

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
April 10, 2018



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

SF-17-023

FINAL PLAT CARRIAGE MEADOWS NORTH FILING NO. 1

A request by Cradlan, LLC, and Lorson, LLC Nominee for approval of a final plat to create 155 single-family residential lots. The 68.67 acre property is zoned PUD (Planned Unit Development) and is located north of Fontaine Boulevard, east of Marksheffel Road and west of the Jimmy Camp Creek main channel. (Parcel Nos. 55154-00-005, 55000-00-341, 55000-00-342, 55143-00-007, 55143-00-009) (Commissioner District No. 4) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For _____ Against DM No Opinion _____

I will be out of town during this meeting - but I would like to be heard.

Comments: I AM AGAINST THIS DEVELOPMENT BECAUSE I NEVER HAD A VOICE IN THIS MATTER!
I PAY MY TAXES (WAY TO HIGH) AND THIS DEVELOPMENT IS IN THE JIMMY CREEK RUNOFF AND FLOODING PLAIN. THIS WILL DECREASE MY PROPERTY VALUE BUT NOT MY TAX RATIO. TO PUT 155 HOUSE ON 68 ACRES WHEN THIS SHOULD BE THE PLACE FOR THE NEIGHBORHOOD PARK IS PLAN REDICULOUS. THERE ARE THOUSANDS OF ACRES TO DEVELOP
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

I don't think we need 155 houses being built with a huge chance of flooding basements. We will see this beautiful little spot of heaven turn into ruins!

- This item is scheduled to be heard by the El Paso County Planning Commission on May 1, 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 22, 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). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.
- The web address for the EDARP portal is: 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,
Kari Parsons

Kari Parsons, Project Manager/Planner II

Your Name: R.D. Melvin (printed) R.D. Melvin (signature)
Address: 6368 Bearcat Loop Colorado Springs, Co 80925
Property Location: Lorsen Ranch Phone: 720-474-7122

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



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

RECEIVED
APR 25 2018

EL PASO



COUNTY

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Type of Hearing: Quasi-Judicial

For

Against

No Opinion

Comments:

There are few homes in this neighborhood with a great view of Pikes Peak developing this land needs to be done in a way to keep the integrity of the views people already have to keep home values high.
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name:

Elizabeth Gate

Address:

6362 Bearcat loop, Colorado Springs 80925

Property Location:

" "

Phone

6089630865

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



COLORADO SPRINGS, CO 80910-3127
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El Paso County, Colorado
Development Services Department
 Planning Division GIS Data Viewer



Scale 1:20,000

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Renee Flick, MD
6308 Bearcat Loop
Colorado Springs, CO 80925

April 22, 2018

Kari Parsons
El Paso County
Planning and Community Development Dept.
2880 International Circle, Ste 110
Colorado Springs, CO 80910
RE: SF-17-023



Dear Ms. Parsons,

I am writing in regards to the proposed development of Carriage Meadows North in the Lorson Ranch Community. I would like to express my *strict disagreement* with the development of this area.

As you can see from the attached map, posted on www.lorsonranch.com, the builders indicated that only one area bordering Marksheffel Road and Fontaine would be developed. This is a complete contradiction to what is currently happening, as the area south of Fontaine is under development now, and the area north is what is under final approval. Whether or not this is explicit public deception by Cradian and Lorson is not clear. However, as residents of the community, we relied on this public information when deciding whether or not to purchase a home in this community.

In addition, as you can also see on the website, the community offers miles of connecting trails. Already we have seen the elimination of trails in the neighborhood due to construction, and this proposed development will eliminate additional trails that are in frequent use by the residents of the community.

I understand that this land has been zoned for Planned Unit Development, but please consider the needs of the residents already in Lorson Ranch. We have been promised by many builders open space, hiking trails, and even a community center. However, as the building in the area continues, these amenities continue to disappear and the true value of the neighborhood, which interested us to purchase here in the first place, is completely lost to more development and profit to be had by the builders.

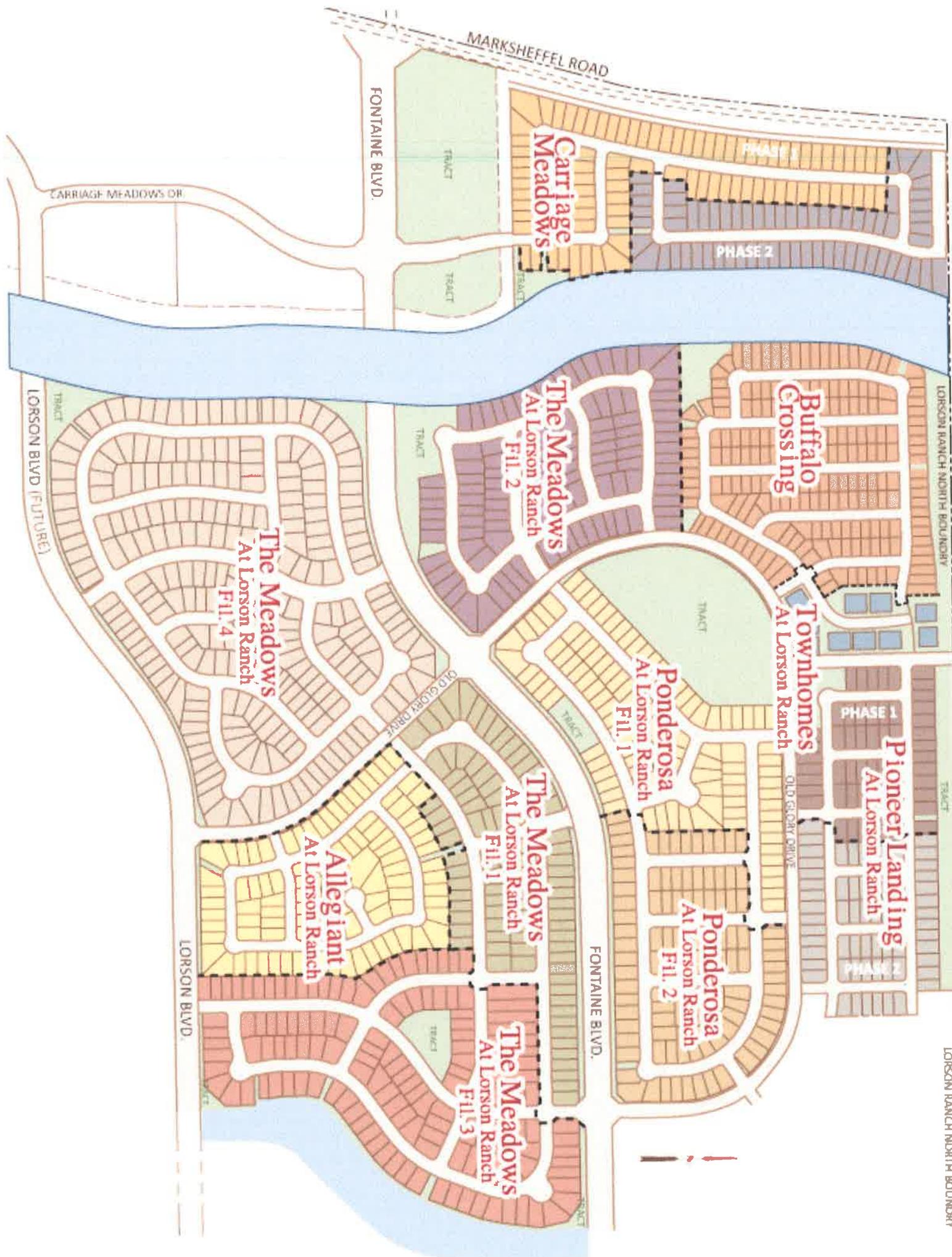
The majority of the community is *against* further development in the Carriage Meadows North Area, however, many of them did not receive this notice and are unable to express their concerns.

Please contact me if you have any questions. Thank you for your consideration.

Best Regards,

A handwritten signature in black ink that appears to read "R Flick".

Renee Flick, MD



MARKSHEFFEL ROAD

FONTAINE BLVD.

CARRIAGE MEADOWS DR.

LORSON BLVD (FUTURE)

LORSON RANCH NORTH BOUNDARY

LORSON RANCH NORTH BOUNDARY

Carriage Meadows

PHASE 1

PHASE 2

Buffalo Crossing

The Meadows
At Lorson Ranch
Fil. 2

The Meadows
At Lorson Ranch
Fil. 4

Townhomes
At Lorson Ranch

Ponderosa
At Lorson Ranch
Fil. 1

PHASE 1

Pioneer Landing
At Lorson Ranch

PHASE 2

The Meadows
At Lorson Ranch
Fil. 11

Allegiant
At Lorson Ranch

FONTAINE BLVD.

LORSON BLVD.

Ponderosa
At Lorson Ranch
Fil. 2

The Meadows
At Lorson Ranch
Fil. 3



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Kari Parsons, Project Manager/Planner II

Your Name: Renee Flick

Address: 6308 Blarcat Loop Colorado Springs, CO 80925

Property Location: Lorson Ranch

Phone 760-390-8062

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