

From: J Spence
To: Christian Haas
Subject: Re: School Permit - 3980 Walker Rd
Date: Tuesday, February 6, 2024 3:28:18 PM
Attachments: [image004.jpg](#)
[image001.png](#)
[image002.png](#)
[image003.jpg](#)
[Covenants_George's_versions_1.27.2020.doc](#)

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Hi Christian,

A few more questions/concerns: According to the covenants for 3980 Walker Rd., modulars, and buildings of that sort are not allowed. I've attached the covenants.

As for the "small building with classrooms," the proposal calls for an 11,000 sq for building, which is not small... The owner of the property has repeatedly stated they intend to move Twelve Stones to 3980 Walker Rd., and use it consistently as a school. From what you're telling me the owners have agreed to, it appears they're not being honest about their intentions for the property/trying to pull a fast-one.

The neighborhood is meeting and we intent to fight this, with legal representation if necessary, and we'd like to know why we as neighbors haven't been informed of the developments nor given the right to protest the plans at a county meeting? What steps can we take to stop this commercial development in our rural community?

Thanks again!
James

On Tuesday, February 6, 2024, J Spence <spencej466@gmail.com> wrote:
Thanks Christian,

What should we do if we find that they are holding school events at the property? The owners operate a parochial school that is off-site, but have been holding events for the school at the site.

Thanks,
James

On Tue, Feb 6, 2024 at 2:47 PM Christian Haas <ChristianHaas@elpasoco.com> wrote:

Hi James,

The applicants have submitted an application to build a religious institution at the site. Earlier in 2023 they were made aware of the need for a special use permit in the event that a religious school is requested. At this point, they've agreed to use the proposed space/land for outdoor religious activities, religious camp-like activities, and establish a small building with classrooms. The applicants were made aware that in order to hold regular classes, similar to any private or parochial school, they would first need a special use permit.

Important to note, the Land Development Code defines Religious Institution as follows:

Religious Institution — An establishment primarily for the conduct of religious activities, limited to sanctuary, educational classrooms, daycare, committee and office work, a single parsonage/rectory, or religious camp.

Unfortunately, we cannot initiate any code enforcement action until a use is established. You can stay up to date with their Site Development Plan and all the documents they upload here.

<https://epcdevplanreview.com/Public/ProjectDetails/194852>

Hope this helps,

	<p>Christian Haas Planner I El Paso County Planning & Community Development (719) 520-6442 (719) 641-0256 Fax christianhaas@elpasoco.com</p>
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From: J Spence <spencej466@gmail.com>
Sent: Tuesday, February 6, 2024 12:55 PM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Cc: Christian Haas <ChristianHaas@elpasoco.com>
Subject: Re: FW: School Permit - 3980 Walker Rd

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Thanks Kylie!

Christian, I'd appreciate your help.


Thanks,
James Spence

On Tue, Feb 6, 2024 at 12:46 PM Kylie Bagley <KylieBagley@elpasoco.com> wrote:

James,

I am no longer on this project but I am forwarding you to Christian Haas who is the planner assigned to the project. He should be able to answer your questions below.

Thank you,

	<p>Kylie Bagley Planner III Planning and Community Development 719-520-6323 Office hours: Monday- Friday 7:30am-4:30pm https://planningdevelopment.elpasoco.com</p>
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From: J Spence <spencej466@gmail.com>
Sent: Tuesday, February 6, 2024 12:16 PM
To: Kylie Bagley <KylieBagley@elpasoco.com>
Subject: School Permit - 3980 Walker Rd

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Hi Kylie!

I hope you are doing well. We spoke several months ago about our new neighbors at 3980 Walker Road, Colorado Springs, CO 80908. We had heard rumors that they were intending to build a school on the property and had seen activity that indicated they were conducting at least some school events there. After you and I spoke, I understood that they needed a special use permit to have a school on the property.

It appears now that they have submitted plans to actually build the school on the property, though, they may be calling it a "religious institution" to get it approved. None of the neighbors have received any documentation on their intent to build the school to allow us to voice our concerns against them receiving a special use permit. It also appears that they are preparing the site for this building already. We have seen bulldozers on the property clearing land for a building. They also are advertising school events to be held at the property (see attachment with a Facebook message from the schools account and the dates blocked off on the vrbo site for 3980 Walker rd) and we have already seen events there with 40+ cars.

Additionally, in the project files is a "Traffic Impact Study" that estimates this "church" will generate 85 trips per day to and from the property, but there is estimated to be no impact to traffic. I'm curious how that can be possible on a private dirt road that is not even two lanes wide and is struggling to be maintained with the traffic generated by those who live here. The neighborhood has the responsibility to maintain the road, and the new owners have not contributed to the road maintenance at all.

Is there any way that we can fight this? It is clear to us that they are intending to use this building as a school and not just a church, but it appears that the plans are proceeding for them to construct this building.

Thanks,
James Spence

Project plans and summary: <https://epcdevplanreview.com/Public/ProjectDetails/194852>



