

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

October 5, 2017

RE: El Paso County Initiated Rezone of Santa Fe Springs PUD Nos 1 – 7
(Parcel Nos.: 32000-00-701, 33000-00-457, 33000-00-487, 33000-00-488, 33000-00-489, 33000-00-490, 33000-00-491, 33000-00-492, 33000-00-493, 33000-00-494, 33000-00-495, 33000-00-496, 33000-00-497, 33000-00-498, 33000-00-499, 33000-00-500, 33000-00-501, 33000-00-502, 33000-00-503, 33000-00-504, 33000-00-505, 33000-00-506, 33000-00-509, 33000-00-513, 33000-00-514, 33000-00-515, 33000-00-516, 33000-00-517, 33000-00-519, 33000-00-530, 33000-00-531, 33000-00-532, 33000-00-535, 33000-00-536, 33000-00-537, 33000-00-549, 33000-00-550, 33000-00-551, 33000-00-552, 33000-00-553, 33000-00-560, 42000-00-361, 42000-00-362, 42000-00-363, 42000-00-364, 43000-00-534, 43000-00-537, 43000-00-538, 43000-00-541, 43000-00-542, 43000-00-543, 43000-00-544, 43000-00-554, 43000-00-555, 43000-00-556, 43000-00-557, 43000-00-561, 43000-00-562, 43000-00-564)

To Whom it May Concern:

This letter is to inform property owners adjacent to the Santa Fe Springs development that the El Paso County Planning and Community Development Department is requesting the Planning Commission and Board of County Commissioners to consider the removal of the Santa Fe Springs PUD (Planned Unit Development) Nos. 1 through 7 from the El Paso County Zoning Map and Resolution. Approval of this request will require parcels within these PUD zoning districts to be rezoned to the RR-5 (Residential Rural) or A-35 (Agricultural) zoning districts, as determined by the Board.

Map amendments (rezonings) of the Santa Fe Springs PUD Nos. 1-7 include a condition that urban services, specifically, water and wastewater, are extended to the development within five (5) years of the date of approval. If those services were not available within the designated time, the Board of County Commissioners reserved the authority to consider rezoning the Santa Fe Springs properties back to their original zoning classification. The required services have not been provided to any portion of the development area.

This matter has been scheduled for consideration by the El Paso County Planning Commission and recommendation to the El Paso County Board of County Commissioners on Tuesday, November 7, 2017, at 9:00 AM. The Planning Commission meets in the upper level hearing room located at 2880 International Circle, Colorado Springs, CO 80910.

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



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

Documents relative to this matter may be accessed through the El Paso County Development Application Review page at www.epcdevplanreview.com.

The matter has been scheduled for consideration and action by the El Paso County Board of County Commissioners on Tuesday, November 28, 2017 at 9:00 AM. The Board meets in the Centennial Hall auditorium located at 200 South Cascade Avenue, Colorado Springs, CO 80903.

Adjoining property owners should contact Raimere Fitzpatrick at 719-520-6302 or at raimerefitzpatrick@elpasoco.com to discuss any questions or concerns regarding this proposed County action prior to the November 7, 2017 Planning Commission Meeting.

Respectfully,

A handwritten signature in black ink, appearing to be 'Raimere Fitzpatrick', written over a horizontal line.

Raimere Fitzpatrick, AICP, Project Manager/Planner II

Cc: PCD File Nos: P-17-008, P-17-009, P-17-010, P-17-011, P-17-012, P-17-013, and P-17-014

3200000027
SHAW RANCH LLC
53 GREENOUGH ST
BROOKLINE, MA 02445

4304003012
MEDEIROS ROBERT H & VIOLET G
86-030 HOAHA ST
WAIANAE, HI 96792

4304003023
RENZ LARAE M
67 LITTLE MOUNTAIN RD
DANIEL, WY 83115

3300000418
MID-COLORADO INVESTMENT CO INC
136 ARAPAHOE TRAIL
WOODLAND PARK, CO 80863

3300000560
SANTA FE SPRINGS LLC
25 N TEJON ST STE 200
COLORADO SPRINGS, CO 80903

4200000363
DIOCESE OF COLORADO SPRINGS
228 N CASCADE AVE
COLORADO SPRINGS, CO 80903

3300000429
HEFFNER DANIELLE M LIVING TRUST
PO BOX 242
PEYTON, CO 80831

3300000562
KROGSGAARD ROY ALLEN
PO BOX 244
CALHAN, CO 80808

3300000417
CASE LINDSAY J
102 E PIKES PEAK AVE STE 200
COLORADO SPRINGS, CO 80903

4200000244
STENSTROM JOSEPH ANDREW
PO BOX 360
PEYTON, CO 80831

3300000052
THOMSON RONALD W ESTATE
PO BOX 367
PEYTON, CO 80831

3300000489
RICH DAVID W
400 RAGSDALE SPRINGS RD
SHEPHERD, TX 77371

3300000516
AZAR JOE
411 YUCCA DR
COLORADO SPRINGS, CO 80905

3300000536
ONEIL KEVIN
101 N TEJON ST LOFT 310
COLORADO SPRINGS, CO 80903

3304001015
STEPHENS VIRGINIA M
441 DORIS ST
QUINCY, MI 49082

4304003003
CONOVER DALE F & JOAN C
590 LONGBRANCH RD
SIMI VALLEY, CA 93065

3300000515
VENTIMIGLIA COMPANY LLC
PO BOX 618
LARKSPUR, CO 80118

3300000502
JENKINS SHAWN
PO BOX 645
MC COOK, NE 69001

3300000490
LOVELAND ROBERT ORAN JR
1090 E BATES PKWY
ENGLEWOOD, CO 80113

4200000021
HOCKFIELD ARLENE &
1119 CENTENNIAL RD
NARBERTH, PA 19072

3300000506
MONEY PURCHASE PENSION PLAN &
1365 GARDEN OF THE GODS RD STE 10
COLORADO SPRINGS, CO 80907

4304003019
BUNGER GEORGE &
1377 STATE ROAD C
RICHLAND, MO 65556

3300000552
BALCH JOHN
2065 HUNTERS POINT LN
COLORADO SPRINGS, CO 80919

4200000027
STATE OF COLORADO
633 17TH ST STE 1520
DENVER, CO 80202

3200000382
BLATTSPIELER BEVERLY J
3010 MARILYN RD
COLORADO SPRINGS, CO 80909

3300000531
K&M&K LLP
3090 ELECTRA DR
COLORADO SPRINGS, CO 80906

3300000553
R&J&K LLP
3010 N CIRCLE DR #200
COLORADO SPRINGS, CO 80909

4200000362
975 FORD LIMITED PARTNERSHIP LLLP
3232 MUIRFIELD DR
COLORADO SPRINGS, CO 80907

3300000535
REALTY MANAGEMENT GROUP LLC
3033 E 1ST AVE STE 300
DENVER, CO 80206

3300000124
CASIAS FRANCISCO S
5960 LUTHER RD
COLORADO SPRINGS, CO 80927

136 Adj Prop. Owners

4200000405
SCHOLEM-HELLMAN TRUST
6059 N PINCHOT RD
TUCSON, AZ 85750

4313003003
CALEY ROBERT A JR
6320 PEERLESS FARMS RD
PEYTON, CO 80831

4313002014
SHANNON MARILYN J
6350 PROSPERO RD
PEYTON, CO 80831

4313001018
SCHRAMER MALLISA
6370 MURR RD
PEYTON, CO 80831

4313001021
WATERS JERRY A
6380 MURR RD
PEYTON, CO 80831

4313001020
FIGGE RODNEY & DIANE S
6390 MURR RD
PEYTON, CO 80831

4313001037
PILCHER SCOTT
6405 PROSPERO RD
PEYTON, CO 80831

4313002013
ROACH LOREN M &
6410 PROSPERO RD
PEYTON, CO 80831

4313001028
RICHARDSON BRADLEY W
6415 PROSPERO RD
PEYTON, CO 80831

4313003002
ANDERSON ERIN L
6420 PEERLESS FARMS RD
PEYTON, CO 80831

4313002008
SMITH RANDALL G & JENNIFER M
6425 PEERLESS FARMS RD
PEYTON, CO 80831

4313002006
DELINE MARVIN F
6450 PROSPERO RD
PEYTON, CO 80831

4313001019
HUTCHESON SCOTT E
6450 MURR RD
PEYTON, CO 80831

4313001029
JERGENS THERESA L
6455 PROSPERO RD
PEYTON, CO 80831

4313003001
REESE ROBERT L JR &
6460 PEERLESS FARMS RD
PEYTON, CO 80831

4313002007
LYNCH DAVID D &
6465 PEERLESS FARMS RD
PEYTON, CO 80831

4300000550
REYNOLDS FAYE
6634 MASTERS RD
MANVEL, TX 77578

4300000496
GUDZUNAS CAROLYN L
7120 FALCON GRASSY HTS
PEYTON, CO 80831

4300000502
OLSON CRAIG J
7360 FALCON GRASSY HTS
PEYTON, CO 80831

3300000530
MILLER ROBER W
7475 N PEYTON HWY
PEYTON, CO 80831

3306001007
WORINGTON FAMILY TRUST
7540 PEYTON HWY
PEYTON, CO 80831

4304003022
SAUDER ALLEN R & SUSAN D
7620 CURTIS RD
PEYTON, CO 80831

4304003021
LINNERUD MARK A
7670 CURTIS RD
PEYTON, CO 80831

4304003020
RUSHING JOHNNY B JR &
7710 CURTIS RD
PEYTON, CO 80831

3306001006
LEEMAN THOMAS P
7734 N PEYTON HWY
PEYTON, CO 80831

4304003027
ROBINSON MARK A & MICHELE A
7830 CURTIS RD
PEYTON, CO 80831

4304003016
LANOTTE DANIEL C & ROCAL R
7880 CURTIS RD
PEYTON, CO 80831

4304003015
HALEY BRITT I
7920 CURTIS RD
PEYTON, CO 80831

4304003014
BERNSTEIN JAY
7950 CURTIS RD
PEYTON, CO 80831

4304003013
SCHROCK ADAM O
7990 CURTIS RD
PEYTON, CO 80831

4304003011
PLATT ROBERT L C &
8070 CURTIS RD
PEYTON, CO 80831

4304003010
RAUENZAHN MICHAEL A
8110 N CURTIS RD
PEYTON, CO 80831

4304003009
MCINTOSH JOHN L
8150 CURTIS RD
PEYTON, CO 80831

4304003008
FIELDS NOLA J
8190 CURTIS RD
PEYTON, CO 80831

4304003026
CARTER CHRISTOPHER
8230 N CURTIS RD
PEYTON, CO 80831

4304003005
EDW & MSW TRUST
8320 CURTIS RD
PEYTON, CO 80831

4304003004
MILLIGAN WILLIAM W
8370 CURTIS RD
PEYTON, CO 80831

4200000245
ELLIOTT THOMAS J & MARILYN E
8995 ELBERT RD
PEYTON, CO 80831

4200000379
DAVIS JANE LIVING TRUST
9060 ELBERT RD
PEYTON, CO 80831

3200000701
GEIST CHARLES
9099 CARPENTER RD
PEYTON, CO 80831

3200000383
GEIST CHARLES A &
9099 CARPENTER RD
PEYTON, CO 80831

3200000068
SCHNEEKLOTH DOROTHY M
9162 ROCKINGHAM DR
PEYTON, CO 80831

4200000103
SKAGGS GARY B
9391 ELBERT RD
PEYTON, CO 80831

3304001021
VALENZUELA ROBERT A
7401 W WASHINGTON AVE APT 2049
LAS VEGAS, NV 89128

4226001020
RICHTER TIMOTHY S
9530 E HERITAGE PARK TRL
PEYTON, CO 80831

4226001021
SCHUELKE ALVIN E
9550 HERITAGE PARK TRL
PEYTON, CO 80831

4226001022
MARKEY KEITH E A
9570 HERITAGE PARK TRL
PEYTON, CO 80831

4226001023
COFFMAN CLYDE R
9590 E HERITAGE PARK TRL
PEYTON, CO 80831

4226001025
STIEBOHR KEN LIVING TRUST
9620 HERITAGE PARK TRL
PEYTON, CO 80831

4226001019
MILLER SCOTT L & KARAN B
9625 HORSEBACK TRL
PEYTON, CO 80831

4226001026
MOORE WILLIAM
9670 HERITAGE PARK TRL
PEYTON, CO 80831

3200000069
DENSON MELVIN E + ANITA J
9700 CARPENTER RD
PEYTON, CO 80831

3304001027
RIEMANN ARDEN S JR
9702 BERYL DR
PEYTON, CO 80831

4304003002
ESCOBEDO RODOLFO
10075 BURGESS RD
COLORADO SPRINGS, CO 80908

3304001011
RICH TYLER W
11244 ALLENDALE DR
PEYTON, CO 80831

3300000488
LAMM SIMON A
11420 SALEM CT
PEYTON, CO 80831

4300000534
BRENT HOUSER ENTERPRISES LLC
11890 GARRETT RD
PEYTON, CO 80831

4300000563
MEADOW LAKE AIRPORT ASSOC
13625 JUDGE ORR RD
PEYTON, CO 80831

4304003001
ENGHAUS J D
14775 JUDGE ORR RD
PEYTON, CO 80831

4311001001
HALL EDGAR E
16380 SAGECREEK RD
PEYTON, CO 80831

4311001002
COSTA JAMES C & AMBER D
16440 SAGECREEK RD
PEYTON, CO 80831

4311001003
DAGAN JAMES R & LYNNE A
16480 SAGECREEK RD
PEYTON, CO 80831

4311001004
ERICKSON LANCE
16520 SAGECREEK RD
PEYTON, CO 80831

4311001005
HICKOK RANDOLPH R
16580 SAGECREEK RD
PEYTON, CO 80831

4311001006
PAPI WILLIAM A
16640 SAGECREEK RD
PEYTON, CO 80831

4311001007
VICKERS LAUREL M & VICTOR W
16760 SAGECREEK RD
PEYTON, CO 80831

4312001009
WEAVER KEVIN R & JEANETTE J
16850 SAGECREEK RD
PEYTON, CO 80831

4312001008
ZMUDSKY PAUL & BECKY A
16930 SAGECREEK RD
PEYTON, CO 80831

4312001007
USNICK SUSAN A
16970 SAGECREEK RD
PEYTON, CO 80831

4313000001
TOMASU PATRICIA R
16975 FALCON HWY
PEYTON, CO 80831

4312001006
WOLFE DANNIE L
17050 SAGECREEK RD
PEYTON, CO 80831

4312001005
FAHLSING DARREN D & DEBRA
17120 SAGECREEK RD
PEYTON, CO 80831

4312001004
STOLZ RONALD J
17180 SAGECREEK RD
PEYTON, CO 80831

4312001003
CAMPBELL BARBARA G
17210 SAGECREEK RD
PEYTON, CO 80831

4312001002
MCMULLAN GLEN
17280 SAGECREEK RD
PEYTON, CO 80831

4312001001
CHRYSOGELOS CHERI M
17340 SAGECREEK RD
PEYTON, CO 80831

4312002019
COATES WILLIAM G
17455 SAGECREEK RD
PEYTON, CO 80831

4300000561
BARRACK ROGER
17585 BAR X RD
COLORADO SPRINGS, CO 80908

4300000543
SMITH SCOTT F
17585 BAR X RD
COLORADO SPRINGS, CO 80908

3300000457
SUNSET METROPOLITAN DISTRICT
18353 STATE HIGHWAY 94
COLORADO SPRINGS, CO 80930

3300000137
YOCUBETS GAYLAND R &
18675 FALCON HWY
PEYTON, CO 80831

3300000214
SEEFELDT DAVID R &
18921 JUDGE ORR RD
PEYTON, CO 80831

3300000423
TORRENCE RICKIE W
19074 FALCON HWY
PEYTON, CO 80831

3300000263
WARNER STEVEN M
19550 FALCON HWY
PEYTON, CO 80831

3300000345
VANT HUL KATHY
19552 FALCON HWY
PEYTON, CO 80831

3300000346
COE SANDRA S
19710 FALCON HWY
PEYTON, CO 80831

3309004005
WHITTEMORE-DILLS TERESE &
19720 OASIS AVE
PEYTON, CO 80831

3309004004
WOOD ARTHUR B & JANE D
19760 OASIS AVE
PEYTON, CO 80831

3309004003
LOPEZ FRANCISCO J
19840 OASIS AVE
PEYTON, CO 80831

3304001017
NELMS CHERYL S
19850 TUTS CT
PEYTON, CO 80831

3304001018
BARKER DEBRA A &
19855 TUTS CT
PEYTON, CO 80831

3309004002
MITCHELL JAMES T
19870 OASIS AVE
PEYTON, CO 80831

3304001016
LUSH SHAWN K & REBECCA A
19880 TUTS CT
PEYTON, CO 80831

3309004001
KENFIELD JAMES M
19910 OASIS AVE
PEYTON, CO 80831

3300000220
FITZGERALD SHERYL K
20000 FALCON HWY
PEYTON, CO 80831

3300000123
STRAW LORRAINE E
20057 JUDGE ORR RD
PEYTON, CO 80831

3304001014
SHIVVERS JD
20120 OASIS AVE
PEYTON, CO 80831

3304001013
LANGE DENISE M
20170 OASIS AVE
PEYTON, CO 80831

3304001012
KAISER BRADLY A &
20220 OASIS AVE
PEYTON, CO 80831

3304001010
MESIAS CARLOS
20330 OASIS AVE
PEYTON, CO 80831

3304001009
HAMMOND ARTHUR & DARLENE
20380 OASIS AVE
PEYTON, CO 80831

3300000487
SHIELDS WILLIAM L
20555 JUDGE ORR RD
PEYTON, CO 80831

3304001026
MUNCAN DANIJEL
20560 SAHARA DR
PEYTON, CO 80831

3304001006
ARAGON LAWRENCE
20620 NILE CT
PEYTON, CO 80831

3304001004
BABCOCK RUSSELL S & KATHERINE A
20650 SAHARA DR
PEYTON, CO 80831

3304001005
SAXON SCOTT W & LINDA R
20650 NILE CT
PEYTON, CO 80831