

EL PASO



COUNTY

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

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR  
March 28, 2018



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

MS-17-004

FITZPATRICK

MINOR SUBDIVISION  
HELTON MINI STORAGE

A request by 10230 Hall Blvd, LLC, for approval of a minor subdivision to create one (1) commercial lot. The 7.60 acre property is zoned M (Industrial) and is located on the east side of State Highway 85/87 at the Academy Boulevard and State Highway 85/87 intersection. (Parcel No. 66034-00-041) (Commissioner District No. 4) (Raimere Fitzpatrick)

Type of Hearing: Quasi-Judicial

For \_\_\_\_\_ Against \_\_\_\_\_ No Opinion \_\_\_\_\_

Comments: See attached page

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on April 17, 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 8, 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](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The EDARP website to view this project can be found at: [www.epcdevplanreview.com](http://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,

Raimere Fitzpatrick, Project Manager/Planner II

Your Name: Michael Stone Michael Stone  
(printed) (signature)

Address: 2618 Willard Dr.

Property Location: Same as above Phone: 719-231-5001



Comments in regards to notification received for approval to create a new subdivision along Highway 85/87 at Academy Blvd. I am AGAINST this subdivision being put in this particular area for multiple reasons.

1. I bought this house in 2004 because of the lack of neighbors on the backside of the property, which allowed a fantastic view of the mountains. I decided I could put up with the trains running behind the property, even though they can be annoying at times, for these reasons. Now we have a proposed subdivision which would put commercial buildings behind the property, cutting off the view but leaving us with the trains. It will effectively negate the reasons I bought this house in the first place.
2. Houses are already too close to one another in subdivisions and building more structures will add to the overall cramped quarters of the neighborhood. It will also add to the noise. Besides the din of construction, the trains will be even louder—right now we have trains going by causing a racket, but after this it'll be trains going by a bunch of buildings, reflecting more of the clamor right back at our homes, making an annoyance into a more serious problem.
3. There are already 2 other storage unit companies within a 1/4 mile of our house. I moved to a neighborhood to be away from commercial buildings, and now we're talking about putting them almost literally in our back yards.

This would be bad for the existing neighborhood. It would be stuffed into a narrow field between a highway & a railroad, which is a bad idea for everyone involved. Is there really no other place for this, somewhere that doesn't mess up an existing neighborhood? Do we have to cram buildings into every empty spot, no matter how small? Does every little space that can just barely fit something absolutely need something there? This is not a game of Tetris. Real people live here—not rich people, just regular Joes. We don't have much. Don't take away what we do have. I can't see how this won't screw up property values. It will for sure screw up quality of life.

Michael L. Stone

2618 Willard Dr.

Colorado Springs, CO 80911





# El Paso County Parcel Information

File Name: MS-17-004

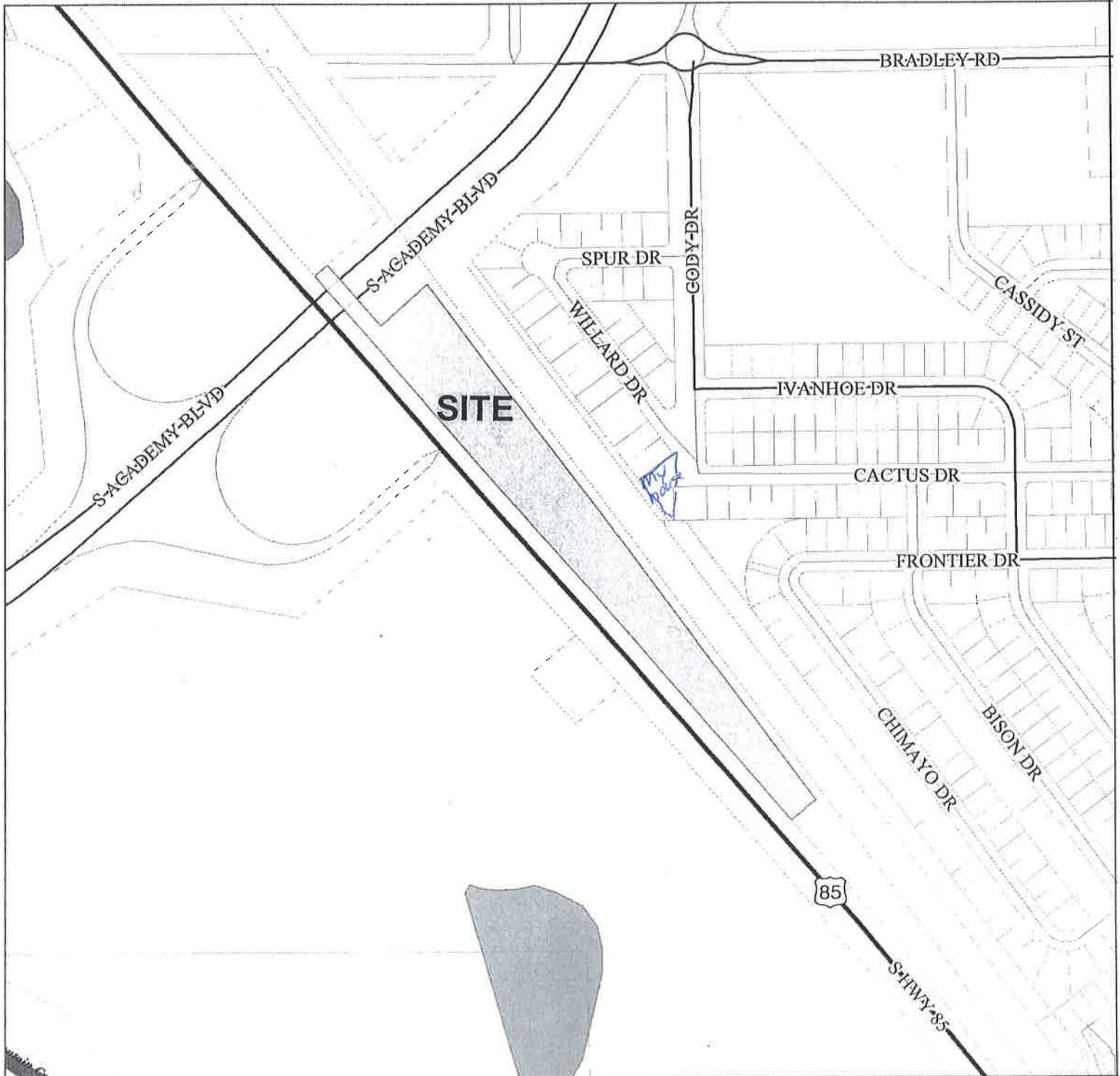
PARCEL	NAME
6503400041	10230 HALL BLVD LLC

Zone Map No.: --

ADDRESS	CITY	STATE
PO BOX 38036	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80937	

Date: March 28, 2018



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

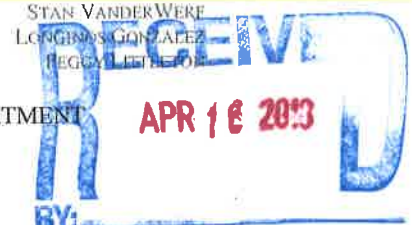


COPYRIGHT 2017 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.

# EL PASO COUNTY



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



PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR  
March 28, 2018

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

MS-17-004

FITZPATRICK

### MINOR SUBDIVISION HELTON MINI STORAGE

A request by 10230 Hall Blvd, LLC, for approval of a minor subdivision to create one (1) commercial lot. The 7.60 acre property is zoned M (Industrial) and is located on the east side of State Highway 85/87 at the Academy Boulevard and State Highway 85/87 intersection. (Parcel No. 65034-00-041) (Commissioner District No. 4) (Raimere Fitzpatrick)

Type of Hearing: Quasi-Judicial

\_\_\_\_\_ For \_\_\_\_\_ Against \_\_\_\_\_ No Opinion

*X [Signature]*

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on April 17, 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 8, 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](http://www.elpasoco.com)). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The EDARP website to view this project can be found at: [www.epcdevplanreview.com](http://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,

*[Signature]*

Raimere Fitzpatrick, Project Manager/Planner II

Your Name: Sharon Ann Golab *[Signature]*

Address: 892 Culp Avenue Unit #4, Fort Walton Beach, FL 32547

Property Location: 2610 Willard Drive, Colorado Spgs, CO 80911 Phone 850 499 2541

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



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