

COUNTY

STAN VANDERWERF LONGINOS GONZAIEZ PEGOY LETTLETON

MAY 14 20%

#### PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CRAIG DOSSEY, EXECUTIVE DIRECTOR April 24, 2018

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

VR-17-012

PARSONS

# VACATION AND REPLAT ACADEMY VILLAGE FILING NO. 3

A request by People's National Bank Colorado, for approval to vacate and replat Lot 4, Academy Village Filing No. 2 into two (2) commercial lots. The 2.93 acre property is zoned CS (Commercial Service) and is located northwest of Struthers Road and Gleneagle Drive Intersection. (Parcel No. 72014-01-004) (Commissioner District No. 1) (Parsons)

Type of Hearing: Quasi-Judicial		
For	Against	No Opinion
Comments:		
(FOR ADDITIONAL COMMENTS	, PLEASE ATTACH ANOTHER SHEET.	)
May 15, 2018. The Room of the Pikes F The item will also be June 12, 2018. The Auditorium, 200 Sou The date and order of Community Develop Actions taken by the following the meetin The online submitta	neeting begins at 9:00 a.m. and will be Peak Regional Development Center, 2880 be heard by the El Paso County Board be meeting begins at 9:00 a.m. and will be the Cascade Avenue, Colorado Springs. When this item will be considered can be ment Department or through El Paso County Board of County Commig.  I portal can be found at: www.epcdevplathis Agenda item can be found at: .com/Development%20Services/Pages/fi	conducted in the Second Floor Hearing International Circle, Colorado Springs. of County Commissioners on a conducted in the Centennial Hall obtained by calling the Planning and ounty's Web site (wwww.elpasoco.com). hissioners are posted on the internet
Your response will be a matter of to appear in person at the hearing please call 719-520-6300.	public record and available to the application on this particular than the public purchase the public record and available to the application on the public record and available to the application of the public record and available to the application of the public record and available to the application of the public record and available to the application of the applicati	ant prior to the hearing. You are welcome petition. If we can be of any assistance,
Sincerely,		g.
Kari Parsons, Project Manager/P.		1
Your Name: SUSAN	BOYER	(signature)
	nted) DISE VILLAS GR. Color	
Branathy Landing PARADIS	E VILLAS TOWNhome	ES Phone 719-550-9848

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



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Sincerely,			20	
Your Name: Role	Manager/Planner	II VER	Jol Boyer	
Address: 13819	PARA DISE	VILLAS GR. Colo	SPAS, Co (signature) SPAS, Co	
Property Location: P	ARADISE L	ILLAS Townhome	S Phone 719-550-9848	

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Sincerely,		
Kari Parsons, Project Manager/P	anner li	At . SMITTS
Your Name: Patricia	· Metz/er	Jay Ne / Leby
Address: 405 Twill	the Mt View	(signature)
Property Location:	0	Phone

2880 International circle, Suite 110 Phone: (719) 520-6300



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#### **VACATION AND REPLAT ACADEMY VILLAGE FILING NO. 3**

A request by People's National Bank Colorado, for approval to vacate and replat Lot 4, Academy Village Filing No. 2

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to appear in person at the heari please call 719-520-6300.  Sincerely,	ng to further express your opinion on the	is petition. If we can be of any assistance,
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Your Name: Teanette	Robinson	fantle Tobuson Johns
Address: 13976 F Property Location: Paradi	garadisc Villas Grav	Phone (949) 547.8424
2880 INTERNATIONAL		.orado Springs, CO 80910-3127 x: (719) 520-6695



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VR-17-012

**PARSONS** 

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PHONE: (719) 520-6300



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2880 INTERNATIONAL CIRCLE, SUITE 110

PHONE: (719) 520-6300

COLORADO SPRINGS, CO 80910-3127

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PHONE: (719) 520-6300

VR-17-012

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For

**PARSONS** 

No Opinion

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<ul> <li>This item is scheduled to be heard by the El Paso County Planning Commission on May 15, 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.</li> <li>The item will also be heard by the El Paso County Board of County Commissioners on June 12, 2018. The meeting begins at 9:00 a.m. and will be conducted in the Centennial Hall Auditorium, 200 South Cascade Avenue, Colorado Springs.</li> <li>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 (wwww.elpasoco.com). Actions taken by the El Paso County Board of County Commissioners are posted on the internet following the meeting.</li> <li>The online submittal portal can be found at: <a href="https://www.epcdevplanreview.com">www.epcdevplanreview.com</a></li> <li>The Staff Report for this Agenda item can be found at: <a href="https://www.epcdevplanringCommission2017.aspx">http://www.epcdevplanringCommission2017.aspx</a></li> </ul>	
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, colease call 719-520-6300.	
Sincerely,  Kari Parsons, Project Manager/Planner-II  Your Name: (signalure)	
Address:	
2880 International circle, Suite 110 Colorado Springs, CO 80910-3127	

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Your Name:	EAHARD G.	Weis JR ISE VILLAS. Grove,	Exh Saty. Colo. Spes, Co 8092
Property Lo			Phone 719-344-89

PHONE: (719) 520-6300



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	person at the hearing to further	r express your opinion on th	nis petition. If we c	an be of any assist	ance,
please call 7	719-520-6300.				
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Kari Parson	ns, Project Manager/Planner II			E:	.0
Your Name:	Kathaleen	Rowley	X and	thalsen	Rowlly
	c (printed), v			(signature)	
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Property Lo	cation: Colo Spas	Co 80921	Phone_	719-445	0-1466
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2880 INTERNATIONAL CIRCLE, SUITE 110 PHONE: (719) 520-6300



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Sincerely,		
Kari Parsons, Project Man	ager/Planner II	1.
Your Name: GCCAC Address: 13814	Connied Silles Bres	- Copie 80921
Property Location:		Phone 119-37-7-3750

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





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VR-17-012

Type of Hearing: Quasi-Judicial

diTIONAL CONSTRUCTION IN

2880 International circle, Suite 110

PHONE: (719) 520-6300

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

For

**PARSONS** 

No Opinion

COLORADO SPRINGS, CO 80910-3127

FAX: (719) 520-6695

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please call	719-520-6300.		
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Sincerely,			
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Kari Parson	ns, Project Manager/Planner II	1	
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Your Name:	: WILLIAM MONTHE	M/ Ptoches	
	(printed)	(signature)	
Address: 2	290 LUSSRY LIV	Marie Mary 2007 for 1941 Mil	
Property Lo	ocation: SNMC	Phone 7/9 3/3 9909	
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		18. The meeting						
	Room of the	Pikes Peak Regi	ional Deve	elopment Ce	nter, 2880 int	ernational	Circle, Colorad	o Springs.
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		d order when this				ained by ca	Illing the Planni	ng and
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28	880 INTERNAT	IONAL CIRCLE, SU		1 X 12 2 /3			CO 80910-3127	,
		PHONE: (719) 52	ZU-6300 🖑	1 James Berry la	FAX: (719)	1220-6695		

Comments for Vacation and Replat Academy Village Filing No. 3

We purchased our home because of the advertised and actual "amazing views of Pike's Peak, the USAFA (that) can be seen from Paradise Villas." This current proposal to replat the Lot 4 directly adjacent to Paradise Villas combined with the already approved and constructed unsightly, road hugging, view blocking 3 story plus roof hotel across the street on Struthers has/will greatly negatively affect our property value and desirablity of living in Paradise Villas.

According to the Tri-Lakes Comprehensive Plan, in which this property is located, commercial land use "should be designed in a manner that is sensitive to the existing residential uses." If this lot is replatted, in a Commercial Services zone, any building construction will greatly impact the adjacent homes in Paradise Villas. Even with the required 25 foot setback on all sides, due to the adjacent residences, the properties of Paradise Villas will be hugely negatively impacted by loss of property value, views of USAFA and Pike's Peak, and the additional auto traffic and air quality pollution. This replatting and commercial construction would be a total disregard for the current and future tax paying residents of Paradise Villas and does not comply with the intent of the Tri-Lakes Comprehensive Plan.

We recognize the need for new development or redevelopment to respond to changes in the area, but any new development must consider the existing residents and this replatting and new construction disregards and is NOT sensitive to the current residents of Paradise Villas.

I strongly urge you to consider the residents of Paradise Villas and NOT approve the vacation and replatting of this property.

Geri Lunde



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

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

2880 International circle, Suite 110

PHONE: (719) 520-6300

VR-17-012

Comments:

Type of Hearing: Quasi-Judicial

**PARSONS** 

No Opinion

COLORADO SPRINGS, CO 80910-3127

FAX: (719) 520-6695

### VACATION AND REPLAT ACADEMY VILLAGE FILING NO. 3

A request by People's National Bank Colorado, for approval to vacate and replat Lot 4, Academy Village Filing No. 2 into two (2) commercial lots. The 2.93 acre property is zoned CS (Commercial Service) and is located northwest of Struthers Road and Gleneagle Drive intersection. (Parcel No. 72014-01-004) (Commissioner District No. 1) (Parsons)

This item is scheduled to be heard by the El Paso County Planning Commission on

May 15, 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

	June 12, 2018. The meeting begins at 9:00 a.m. an	d will be conducted in the Centennial Hall
	Auditorium, 200 South Cascade Avenue, Colorado S	prings.
•	The date and order when this item will be considered Community Development Department or through El F Actions taken by the El Paso County Board of County following the meeting.	Paso County's Web site (wwww.elpasoco.com).
•	The online submittal portal can be found at: www.epo	cdevplanreview.com
•	The Staff Report for this Agenda item can be found a	
	http://adm.elpasoco.com/Development%20Services/F	
to appear in	nse will be a matter of public record and available to the n person at the hearing to further express your opinion of 719-520-6300.	
Sincerely,	$\cap$	
Dais		
Kari Parson	ns, Project Manager/Planner II	(1,1)
Your Name	ton de lalona	Thank Mara
-	(printed) ///ac/a	(signature)
Address: Z	3/78 PARADISE VIIAS GFOVE	
Property Lo	ocation FARADISE VILLAS TUNNINOMES	Phone 970-409-8569

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

VR-17-012

**PARSONS** 

## VACATION AND REPLAT ACADEMY VILLAGE FILING NO. 3

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For	Against	No Opinion	
Comments:			
(FOR ADDITIONAL COMMENTS, PL	EASE ATTACH ANOTHER SHEET.		
May 15, 2018. The mee Room of the Pikes Peak  The item will also be he June 12, 2018. The mee Auditorium, 200 South Community Developmen Actions taken by the ELF following the meeting.  The online submittal por The Staff Report for this http://adm.elpasoco.com	Regional Development Center, 2880 and by the El Paso County Board beting begins at 9:00 a.m. and will be ascade Avenue, Colorado Springs. In this item will be considered can be at Department or through El Paso Co Paso County Board of County Communication be found at:		

2880 International circle, Suite 110 Phone: (719) 520-6300



