

# 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

\_\_\_\_\_ SEE ATTACHED \_\_\_\_\_  
For Against No Opinion

Comments: SEE ATTACHED

(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](http://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](http://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: SANDRA MIARECKI S. Miarecki

Address: 13736 (printed) PARADISE VILLAS GRV (signature)

Property Location: COLORADO SPRINGS CO Phone 510-221-7000  
80921

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



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

Attachment for VR-17-012, VACATION AND REPLAT, Academy Village Filing No. 3

If this document is telling the truth, and the property listed in this request is actually ONLY located northwest of the Gleneagle Dr and Struthers Rd, then my opinion is "No Opinion." Property on the west side of Struthers is actively under development, and I see no problem making smaller plats from a bigger plat. However, if you want this request to be 100% legal, then a new request needs to be submitted to change the name of requesting agency from People's Bank, which no longer exists, to Community Bank of Colorado. Otherwise, this request is not valid.

If this document is lying and therefore committing perjury, because any part of the property listed in this request is actually on the EAST side of Struthers Rd, to the north of the current location of Community Bank of Colorado, then I am wholeheartedly "AGAINST" any change in the status quo. The small strip of land north of the bank should NEVER be developed due to its grossly close proximity to houses in Paradise Villas. There should be NO approval to replat this area. The one and only exception is to replat into two sections in order to sell the northern undeveloped section to the Paradise Villas HOA. NO OTHER BUYER should ever be allowed for this property, and under no circumstances should ANY development be allowed. My neighbors and I will vehemently fight any change other than this.



Sandra Miarecki  
13736 Paradise Villas Grv  
Colorado Springs CO 80921  
510-221-7000

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Type of Hearing: Quasi-Judicial

For

✓  
Against

*I am against any building going in this area. If one is to be built it should only be one story.*  
No Opinion

Comments: *I feel the area is much too small (2.93 acres) for any large building. One of the main problems will be the traffic. It is already difficult to get on Struthers Rd. and with a lot of new construction in our area it will become more dangerous than it is now.*  
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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Betty J. Mahon  
(Printed)

Betty J. Mahon  
(Signature)

Address: 13622 Paradise Villas Drive - Colo Spgs, CO

Property Location: Backs up to area Phone: 719-593-8705

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



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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name:

Jeannie & Nancy Trumbull

Jeannie Trumbull  
Nancy Trumbull  
(signature)

Address:

13610 Paradise Villas Grove, Colo Springs, CO 80921

Property Location:

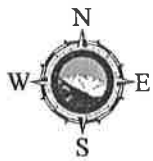
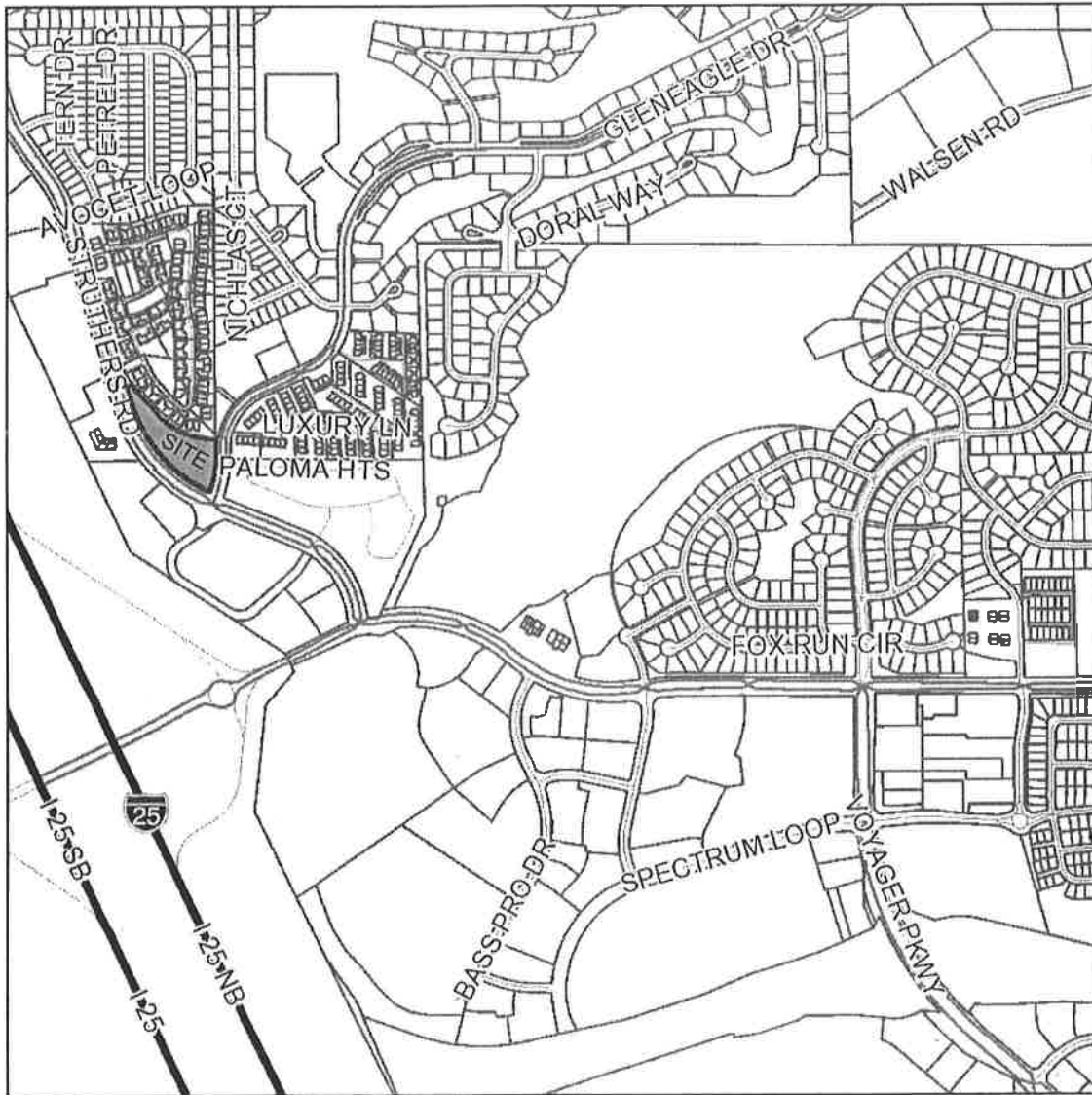
Phone

719-426-1710





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