Parsons

From: Miles Trumble <qtrumble@aol.com>
Sent: Saturday, February 9, 2019 3:34 PM
To: Kari Parsons
Subject: RE: Lorson Ranch East Filing No. 3 and Future Filings

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MS Kari Parsons
El Paso County, Department of Planning & Community Development

February 9, 2019

RE: Lorson Ranch East Filing No. 3 and Future Filings

Dear MS Parsons,

My family and I live in the Peaceful Valley Lake Estates Subdivision and we are keenly interested in the growth of the Lorson Ranch Subdivision to our north. We have only lived here for a short-while, but we have already seen the impact the hundreds of homes and people in Lorson Ranch have had on the tranquil quality of life we expected to enjoy for many years when we invested in our property. Primarily the impacts have been increased noise, light pollution and traffic. However, there have also been incidents of increased crime, including drugs and murder— all part of the suburban life we thought we were leaving when we came here. The character of our neighborhood is essentially rural, with many families owning horses and other livestock. Our fellow property owners moved here intentionally to get away from urban and suburban living. The encroachment of such a large suburban residential development, in effect a small city, immediately adjacent to ours without an adequate buffer is distressing and should not be allowed. That being said, I know it's unrealistic to expect the surrounding parcels of land will not be developed. However, it is in the planning and zoning that an equitable solution can be realized.

I have not done exhaustive research into the history of the Lorson Ranch development, but I have read some of the documents in the public record. It appears that the El Paso County planners have been sensitive to the disparate zoning densities between Lorson Ranch and Peaceful Valley Lake Estates and tried to maintain some form of buffer by requiring less dense lots along the common boundary. It is also evident that the Lorson Ranch developer is intent upon disregarding your attempts by submitting plans (e.g., Minor Sketch Plan Amendment #2) which specify densities exceeding your earlier guidance and their previous plans. In 2004, the planning department addressed the need to protect our subdivision by requiring Lorson Ranch to plan larger lots along their eastern and southern boundaries. In fact, they cited the Highway 94 Comprehensive Plan which recommended 5-acre lots east of Jimmy Camp Creek. The current Sketch Plan does not come close to meeting that guidance. It states that lot sizes adjacent to our 5-acre lots are to be a least .5 acres, with no structure within 100 feet of the boundary. But, the developer has the area as being categorized RLM, not RL. I understand the developer's desire to maximize profit; but, clearly, he is not acting in good faith, nor being a good neighbor to us.

Incorporating the Highway 94 Comprehensive Plan guidance of planning for 5-acre lots east of Jimmy Camp Creek would go a long way to helping preserve the character of our subdivision. No doubt the developer will not agree. Bear in mind that the Lorson Ranch Subdivision will place over 5,000 homes immediately next to our neighborhood. Compare their geographic area to ours with our 110 lots. Our subdivision has virtually no effect upon theirs, but theirs has a significantly detrimental impact on ours. Perhaps, a fair compromise would be a minimum lot size of 2-acres for lots east of Jimmy Camp Creek and south (and east) of Trappe Drive. Furthermore, lots between Trappe Drive and Lorson Ranch Blvd should be a minimum of 1 acre.

We have as much right to the enjoyment of our land, and the preservation of its character, as the Lorson Ranch developer has to build a new subdivision. Your office has the important role of weighing the competing interests of both parties. Please act wisely and equitably.

Sincerely,

Q. Miles Trumble
10610 Rolling Ridge Road
Colorado Springs, CO 80925
(719)432-7493
QTrumble@aol.com

Kari Parsons

From: Debbie Zachary <dlzdebs@aol.com>
Sent: Tuesday, February 12, 2019 3:39 PM
To: Kari Parsons
Subject: Re: Lorson Ranch Filing 3

Follow Up Flag: Flag for follow up
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As a homeowner residing in Peaceful Valley Lake Estates I am completely against the Lorson Ranch East Filing 3. As a long time member of the community we are being encroached on. What once was a "Peaceful Valley" is now being surrounded by tract homes. We live on acreage, mostly 5 acre lots and we are having houses built in our own back yard. Literally. I would hope this will be considered before this becomes a reality.

Thank you.

Debbie Zachary
Peaceful Valley Lake Estates

Kari Parsons

From: Roth, Lee [USA] <roth_lee@bah.com>
Sent: Thursday, February 14, 2019 8:13 AM
To: Kari Parsons
Subject: Lorson Ranch East Filing No. 3

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As a member of the Peaceful Valley Lakes Estates Home Owners Association (PVLEHOA); comprising 110 property owners that live on 5 acre lots located to the south of the Lorson Ranch Development, I am against the Lorson Ranch East Filing No. 3. I do not support the continued development and encroachment within this region of El Paso County. Of specific concern are the current properties within the PVLEHOA that border the Lorson Ranch development. This once quiet and peaceful rural region is being over developed resulting in excessive noise, pollution and traffic. Please take this prospective into consideration and reject this filing and future Lorson Ranch development.

Sent from [Mail](#) for Windows 10

Welcome to Peaceful Valley, or what was once a peaceful pastoral community. For decades, life was peaceful with breathtaking views not only of Pikes Peak, but also to the north with open grasslands and prairie where one could watch antelope, coyotes, and birds of prey thrive in an undeveloped environment. Residents moved to this peaceful community to get away from the noise and congestion of city life.

We raised our children in a country setting, rode horses, felt safe, and enjoyed the fresh air. Now, we have endured years of noise, dust and the loss of what was once a peaceful community. Houses being thrown up in a matter of weeks. Roads and bridges dissecting the open grasslands with obnoxious streetlights where there once was peaceful darkness. The aggressive building has uprooted the natural wildlife and changed the habitat forever.

Where there once was quiet, now there is constant traffic and construction noise. Open space has been replaced with roads, fences, streetlights, and thousands of houses. This invasion was supported years ago by the county, and we were reassured that it would be built with our consent and suggestions. That we would be apprised of changes to the master plan. Sometimes we would be notified, sometimes not, unless you take into consideration the notices tacked onto power poles or wooden fence posts along the road.

Lorson Ranch has only one border that butts up against an existing residential community...that would be Peaceful Valley to its south. Here there are established residences that have enjoyed a sense of serenity, until now. They have an opportunity to do what is right by the people who chose to live out here in the country before Lorson Ranch was ever a thought.

We had been told by Lorson Ranch that on their southern border there would be homes on half acre lots. As per their modi operandi, that is being "revised" and now have high density homes directly across the street from these half acre lots, which would increase the noise and traffic. This is not acceptable because to date, there are no plans for a buffer between our properties and Lorson Ranch. They deem it necessary to increase densities, but offer no appeasement to us in regard to our border.

We also have never been consulted about drainage or excavating next to our property. We suggest that someone from Lorson Ranch come visit us and see their development from our side of the fence. Ask us our opinion in regard to their development. It would not be contentious, just an opportunity to exchange ideas.

A guarantee of a natural tree buffer between our properties and Lorson Ranch would be amenable. They have said there would not be a structure closer than 100' to our fence line, but the actual homeowner's property would butt up against our property line. So much for our privacy and way of life.

Is there no end to greed and land-grabbing in the name of progress. Does the majority's rights to dictate to the minority how we are to live even though we were here first? At what point will the county or planning commission take our side and stop this invasion of privacy.

We would appreciate honest transparency by Lorson Ranch. There has to be a master plan available to

2/17/19

us for the entire development. What are their plans for developing around the massive electric lines and on the Southern Delivery Water lines? We have already defeated their attempt to use a spur to access Heritage Road, but then why are there fire hydrants a few feet from our fence that Widefield Water installed years ago? Where do they plan any commercial development? What about a fire station, police annex, parks or recreation center?

We are saddened by the lack of support, disregard of the sanctity of our pastoral lifestyles, and the end of peaceful living that we chose decades ago. Progress is overrated. We succumbed to the development because that's what the county approved, but now we need the county to stand up for us on the southern border and hold Lorson Ranch to what they promised us and respect our way of life.

Respectfully submitted,

Chris and LuAnn Paddock