

EL PASO COUNTY



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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 X 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 X 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 X No Opinion

Comments: Develop as RR-5. Keep us rural. The zoning change
only lines the pockets of the developers while decreasing our
quality of life.
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

Your Name: Kent Geib Kent M. Geib
(please print) (signature)
Address: 12125 Forest Green Dr., Elbert, CO
Property Location: See map Phone: 970-488-9356

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



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

www.ELPASOCO.COM

El Paso County Parcel Information

SP-18-006

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

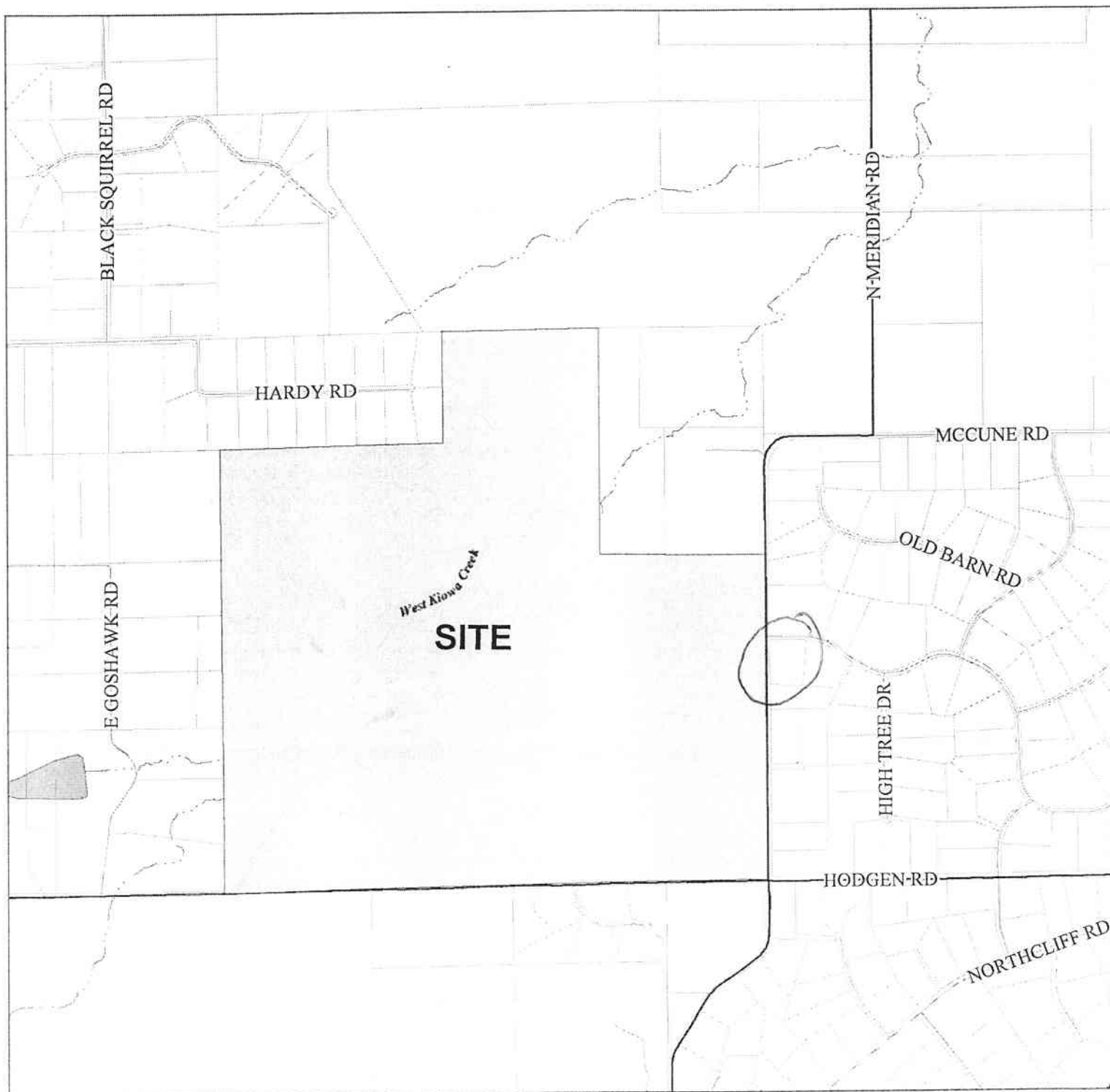
Zone Map No. --

PARCEL	NAME
5100000493	MCCUNE RANCH LLC

ADDRESS	CITY	STATE
PO BOX 36	ELBERT	CO

ZIP	ZIPLUS
80106	0036

Date: 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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