

## **Colorado Springs, CO**

Planning and Development  
30 S. Nevada Ave., Suite 701  
Colorado Springs, CO 80903



### **Final Report - Corrections Required** **Application No. LUPL-25-0008**

**Report Date: 07/14/2025**

**Description :**

**Address : 0 14-15-65**

**Record Type : Land Use Plan**

**Document Filename : Public Comments**

Comment Author Contact Information:

<b>Reviewer Name</b>	<b>Reviewer Email</b>	<b>Reviewer Phone No.:</b>
Chris Padilla	chris.padilla@coloradosprings.gov	719-550-1906

General Comments

<b>Comment ID</b>	<b>Reviewer : Department</b>	<b>Review Comments</b>
35	Chris Padilla : COS Airport	Action Item:  This will be reviewed by the Airport Advisory Commission on 7/23/2025 with the below action item:  Airport staff recommends no objection with the following conditions: For Parcel # 5300000733  • Avigation Easement: An avigation easement is required or provide proof of previous recording (book/page or reception number). Add avigation easement note to plat.
36	Chris Padilla : COS Airport	Informational Item:  This will be reviewed by the Airport Advisory Commission on 7/23/2025 with the below Informational comment.  For Parcel # 5300000733 • FAA Form 7460-1: If use of equipment (permanent or temporary) will exceed 200 feet above ground level in height at this site, the applicant is to file an airspace evaluation case with the Federal Aviation Administration (FAA) and provide the results to the Airport before the commencement of construction activities; FAA's website ( <a href="https://oeaaa.faa.gov/oeaaa/external/portal.jsp">https://oeaaa.faa.gov/oeaaa/external/portal.jsp</a> ).

Corrections in the following table need to be applied before a permit can be issued

## Baxter, Tamara

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**From:** CARL FREEMAN <CARLFRE@msn.com>  
**Sent:** Monday, July 14, 2025 12:32 PM  
**To:** Baxter, Tamara; Cori Schubert  
**Subject:** Re: Banning Lewis Road Village C  
**Attachments:** image001.png; Greencard\_Accela steps.pdf

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Tamara,

I just wanted to make sure that you added me to the list of concerned residence in the area.

I was curious if you could let me know when there is going to be a meeting about this.

Please let me know.

I'm concerned about low income housing in this area, all that does is lower people's property values and increases crime rate.

Nobody seems to be concerned about the amount of water that we have, but we still have water restrictions every year and continue to build. It doesn't make sense to me.

I'm not sure why we keep building more housing and more roads and we can't seem to keep up on the maintenance on the ones that we already have.

Please add my email to the mailing list for future info.

Thank You,

Carl Freeman

Sent from my iPad

On Jul 9, 2025, at 4:03 PM, Baxter, Tamara <Tamara.Baxter@coloradosprings.gov> wrote:

Carl,

Per our conversation, I have attached some steps to view the following documents related to the BLR Village C.

Here is the link: <https://aca-prod.accela.com/COSPRINGS/Default.aspx>

LUPL-25-0008

DVSA-25-0002

ZONE-25-0020

ZONE-25-0021

SUBD-24-0131 (same as before)

Let me know if you have any additional questions.

**Tamara Baxter**  
**Planning Supervisor – North Planning Area Team**  
Planning Department  
City of Colorado Springs  
Main Office: (719) 385-5905  
Direct: (719) 385-5621  
Email: [tamara.baxter@coloradosprings.gov](mailto:tamara.baxter@coloradosprings.gov)

**Links:**

[Planning and Neighborhood Services](#)

[Look at Applications Online \(LDRS\)](#) [before August 8, 2022]

[Look at Applications Online](#) [after August 8, 2022] | [ACA Guide](#)

[Pre-Application Meeting Request](#)

[Application & Checklists](#)

 *Please consider the environment before printing this e-mail.*

## Baxter, Tamara

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**From:** Cori Freeman <twinsr241@gmail.com>  
**Sent:** Monday, July 14, 2025 8:27 PM  
**To:** Baxter, Tamara  
**Subject:** BLR Village C

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hi Tamara,

I wanted to email you about my concerns about this proposed development. I am concerned about the water that we are already short on. The roads out here can not handle the current traffic, let alone the quality of the roads which they can not even take care of now. The type of housing that is being suggested would not be good, I have lived here my whole life & there is too much unnecessary growth out here. This is not the country area that we all love & the reason that our parents purchased land of 5 or more acres out in Falcon. The type of people that it would bring out here would not be desirable. We are having more crime out here that the current law enforcement cannot attend to in a timely manner. As I am aging I feel the need to carry my gun on me at all times. This is not a good way to live my life, or for anyone else to live this way.

What about all the Antelope & Deer that live out here? Where are they going to move to?? I don't feel that this is a smart thing to do to our country living, you are bringing the city to us. If we wanted to live in the city we would move to the city.

I would like to be notified of any upcoming meetings.

Thank you for your time, Cori

## **Baxter, Tamara**

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**From:** Louise McCarthy <ldmrdh@gmail.com>  
**Sent:** Monday, July 14, 2025 9:08 PM  
**To:** Baxter, Tamara  
**Subject:** Concerns Re Banning Lewis Road Village C

**CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!**

Hello Tamara,

We received the notice about the proposed development and I am very concerned on multiple levels. The area is already struggling to handle the traffic in the area due to the existing over development. The roads are over stressed and damaged. While there is constant talk of improvement there is little to no action. People use Hwy 24, Garrett Rd, and surrounding roads as their personal speedway as it is. The additional traffic will most definitely cause further damage to the roads, properties, and danger to the residents.

More importantly, where is the water for this development coming from? How can it be justified with the restrictions we are constantly under now?

There is also a major concern for our property values. We moved here to get away from multi housing, city development, over crowding, and the crime that accompanies this amount of development. The value of having land and privacy will be destroyed by this project. Not to mention the fact that law enforcement is struggling to meet the demand now.

Additionally, everything I see or receive from the State of Colorado has a comment or byline reminding us how much Colorado values nature and wildlife. The area that would be overcome by this is currently the home for many species of wildlife that enhance the area and the state. So does the state value nature and wildlife or not?

Please add me to the list of concerned residence in the area and let me know when there is going to be a meeting about this.

Sincerely,  
Louise McCarthy