

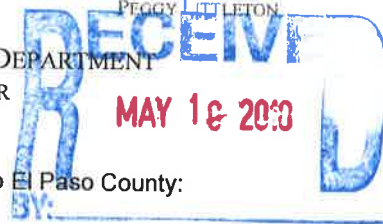
EL PASO COUNTY



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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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Ross Haycock Ross Haycock

Address: 13710 Struthers Rd S/S 115 C/S CO 80921

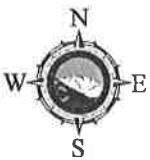
Property Location: across street from Peoples Phone 719 963 0931

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



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

----- El Paso County Parcel Information -----



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Parcel: 7201401004

Name: PEOPLES NATIONAL BANK
COLORADO

City: COLORADO SPRINGS

State: CO

Zip: 80918

Filename: VR-17-012

Zone Map Number:

Date: 4/25/2018

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

EL PASO

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



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

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VR-17-012

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

PARSONS

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Type of Hearing: Quasi-Judicial

_____ XX _____
For Against No Opinion

Comments: Please see attached

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Sincerely,

Handwritten signature of Kari Parsons.

Kari Parsons, Project Manager/Planner II

Your Name: Lillian M. McNeill

Handwritten signature of Lillian M. McNeill.

Address: 13646 Paradise Villas Grove, Colorado Springs, CO 80921

Property Location: 13646 Paradise Villas Grove Phone 719-487-1990
Colorado Springs, CO 80921

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



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

REPLAT LOT 4 ACADEMY VILLAGE

I am against replating Lot 4, Academy Village into 2 commercial lots for the following reasons:

I am concerned about the drainage problem on this lot. Even after small rains, the water stands in the ditch on the east side of Struthers Road for several days. With the paving of the lot & construction of the commercial building the residents of Paradise Villas fear flooding in our homes.

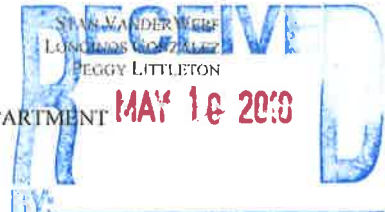
I am very concerned about exiting Paradise Villas & turning left on Struthers, as a 2-story building will severely hamper the view of oncoming northbound traffic.

I am concerned about constructing a 2-story building on this very small parcel of land, immediately behind the existing homes in Paradise Villas. This will affect our privacy, our views, & reduce our property values.

EL PASO COUNTY



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



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

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Type of Hearing: Quasi-Judicial

_____	XX _____	_____
For	Against	No Opinion
Comments: <u> Please see attached </u>		

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Patrick J. McNeill

Address: 13646 Paradise Villas Grove, Colorado Springs, CO 80921

Property Location: 13646 Paradise Villas Grove Phone 719-487-1990
Colorado Springs, CO 80921

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



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

REPLAT LOT 4 ACADEMY VILLAGE

I am against replating Lot 4, Academy Village into 2 commercial lots for the following reasons:

This will result in a traffic hazard when exiting Paradise Villas by blocking the view of north bound traffic on Struthers Road.

This will result in a water drainage problem during periods of heavy rains as the water from this lot, which is now covered with grass, will drain at a faster rate towards Paradise Villas.

This will result in more traffic congestion at the gate to Paradise Villas, where traffic will soon be greatly increased by the new hotel & other businesses being constructed on the west side of Struthers Road.

All of these factors will result in reducing the quality of life in our neighborhood of Paradise Villas by affecting our privacy, our views & reducing our property values.

~~1. Bennett~~
May 4, 2018 at 12:40 PM

NO!!

TB

RECEIVED
MAY 1 2018
BY: _____

EL PASO COUNTY
COMMISSIONERS:
DARRYL GLENN (PRESIDENT)
MARK WALLER (PRESIDENT PRO TEM) STAN VANDERWEF
LONGBUS GONZALEZ
PEGGY LITTLETON

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

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PARSONS

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Type of Hearing: Quasi-Judicial

For Against No Opinion
Comments: + to vacate and replat Lot 4 Academy Village Filing # 2. No 20' to the decks of Paradise Villas - not acceptable! 10 SMALL OF AREA to be considered for 2 commercial lots

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Sincerely,
Kari Parsons, Project Manager/Planner II
Your Name: Duc Bennett
Address: 13748 Paradise Villas Group
Property Location: Lot 4 Academy Village Phone: 719-651-4523
Siling # 2

EL PASO



COUNTY

COMMISSIONERS:
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Type of Hearing: Quasi-Judicial

_____ For _____ **X** Against _____ No Opinion

Comments: infrastructure development in the area in question
unsafe, overcrowding, sanitation/health risks, among other reasons
development in the area in question is politically, economically & socially fraught with
negative and long-term unintended negative consequences
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: KIMBELLY GARBETT (printed) Kimberly A Garbett (signature)

Address: 13712 Paradise Villas Grove CO S CO 80921

Property Location: Paradise Villas Grove / Gleneagle Phone 719-231-6046
near

mailing: 324 w. water st #407
2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



Syracuse NY 13202
COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

EL PASO COUNTY



COMMISSIONERS:
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Type of Hearing: Quasi-Judicial

_____	<u>X</u>	_____
For	Against	No Opinion
Comments: <u>MANY CONCERNS, TRAFFIC, INGRESS / REGRESS</u> <u>FROM OUR GATED COMMUNITY</u>		

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: DONALD KEBBLER (printed) Donald Kebler (signature)

Address: 13658 PARADISE VILLAS GRV

Property Location: CSC 80921 Phone 719 633 1104



EL PASO



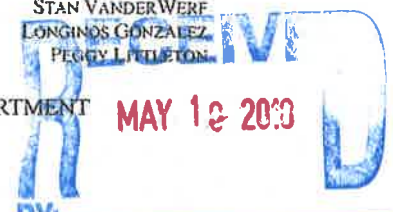
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April 24, 2018

MAY 12 2018



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Type of Hearing: Quasi-Judicial

For Against No Opinion

Comments: THIS REQUEST IS A TERRIBLE INJUSTICE TO THE RESIDENCE OF PARADISE VILLAS. THE AIR SPACE & VIEWS SHOULD BE JUST AS IMPORTANT TO OUR COMMUNITY. PLEASE DO NOT ALLOW THIS.
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Sincerely,

[Handwritten signature]

Kari Parsons, Project Manager/Planner II

Your Name: GINA KESSLER *[Signature]*
(printed) (signature)
Address: 13658 PARADISE VILLAS GROVE C/S 80951
Property Location: TO THE EAST Phone 719 633 1104

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



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