

# EL PASO COUNTY



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**COLORADO**

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 STAN VANDERWERF  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

May 15, 2019

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

**CC-18-001** **RUIZ**  
**MAP AMENDMENT (REZONE)**  
**WINSOME**

A request by McCune Ranch, LLC, for approval of a map amendment (rezoning) of 7.88 acres from the A-35 (Agricultural) zoning district to the CC (Commercial Community) zoning district. The property is located at the northwest corner of the Hodgen Road and Meridian Road intersection. (Parcel No.: 51000-00-493) (Commissioner District No. 1)

For
  Against
  No Opinion

**P-18-006** **RUIZ**  
**MAP AMENDMENT (REZONE)**  
**WINSOME**

A request by McCune Ranch, LLC, for approval of a map amendment (rezoning) of 350.26 acres from the RR-5 (Residential Rural) and A-35 (Agricultural) zoning districts to the RR-2.5 (Residential Rural) zoning district. The property is located at the northwest corner of the Hodgen Road and Meridian Road intersection. (Parcel No.: 51000-00-493) (Commissioner District No. 1)

For
  Against
  No Opinion

**SP-18-006** **RUIZ**  
**PRELIMINARY PLAN**  
**WINSOME**

A request by McCune Ranch, LLC, for approval of a preliminary plan of 766.66 acres to create 143 single family residential lots with an overall density of one dwelling unit per five acres, one commercial lot, 151.238 acres of open space, and right-of-way. The property is presently split zoned between the RR-5 (Residential Rural) zoning district and the A-35 (Agricultural) zoning district. The applicant has submitted concurrent applications for two map amendments to the RR-2.5 (Residential Rural) and CC (Commercial Community) zoning districts. The property is located at the northwest corner of the Hodgen Road and Meridian Road intersection. (Parcel No.: 51000-00-493) (Commissioner District No. 1)

For
  Against
  No Opinion

Comments: \_\_\_\_\_

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

Your Name: \_\_\_\_\_ (please print) \_\_\_\_\_ (signature)

Address: \_\_\_\_\_

Property Location: \_\_\_\_\_ Phone: \_\_\_\_\_

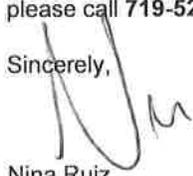
COPY MAILED 5/16/19



- **This item is scheduled to be heard by the El Paso County Planning Commission on June 4, 2019.** 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 25, 2019.** 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: <https://planningdevelopment.elpasoco.com/el-paso-county-planning-commission/planning-commission-2019-hearings/>

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,



Nina Ruiz  
Planner II

Project Nos: CC-18-001, P-18-006, and SP-18-006

# El Paso County Parcel Information

SP-18-006

File Name: CC-18-001/P-18-006

PARCEL	NAME
5100000493	MCCUNE RANCH LLC

Zone Map No. --

ADDRESS	CITY	STATE	ZIP	ZIPLUS	Date:
PO BOX 36	ELBERT	CO	80106	0036	MAY 16, 2019



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



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5125102002  
BRADY KEVIN P  
174 STONE TOWN RD  
RINGWOOD, NJ 07456

5100000474  
NATIONAL AUDUBON SOCIETY A/K/A  
225 VARICK ST FL 7  
NEW YORK, NY 10014

4119002019  
HEPNER JAMES M & KATHLEEN O  
3116 NE COLONIAL DR  
LAWTON, OK 73507

5123001016  
VERSTRAETE VICTOR &  
7225 ELLIS DR  
WEATHERFORD, TX 76088

5100000257  
BLOCK REAL ESTATE LLC  
7310 W WILSON AVE  
HARWOOD HEIGHTS, IL 60706

4100000274  
SAN MIGUEL VALLEY CORP  
7800 E DORADO PL STE 250  
ENGLEWOOD, CO 80111

5125102001  
BANGHART TIMOTHY  
9143 ARGENTINE PASS TRL  
COLORADO SPRINGS, CO 80924

5113001001  
CONQUEST TOBY  
10825 HARDY RD  
COLORADO SPRINGS, CO 80908

5113001002  
WERNER MARK  
10875 HARDY RD  
COLORADO SPRINGS, CO 80908

5113001003  
GIBNEY MARK C  
10925 HARDY RD  
COLORADO SPRINGS, CO 80908

5113001004  
ENGLAND DONALD D  
10975 HARDY RD  
COLORADO SPRINGS, CO 80908

5113001005  
JANKOVSKY KRYSTLE R  
11025 HARDY RD  
COLORADO SPRINGS, CO 80908

5113001006  
LARSEN KENNETH  
11075 HARDY RD  
COLORADO SPRINGS, CO 80908

5113001010  
RICHARDSON DAVID W  
11120 HARDY RD  
COLORADO SPRINGS, CO 80908

5113001009  
PATTISON MICHAEL P  
11170 HARDY RD  
COLORADO SPRINGS, CO 80908

5113001008  
HARTMAN PAUL G  
11175 HARDY RD  
COLORADO SPRINGS, CO 80908

5100000482  
THOMAS GEORGE WAYNE  
11285 HODGEN RD  
COLORADO SPRINGS, CO 80908

5125101005  
LUND JEFFREY S  
11615 BISON MEADOWS CT  
COLORADO SPRINGS, CO 80908

5100000494  
GOWLER MATTHEW RYAN  
11745 QUIET WATERS PT  
ELBERT, CO 80106

4100000432  
KING DAVID CHRISTOPHER  
11920 QUIET WATERS PT  
ELBERT, CO 80106

4119003014  
STOVALL KACEY D  
11930 HODGEN RD  
ELBERT, CO 80106

4119002034  
JEWETT DONALD Q & DIANN S  
12120 FOREST GREEN DR  
ELBERT, CO 80106

4119003003  
GEIB KENT M  
12245 FOREST GREEN DR  
ELBERT, CO 80106

4119002020  
POSTHUMUS CHRISTINE M  
12215 OLD BARN RD  
ELBERT, CO 80106

4119002021  
KNUTSON KEITH I & ROBIN A  
12225 OLD BARN RD  
ELBERT, CO 80106

4119002022  
MCCLEARY CHRISTOPHER L &  
12248 OLD BARN RD  
ELBERT, CO 80106

4119003004  
STRIEGEL SCOTT ANTHONY  
12255 FOREST GREEN DR  
ELBERT, CO 80106

4119002023  
HANSEN DONALD M  
12265 OLD BARN RD  
ELBERT, CO 80106

5125101006  
SNYDER JOHN D  
12348 GRAND TETON DR  
PEYTON, CO 80831

5123000013  
LOUDERMILK LIVING TRUST  
13395 VOYAGER PARKWAY #130-551  
COLORADO SPRINGS, CO 80921