

# EL PASO COUNTY



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COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 CRAIG DOSSEY, EXECUTIVE DIRECTOR

February 25, 2020


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



AL-19-019


**SPECIAL USE  
 URBAN FIREWOOD**

A request by Joe Yost for approval of a special use for firewood sales in the A-5 (Agricultural) zoning district. The property is located at 11556 Highway 94, approximately 0.15 miles west of the Highway 94 and Corral Valley Road intersection. (Parcel No. 54120-03-011) (Commissioner District No. 2)  
**Type of Hearing: Quasi-Judicial**

_____		_____
For	Against	No Opinion
Comments: <u>This is nice area. Hoping for nice housing</u>		
<u>development in future.</u>		
<u>This will junk up the place. Looks BAD!!</u>		
<u>will hinder future growth and development.</u>		
(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)		

- **This item is scheduled to be heard by the El Paso County Planning Commission on March 17, 2020.** 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 April 17, 2020.** 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-2020-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,  
  
 Lindsay Darden, Planner II

Your Name: WALDO MORRIS WHR, LLC Waldo Morris  
(printed) (signature)

Address: 4512 Lakeside Road MARION IA 52302

Property Location: owner 2 Parcels (1,020 acres) Phone 319-389-5301

Zoned RR5-Residential  
see attached Property tax statements.

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: AL-19-019

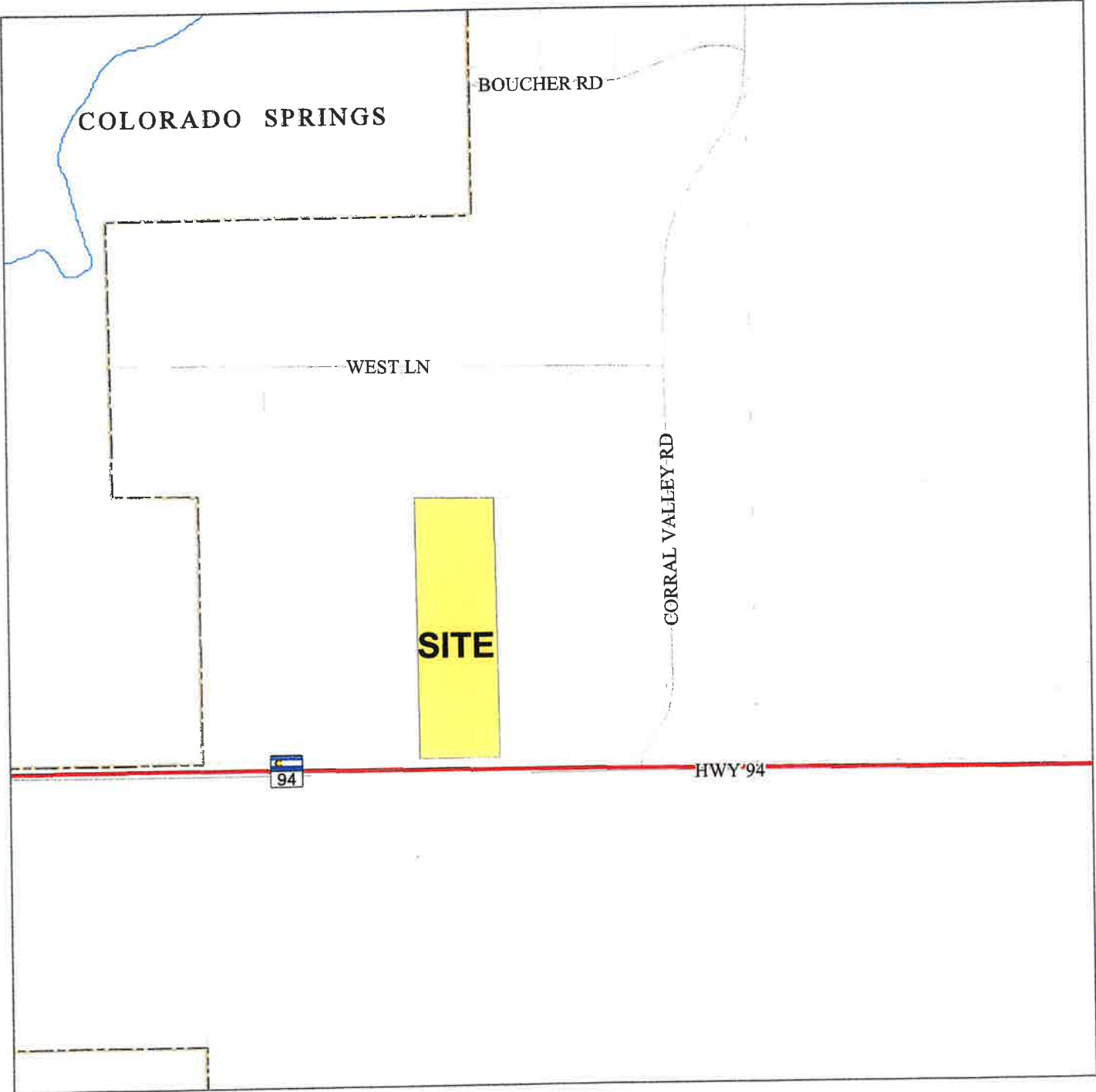
Zone Map No. --

PARCEL	NAME
5412003011	YOST JOSEPH F

Date: February 24, 2020

ADDRESS	CITY	STATE
13837 WINDRUSH DR	COLORADO SPRINGS	CO

ZIP	ZIPLUS
80921	2859



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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El Paso County, Colorado

MARK LOWDERMAN, TREASURER

DATE January 8, 2020

PROPERTY TAX STATEMENT  
TAXES FOR 2019 DUE 2020

TYPE OF PROPERTY

REAL PROPERTY

535

SCHEDULE (ACCOUNT) NUMBER

54000-00-022

PROPERTY LOCATION

0 24-14-65

PROPERTY DESCRIPTION

E2 SEC 24-14-65 L/MR

90477

54000-00-022  
WALDO MORRIS WHR LLC  
4212 LAKESIDE DR  
MARION IA 52302

Zoned RRS-Residential min 5 acre lots  
320 Acres Agriculture Grazing Land



TAX DISTRICT	DB-	ACTUAL VALUE	\$	13,421	ASSESSED VALUE	\$	3,890
<b>TAX RATE</b>		<b>TAX AUTHORITY</b>			<b>TAX AMOUNT</b>		
0.007222		* EL PASO COUNTY					28.09
0.000330		EPC ROAD & BRIDGE (UNSHARED)					1.28
0.040058		WIDEFIELD SCHOOL NO 3 - GEN					155.83
0.009632		WIDEFIELD SCHOOL NO 3 - BOND					37.47
0.004733		SD 3 WIDEFIELD COMMUNITY CENTER					18.41
0.001973		SD 3 SECURITY PUBLIC LIBRARY					7.67
		EL PASO COUNTY TABOR REFUND					-2.01
		*TEMPORARY TAX RATE REDUCTION/TAX CREDIT					
0.063948		<b>TOTAL TAX RATE</b>		<b>TOTAL TAXES PAYABLE</b>		<b>\$</b>	<b>246.74</b>



El Paso County, Colorado

MARK LOWDERMAN, TREASURER

DATE January 8, 2020

PROPERTY TAX STATEMENT  
TAXES FOR 2019 DUE 2020

TYPE OF PROPERTY

REAL PROPERTY

SCHEDULE (ACCOUNT) NUMBER

44000-00-457

PROPERTY LOCATION

0 HANDLE RD

PROPERTY DESCRIPTION

NE4, SE4 SEC 13-14-65 L/MR, EX ANY PORT OF HWY 94 IN SD NE4; NW4, SW4, S2NE4 SEC 19-14-64 L/MR, EX ANY PORT OF FRANCEVILLE COAL MINE RD IN SD S2NE4, EX TR IN SW4 OF SD SEC 19 DESC AS FOLS: COM AT SW COR OF SD SEC 19; TH N 90<00'00" E 38.80 FT FOR POB; TH CONT N 90<00'00" E \*\*\* DESCRIPTION INCOMPLETE \*\*\*

534

*Zoned RR5-Residential min. 5 acre lots*

*700.9 acres*

44000-00-457

WALDO MORRIS WHR LLC

4212 LAKESIDE DR

MARION IA

52302

*AG Grazing land*



90476

TAX DISTRICT	KB-	ACTUAL VALUE	\$ 23,990	ASSESSED VALUE	\$ 6,960
TAX RATE		TAX AUTHORITY		TAX AMOUNT	
0.007222		* EL PASO COUNTY			50.27
0.000330		EPC ROAD & BRIDGE (UNSHARED)			2.30
0.027254		ELLCOTT SCHOOL NO 22 - GEN			189.69
0.004667		ELLCOTT SCHOOL NO 22 - BOND			32.48
0.003731		PIKES PEAK LIBRARY			25.97
		EL PASO COUNTY TABOR REFUND			-3.60
		*TEMPORARY TAX RATE REDUCTION/TAX CREDIT			
0.043204		TOTAL TAX RATE	TOTAL TAXES PAYABLE		\$ 297.11

*1st Year \$ 545.57  
-1.72  
31% decrease*

*1) \$ 297.11  
2) \$ 246.74*

*\$543.85 Total due Full Year.  
Pd 1.29.2020 ck #5053*