

Miranda Benson2

From: James Appleyard <jim.appleyard@gmail.com>
Sent: Friday, August 25, 2023 5:14 PM
To: PCD Hearings
Subject: FILE NUMBER: MS233 BAGLEY MINOR SUBDIVISION GUNNERS RIDGE

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Reference: Planning Commission (PC) Hearing on Thursday, September 7, 2023, beginning at 9:00 A.M. The PC hearing will be held in the Second Floor Hearing Room of the Pikes Peak Regional Development Center located at [2880 International Circle, Colorado Springs](#). The Board of County Commission. Request by Drew Makings for approval of a 38.83-acre Minor Subdivision illustrating four (4) single-family residential lots—approx one 23 and three 5-acres properties. The property is zoned RR-5 (Residential Rural) and is located at 12172 Goodson Road and is directly northwest of the intersection of Goodson Road and Ayer Road. (Parcel No. 5214000014) (Commissioner District No. 2)

The Board needs to oppose this subdivision of this property.

My reasons for opposition are:

The original plan called for this property to remain intact and not be subdivided and was sold to the owner under this provision. Our adjoining subdivision, Sylvan Meadows, did not oppose this because of limited impact on our road conditions, traffic, property owner association and water rights.

The other buyers of this subdivision were also sold land under the provision that they not be subdivided. All these lots were zoned RR-5. If approved, does this approach allow for others to subdivide and become a precedence for all? This would cause a cascade effect to the negative to this area.

In closing, I just would like the Board to tell this owner no. You bought your property under condition that you agreed to, that Board agreed to and that your adjoining neighbor by absentia agreed to. When you enter an agreement we need to stick to that agreement.

Thanks for any consideration. Just say no!

Colonel (Ret) Jim and Kathy Appleyard
12511 Goodson Road
Colorado Springs, CO 80908
(405) 697-7921