

# EL PASO



# COUNTY

COMMISSIONERS:  
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MARK WALLER (PRESIDENT PRO TEMPORE)

STAN VANDERWERF  
LONGINOS GONZALEZ  
PEGGY LITTLETON

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR  
January 31, 2018

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

**SKP-17-001**

**FITZPATRICK**

**SKETCH PLAN AMENDMENT  
MERIDIAN RANCH**

A request by Meridian Ranch Investments, Inc., for approval of a sketch plan amendment for 848.8 acres zoned PUD (Planned Unit Development). The property is located at the northwest corner of the intersection of Stapleton Drive and Eastonville Road. (Parcel Nos. 42000-00-375, 42000-00-401, 42000-00-402, 42000-00-407, 42000-00-408, 42000-00-411, 42000-00-412, 42000-00-413, 42000-00-415, 42304-00-001) (Commissioner District No. 2) (Raimere Fitzpatrick)

**Type of Hearing: Quasi-Judicial**

\_\_\_\_\_ For \_\_\_\_\_ Against \_\_\_\_\_ No Opinion

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

(FOR ADDITIONAL COMMENTS, PLEASE ATTACH ANOTHER SHEET.)

- **This item is scheduled to be heard by the El Paso County Planning Commission on February 20, 2018.** 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 March 13, 2018.** 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 Staff Report for this Agenda item can be found at:  
<http://adm.elpasoco.com/Development%20Services/Pages/PlanningCommission2018.aspx>

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,

Raimere Fitzpatrick, Project Manager/Planner II

*-copy-  
mailed  
2/1/18*

Your Name: \_\_\_\_\_ (printed) \_\_\_\_\_ (signature)

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

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

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



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

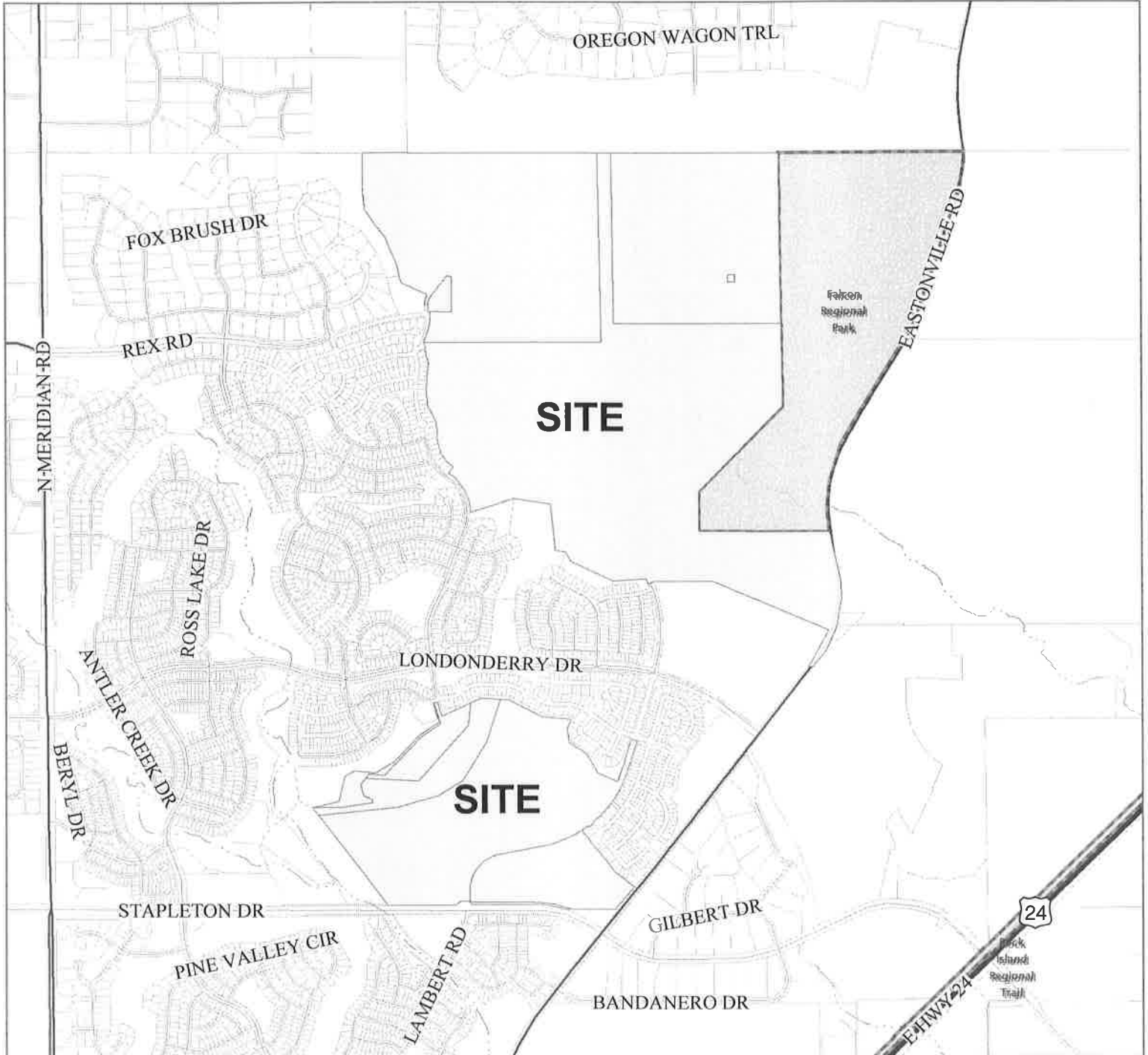
# El Paso County Parcel Information

File Name: SKP-17-001

Zone Map No.: --

Date: January 31, 2018

PARCEL	NAME
4200000407	MERIDIAN RANCH INVESTMENTS INC
4200000401	MERIDIAN RANCH INVESTMENTS INC
4200000402	MERIDIAN RANCH INVESTMENTS INC
4200000375	MERIDIAN RANCH INVESTMENTS INC
4200000408	MERIDIAN SERVICE METRO DISTRICT
4200000412	MERIDIAN RANCH INVESTMENTS INC
4200000413	MERIDIAN RANCH INVESTMENTS INC
4200000411	MERIDIAN RANCH INVESTMENTS INC
4200000415	MERIDIAN RANCH INVESTMENTS INC
4230400001	GTL INC



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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ROTHER PAUL 4230112013  
10113 GOLF CREST DR  
PEYTON, CO 80831

BERRYMAN GREG ANTHONY 4229204145  
10307 EVENING VISTA DR  
PEYTON, CO 80831

MALLOY RYAN K 4229204141  
10339 EVENING VISTA DR  
PEYTON, CO 80831

CARPENTER JEFFERY 4229204140  
10347 EVENING STAR DR  
PEYTON, CO 80831

LANGE BRANDI L 4229204139  
10355 EVENING VISTA DR  
PEYTON, CO 80831

CUMMINS GREGORY M 4229204136  
10379 EVENING VISTA DR  
PEYTON, CO 80831

COX KYLE BRANDON 4229204135  
10387 EVENING VISTA DR  
PEYTON, CO 80831

OWENS ERIK 4229204134  
10388 EVENING VISTA DR  
PEYTON, CO 80831

KAU SHANE K 4229204059  
10537 MT LINCOLN DR  
PEYTON, CO 80831

MARTIN MICHAEL N 4229204060  
10545 MT LINCOLN DR  
PEYTON, CO 80831

WARD MATTHEW R 4229204061  
10553 MT LINCOLN DR  
PEYTON, CO 80831

CONWAY TERRENCE S 4229204063  
10554 MT LINCOLN DR  
PEYTON, CO 80831

KARSCHNIK JASON 4220301012  
10555 MT SHERMAN WAY  
PEYTON, CO 80831

CHAPMAN DONALD J 4229204062  
10562 MT LINCOLN DR  
PEYTON, CO 80831

MCCAW WILLIAM M 4220303008  
10601 RAINBOW BRIDGE DR  
PEYTON, CO 80831

BROWN SCOTT A 4220303006  
10629 RAINBOW BRIDGE DR  
PEYTON, CO 80831

DIXON ALTON D 4220303003  
10671 RAINBOW BRIDGE DR  
PEYTON, CO 80831

CHIMENTI DOUGLAS 4220303001  
10699 RAINBOW BRIDGE DR  
PEYTON, CO 80831

JACKSON JEFFREY R 4220303019  
10775 SHAVANO PEAK CT  
PEYTON, CO 80831

REID BRIAN B 4220303018  
10787 SHAVANO PEAK CT  
PEYTON, CO 80831

BOLAND FAMILY REVOC LIVING TRUST  
4218000011  
12065 N MERIDIAN RD  
PEYTON, CO 80831

MARTIN DAVID WAYNE 4219106012  
12860 CLARK PEAK CT  
PEYTON, CO 80831

CLEVELAND CARSON C 4232208046  
12906 DEVILS THUMB PL  
PEYTON, CO 80831

HILLIER ADAM C 4232208047  
12907 DEVILS THUMB PL  
PEYTON, CO 80831

OLVERA MICHAEL 4232208045  
12918 DEVILS THUMB PL  
PEYTON, CO 80831

LETSCHE BRIAN C 4232208048  
12919 DEVILS THUMB PL  
PEYTON, CO 80831

BOUDREAU THOMAS G 4232208044  
12930 DEVILS THUMB PL  
PEYTON, CO 80831

LUCERO ENRIQUE LUIS 4232208043  
12942 DEVILS THUMB PL  
PEYTON, CO 80831

BELDEROL CHRISTINE D 4232208042  
12954 DEVILS THUMB PL  
PEYTON, CO 80831

MALLECK LEONARD 4232208041  
12966 DEVILS THUMB PL  
PEYTON, CO 80831

SAMS TRAVIS WILLIAM 4232208040  
12978 DEVILS THUMB PL  
PEYTON, CO 80831

HAMILTON NICKOLAS W 4229204053  
12984 MT HARVARD DR  
PEYTON, CO 80831

PEEPLES DWAYNE 4232208039  
12990 DEVILS THUMB PL  
PEYTON, CO 80831

SHANNON PATRICIA 4232208038  
13002 DEVILS THUMB PL  
PEYTON, CO 80831

SNYDER JIMMY ROY 4229204052  
13008 MT HARVARD DR  
PEYTON, CO 80831

DELONG RICHARD H 4232208037  
13014 DEVILS THUMB PL  
PEYTON, CO 80831

RIDDLE GLEN LLOYD II 4232208036  
13026 DEVILS THUMB PL  
PEYTON, CO 80831

MAKUMBU MALUKISA 4229204051  
13032 MT HARVARD DR  
PEYTON, CO 80831

FRANKLIN GLENN A 4229204046  
13033 MT HARVARD DR  
PEYTON, CO 80831

DEVECCHIO ANTHONY THOMAS  
4232208035  
13038 DEVILS THUMB PL  
PEYTON, CO 80831

MCTIERNAN BENJAMIN MICHAEL  
4232208034  
13050 DEVILS THUMB PL  
PEYTON, CO 80831

MULACK DAVID 4229204050  
13056 MT HARVARD DR  
PEYTON, CO 80831

DONNELLY JOSEPH M 4229204047  
13057 MT HARVARD DR  
PEYTON, CO 80831

WORLEY TIMOTHY A 4232208033  
13062 DEVILS THUMB PL  
PEYTON, CO 80831

HALL MICHAEL J 4232208032  
13074 DEVILS THUMB PL  
PEYTON, CO 80831

NEMETH ANDREW CHRISTOPHER  
4229204049  
13080 MT HARVARD DR  
PEYTON, CO 80831

BEHNKE RICHARD H JR 4229204048  
13081 MT HARVARD DR  
PEYTON, CO 80831

CLAY COREY 4232208031  
13086 DEVILS THUMB PL  
PEYTON, CO 80831

SOBOLIK HUGH 4232208030  
13098 DEVILS THUMB PL  
PEYTON, CO 80831

GAPPER CHRISTOPHER D 4232208029  
13110 DEVILS THUMB PL  
PEYTON, CO 80831

MCQUEEN KIMBERLY 4232208028  
13122 DEVILS THUMB PL  
PEYTON, CO 80831

BOHANNON TROY LYNN 4232208018  
13123 DEVILS THUMB PL  
PEYTON, CO 80831

ALDRIDGE SCOTT 4232208027  
13134 DEVILS THUMB PL  
PEYTON, CO 80831

RODGERS CHRISTOPHER J 4232208019  
13135 DEVILS THUMB PL  
PEYTON, CO 80831

LIEN TARA L 4232208026  
13146 DEVILS THUMB PL  
PEYTON, CO 80831

ENT CREDIT UNION PT 4232208025  
13158 DEVILS THUMB PL  
PEYTON, CO 80831

IPSON JEFFREY 4232208021  
13159 DEVILS THUMB PL  
PEYTON, CO 80831

RAMSEY LETESHIA S 4232208024  
13170 DEVILS THUMB PL  
PEYTON, CO 80831

BASGALL LANCE EDGAR 4232208022  
13171 DEVILS THUMB PL  
PEYTON, CO 80831

HENDERSON BRADLEY 4232208023  
13183 DEVILS THUMB PL  
PEYTON, CO 80831

PUGH DANELL RAE 4232103001  
13310 BANDANERO DR  
PEYTON, CO 80831

MONTGOMERY WILLIAM N 4232101002  
13366 GILBERT DR  
PEYTON, CO 80831

DARQUEA FRANCISCO 4229401001  
13416 GILBERT DR  
PEYTON, CO 80831

MAJESTIC CUSTOM HOMES INC  
4219106011  
13465 CEDARVILLE WAY  
COLORADO SPRINGS, CO 80921

CIRBO JOSHUA R 4229204149  
13514 PARK GATE DR  
PEYTON, CO 80831

MAESTAS JEREMY T 4229204150  
13524 PARK GATE DR  
PEYTON, CO 80831

COTTEN LARRY K 4229204076  
13544 PARK GATE DR  
PEYTON, CO 80831

WOOD CODY P 4229204077  
13554 PARK GATE DR  
PEYTON, CO 80831

KEITH CASEY 4229101001  
13564 PARK GATE DR  
PEYTON, CO 80831

A D VENTURES LLC 4229101002  
13574 PARK GATE DR  
PEYTON, CO 80831

ALFAR ANN F 4229101003  
13587 PARK GATE DR  
PEYTON, CO 80831

PLAINVIEW PROPERTIES LLC 4200000397  
13908 ELBERT RD  
PEYTON, CO 80831

MERIDIAN SERVICE METROPOLITAN DIS  
4232212001  
1700 LINCOLN ST STE 2000  
DENVER, CO 80203

STONEBRIDGE HOMEOWNERS  
ASSOCIATIO 4229214001  
1720 JET STREAM DR STE 200  
COLORADO SPRINGS, CO 80921

CREEKSTONE DEVELOPMENT INC  
4230401057  
1755 TELSTAR STE 501A  
COLORADO SPRINGS, CO 80920

SAINT AUBYN HOMES LLC 4229204137  
212 N WAHSATCH AVE #201  
COLORADO SPRINGS, CO 80903

LEE W TRACY 4200000416  
24089 STRICKLER RD  
COLORADO SPRINGS, CO 80906

GTL INC 4229204138  
3575 KENYON ST  
SAN DIEGO, CA 92110

METROPOLITAN CLUB HOMEOWNERS  
4232202006  
4325 N NEVADA AVE STE 100  
COLORADO SPRINGS, CO 80907

CAMPBELL HOMES LLC 4220303002  
4850 AUSTIN BLUFFS PKWY  
COLORADO SPRINGS, CO 80918

PRESIDING BISHOP OF THE CHURCH OF  
4232206004  
50 E NORTH TEMPLE FL 22  
SALT LAKE CITY, UT 84150

FALCON LATIGO LLC 4200000345  
5350 S ROSLYN ST STE 400  
ENGLEWOOD, CO 80111

WOODMEN HILLS METROPOLITAN DIST  
4232202005  
7643 MCLAUGHLIN RD PMB #205  
PEYTON, CO 80831

MERIDIAN SERVICE METROPOLITAN DIS  
4229403045  
7995 E PRENTICE AVE STE 103-E  
AURORA, CO 80011

WOODMEN HILLS METROPOLITAN DIST  
4231101003  
8046 EASTONVILLE RD  
PEYTON, CO 80831

COVINGTON HOMES LLC 4230401065  
9240 EXPLORER DR #115  
COLORADO SPRINGS, CO 80920

BURDICK BLAIR S II 4232210022  
9248 PORTMARNOCK CT  
PEYTON, CO 80831

WYCOFF ROGER E II 4232201002  
9387 BALTUSROL CT  
PEYTON, CO 80831

SERDEL BRIAN S 4231101101  
9388 BALTUSROL CT  
PEYTON, CO 80831

DEHOYOS DANIEL 4231101089  
9423 ST GEORGE RD  
PEYTON, CO 80831

SLIFKA STEVEN M 4231101088  
9433 ST GEORGE RD  
PEYTON, CO 80831

SIMPSON LARRY 4231101087  
9443 ST GEORGE RD  
PEYTON, CO 80831

ELAIHO JOYCELYN 4231101086  
9453 ST GEORGE RD  
PEYTON, CO 80831

VARGAS CRISTOPHER A 4231101085  
9463 ST GEORGE RD  
PEYTON, CO 80831

FOSTER DEREK T 4231101084  
9473 ST GEORGE RD  
PEYTON, CO 80831

MEACHEM RONDIE R 4231101082  
9493 ST GEORGE RD  
PEYTON, CO 80831

THOMPSON GREGORY A 4229401002  
9520 POMEROY CT  
PEYTON, CO 80831

WEST JAMES D 4232210001  
9550 SHINECOCK CT  
PEYTON, CO 80831

TURNER MATTHEW 4232208066  
9551 SHINNECOCK CT  
PEYTON, CO 80831

RISNEAR DAVID J 4230401036  
9897 GOLF CREST DR  
PEYTON, CO 80831

SIMONETTA JANET E 4230401070  
9909 GOLF CREST DR  
PEYTON, CO 80831

BARTOLI JOSEPH E 4230401069  
9921 GOLF CREST DR  
PEYTON, CO 80831

LUIS AGUSTIN O JR 4230401068  
9933 GOLF CREST DR  
PEYTON, CO 80831

SAUNDERS KEVIN WELLINGTON  
4230401067  
9945 GOLF CREST DR  
PEYTON, CO 80831

STINE CYNTHIA L 4230401066  
9957 GOLF CREST DR  
PEYTON, CO 80831

REUNION HOMES INC 4220303013  
PO BOX 38939  
COLORADO SPRINGS, CO 80937

4 WAY RANCH JOINT VENTURE LLC  
4200000417  
PO BOX 50223  
COLORADO SPRINGS, CO 80949

FARM CREDIT OF SOUTHERN COLO PCA  
4200000396  
PO BOX 75640  
COLORADO SPRINGS, CO 80970

MERIDIAN RANCH INVESTMENTS INC  
4200000407  
PO BOX 80036  
SAN DIEGO, CA 92138

BROWN IVAN D 4231101083  
PSC 47 BOX 781  
APO, AE 09470