

# EL PASO COUNTY



COMMISSIONERS:  
 MARK WALLER (CHAIR)  
 LUNGINOS GONZALEZ, JR. (VICE-CHAIR)

**COLORADO**

HOLLY WILLIAMS  
 STAN VANDERWERF  
 CAMI BREMER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

June 12, 2019

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

**P-18-001** **SEVIGNY**  
**MAP AMENDMENT (REZONE)**  
**ROLLIN RIDGE ESTATES RESIDENTIAL**

A request by TC&C, LLC, for approval of a map amendment (rezoning) of 48.84 acres from RR-5 (Residential Rural) to RR-2.5 (Residential Rural). The property is located at the southwest corner of the Highway 83 and Hodgen Road intersection. The subject property is located within the boundary of the Tri-Lakes Comprehensive Plan (2000). (Parcel Nos. 61270-00-064 and 61270-00-065) (Commissioner District No. 1)

For
  Against
  No Opinion

**PUD-18-003** **SEVIGNY**  
**MAP AMENDMENT (REZONE)**  
**ROLLIN RIDGE ESTATES COMMERCIAL PUD**

A request by TC&C, LLC, for approval of a map amendment (rezoning) of 8.17 acres from RR-5 (Residential Rural) to PUD (Planned Unit Development). The property is located at the southwest corner of the Hodgen Road and Highway 83 intersection. The subject property is located within the boundary of the Tri-Lakes Comprehensive Plan (2000). (Parcel Nos. 61270-00-064 and 61270-00-065) (Commissioner District No. 1)

For
  Against
  No Opinion

**SP-18-001** **SEVIGNY**  
**PRELIMINARY PLAN**  
**ROLLIN RIDGE ESTATES PRELIMINARY PLAN**

A request by TC&C, LLC, for approval of a preliminary plan to create sixteen (16) single-family residential lots, one (1) tract for drainage detention, one (1) tract for future development, and right-of-way. The fifty-seven (57) acre property is zoned RR-5 (Residential Rural) and is located at the southwest corner of the Hodgen Road and Highway 83 intersection. (Parcel Nos. 61270-00-064 and 61270-00-065) (Commissioner District No. 1)

For
  Against
  No Opinion

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

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

Your Name: \_\_\_\_\_

*(printed)*

*(signature)*

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

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

Copy  
 Mailed  
 6/13/19



- **This item is scheduled to be heard by the El Paso County Planning Commission on July 2, 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 July 23, 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,



Gabe Sevigny, Planner II

# El Paso County Parcel Information

P-18-001

File Name: SP-18-001/PUD-18-003

Zone Map No. --

PARCEL	NAME
6127000064	TC&C LLC
6127000065	TC&C LLC

Date: June 7, 2019

ADDRESS	CITY	STATE	ZIP	ZIPLUS
17572 COLONIAL PARK DR	MONUMENT	CO	80132	2209
17572 COLONIAL PARK DR	MONUMENT	CO	80132	2209



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



COPYRIGHT 2018 by the Board of County Commissioners, El Paso County, Colorado. All rights reserved. No part of this document or data contained hereon may be reproduced, used to prepare derivative products, or distributed without the specific written approval of the Board of County Commissioners, El Paso County, Colorado. This document was prepared from the best data available at the time of printing. El Paso County, Colorado, makes no claim as to the completeness or accuracy of the data contained hereon.

6127002001  
ABERDEEN INVESTMENTS INC  
858 W HAPPY CANYON RD STE 200  
CASTLE ROCK, CO 80108

6127000025  
THRASHER J MARTIN  
3115 HODGEN RD  
COLORADO SPRINGS, CO 80921

6127001006  
SCULLY FAMILY REVOC LIVING TRUST  
3170 ARENA RD  
COLORADO SPRINGS, CO 80921

6127001005  
RABINS JOHN M LIVING TRUST  
3210 ARENA RD  
COLORADO SPRINGS, CO 80921

6122008033  
GOEBEL FAMILY LIVING TRUST  
3215 DOUBLE TREE CT  
COLORADO SPRINGS, CO 80921

6122008034  
DAILEY KEVIN S  
3255 DOUBLE TREE CT  
COLORADO SPRINGS, CO 80921

6127001004  
WOOLLEY BRADY KYLE  
3260 ARENA RD  
COLORADO SPRINGS, CO 80921

6122008035  
LENDT ROSS W  
3295 DOUBLE TREE CT  
COLORADO SPRINGS, CO 80921

6127001003  
BURWELL DOUGLAS A  
3330 ARENA RD  
COLORADO SPRINGS, CO 80921

6122008036  
MUSSER LARRY D  
3335 DOUBLE TREE CT  
COLORADO SPRINGS, CO 80921

6127001002  
HOLLINGSWORTH CARLA K  
3410 ARENA RD  
COLORADO SPRINGS, CO 80921

6122007015  
COLO SPGS 382 LTD PARTNERSHIP  
6070 N CAMINO ALMONTE  
TUCSON, AZ 85718

6127001017  
TOLOWSKI RICHARD J  
16090 STATE HIGHWAY 83  
COLORADO SPRINGS, CO 80921

6122008008  
NISSEN WAYNE A  
16515 CHERRY VISTA CT  
COLORADO SPRINGS, CO 80921

6122004002  
MCELHOES DAVID  
16605 DANCING WOLF WAY  
COLORADO SPRINGS, CO 80908