

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 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.)

- 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.
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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, Project Manager/Planner II

Your Name: SUSAN BOYER
Address: 13819 PARADISE VILLAS ER. COLORADO SPRINGS, CO 80921
Property Location: PARADISE VILLAS TOWNHOMES Phone 719-550-9848

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



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

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Robbie Boyer

Address: 13819 PARADISE VILLAS ER. COLO SPRS, CO 80921

Property Location: PARADISE VILLAS Townhomes Phone 719-550-9848

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



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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Patrizia Metzler

Address: 405 Twilight Mt View

Property Location: _____ Phone _____

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



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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Jeanette Robinson

Address: 13476 Paradise Villas Grove, Colo Spr. 80921

Property Location: Paradise Villas Phone: (949) 547-8421

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



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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Darlene Lynch

Darlene Lynch
(signature)

Address: 13652 Paradise Villas Grove
(printed)

Property Location: Chlo. Springs, CO 80921 Phone 607-360-3003

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



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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Mark Gouderman

(printed)

Address: 14255 Camino Ct. CO 80510

(signature)

Property Location: _____ Phone _____

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



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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Jennifer Sunderman _____
(printed) (signature)

Address: 142515 Cornice Ct _____
_____ (signature)

Property Location: _____ Phone _____

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



COLORADO SPRINGS, CO 80910-3127
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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: ERHARD G. WEIS JR

Address: 13874 PARADISE VILLAS GROVE, Colo. Spgs, CO 80921

Property Location: _____ Phone 719-344-8950

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



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

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Comments: This area is too close to Paradise Villas Community. This will negatively affect home values.

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Kathleen Rowley Kathleen Rowley
(printed) (signature)

Address: 355 Mountain Brush Heights

Property Location: Colo Spgs, Co 80921 Phone 719-440-1466

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



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For

Against

No Opinion

Comments:

This would have a disastrous impact upon the residents adjacent to what is now Community Banks of Colorado. The result would just mean more urban sprawl, traffic & congestion. Ugly!

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name:

Gerardine A. Weis

(printed)

Address:

13874 Woodside Villas Blvd

(signature)

CS 80921

Property Location:

PVG

Phone

719-344-8950

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



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Comments: Traffic thru stop signs @ Gleneagle do make getting on to Struthers difficult when this intersection is turned into a round about it could be next to impossible. Adding any additional construction in the immediate area would be costly.
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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: William Monte (printed) W. Monte (signature)

Address: 290 Luxury Ln

Property Location: same Phone 719 313 9909



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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

_____ X _____
For Against No Opinion

Comments: See attached comments

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- 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. 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 online submittal portal can be found at: www.epcdevplanreview.com
- The Staff Report for this Agenda item can be found at: <http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2017.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, Project Manager/Planner II

Your Name: Gerri Lunde Gerri Lunde
(printed) (signature)
Address: 13664 Paradise Villas Grove, Colorado Springs, CO 80921
Property Location: Adjacent to Lot 4 Phone: (805) 218-1037
People's National Bank

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



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

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 desirability 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

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 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

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Type of Hearing: Quasi-Judicial

_____	X _____	_____
For	Against	No Opinion

Comments: THIS PROPERTY IS VERY SMALL, WILL PLACE COMMERCIAL SPACE WITHIN 20 FEET OF RESIDENTIAL PROPERTY AND WILL ADD ADDITIONAL TRAFFIC TO AN ALREADY OVERCROWDED THROUGHWAY

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: FRANK WARD

(printed)

(signature)

Address: 13778 PARADISE VILLAS GROVE

Property Location: PARADISE VILLAS TOWNHOMES

Phone: 970-409-8564



EL PASO



COUNTY

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

STAN VANDERWERF
LONGINOS GONZALEZ
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Against

No Opinion

Comments: _____

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Joan Ward

(printed)

(signature)

Address: 13778 Paradise Villas Gr

Property Location: Paradise Villas Townhomes

Phone 970.409.8598

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



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



Picture from Bank
Parking lot looking
North - that's
my home on the
right.

Jerry Edwards

