

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

August 30, 2018



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

SF-18-005

**FINAL PLAT
GLEN AT WIDEFIELD NO. 9**

A request by Glen Investment Group VIII, LLC., for approval of a final plat to create 106 single-family residential lots, right-of-way, and 4 tracts to include, open space, drainage and utilities. The 145.207 acre property is zoned RS-6000 (Residential Suburban) and is located north of Mesa Ridge Parkway, east of Powers Boulevard, and west of Marksheffel Road. (Parcel Nos. 55220-00-006 and 55280-00-029) (Commissioner District No. 4) (Kari Parsons)

Type of Hearing: Quasi-Judicial

For

X
Against

No Opinion

Comments: We paid extra for the field in front of our house. The builder charged us a premium lot fee. They were not going to build in this area. This will take away value of our house.
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

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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: Barbara Erickson [Signature]
(printed) (signature)

Address: 7999 Dutch Loop, Colorado Springs

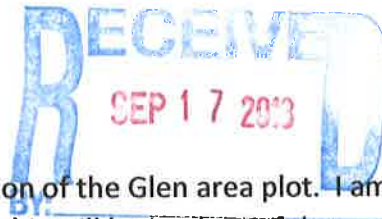
Property Location: _____ Phone: 361-850-3473
210-803-6605

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



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

El Paso County



This letter is in regards to the planned expansion of the Glen area plot. I am unable to attend the meeting in regards to the expansion, thus this will be in place of that.

Our family recently moved into the location of 7846 Dutch Loop. We were looking for a property with land, but were unable to find something that fits our needs. One of the biggest reasons why we chose the location was the fact that the back yard connects to a wide-open space. As someone who enjoys and supports conservation efforts of our natural resources, I was pleased to find such a location that is in line with this.

We are grateful to the fact that this area is there for us to enjoy. There is a trail that winds through this prairie area. It is an incredible opportunity to walk around, enjoy the beauty that it provides and experience nature's gifts in the form of fresh air, birds singing and seeing wildlife. It also connects to a pond which the kids love to see what they can see there. I use our hikes as a way to educate them about nature and our duty that we all have to protect it. However, it is not just our family that enjoys the area, but many other times I see families with kids walking around, people exercising on the trail and couples taking nice evening walks. It serves the community here as a whole for a nice relaxing place to experience.

Though it is difficult to see on the map provided to us, we feel any further development would be counter to what benefits that are already attained by what it currently is. In the area of Colorado Springs where land has become so valuable, it can sometimes only be seen as what the monetary value that it is. Personally, I feel it is much more valuable as it is now, to what this small area brings to the residents of this area; that this outweighs the dollar amount that it could be sold and developed.

We ask that you consider our thoughts on such an issue and leave the area as it stands. That being an untouched natural area that many more people can and do enjoy on a daily basis. May we do more to protect our resources rather than just exploit them for monetary gain.

Thank you for your time in regards to reading about our insight into this proposed development action.

Two handwritten signatures in black ink. The first is a stylized signature that appears to be "Lance" and the second is a signature that appears to be "Nancy".

Lance and Nancy Riehl

7846 Dutch Loop

Colorado Springs, CO 80925

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR
August 30, 2018



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Type of Hearing: Quasi-Judicial

<u> </u> X	<u> </u>	<u> </u>
For	Against	No Opinion

Comments: _____

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: z. Ryan Waldson
 Address: 3 Widfield Blvd Colorado Springs, CO 80911 (signature)
 Property Location: S. Marksheffel Rd. Phone: 719-392-0194



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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: J. Ryan Watson (signature)

Address: 3 Widfield Blvd Colorado Springs, Co 80911

Property Location: Mesa Ridge Pkwy Phone: 719-392-0194

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



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

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: Mr. Ryan Watson

(signature)

Address: 3 Widefield Blvd Colorado Springs, CO 80911

Property Location: S Marksheffel Rd. Phone: 719-392-0194

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



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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: J. Ryan Watson

(signature)

Address: 3 Widefield Blvd Colorado Springs, CO 80911

Property Location: Mesa Ridge Pkwy Phone 719-392-0194

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



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

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: J. Ryan Watson (signature)

Address: 3 Widefield Blvd Colorado Springs, CO 80911

Property Location: Bentley Ln. Phone: 719-392-0194

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



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

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Sincerely,

Kari Parsons, Project Manager/Planner II

Your Name: W. Ryan Watson (signature)

Address: 3 Widefield Blvd Colorado Springs, CO 80911

Property Location: Dutch Loop Phone 719-392-0194

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



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

El Paso County Parcel Information

File Name: SF-18-005

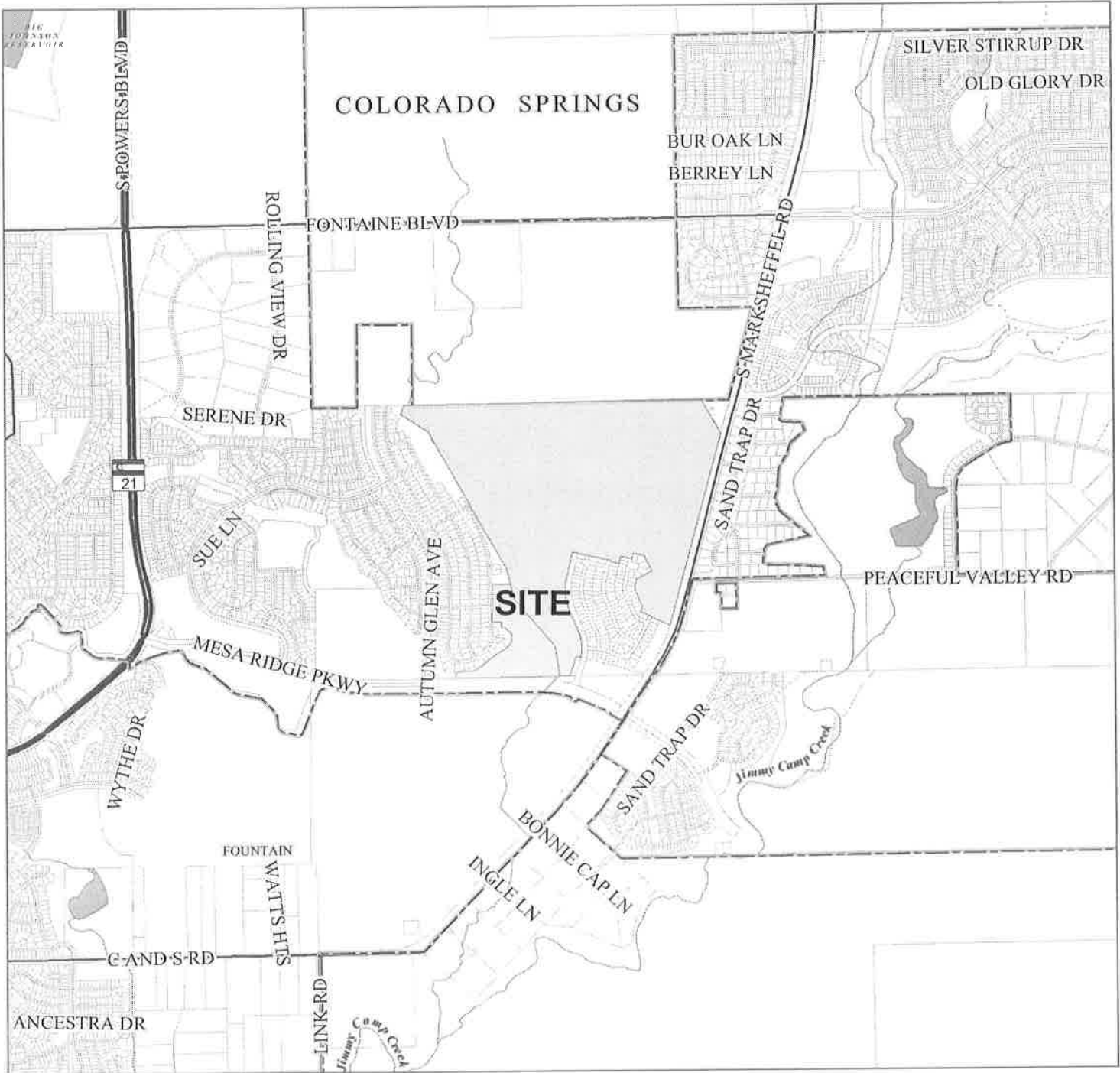
Zone Map No: --

Date: August 29, 2018

PARCEL	NAME
5522000006	GLEN INVESTMENT GROUP NO VIII LLC
5528000029	GLEN INVESTMENT GROUP NO VII LLC

ADDRESS	CITY	STATE
3 WIDEFIELD BLVD	COLORADO SPRINGS	CO
3 WIDEFIELD BLVD	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80911	2126
80911	2126



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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Type of Hearing: Quasi-Judicial

_____ For _____ Against _____ No Opinion

Comments: *Where is the water coming from? We've built enough "ugly" fract homes out here already. Marksheffel already has speeders & people passing in middle turn lane or on shoulder at 60 mph & above - Where are the police? (FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.) It should all remain open/park land!*

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Kari Parsons, Project Manager/Planner II

Your Name: Rena Emrick 9/3/2018
(printed) (signature)
Address: 7330 Sandtrap Dr. Colo Spgs, Co. 80925-9554
Property Location: Lot 68, Peaceful Valley Country Club Estates Phone 719-382-1212
Phase 1

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



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

El Paso County Parcel Information

File Name:

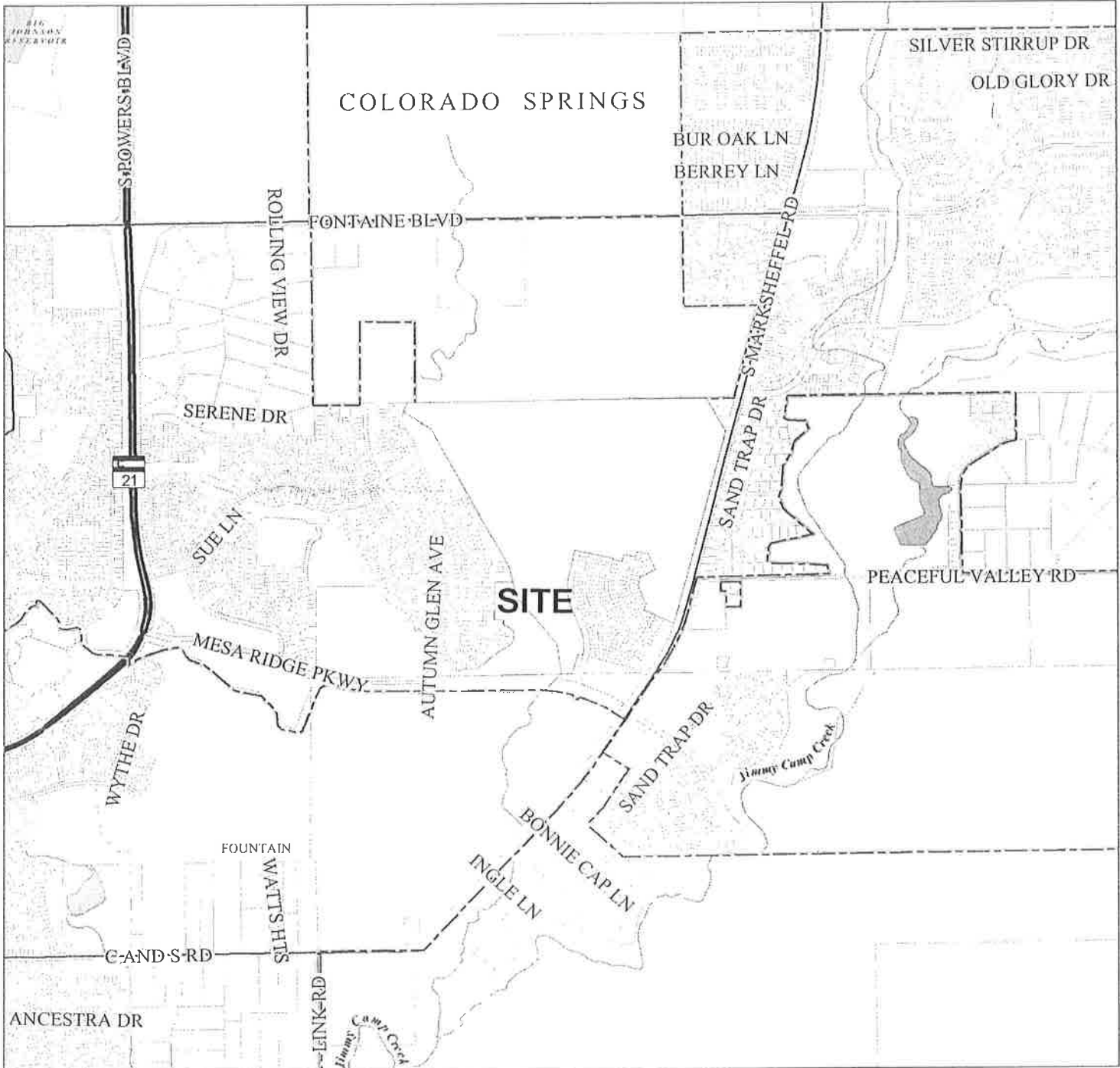
Zone Map No.:

PARCEL	NAME
552200006	GLEN INVESTMENT GROUP NO VIII LLC
552800029	GLEN INVESTMENT GROUP NO VII LLC

Date:

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3 WIDEFIELD BLVD	COLORADO SPRINGS	CO
3 WIDEFIELD BLVD	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80911	2126
80911	2126



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