

**From:** Steve Castle <[stevegcastle@comcast.net](mailto:stevegcastle@comcast.net)>  
**Sent:** Wednesday, April 7, 2021 1:55 AM  
**To:** Nina Ruiz <[NinaRuiz@elpasoco.com](mailto:NinaRuiz@elpasoco.com)>  
**Subject:** RE: Attn : Ms Ruiz - Cloverleaf Development Rezoning

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Ms Ruiz – First, thank you for getting back to me. My apologies on mistyping my phone number. My bad. It should be (719) 466-0131.

Yes, please use this email to contact me on future notifications regarding this project. I would like to be considered an adjacent neighbor and believe I have figured out why I wasn't.

Initially I could not figure out why I was not notified as the project is directly behind my home and I have been on the watch for any upcoming meetings. Since writing my first email I think I figured it out. ProTerra negotiated with WOSC LLC to purchase the Walters properties together. WOSC carved out a strip between my house and several other houses along Caribou Dr W and Cloverleaf for a trail and a detention pond. This made my property no longer directly adjacent to the development. WOSC which is a LLC made up of well-intentioned neighbors who wanted to save the open space and carve out a trail. However, they do not represent all residents. Landowners had to buy into the LLC to pay for land behind their property and preserve a trail. But some landowners were unable for various reasons: financially unable, timing (my reason – I was in the midst of construction, selling my old home and a personal tragedy) and some didn't see the value of the investment as WIA restricted the use of the new land. WOSC stopped communicating with non-members as soon as negotiations began with Pro-Terra which is understandable. Unfortunately that left non-members in the dark on development plans.

Please note that I reached out today to Mr Biggs at ProTerra. We had a very constructive conversation and hope we can work through the issues.

Unfortunately I have a commitment on April 13 that I cannot reschedule at this late date. I will not be able to attend in person or online. But I would like the following to be on the record.

Initially I had several concerns, but after speaking to several people, many have been considered or resolved. But I do have some remaining concerns I would like to be considered.

1. First my biggest concern is the transition between RS-20000 of my home to RS-5000 behind my home and the homes along Caribou Dr W, Cloverleaf and Leggins Way. This is a drastic transition especially considering that in 2019 when I bought my property the

land behind mine was zoned RS-20000 and at the time, after doing due diligence, I determined there were no plans for the land. Of biggest concern to me is the density of housing at this transition point. As Mr Carlson at the planning meeting said (2 homes per acre vs 8 homes per acre). I recognize and appreciate there is a buffer and height restrictions on the proposed homes right behind my home and would not like to see this go away. But it did come at a consideration for a larger footprint on the lots. It would be much more palatable if the density was reduced and the height restrictions retained for all the homes backing up to homes on Caribou Dr W and Cloverleaf. I recognize this is a business proposition for the developer and land is money. However, most builders in town have lot premiums for special lots in their developments. If the adjacent lots were enlarged they would become special because they would back up to either a buffer/open space, would be larger lots, would have direct access to a trail system and would have homes behind them zoned RS-20000. Trust me the developer will have no problem selling these lots. My wife and I looked at over 200 lots before buying our lot in 2019. Woodmoor is a highly desirable neighborhood with very few lots available. Let me note that Glen Eagle just developed their unused golf course. They retained the existing neighborhood zoning and got premium price for their lots. There is also precedence as a recent county zoning decision along Higby Road required a more compatible transition with existing homes with larger lots. I realize that 130 of my neighbors have signed a letter of approval for this plan as it stands. However, the vast majority of them were able to save the land behind their homes as open space and will not see a high density development behind them. I greatly appreciate the efforts of WOSC to help preserve the quality of life in South Woodmoor. I would just like to minimize the impact to a few neighbors because of the layout of the parcels. Participation by non-WOSC neighbors into WOSC would have had minimal to no impact on the final plan.

2. Secondly regardless of how the transition works out I would like to request the development be required to landscape using native plants such as Ponderosa Pines along with fencing to separate its development from the properties along Caribou Dr W and Cloverleaf. This will help create a visual buffer and reduce the impact of the increased density whatever it turns out to be.
3. Thank you for these considerations

Once again thank you for getting back to me quickly.

Best Regards

Steve Castle  
(719) 466-0131

**From:** Nina Ruiz [<mailto:NinaRuiz@elpasoco.com>]

**Sent:** Tuesday, April 6, 2021 2:13 PM

To: [stevegcastle@comcast.net](mailto:stevegcastle@comcast.net)

Subject: RE: Attn : Ms Ruiz - Cloverleaf Development Rezoning

*Hello,*

I tried to call the number below but was told it was the wrong number. Our notice goes out to all those parcels that are directly adjacent to the subject parcel. Your parcel is not directly adjacent, so no notice was sent to you per our standard procedure. I am pleased to see that you have found out about the hearing and may now provide comments. Would you like me to use this same email for the Board of County Commissioner hearing scheduled for 4/13/21? Would you like to be called into the hearing to participate remotely?

I look forward to hearing from you soon!

**WE NEED YOUR HELP!** The Planning and Community Development Department has been working on revising the Master Plan for El Paso County. Once adopted, this plan will help guide development for the next 20 years. The draft version of this plan is now available for public review and we are seeking public comments on the draft plan until April 9, 2021. You may do so here:  
<https://elpaso.hiplanning.com/pages/draft-plan-outreach> Thank you in advance for your feedback!

**Nina Ruiz**

Planning Manager  
El Paso Planning & Community Development  
2880 International Circle  
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(719) 520-6300 (Main)  
(719) 520-6313 (Direct)

**EXCITING NEWS:** WE ARE UPDATING THE COUNTY MASTER PLAN! For status updates please visit  
<https://elpaso-hiplanning.hub.arcgis.com/>

Covid-19 Update: Due to concerns regarding the Covid-19 virus we are limiting our face-to-face public interactions. In person services are available by appointment only on Tuesday and Thursday from 7:30 to 3:30.

To review all El Paso County projects go to: <https://epcdevplanreview.com/>  
To review the El Paso County Land Development Code go to:  
[https://library.municode.com/co/el\\_paso\\_county/codes/land\\_development\\_code](https://library.municode.com/co/el_paso_county/codes/land_development_code)

**PERSONAL WORK SCHEDULE**

Monday - Thursday, 7:00 am to 5:30 pm

**DEPARTMENT HOURS**

Monday - Friday, 7:30 am to 4:30 pm

**From:** Steve Castle <[stevegcastle@comcast.net](mailto:stevegcastle@comcast.net)>  
**Sent:** Monday, April 5, 2021 1:21 AM  
**To:** PLNWEB <[PLNWEB@elpasoco.com](mailto:PLNWEB@elpasoco.com)>  
**Subject:** Attn : Ms Ruiz - Cloverleaf Development Rezoning

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I am requesting an immediate call (719-466-0131) from Ms Ruiz in regards to the Cloverleaf Development Rezoning. I live at 929 Caribou Dr W, Monument and my property is adjacent/directly backs up to the proposed project. This project directly impacts my property and I should have had the opportunity to submit my concerns and questions about the project. I **NEVER** received any notifications or request for input from El Paso County or the developer. To my surprise I received our local newspaper, Our Community News, on Saturday (Apr 3) only to find out the Planning Commission had already met on March 18 to discuss the rezoning of this property. I have specifically been waiting for a notification so I could submit concerns and questions. In the article I find it strange that Ms Ruiz said 145 adjacent property owners were contacted but somehow I was not contacted even though my property is adjacent to the property. The detention pond for this project sits directly behind my property. I can show you the surveying stakes. The zoning behind my property will change from R-20000 to R-5000 which is a significant change and I have not had an opportunity to be heard. How can the planning commission make an informed decision unless they hear from **ALL** parties involved?

Even Mr. Carlson of the commission commented on this and I quote from the minutes of the meeting. "I struggle with the density right up against RS-20,000. Two houses per acre right up against eight houses per acre. Most homeowners think this is a good development. I'm not going to fight against those who are not fighting for themselves. " **Let me respond to Mr Carlson on this. The homeowners that think this is a good development are not the ones that will have this development sitting in their backyards but the ones that saved all the open space behind their homes. Saving the open space is important but other property owners should not be sacrificed in the process. I ask Mr Carlson how can I fight for myself if I am not given the opportunity to fight.** I do not know but I suspect the other R20000 property owners on Caribou Dr W and Cloverleaf who are impacted by this rezoning were not notified either. No meeting was ever set up by the developer for us as was done with the property owners on Leggins Way. In the article Ms Ruiz was quoted as saying she received no formal responses. Kind of hard to do if you are not asked.

Ms. Fuller said the following which is incorrect – "I do understand the comment with this right up next to RS-20,000 but I see them adjacent to townhomes, so this is a transition." Not totally true

I understand this is private land that can be developed but I also have rights. Zoning restrictions are there to protect surrounding property owners as well. The developer bought this property knowing full well it was zoned R-20000. I suspect a compromise can be accommodated but we need to be given that opportunity.

Unless I hear immediately from Ms Ruiz on this notification oversight I intend to pursue formal actions to stop this from proceeding to the El Paso County Commissioners on Apr 13, 2021 on grounds that proper and adequate notifications were not sent out and given time to respond.

Request this email be forwarded to all of the planning commissioners as quite frankly I do not believe they were provided all the facts before making a decision. I am also sending this email to the developer and the Woodmoor Improvement Association (WiA) HOA.

Steve Castle  
929 Caribou DR W  
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(719) 466-0132